

Zoning Ordinance

Section 303.00 - Rules for Interpretation of District Boundaries

303.01

Where uncertainty exists as to the boundaries of zoning districts or overlay districts, as shown on the Official Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerlines of roads shall be construed to follow such lines; provided however, that where the centerline of a road as built lies outside the road line, such zoning district boundary shall be deemed to follow the centerline of the road as built:

- B. Boundaries indicated as approximately following such parcel lines shall be construed as following such parcel lines;

- C. Boundaries indicated as approximately following city limits shall be construed as following such city limits;

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

- E. Boundaries indicated as approximately following the centerlines of rivers, streams, reservoirs, or other bodies of water shall be construed to follow the centerlines of such bodies of water;

- F. Boundaries indicated as parallel to, or extensions of, features listed in subsection [303.01\(A-E\)](#) shall be construed to follow such features. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the Map;

- G. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered

by subsection [303.01\(A-E\)](#), the Board shall interpret the zoning boundaries subject to Section [1403](#);

- H. Where a zoning district boundary line divides a parcel which was in single ownership at the date of adoption of this ordinance, the Board may permit, upon a showing of good cause by the landowner, the movement of the zoning district boundary a maximum distance of one hundred (100) feet in any direction on the parcel; and [Amended 8/17/88; Ord. 468]
- I. Where a zoning district boundary divides a parcel which was in single ownership at the date of adoption of this ordinance, the Board may permit readjustment of that zoning district boundary subject to Section [1403](#) for Board review and provided that the landowner shall demonstrate the following:
1. That the boundary readjustment is consistent with the Comprehensive Plan Map designation existing on the parcel;
 2. That the predominant zoning district includes at least 55% of the subject property, and the readjustment will not reduce in area the predominant zoning district which exists on the subject property; [amended 8/23/89; Ord. 492]
 3. That the boundary readjustment shall follow existing or proposed property lines, public roads, or rivers; and
 4. That the boundary readjustment shall result in a single zoning district for the existing parcel or proposed parcels.

303.02 Correcting Mistakes

When the proposed correction is consistent with the [Comprehensive Plan](#) and statewide planning goals, the Board may, by ordinance, correct comprehensive plan map mistakes or zoning map mistakes upon its determination that the record establishes that the mistake occurred due to a clerical error or mapping error. [Added 8/23/89; Ord. 492]

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