

Chapter 3

DISTRICTS AND ZONING MAP

3.01 DISTRICTS:

In order to accomplish the enumerated purposes set forth in Chapter 519 of the Ohio Revised Code including but not limited to the regulation and restriction of the location and use of buildings and land for trade, industry, residence and other purposes; the height and size of buildings hereinafter erected or structurally altered; the size of yards and other open spaces; the amount of parking spaces and the density of populations, Miami Township, Clermont County, Ohio is hereby divided into districts, of which there shall be thirteen (13) in number, known as:

“A”	Agricultural District
“R-1”	Residence District
“R-2”	Residence District
“R-3”	Residence District
“R-4”	Planned Multiple Residence District
“O-1”	Professional Office District
“B-1”	Neighborhood Business District
“B-2”	General Business District
“I”	Planned Industrial Park District
“R-PUD”	Residential Planned Unit Development
“MU”	Mixed Use, Institutional District
“T”	Mobile Home Park District
“H”	Resort District

3.02 DISTRICT MAP:

The boundaries of the districts are shown upon the map, which is made a part of this resolution, which map is designated as the “District Map”. The District Map and all the notations, references, and other information shown thereon are a part of this resolution and have the same force and effect as if the District Map and all the notations, references and other information shown thereon were fully set forth or described therein, the original of which district map is property attested and is on file with the Township Clerk. Certified copies of the District map may be obtained from the Township Zoning Inspector for a reasonable fee and have the same force and effect as the original district map.

3.03 DISTRICT BOUNDARIES:

- A. Where the district boundary lies on said map are intended to follow either streets or alleys or lot lines; and where the districts designated on the map are bounded approximately by such street, alley or lot lines, the street or alley or lot shall be construed to be the boundary of the district, unless such boundary is otherwise

indicated on the map. In the case of unsubdivided property, the district boundary lines shall be determined by the use of a scale appearing on the Zoning District Map or by dimensions.

- B. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad line.

3.04 VACATION OF STREET ALLEY OR OTHER PUBLIC RIGHT-OF-WAY

Whenever any street, alley or other public way is vacated by official action, the zoning district adjoining each side of such street, alley or other public way shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.