

CHAPTER 4 ZONES ESTABLISHED- ZONING MAP

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4.1.0 ESTABLISHMENT OF ZONING DISTRICTS.

AP-20	Agricultural Production 20
AP-40	Agricultural Production 40
RR-1	Rural Residential 1
RR-5	Rural Residential 5
RC-1	Rural Community 1
RC-5	Rural Community 5
RS-2	Rural Settlement Area Medium Density
RS-40	Residential suburban district zone
RS-20	Residential suburban district zone
RS-12	Residential suburban district zone
RT	Residential Transition
RS-1	Residential Suburban district zone
R-1	Low Density Residential District Zone
R-2	Medium-density residential district zone
R-3	Medium-density residential district zone
RMHP	Mobile home park district zone
O	Office district zone
C-1	Retail Business district zone

- C-2 Rural service district zone
- C-3 General Business district zone
- C-R Regional Commercial district zone
- B-P Business Park district zone
- I-2 General Industrial District
- I-3 Heavy Industrial District Zone

4.2.0 ZONING MAP. The districts are bounded as shown on a map entitled, “Official Zoning Map,” which together with all explanatory material thereon, is hereby adopted by reference and declared to be a part of this title.

The official zoning map for the unincorporated portion of the Urban Area shall be maintained in the Franklin County Planning Department. The official zoning map for that portion of the Urban Area within the city limits shall be maintained in the City Planning Office.

Each official zoning map shall be identified by the signatures of the legislative body having jurisdiction and the date adopted. The official zoning map maintained by the County shall be the final authority as to the current zoning status of land in the County.

In accordance with the provisions of this chapter, if changes are made in district boundaries or other matters portrayed on the official zoning map, such changes shall be made on the official zoning map promptly after the amendment has been approved by the Board of Commissioners. The amending ordinance shall provide that they have been duly entered upon the official zoning map.

In the event that the official zoning map becomes damaged, destroyed, or lost, or difficult to interpret because of the nature or number of changes and additions, the County Commissioners may by resolution, adopt a new official zoning map which shall supersede the prior official zoning map.

No changes of any nature shall be made in the official zoning map or matter shown thereon except in conformity with the procedure set forth in this chapter. Any unauthorized change of whatever kind, by any person or persons shall be considered a violation of this chapter.

4.3.0 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES. Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

- (1) Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- (2) Boundaries indicated as approximately following platted lots shall be construed as following such lot lines.
- (3) Boundaries indicated as approximately following city limits shall be construed as following city limits.
- (4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (5) Boundaries as indicated following shorelines shall be construed to follow the ordinary high-water line of such shorelines and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
- (6) Boundaries indicated as parallel to or extensions of features indicated in subsections (1) through (5) above shall be also construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- (7) Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map or in other circumstances not covered by subsections (1) through (6) above, the Board of Commissioners shall interpret the district boundaries.
- (8) Upon vacation of public right-of-way zoning shall extend to the center-line of said vacated right-of-way.

4.4.0 APPLICATION OF DISTRICT REGULATIONS. Except in accordance with the provisions of this chapter, the regulations set by this chapter within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, including the following:

- (1) No building or other structure shall hereafter be erected or altered:
 - (a) To exceed the height.
 - (b) To accommodate or house a greater number of families.
 - (c) To occupy a greater percentage of lot area.
 - (d) To have narrower or smaller rear yards, front yards, side yards, or other open spaces; than herein required; or in any other manner contrary to the provisions of this chapter.
- (2) No yard or lot existing at the time of passage of this title shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this title shall meet at least the minimum requirements established by this chapter.
- (3) Where a district boundary line divides a lot in a single or joint ownership of record at the time such line is adopted, the regulations for the less restricted portion of such lot shall extend not more than thirty feet into the more restricted portion provided the lot has frontage on a street in the less restricted district.