

ART. III ZONING DISTRICT BOUNDARIES

**ARTICLE III.
ZONING DISTRICT BOUNDARIES**

The district boundary lines shown on the Official Zoning Map are usually along streets, alleys, property lines or extensions thereof. Where uncertainty exists with respect 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 lot lines 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 approximately following railroad lines shall be construed to be the centerline of the right-of-way, or if no centerline is established, the boundary shall be interpreted to be the mid-point between right-of-way lines;
5. Boundaries indicated as following shorelines shall be construed to follow such shorelines. In the event of a change in the shoreline, the zoning district boundary shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerline 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 paragraphs 1 through 5 of this Article shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the Map;
7. Whenever any street, alley or other public way is vacated by official action of the City Council, or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley or public way, and all area so involved shall then and henceforth be subject to all regulations of the extended districts;
8. In the case of a district boundary line(s) dividing a platted lot into two (2) or more parts, and in the absence of a specific legal description which delineates by ordinance such district boundary line(s), the district boundary line shall be construed to be the property line nearest the less restrictive district such that the development standards of the more restrictive district shall apply to the entire platted lot;
9. Where physical features on the ground are at variance with the information shown on the Official Zoning Map, or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of paragraphs 1 through 8 of this Article, the matter shall be forwarded to the Planning and Zoning Commission to interpret the intent of the Official Zoning Map. The Commission's decision on such matter shall be final.

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