

**Article 500**  
**Districts and Their Boundaries**

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501	Purpose.	503	Zoning Map.
502	Establishment of Districts.	504	Interpretation of District Boundaries.

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**501 PURPOSE.**

The purpose of this article is to create a series of districts of such number and character necessary to achieve compatibility of uses within the Township and to provide opportunities for community growth.

**502 ESTABLISHMENT OF DISTRICTS.**

For the purpose of this Resolution, all land areas in Amherst Township, Lorain County, Ohio are hereby divided into districts. These districts and the identifying symbol associated with each are as follows:

Residential Districts

R-AG	Agricultural Residential
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	Broadway/Taylor District
RMF-1	Multi-family Residential
R-MHP	Manufactured Home Park
CD	Conservation Development

Non-Residential Districts

NB-1	Neighborhood Business District
GB-1	General Business District
MS-1	Motorist Service District
LI	Light Industrial District

Special Districts

MU-1	Retail/Office
MU-2	Office/Industrial District
MU-3	Retail/Office/Residential
F-P	Flood Plain District
PDD	Planned Development District

**503 ZONING MAP.**

The districts and their boundary lines are indicated on the map entitled "Amherst Township Zoning Map" adopted and certified by the Fiscal Officer, which map accompanies this Zoning Resolution. This Zoning Map together with all notations, references, and other information shown thereon is hereby declared and made part of this Resolution.

If changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map on the effective date of the amendment. The Zoning Map shall be maintained in the Office of the Township Zoning Inspector.

**504 INTERPRETATION OF DISTRICT BOUNDARIES.**

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

- a. Where Boundaries Approximately Follow Streets, Alleys Or Highways: Where district boundaries are indicated as approximately following the centerline or right-of-way line of streets, the centerline or alley line of alleys, or the centerline or right-of-way lines of highways, such lines shall be construed to be such district boundaries.
- b. Where Boundaries Approximately Follow Lot Lines. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such district boundaries.
- c. Where Boundaries Parallel Street Right-Of-Way Lines, Alley Lines, Or Highway Right-Of-Way Lines: Where district boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets, the center lines or alley lines of alleys or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such district therefrom as indicated on the Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on said Zoning Map.
- d. Where Boundaries Approximately Follow Railroad Lines. Where a district boundary is indicated as approximately following a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad line.

- e. Where Boundaries Approximately Follow Water Bodies. Where a district boundary is indicated as approximately following the edge of a stream, lake, or other body of water, the boundary line of the body of water shall be deemed to be the boundary of the zoning district, unless otherwise indicated.
- f. Unsubdivided Properties. In the event a district boundary divides unsubdivided property so that the unsubdivided property is in two zoning districts, the district boundary lines shall be determined by the dimension notes on the Zoning Map, or by the use of the scale shown on said Zoning Map.
- g. Vacation Of Public Ways: Whenever any street or public way is vacated in the manner authorized by law, the Zoning Districts adjoining each side of the street or public way shall be automatically extended to the center of such vacations and all area included in the vacation shall thereafter be subject to all regulations of the extended Districts.

## **REVISION HISTORY**

<b><u>Date</u></b>	<b><u>Section #</u></b>	<b><u>Description of Change</u></b>	<b><u>Req. By</u></b>
7/10/01	ALL	Original Update	Twp. Trustees
7/23/02	503	Map was entitled “The Official Zoning Map of Amherst Township”. Ref. Motion 7/9/02. Effective date 8/22/02.	Twp. Trustees
10/12/06	503	Changed “Clerk” to “Fiscal Officer”. Ref. Motion 9/6/06. Effective date 10/12/06.	Zoning Commission
8/12/10	502	Administrative Update. Under “Residential Districts” added “CD” Conservation Development. Under “Special Districts” added “MU-3” Retail/Office/Residential and deleted “Industrial District” from MU-1.	Twp. Trustees
11/20/24	502	Added R-3 Broadway/Taylor District and PDD Planned Development District. Ref. Motion 10/8/24. Effective Date 11/20/24.	Twp. Trustees