

NOTICE

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**CHAPTER 1135
DISTRICT ESTABLISHMENT AND MAP**

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SECTION 1135.01 DISTRICT CLASSIFICATIONS CREATED.

The City is hereby divided into twelve use districts as follows:

<u>Abbreviation</u>	<u>District</u>
R-E(a)	Residential Estate District
R-E(b)	Residential Estate District
R-1	Suburban Residence District
R-2	One-Family Residence District
R-3	One To Four Family Residence District
R-4	Multi-Family Residence District
RD	Residential Development Overlay District
O	Office District
CC	Community Center District
B	General Business District
ED	Economic Development Overlay District
I	Industrial District

SECTION 1135.02 OFFICIAL ZONING MAP.

The districts established in Section 1135.01 are shown on the official zoning map which, together with all explanatory matter therein, is hereby adopted as part of this Zoning Code and is hereby incorporated by reference into this Zoning Code. The official Zoning Map shall be and remain on file in the office of the Zoning Administrator.

SECTION 1135.03 IDENTIFICATION OF OFFICIAL ZONING MAP.

At the time of the adoption of this code, Kettering has been operating under a comprehensive zoning code with a comprehensive zoning map, which map is hereby incorporated by reference for the administration and enforcement of this code and it shall be identified by the signature of the Mayor and attested by the Clerk of Council bearing the Seal of the City and shall bear the date on which this code is adopted, by means of incorporating by reference the existing zoning map with all amendments thereto.

SECTION 1135.04 INTERPRETATION OF DISTRICT BOUNDARIES.

Where uncertainty exists in regard to the boundaries of any of the zoning districts as shown on the official zoning map, the following rules shall apply:

- A. Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines or highway right-of-way lines, such center lines, street lines or highway right-of-way lines shall be construed to be such boundaries.
- B. Where district boundaries are so indicated that they approximately follow the lot lines such lot lines shall be construed to be the boundaries.
- C. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the official zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown on the official zoning map.
- D. Where the boundary of a district follows a railroad line such boundary shall be deemed to be located in the middle of the main tracks of the railroad line.

SECTION 1135.05 COMPLIANCE WITH REGULATIONS.

No structure shall be erected, converted, enlarged, reconstructed, moved or structurally altered except in conformance with the regulations of the district in which the structure is located; nor any structure or land used in any manner or for any use except as expressly permitted by the zoning code of this city. Any prohibition or limitation appearing in the zoning code shall not be construed to mean that those matters not prohibited or not limited are allowed.

Legislative history: Ord. 3413-89; passed 11/21/89. Ord. 3446-90; passed 5/22/90. Ord. 3507-91; passed 8/13/91. Ord. 3641-94; passed 7/26/94.