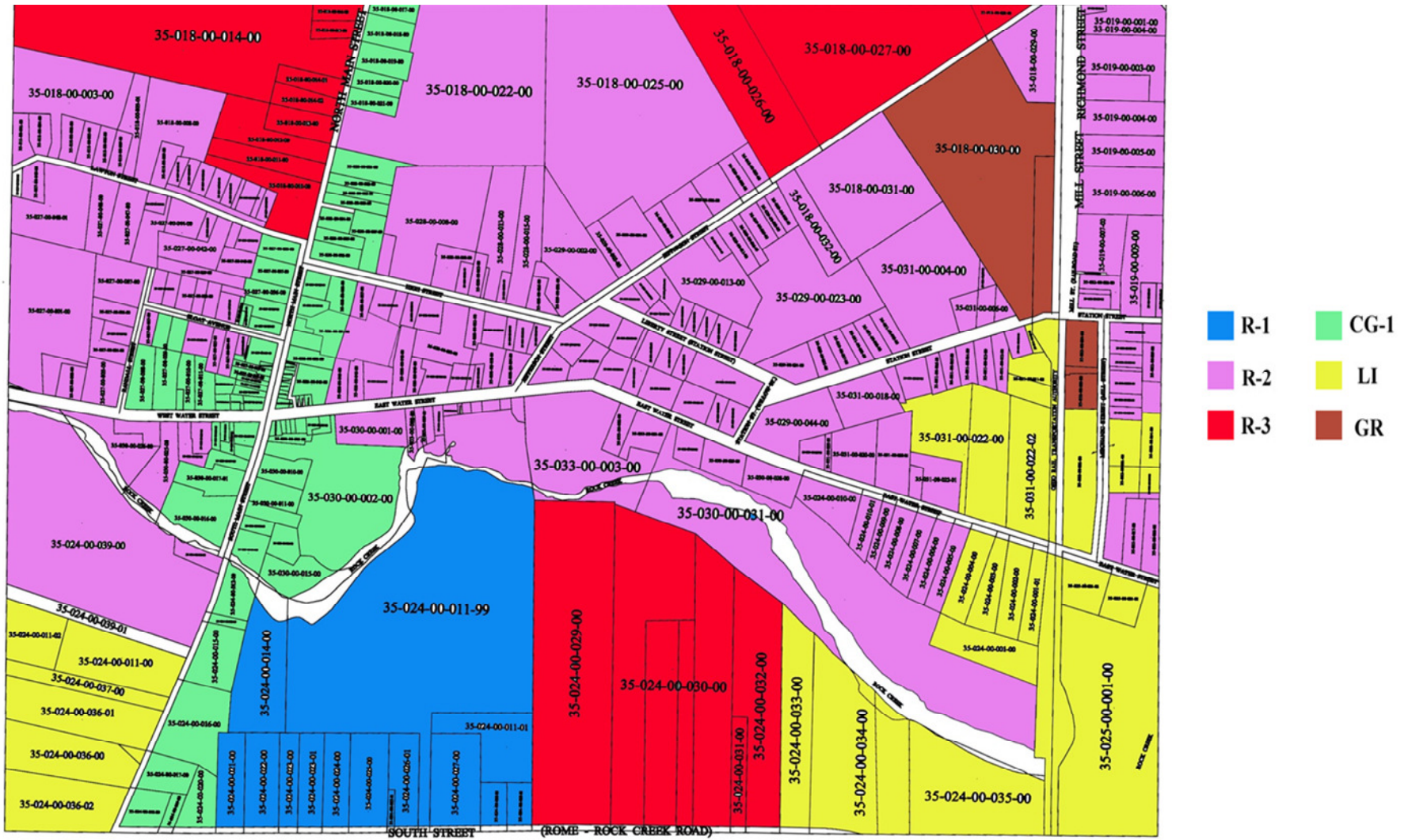


## ARTICLE 8: ESTABLISHMENT OF DISTRICTS

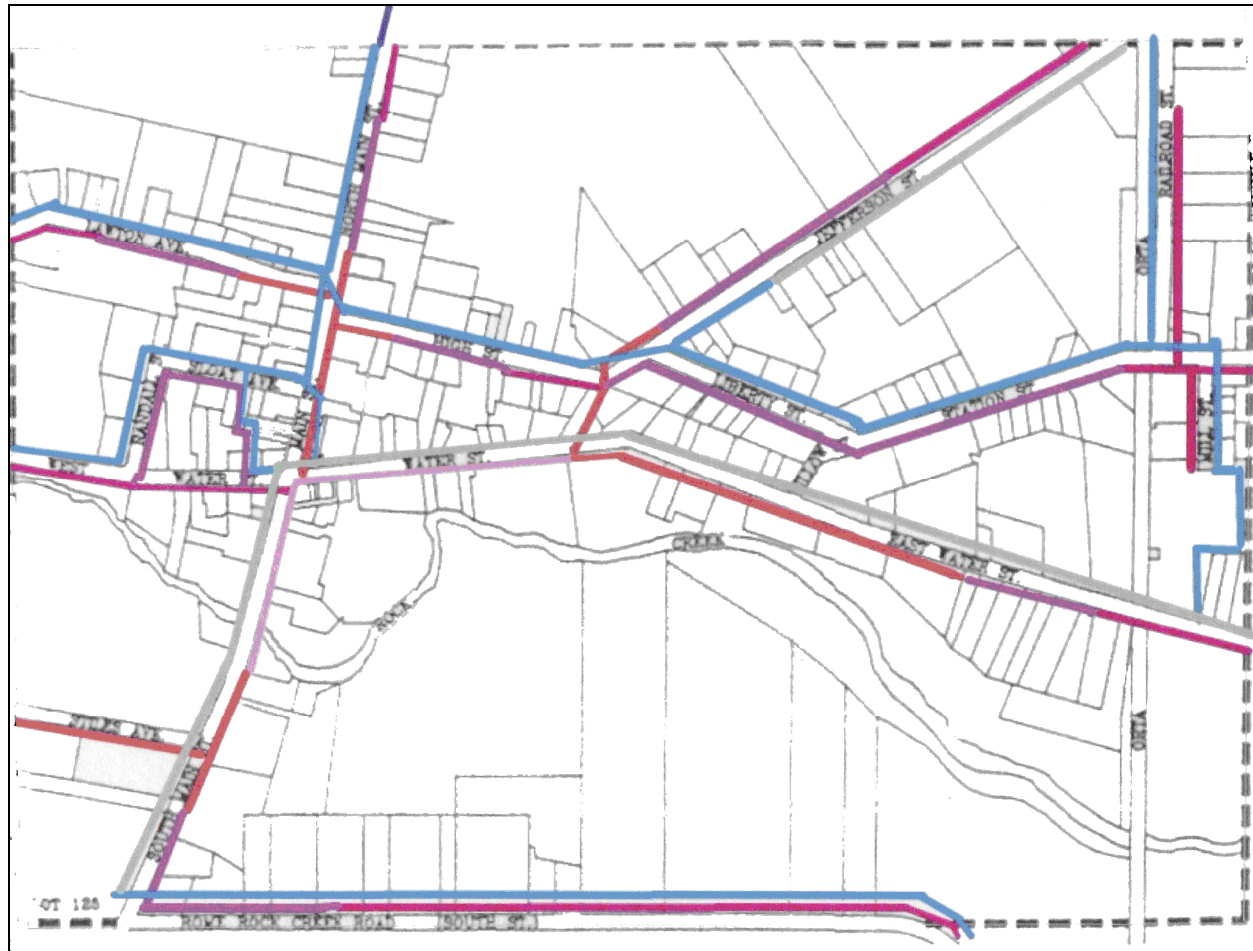
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- 800 PURPOSE.
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# ROCK CREEK VILLAGE ZONING MAP



# ROCK CREEK VILLAGE WATER & SEWER LINE MAP



## FLOOD INSURANCE RATE MAP

## ARTICLE 8

### ESTABLISHMENT OF DISTRICTS

#### 800 PURPOSE.

The purpose of this article is to establish zoning districts in order to realize the general purposes set forth in the preamble of this Ordinance, to provide for the orderly growth and development, and to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts.

