

ARTICLE 5

ZONING DISTRICTS AND BOUNDARIES

SECTION 501

DISTRICTS

The unincorporated territory of Butler Township, zoned under Section 519.02 et seq., of the Revised Code of the State of Ohio, shall be and is hereby divided into the following districts:

- “A” Agricultural Residential District
- “R-1” Single Family Residential District
- “R-2” Single Family Residential District
- “R-3” Single Family Residential District
- “R-4” Single Family Residential District
- “R-5” Two Family Residential District
- “R-6” Multiple Family Residential District
- “R-7” Mobile Home Residential District
- “OR-1” Office Residential District
- “O-2” Office District
- “B-1” Neighborhood Business District
- “B-2” Business District
- “B-3” Business District
- “B-4” Business District
- “I-1” Light Industrial District
- “I-2” General Industrial District
- “I-3” Heavy Industrial District
- “RFP” Regional Flood Plain District
- “PD-1” Planned Residential District
- “PD-2” Planned Office District
- “PD-3” Planned Business District
- “PD-4” Planned Industrial District

SECTION 502 BOUNDARIES

502.01 INCORPORATION

The boundaries of these districts are hereby established as shown on the zoning maps of the unincorporated areas of a zoned township in Montgomery County, Ohio, which maps are hereby made a part of this Resolution. The zoning maps and all notations and references and other matters shown thereon, shall be and are hereby made part of this Resolution. The zoning maps properly attested, shall be and remain on file in the office of the Zoning Inspector, and the Zoning Commission of Montgomery County, Ohio.

502.02 AREAS SHOWN ON MAP

It is the intent of this Zoning Resolution that the entire area under the jurisdiction of Montgomery County zoning, including all land, water areas, rivers, streets, alleys, railroad and other rights-of-way be included in the Districts established by this Resolution. Any area not shown on the official zoning maps of the County as being included in any district shall be deemed to be in the R-1, Single Family Residential District.

502.03 RULES OF INTERPRETATION

In the event uncertainty exists with respect to the intended boundaries of the various districts as shown on the official zoning maps, the following rules shall apply:

- A. Where the designation of a boundary line on the zoning maps coincides with the location of a street or alley, the centerline of such street or alley shall be construed to be the boundary of such district.
- B. Where the district boundaries do not coincide with the location of streets or alleys, but do coincide with lot lines, such lot lines shall be construed to be the boundary of such district.
- C. Where the district boundaries do not coincide with the location of streets, alley or lot lines, the district boundaries shall be determined by the use of scale shown on the zoning maps.
- D. All streets, alleys, public ways, waterways and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such streets, alleys, public ways, waterways and railroad rights-of-way.

- E. Where the centerline of a street, alley, public way, waterway or railroad right-of-way, serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to the centerline.