

## ARTICLE 3 - OFFICIAL ZONING MAP & ESTABLISHMENT OF DISTRICTS

### 3.00 Purpose

The purpose of this Article is to recognize the existence of an Official Zoning Map for Eaton Township and to establish a series of Districts of such number and character necessary to provide opportunities for community growth in a manner consistent with the Comprehensive Plan for Eaton Township.

### 3.01 Official Eaton Township Zoning Map

The Official Eaton Township Zoning Map shall be identified by the original signature of the members of the Board of Eaton Township Trustees and Eaton Township Fiscal Officer. The Official Eaton Township Zoning Map shall be held on file in the Eaton Township Hall. Copies of this map may be produced and distributed, but current and official determinations of zoning district boundaries shall be made from this Official Zoning Map. The Official Eaton Township Zoning Map, together with all notations, references and other information shown thereon is hereby made part of this Zoning Resolution.

### 3.02 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the Districts shown on the Zoning Map, the following rules shall apply:

- (A) Where District boundaries are indicated as approximately following the outer line of streets or highways, street lines or highway right-of-way lines, such centerlines, street lines, or highway right-of-way lines shall be considered to be such boundaries.
- (B) Where District boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
- (C) Where District boundaries are so indicated that they are approximately parallel to the centerlines or street lines of a street or of the centerlines of right-of-way lines of highways, such District boundaries shall be construed as being parallel thereto and of such distance there from as indicated on the Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on said Zoning Map.
- (D) Where the boundary of a District follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad line.
- (E) Where the boundary of a District follows a stream, lake or other body of water, the boundary line of the body of water shall be deemed to be the boundary of the zoning District unless otherwise indicated.
- (F) In subdivided property, the District boundary lines on the Map accompanying and made a part of this Zoning Resolution shall be determined by dimension notes on the Map, or by the use of the scale appearing on the Map.

### 3.03 Establishment of Districts

For the purpose of this Resolution, all land areas in Eaton Township are hereby divided into the following Districts:

ROS-1	RECREATIONAL OPEN SPACE DISTRICT
R-1	RESIDENTIAL DISTRICT
R-2	RESIDENTIAL DISTRICT
R-3	RESIDENTIAL DISTRICT
RHD	RESIDENTIAL HIGH DENSITY DISTRICT
RS-1	SPECIAL RESIDENTIAL DISTRICT
CSOD	CLUSTER SUBDIVISION OVERLAY DISTRICT
PB-1	PROFESSIONAL BUSINESS DISTRICT
RC-1	REGIONAL COMMERCIAL DISTRICT
PSC-1	PLANNED SHOPPING CENTER DISTRICT
LC-1	LOCAL COMMERCIAL DISTRICT
FP-1	FLOOD PLAIN DISTRICT

#### 3.04 **Zoning and Annexation**

Pursuant to ORC 519.18, these Resolutions shall apply within a municipal corporation for a period of time following municipal annexation or incorporation.