

**CHAPTER 1105
Districts Established; Zone Map; Vacated or Annexed Land**

- 1105.01 Establishment of districts.
- 1105.02 District boundaries; zone map.
- 1105.03 Procedure related to vacated or annexed areas.

1105.01 ESTABLISHMENT OF DISTRICTS.

For the purposes of this Zoning Code, the City is hereby divided into fourteen classes of districts, with the following names and designations.

<u>Name of District</u>	<u>Designation Hereinafter</u>
N-1 Non-Urban District	N-1
S-1 Suburban Residence District.....	S-1
R-1 Single-Family Residence District	R-1
R-2 Single and Two-Family Residence District	R-2
R-3 Multi-Family Residence District.....	R-3
O-1 Office District	O-1
B-1 Local Business District	B-1
B-2 Community Business District	B-2
B-5 Court Square Business District.....	B-5
I-1 Light Industrial District.....	I-1
I-2 General Industrial District.....	I-2
RPUD Residential Planned Unit Development Overlay District.....	RPUD
PBC Planned Business Center Overlay District.....	PBC
PIC Planned Industrial Center Overlay District.....	PIC

1105.02 DISTRICT BOUNDARIES; ZONE MAP.

The boundaries of these districts are hereby established as shown on a map entitled "Zone Map, Sidney, Ohio", as revised, dated 2005, which accompanies and is hereby incorporated into and made a part of this Zoning Code. Where uncertainty exists as to the exact boundaries of any district as shown on the Zone Map, the following rules shall apply:

- (a) Unless otherwise indicated, the district boundary lines are the center lines of streets, parkways, alleys or railroad rights of way, or such lines extended.
- (b) In subdivided areas or where a district boundary subdivides a lot, the exact location of the boundary shall be determined by use of the scale of the Zone Map.

(c) In the case of further uncertainty, the Board of Appeals shall interpret the intent of the Zone Map as to the location of the boundary in question.

(Ord. A-2248. Passed 4-9-01; Ord. A-2339. Passed 2-24-03; Ord. A-2418. Passed 1-24-05.)

1105.03 PROCEDURE RELATING TO VACATED OR ANNEXED AREAS.

Whenever any street, alley, public way, railroad right-of-way, waterway or other similar area is vacated by proper authority, the districts adjoining each side of such street, alley, public way, railroad right-of-way, waterway or similar area shall be extended automatically to the center of such vacation, and all area included in the vacation shall then and thenceforth be subject to all appropriate regulations of the extended districts. Township zoning regulations in effect for territory annexed to or consolidated with the City subsequent to the effective date of Ordinance A-2036, passed April 8, 1996, shall, upon the effective date of such annexation or consolidation, remain in force and effect for a period not to exceed nine months. The Planning Commission shall recommend to Council, within a period not to exceed six months from such date of annexation or consolidation, a zoning districting plan of such property in accordance with the provisions of Chapter 1153.

(Ord. A-2248. Passed 4-9-01.)