

CHAPTER 1263 ESTABLISHMENT OF CODE AND MAP

1263.01 DISTRICTS.

For purposes of this Zoning Code, the following classification of zoning districts is hereby established in the City.

TITLE OF DISTRICT	TEXT ABBREVIATION
<u>RESIDENTIAL DISTRICTS</u>	
One Family	R-3A, R-3B, R-3C, R-3D
One and Two Family	R-2A, R-2B, R-2C
One and Two Family	R-1
Multifamily	R-5
<u>BUSINESS DISTRICTS</u>	
Institutional and Office	IO
Historic Town Center	HTC
Retail Business	RB
<u>INDUSTRIAL DISTRICTS</u>	
Limited Industrial	LI

Whenever the abbreviated terms, R-1, R-2A, IO, RB, etc. are used in this Zoning Code, the abbreviated term shall be construed as referring to the corresponding district titles as set forth above.

1263.02 REGULATIONS.

The use, area and yard regulations, the building area, bulk, coverage and height regulations, the off-street parking and loading requirements, sign regulations, provisions for performance standards, nonconforming uses, similar uses, and conditional uses and all the other regulations set forth or referred to in this Zoning Code are hereby established. Buildings and land shall be used, the use of buildings and land shall be changed or extended, buildings shall be designed and erected, and existing buildings or uses shall be altered, converted, enlarged, reconstructed or moved only in conformance with these regulations.

The classification of districts set forth in Section 1263.01 shall not be construed as an enumeration of most restrictive to least restrictive districts except for those purposes specifically set forth in this Zoning Code; neither shall it be construed that a use permitted in a certain district shall be permitted by right in a district which is enumerated subsequently, unless such use is specifically permitted in such subsequent district.

The main building and use set forth as permitted in the various districts shall be the only principal building and use permitted therein by right. The buildings and uses set forth in the various districts as accessory buildings or uses shall be permitted therein by right as a subordinate building or use provided such use is specifically permitted and incidental to and located on the same zoning lot as the main building or use.

Uses not specifically permitted, unless determined to be similar to uses specifically permitted, shall be considered as prohibited.

1263.03 ZONING MAP.

The aforesaid districts are designated by symbols and the locations and boundaries of such districts are established on the map entitled "Zoning Map of the City of Kirtland." The notations, schedules and other information shown thereon and all amendments thereto are hereby made a part of this Zoning Code. The Map shall indicate the approval of the Planning and Zoning Commission adoption by Council. The Map, or a print thereof, shall be on file with the Clerk of Council and the Clerk of the Planning and Zoning Commission.

1263.04 DISTRICT BOUNDARY LINES.

The district boundary lines of the Zone Map enclose an area of a designated district and generally follow the center lines of streets, lot lines or their extensions, provided, however:

(a) Where a district boundary line is shown by dimension or relationship as being located a specific distance from and parallel to a street or property line, such distance shall control;

(b) Where a district boundary line divides a parcel of land, the location of such boundary, unless related to fixed points on the property boundary, shall be determined by scale, and the parts of the lot shall comply with the regulations of the district in which each part is located;

(c) Where a district boundary line does not coincide with any of the aforesaid lines, and where it is not located by dimensions or fixed points shown on the Map, it shall be determined by the scale appearing thereon;

(d) In locations where the Zoning Inspector cannot determine the district line in accordance with the above rules, the Board of Zoning Appeals shall determine the exact location.

1263.05 ANNEXED TERRITORY.

All territory which may hereafter be annexed to the City if already zoned shall be continued in its existing zone classification until amended in conformance with the procedure outlined in the City Charter.