

ARTICLE 4 ZONING DISTRICTS AND MAP

4.01 DISTRICTS

In order to carry out the intent and purpose of this Zoning Resolution Beaver Creek Township is divided into the following districts:

- ES-2.5 Estate Residential District
- R-1AA One Family Residential District
- R-1A One Family Residential District
- R-1B One Family Residential District
- R-2 Two Family Residential District -1 and 2 family
- R-3 Multi-Family Residential District-3 and 4 family
- R-4 Multi-Family Residential District-5 or more families
- R-5 Mobile Home Residential District
- B-2 Community Business District
- B-3 General Business District
- B-4 Highway Business District
- O-1 Office Building District
- ORP-1 Office Research Park District
- RP-1 Research Park District
- I-1 Light Industrial District
- I-2 Heavy Industrial District
- A-1 Agricultural District
- F-1 Flood Plain Overlay
- () Wellhead Protection Overlay
- PUD Planned Unit Development Overlay

4.02 DISTRICT BOUNDARIES

The boundaries of the zoning districts listed above in Section 4.01 are shown on the Zoning Map of the Beaver Creek Township, Greene County, Ohio. This map together with all explanatory data thereon including all changes thereof as hereinafter provided, shall be incorporated and made part of this Resolution.

This official zoning map shall be identified by the signature of the Township Trustees attested by the Township Clerk and bearing the seal of the Township under the following words: This is to certify that this is the official zoning map referred to in Section 4.02 of the Zoning Resolution of the Beaver Creek Township, Greene 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 the official zoning map within 30-35 days after the amendment has been approved by the Trustees together with an entry on the official zoning map as follows: "On (date), by official action of the Trustees

the following change(s) were made" (with reference number to Trustees proceedings).

The original and one copy of the official map are to be maintained and kept up-to-date, one copy on public display in the Township Building, and the original in the Clerk's Office, accessible to the public, and shall be final authority as to the current zoning status of lands, buildings and other structures in the Township.

4.03

UNCERTAINTY OF BOUNDARY LOCATION

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

1. Boundaries indicated as approximately following the center lines of streets, highways or alleys shall be construed to follow such center lines:
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lines:
3. Boundaries indicated as approximately following municipal limits shall be construed as following municipal limits;
4. Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks;
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of a natural 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 center lines.
6. Boundaries indicated as parallel to or extension of features indicated in subsections 1 through 5 above be so construed. Distances not specifically indicated on the Official Map shall be determined by the scale of the map:
7. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 1 through 6 above, the Board of Appeals shall interpret the district boundaries.