

**CHAPTER 1109**  
**Establishment of Districts**

1109.01	Purpose.	1109.05	Interpretation of district boundaries.
1109.02	Establishment of districts.	1109.06	Zoning upon annexation.
1109.03	Zoning Districts Map.		
1109.04	Identification of Zoning Districts Map.		

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**1109.01 PURPOSE.**

The purpose of this chapter is to establish zoning districts in order to realize the general purposes set forth in the preamble of this Ordinance, to provide for orderly growth and development, and to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts.

**1109.02 ESTABLISHMENT OF DISTRICTS.**

The following zoning districts are hereby established for the Village of McClure:

- R-1 Residential District
- R-2 Residential District
- C Commercial District
- I Industrial District
- FP Floodplain Overlay District

**1109.03 ZONING DISTRICTS MAP.**

The districts established in Section 1109.02, as shown on a map entitled "Zoning Districts Map of the Village of McClure, Ohio," which, together with all data, references, explanatory material and notations thereon, are hereby officially adopted as part of this Ordinance and hereby incorporated by reference herein, thereby having the same force and effect as wherein fully described in writing.

**1109.04 IDENTIFICATION OF ZONING DISTRICTS MAP.**

The zoning districts map shall be properly identified by the signature of the Mayor, and shall remain on file in the office of the Clerk. The zoning map shall be a reproducible document, and copies shall be made available to the public upon request and upon payment of a fee as established by ordinance.



**1109.05 INTERPRETATION OF DISTRICT BOUNDARIES.**

Where uncertainty exists with respect to the boundaries of any of the districts established in Section 1109.02 as shown on the zoning map, the following rules shall apply:

- (a) Where district boundaries are so indicated as approximately following the center lines of thoroughfares 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 said boundaries.
- (b) Where district boundaries are so indicated as 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 there from as indicated on the zoning map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the zoning map.
- (c) Where district boundaries are so indicated as approximately following lot lines, such lot lines shall be construed to be said boundaries.
- (d) Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the center of the main tracks of said railroad line.
- (e) Where the boundary of a district follows a stream, lake, or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the Village unless otherwise indicated.
- (f) Where district boundaries are so indicated that they follow or approximately follow the limits of any municipal corporation, such boundaries shall be construed as following such limits.
- (g) Whenever any street, alley, or other public way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the center of such vacation, and all areas within that vacation shall thenceforth be subject to all regulations appropriate to the respective extended districts.

All questions and disputes concerning the exact location of zoning district boundaries shall be resolved by the Board of Zoning Appeals.

**1109.06 ZONING UPON ANNEXATION.**

The following regulations shall apply to any areas annexed to the Village:

- (a) If any lots, tracts, or lands are not subject to zoning at the time of their annexation, they shall be classified into whichever districts established by this Ordinance most closely resembles the existing uses at the time of the annexation. Such classification shall be recommended to Council by the Planning Commission and shall be approved by Council resolution.
- (b) Any lots, tracts, or areas which are subject to zoning at the time of their annexation shall be classified as being in whichever district established by this Ordinance most closely resembles the zoning district that existed in the annexation. Such classification shall be recommended to Council by the Planning Commission and shall be approved by Council resolution.
- (c) With respect to any annexation, the Planning Commission shall within 90 days conduct a public hearing on the matter of permanent zoning classification.