

**TITLE THREE**  
**ZONING DISTRICT/USE REGULATIONS**

**Chapter 1121.**  
**Establishment of Districts and Map**

- 1121.01 Establishment of Districts
- 1121.02 Official Zoning Map
- 1121.03 Interpretation of District Boundaries

**1121.01 ESTABLISHMENT OF DISTRICTS.**

In order to carry out the purpose of this Code, the City is hereby divided into the following districts, all of which are designated on the Official Zoning Map by symbols and boundaries. The districts shall be known as:

<u>District</u>	<u>Symbol</u>
<u>Residential Districts</u>	
Suburban Single-Family Residential	R-1
Single-Family Residential	R-2
Traditional Residential	R-T
Attached Single-Family/Townhouse	R-3
Multi-Family Residential	R-4
Manufactured Home Park	R-5
<u>Commercial Districts</u>	
Office, Institutional	C-1
Neighborhood Business	C-2
Community Commercial	C-3
Central Business	C-4
General Commercial	C-5
Campus - Professional - Research – Office	CPRO
<u>Manufacturing Districts</u>	
Office/Limited Manufacturing	M-1
General Manufacturing	M-2
Urban Manufacturing	M-3
Open Space/Heavy Manufacturing	M-4
<u>Other Districts</u>	
Community Facilities	CF
Planned Development Overlay District	PDOD

**1121.02 OFFICIAL ZONING MAP**

- (a) The boundaries of the districts are shown upon the map designated as the Official Zoning Map. The Official Zoning Map and all of the notations, references and other information shown thereon, are a part of this Code and have the same force and effect as if the Official Zoning Map and all the notations, references and other information shown thereon were all fully set forth or described herein, the original of which is properly attested to and is on file with the Zoning Administrator.
- (b) No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Code.
- (c) In the event that the Map becomes damaged, destroyed or lost, Council may by ordinance adopt a new official Zoning Map, which shall supersede the prior Map. The new Map may correct drafting or other errors or omissions in the prior Map.

**1121.03 INTERPRETION OF DISTRICT BOUNDARIES**

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

- (a) Where the designation of a boundary line on the zoning map coincides with the location of a street or alley, the centerline of such street or alley shall be construed to be the boundary of such district.
- (b) Where the district boundaries do not coincide with the location of streets or alleys, but do coincide with lot lines, such lot lines shall be construed to be the boundary of such district.
- (c) Where the district boundaries do not coincide with the location of streets, alleys, or lot lines, the district boundaries shall be determined by the use of the scale shown on the Official Zoning Map described in Section 1121.02.
- (d) All streets, alleys, public ways, waterways, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such streets, alleys, public ways, waterways and railroad rights-of-way.
- (e) Where the centerline of a street, alley, public way, waterway, or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to the centerline.
- (f) Whenever any street, alley or other public way is vacated by official action as provided by law, the zoning district adjoining the each side of such public way shall be automatically extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all regulations of the extended.

- (g) All uncertainties and disputes concerning the exact location of zoning district boundaries shall be resolved by the Board of Zoning Appeals according to the rules and regulations that it may adopt.