

TITLE NINE--IMPLEMENTATION

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CHAPTER 1173
Zoning Districts and Map

1173.01 Districts.

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1173.01 DISTRICTS.

To classify, regulate and restrict the use and location of buildings designed for specified uses; to regulate the bulk of buildings; to regulate and determine the area and yards surrounding buildings; and to regulate and limit the density of population, the city is divided into zoning districts.

1173.02 ZONING MAP.

(a) The boundaries of zoning districts are hereby established as shown on the Zoning Map of Springfield, Ohio, herein referred to as the "map." The map shall be and is hereby made a part of this code. The map and one (1) reproduction shall both be dated and certified to be true and correct by the President of the Commission. The map shall be placed and remain on file in the City Clerk's office in the form provided at the time of the passage of this code. One (1) certified true reproduction shall be maintained in the office of the Planning and Zoning Administrator.

(b) Subsequent amendments to the map shall be recorded by filing the amending ordinances together with schematic maps diagramming the effect of the amendments on the original map. The original map shall not be altered.

(c) The Community Development Department shall from time to time produce a

consolidated map reflecting all current changes, but this map and all reproductions of this map will only be for reference and convenience and will not be regarded as a part of this code.

(d) If, in the judgment of the City Clerk, the original map becomes sufficiently worn or outdated to justify replacement, the City Commission may direct that a new map be drawn reflecting all the then current amendments. This new map, after inspection by all members of the Commission, may be adopted by ordinance as the new map. One (1) copy of the new map shall be reproduced, dated and certified to be true and correct by the President of the Commission and shall then replace the original map.

1173.03 CONSTRUCTION OF THE DISTRICT BOUNDARIES.

The boundaries of various districts are shown on the zoning map accompanying and made a part of this code. The location of the boundaries shall be determined according to the following general rules of construction:

- (a) Boundaries of districts shown along public streets and alleys shall be construed to be along the centerlines of such streets and alleys as they existed at the time of the adoption the map.
- (b) Boundaries of districts shown to be located approximately along lot lines, shall be construed to be along the lot lines as they existed at the time of the adoption of the map.
- (c) Boundaries within separate tracts and within unsubdivided property, shall be determined by use of the scale of the map.

1173.04 INTERPRETATION OF DISTRICT BOUNDARIES.

The Director of Community Development or his designee shall interpret the location of district boundary lines as they appear on the zoning map. When such interpretations are disputed, the location of the boundary lines shall be determined by the Board of Zoning Appeals as prescribed in Chapter 1172.