

**ARTICLE 4
DISTRICT ESTABLISHMENT**

Section 4.01 Purpose

Bethel Township, Ohio, is hereby divided into the following Zoning Districts, as identified in Section 4.02, wherein regulations are uniform for each class or type of building or structure or use throughout each Zoning District in order to:

- A. Classify, regulate, and restrict the location of residences, commercial establishments, industries, institutional, recreation and other land uses, and the location of buildings designed for specified uses.
- B. Regulate and limit the height of buildings and structures.
- C. Regulate the percentages of lot areas which may be covered by impervious surfaces.
- D. Establish setback lines, sizes of yards and other open spaces surrounding such buildings.
- E. Regulate the density of population of the Township.
- F. Implement the goals, objectives and policies of the Bethel Township Strategic Plan.

Section 4.02 Division of Township into Districts

In order to carry out the intent and purpose of this Resolution, Bethel Township is hereby divided into the following districts:

- R-1AAA Single Family Residence District
- B-1 General Business District
- B-2 Office/Residential District
- B-3 Neighborhood Business District
- NUO New Urbanism Overlay District
- I-1 Light Industrial District
- I-2 Heavy Industrial District
- F-1 Flood Plain District
- A-1 Domestic Agriculture District
- A-2 General Agriculture District

Section 4.03 Official Zoning Map

The boundaries of the zoning districts listed above in Section 4.02 are shown on the "Zoning Map of Bethel Township". This map together with all explanatory data thereon, including all changes thereof as hereinafter provided, shall be incorporated and made a part of this Resolution.

The official zoning map shall be identified by the signature of the Bethel Township Trustees. This is to certify that this is the official zoning map referred to in the Zoning Resolution of Bethel Township, Miami County, Ohio (including date of adoption). If, in accordance with the provisions of this Resolution, changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be made on a copy of the official zoning map within five (5) normal working days after the effective date of said approved amendment together with an attached entry on the official zoning map as follows:

"On (date), by official action of the Board of Trustees, the following change (s) are made" (brief description with reference number to Township proceedings).

The official map and one (1) copy are to be maintained and kept up to date. The official map is to be on display in the Township House, accessible to the public. The official map and attached entries shall control whenever there is an apparent conflict between the district boundaries as shown on the official map and the descriptions found in the text of this resolution or any other resolution. The official map and

attached entries shall be final authority as to the current zoning status of lands, buildings, and other structures in the Township. A certified copy of the official zoning map is at the recorder's office in the Safety Building, Troy, Ohio.

Section 4.04 Uncertainty of District Boundaries

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- B. Boundaries indicated, as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated, as approximately following municipal limits shall be construed as following municipal limits.
- D. Boundaries indicated as following shore lines shall be construed to follow such shore lines and, in the event of change in the shore line, shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such lines.
- E. Boundaries indicated as parallel to or extensions of features indicated in subsections A through E above shall be so construed. Distances not specifically indicated on the Official Zoning Map and/or the copy is determined by the scale of the Map.

Where physical or cultural features existing on ground are at variance with those shown on the Official Zoning Map and/or the copy or in other circumstances not covered by subsections A through F above, the Board of Zoning Appeals shall interpret the district boundaries.

Section 4.05 Extension of District Boundaries

Whenever any street, alley or other public way is vacated by official action, the Zoning District(s) adjoining each side of such street, alley or other public way will be automatically extended to the center of such vacation, and all area included in the vacation will be subject to all applicable regulations of the extended Districts.