ARTICLE 3

**ESTABLISHMENT OF
DISTRICT AND MAP**

SECTION 301   ESTABLISHMENT OF DISTRICTS: In order to carry out the purposes and provisions of the Resolution, Spring Valley Township is hereby divided into the following zoning districts:

AGRICULTURAL DISTRICTS
    A-10   Prime Agricultural District
    A-5   General Agricultural District
    AM   Agricultural Mineral Resource District

RESIDENTIAL DISTRICTS
    E-3   Rural Residential Estate District
    E-l   Suburban Residential Estate District
    RS-2   Low Density Single-Family Residential District
    RS-3   Medium-Low Density Single-Family Residential District
    RT-3   Medium-Low Density Two-Family Residential District
    RM-8   Medium-High Density Multiple-Family Residential District
    R-MH   Mobile Home Park District

BUSINESS DISTRICT
    TB   Township Business

INDUSTRIAL DISTRICTS
    LI   Light Industrial District
    HI   Heavy Industrial District

FLOOD PLAIN OVERLAY DISTRICT
    FPO   Flood Plain Overlay District

PLANNED UNIT DEVELOPMENT DISTRICTS
    PUD-R   Residential Planned Unit Development District
    PUD-B   Business Planned Unit Development District
    PUD-I   Industrial Planned Unit Development District

WELL FIELD PROTECTION DISTRICT
    WFPDO   Well Field Proection Disitrct Overlay

SECTION 302   OFFICIAL ZONING DISTRICT MAP: The zoning districts and their boundaries are shown on the Official Zoning District Map of Spring Valley Township. The Official Zoning District Map shall be identified by the signature of the Chairman of the Township Trustees, attested by the Township Clerk, and bearing the seal of the Township. The map, together with all explanatory data and changes, is hereby incorporated into and made part of this Resolution. The original and one copy of the official map are to be maintained and kept up-to-date by the Zoning Inspector. One up-to-date copy shall be the final authority as to the current zoning status of lands, buildings, and other structures within the Township.

SECTION 303 <u>INTERPRETATION OF DISTRICT BOUNDARIES</u>: Where uncertainty exists with respect to the boundaries of the various districts as shown on the Official Zoning District Map, the following rules shall apply:

303.1 Boundaries indicated as approximately following the center line or right-of-way lines of streets, highways, and/or alleys shall be construed to follow such lines or their extensions;

303.2 Boundaries indicated as approximately following platted lot lines shall be construed as following such lines;

303.3 Boundaries indicated as approximately following municipal limits shall be construed as following municipal limits

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

303.5 Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of shall be construed to follow such center lines;

303.6 Boundaries indicated as parallel to or extensions of features or lines indicated in subsections 303.1 through 303.5 above shall be so construed. Distances not specifically indicated on the Official Zoning District Map shall be determined by the scale of the map;

303.7 Initial interpretations of the location and/or elevation of the flood plain shall be made by the Zoning Inspector. Should a dispute arise concerning the location and/or elevation of the flood plain, the Board of Zoning Appeals shall make the necessary determination using information provided in the *Flood Insurance Study for the Unincorporated Areas of Greene County, Ohio* prepared by the Federal Emergency Management Agency. The person questioning or contesting the location and/or elevation of the flood plain shall be given a reasonable opportunity to present his case to the Board of Zoning Appeals and to submit such technical evidence as the Board of Zoning Appeals requests; and

303.8 Where physical or cultural features existing on the ground are at a variance with those shown on the Official Zoning District Map, or in other circumstances not covered by the preceding subsections, the Board of Zoning Appeals shall interpret the district boundaries.