#### 801 ESTABLISHMENT OF DISTRICTS.

The following zoning districts are hereby established for the Village of Rock Creek, Ohio:

R-1	Single Family Residential
R-2	Single Family/Two Family Residential
R-3	Multifamily Residential
CG-1	Commercial General District
LI-1	Light Industrial District
PUD	Planned Unit Development District
FHA	Flood Hazard Area

Nothing in this Article shall be constructed to require the actual location of any district on the Official Zoning Map, as it is the intent of this Ordinance to provide the flexibility in its administration to allow future expansion and emendation.

#### 802 ZONING DISTRICT MAP.

The districts established in Sections 701, as shown on the Official Zoning Map, which together with all data, references, explanatory material and notation thereon, are hereby officially adopted as part of this Ordinance and hereby incorporated by reference herein, thereby having the same force and effect as if herein fully described in writing.

#### 803 ZONING MAP LEGEND.

There shall be provided on the Official Zoning Map a legend which shall list the name of each zoning district and indicate the symbol for that district. A color, combination of colors, or black and white patterns may be used in place of

symbols to identify the respective zoning districts in such legend. In addition to such legend, the Official Zoning Map shall provide sufficient space for compliance with Section 807.

**804 IDENTIFICATION OF THE OFFICIAL ZONING MAP.**

The Official Zoning Map shall be properly identified by the signature of the Mayor, as attested by the Village Clerk, and bearing the official seal. The map shall be maintained by the Zoning Inspector/Administrator, and shall remain on file in the office of the Clerk. The Official Zoning Map shall control whenever there is an apparent conflict between the district boundaries as shown on the Map and description(s) as found in the text of this Ordinance or any other ordinance. The Official Zoning Map shall be a reproducible document, and copies shall be made available to the public upon request and upon payment of a fee as established by Ordinance. Not later than January 30<sup>th</sup> of each year, the map shall be recertified by the Mayor and the Village Clerk.

**805 INTERPRETATION OF DISTRICT BOUNDARIES.**

The following rules shall be used to determine the precise location of any zoning district boundary unless such boundary is specifically indicated on the Official Zoning Map:

1. Where district boundaries are so indicated as approximately following the center lines of thoroughfares or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be said boundaries;
2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries;
3. Where district boundaries are so indicated that they are approximately parallel to the center line or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map;
4. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracts of said railroad line;
5. Where the boundary of a district follows a stream, lake, or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the Village unless otherwise indicated;

6. Where district boundaries are so indicated that they follow or approximately follow the limits of any municipal corporation, such boundaries shall be construed as following such limits;
7. Whenever any street, alley, or other public way is vacated by an official Council Action, the zoning district adjoining each side of such street, alley, or public way shall automatically be extended to the center of such vacation, and all areas within that vacation shall thenceforth be subject to all regulations appropriate to the respective extend districts; and
8. The Board of Zoning Appeals shall resolve all questions and disputes concerning the exact location of zoning district boundaries.

**806 ZONING UPON ANNEXATION.**

The following regulations shall apply to any areas annexed to the Village:

1. If any lots, tracts, or lands are not subject to zoning at the time of their annexation, they shall be classified to whichever districts established by this Ordinance most closely resembles the existing uses at the time of the annexation. Such classification shall be recommended to Council by the Planning Commission and shall be approved by Council resolution;
2. Any lots, tracts, or areas which are subject to zoning at the time of their annexation shall be classified as being in whichever district established by this Ordinance most closely resembles the zoning district that existed in the annexation. Such classification shall be recommended to Council by the Planning Commission and shall be approved by Council resolution; and
3. With respect to any annexation, the Planning Commission shall within ninety (90) days conduct a public hearing on the matter of permanent zoning classification.

**807 ZONING MAP AMENDMENTS.**

Within fifteen (15) days of the effective date of any change of a zoning district classification or boundary, the Zoning Inspector/Administrator shall amend the Official Zoning Map to reflect such change, and shall note the effective date of such change, together with appropriate reference to the Ordinance authorizing such change. The Official Zoning Map shall then be signed by the Mayor and attested to the Village Clerk.