

ARTICLE 4

ZONING DISTRICTS AND MAPS

4.01

DISTRICTS :

In order to carry out the intent and purpose of this Ordinance, the City of Bellbrook is hereby divided into the following districts:

- R-1AA One Family Residential District
- R-1A One Family Residential District
- R-1B One Family Residential District
- R-2 Two Family Residential District
- R-3 Multi-Family Residential District
- O-1 Office Building District
- B-1 Highway Business District
- B-2 Convenience Shopping District
- B-3 Neighborhood Business District
- B-4 Central Business District
- I-1 Industrial District
- F-1 Floodway District (Overlying District)
- F-2 Floodway Fringe District (Overlying District)
- WO Wellhead Operation District
- WP Well Field Protection Overlay District

4.02

DISTRICT BOUNDARIES:

The Boundaries of the zoning districts listed above in Section 4.01 are shown on the Zoning Map of Bellbrook, Ohio. This map together with all explanatory data thereon including all changes thereof as hereinafter provided, shall be incorporated and made a part of this Ordinance.

The official zoning map shall be identified by the signature of the President of City Council attested by the Clerk of Council and bearing the seal of the Municipality under the following words: "This seal is to certify that this is the Official Zoning Map referred to in Section 4.02 of the Zoning Ordinance of the City of Bellbrook, Ohio (including date of adoption). If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the official zoning map within five (5) normal working days after the amendment has been approved by the Council together with an entry on the official zoning map as follows: "On (date), by official action of the

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Council, the following change(s) were made" (brief description with reference number to Council proceedings).

The original and one copy of the official map is to be maintained and kept up to date - one copy on public display in the Municipal Building, and the original in the Clerk's office, accessible to the public and shall be the final authority as to the current zoning status of lands, building and other structures in the municipality.

4.03

UNCERTAINTY OF BOUNDARY LOCATION:

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

(1) Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;

(2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;

(3) Boundaries indicated as approximately following municipal limits shall be construed as following municipal limits;

(4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;

(5) Boundaries indicated as following the shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines;

(6) Boundaries indicated as parallel to the extension of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

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(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 5 above, the Board of Zoning Appeals shall interpret the district boundaries.

4.04

ZONING UPON ANNEXATION:

Whenever any area is annexed to the Municipality of Bellbrook, one of the following conditions apply:

(1) Land that is zoned previous to annexation shall be classified as being in whichever district of the Ordinance that most closely conforms with the zoning that existed prior to annexation; such classification to be recommended for an interim period, by the Planning Board to the Council and the Board shall approve the same after a public hearing.

(2) Land not zoned prior to annexation shall be classified in the same manner into whichever district of this Ordinance that most closely conforms with the existing use of the annexed area or in accordance with the master plan in the case of vacant land.

(3) In all cases, within three (3) months after the effective date of annexation, the Planning Board shall recommend the appropriate permanent zoning districts for such area to the Council and the map shall be amended according to the prescribed procedure set forth in Article 21.