

## **ARTICLE 2        ZONES AND OVERLAY PROVISIONS**

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### **CHAPTER 1:        ZONES AND OVERLAYS, MAP AND BOUNDARIES**

**SEC 2.101    ESTABLISHMENT OF ZONING DISTRICTS AND OVERLAYS:** In order to carry out the purposes and provisions of this Zoning Resolution, the following zoning districts (zones) and overlays to underlying zones are applied within the Warren County Zoning Townships, as applicable:

#### **RESIDENTIAL ZONES**

- RU     Rural Residential (5-acre density)
- R1A   Single Family Residential (3-acre density)
- R1     Single Family Residential (2-acre density)
- R1B   Single-Family Residential (1-acre density)
- R2     Two-Family Residential (1/3-acre density)
- R3     Multi-Family Residential (1/4-acre density)

#### **COMMERCIAL BUSINESS ZONES**

- B1     Neighborhood Commercial Businesses Zone
- B2     Community Commercial Businesses Zone
- B3     Regional Commercial Businesses Zone
- B4     Office Research Businesses Zone
- B5     Warehouse Depot Businesses Zone

#### **INDUSTRIAL MANUFACTURING ZONES**

- I1     Light Industrial Manufacturing Zone
- I2     General Industrial Manufacturing Zone

#### **OTHER USE SPECIFIC ZONES**

- ME     Mineral Extraction Zone
- SD     Solid Waste Disposal Zone
- ST     Solid Waste Transition Zone
- SY     Salvage Yard Zone
- AI     Agricultural Zone
- PI     Public Institutional Zone
- PR     Public Recreation Zoning District

#### **MIXED USE DISTRICTS**

- MXU-N     Mixed Use Neighborhood Zone
- MXU-C     Mixed Use Center Zone
- MXU-G     Mixed Use Gateway Zone

#### **OVERLAY DISTRICTS**

- GP     Ground Water Protection Overlay
- SP     Stream Protection Overlay
- IHO    Interstate Highway Overlay District
- JEDD   Interstate 71 & State Route 123 Joint Economic Development District

**SEC 2.102    OFFICIAL ZONING MAP:**

The boundaries of the zoning districts and any overlays thereof are shown on the Official Zoning Map of the Warren County Zoning Townships. The Official Zoning Map shall be identified by the adopting signatures of the Warren County Board of County Commissioners (BOCC) and by the County Clerk in attesting thereto on the BOCC resolution so regarding. The map, as amended, is hereby incorporated into, and made part of, this Resolution. The official zoning map is in the form of a multiple-page atlas and single-page exhibits of the zoning jurisdiction area, maintained up-to-date by, and kept in, the office of the Zoning Inspector and it is the only officially recognized authoritative source in determination of the current zoning status of lands, buildings, and other structures for use within the Warren County Zoning Townships.

THIS PAGE IS LEFT BLANK INTENTIONALLY FOR FUTURE ADOPTED ZONING MAP.

**SEC 2.103**     **ZONING DISTRICT BOUNDARIES:** The boundaries of zoning districts shown on the Official Zoning Map, as established on land areas in Warren County zoning jurisdiction, mostly coincide with lot or tract property lines of land parcels or the centerline or right-of way line of streets, roads, or alleys or a railroad or the corporate limit line of the townships, based on the legal description of such lines, unless otherwise specified. In some instances, the boundary of a zone is established solely by its own legal description without coinciding with any other such underlying boundary.

**SEC 2.104**     **RULES FOR RESOLVING DISTRICT BOUNDARY LINE LOCATION UNCERTAINTY AND DISPUTE:** In the event when uncertainty or question arises as to the location of where the boundary of a zoning district has been applied as shown on the Official Zoning Map, the Zoning Inspector shall determine where the boundary lies in accordance with the following rules for doing so. An involved or affected property owner in dispute of the zoning boundary, may appeal the determination to the Board of Zoning Appeals (BZA) per the provisions of Section 1.310 of this Code.

- (A)     Where zoning district boundaries are indicated as approximately following the center lines of streets or rights-of-way lines, such center lines or rights-of-way lines shall be construed to be such boundaries.
- (B)     Where zoning district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
- (C)     Where zoning district boundaries are so indicated that they are approximately parallel to the center lines of rights-of-way lines, such district boundaries shall be construed as being parallel to such right-of-way lines at such a distance as indicated on the Zoning Map.
- (D)     Where the boundary of a zoning district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad line.
- (E)     Where the boundary of a zoning district follows a stream or other body of water, the center line of the body of water shall be deemed to be the boundary of the zoning district unless otherwise indicated, understanding that streams meander over time.
- (F)     Where the boundary of a zoning district follows a metes and bounds description approved as part of a rezoning of any territory, said metes and bounds description shall control over all the foregoing.