

CHAPTER 1141
Districts Established

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CROSS REFERENCES

- Basis of districts - see Ohio R.C. 713.10
- Zoning of annexed areas - see Ohio R.C. 303.25, 519.18
- District defined - see P. & Z. 1121.01(19)
- Site regulations summary - see P. & Z. 1143.01
- Planned Districts - see P. & Z. Ch. 1185

1141.01 DISTRICTS.

For the purpose of this Zoning Code, the City of Blue Ash is hereby divided into the following districts:

<u>Abbreviation</u>	<u>District</u>
R-1	Residential
R-2	Residential
R-3	Residential
R-4	Residential
R-5	Residential
C-1	General Commercial
C-2	Planned Commercial
D-1	Downtown Commercial
M-1	Office-Industrial
M-2	Planned Office-Industrial
M-3	Planned Office
M-4	Light Industrial

(Ord. 2003-1. Passed 3-13-03.)

1141.02 DISTRICT MAP.

The boundaries of the City zoning districts are hereby established as shown upon the map accompanying and made a part of this Zoning Code, which map is designated as the "District Map". The district map and all the notations, references and other information shown thereon, and as subsequently amended, are a part of this Zoning Code and shall have the same force and effect as if such map and all the notations, references and other information shown thereon were all fully set forth or described herein, which district map is properly attested and is on file with the City Manager. (Ord. 2003-1. Passed 3-13-03.)

1141.03 ANNEXED TERRITORY.

All territory which may be hereafter annexed to the City shall, within a reasonable time following annexation, be appropriately classified by amending this Zoning Code in accordance with Chapter 1127. Until such time as annexed property is classified in accordance with this

provision, land annexed to the City will automatically be zoned to the district most consistent with the zoning applicable prior to such annexation.
(Ord. 2003-1. Passed 3-13-03.)

1141.04 VACATION OF PUBLIC WAYS.

In the event any street, alley or other public way forming the boundary of a district is vacated, the new district boundary line shall be the former center line of such vacated public way.
(Ord. 2003-1. Passed 3-13-03.)

1141.05 BOUNDARIES OF DISTRICTS.

Where uncertainty exists with respect to the boundaries of the various districts as shown on the district map made a part of this chapter, the following rules apply:

- (a) The district boundaries are either streets or alleys, unless otherwise shown, and where the districts designated on the district map are bounded approximately by streets or alleys, such streets or alleys shall be construed to be the boundary of the district.
- (b) Where the district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines. Where the districts designated on the district map are bounded approximately by lot lines, the lot lines shall be construed to be the boundary of the district unless the boundaries are otherwise indicated on the district map.
- (c) In unsubdivided property, the district boundary lines on the map shall be determined by use of the scale appearing on the district map.
(Ord. 2003-1. Passed 3-13-03.)