

ARTICLE 4 ZONING DISTRICTS AND MAP

4.01 DISTRICTS

In order to carry out the intent and purpose of this Resolution, Miami County is hereby divided into the following districts:

- R-IAAA One Family Residential Dist. 0.717-4.99 acre lots
- R-1AA One Family Residential Dist. 0.5-.716 acre lots
- R-1A One Family Residential Dist. 0.275-0.35 Acre Lots
- R-1B One Family Residential Dist. 0.229-0.274 Acre Lots
- R-1C One Family Residential Dist. 0.18-0.228 Acre Lots
- R-2 Two Family Residential Dist. 1 & 2 Family
- R-3 Multi-Family Residential District, 3 or more families
- B-1 Highway Business
- B-2 Convenience Shopping District
- B-3 Neighborhood Business District
- OR-1 Office/Residential District
- I-1 Light Industrial District
- I-2 General Industrial District
- F-1 Flood Plain
- A-1 Domestic Agricultural District
- A-2 General Agricultural District

4.02 DISTRICT BOUNDARIES

The boundaries of the zoning districts listed above in Section 4.01 are shown on the "Zoning Map of Miami County, 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 Resolution.

The official zoning map shall be identified by the signature of the County Commissioners, attested by the Clerk of the County Commission, and bearing the seal of the County under the following words: "This is to certify that this is the official zoning map referred to in Section 4.02 of the Zoning Resolution of Miami County, Ohio, (including date of adoption)". If, in accordance with the provisions of this Resolution, changes are made in district boundaries or other matter portrayed on the official zoning map within five (5) normal working days after the

effective date of said approved amendment, together with an attached entry on the official zoning map as follows: "On (date), by official action of the County Commission, the following change(s) were made, (brief description with reference number to Commission proceedings)".

The original and one copy of the official map are to be maintained and kept up to date - the copy on public display in the County Safety Building and the original in the vault of the County Treasurer, accessible to the public upon request. The original and attached entries shall be final authority as to the current zoning status of lands, buildings, and other structures in the County.

4.03 UNCERTAINTY OF BOUNDARY LOCATIONS

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

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

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;

C. Boundaries indicated as approximately following municipal limits shall be construed as following municipal limits;

D. Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks;

E. Boundaries indicated as following 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 lines.

F. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the official Zoning Map and/or the copy shall be determined by the scale of the Map.

G. Where physical or cultural features existing on ground are at variance with those shown on the Official Zoning Map and/or the copy or in other circumstances not covered by subsections A through F above, the Board of Appeals shall interpret the district boundaries.