

ARTICLE 5

ZONING DISTRICT AND BOUNDARIES

SECTION 501

DISTRICTS

The unincorporated territory of Jefferson Township, Montgomery County, Ohio, zoned under Section 519.02 et seq., of the Revised Code of the State of Ohio, shall be and is hereby divided into the following districts:

"A"	Agricultural District
"R-1"	Single Family Residential District
"R-2"	Single Family Residential District
"R-3"	Single Family Residential District
"R-4"	Single Family Residential District
"R-5"	Two Family Residential District
"R-6"	Multiple Family Residential District
"R-7"	Multiple Family Residential District
"R-8"	Mobile Home Residential District
"OR-1"	Office Residential District
"O-2"	Office District
"B-1"	Neighborhood Business District
"B-2"	Business District
"B-3"	Business District
"B-4"	Business District
"I-1"	Light Industrial District
"I-2"	General Industrial District
"I-3"	Heavy Industrial District
"RFP"	Regional Floodplain District
"PD-1"	Planned Residential District
"PD-2"	Planned Office District

"PD-3" Planned Business District
"PD-4" Planned Industrial District

SECTION 502

BOUNDARIES

502.01

INCORPORATION

The boundaries of these districts are hereby established as shown on the zoning maps of the unincorporated areas of Jefferson Township in Montgomery County, Ohio, which maps are hereby made a part of this Resolution. The zoning maps and all notations and references and other matters shown thereon, shall be and are hereby made part of this Resolution. The zoning maps properly attested, shall be and remain on file in the office of the Township Zoning Inspector, the Board of Township Trustees, and the Jefferson Township Zoning Commission.

502.02

AREAS SHOWN ON MAP

It is the intent of this Zoning Resolution that the entire area under the jurisdiction of Jefferson Township zoning, including all land, water areas, rivers, streets, alleys, railroad and other rights-of-way be included in the Districts established by this Resolution. Any area not shown on the official zoning maps of the Township as being included in any district shall be deemed to be in the R-1, Single Family Residential District.

502.03

RULES OF INTERPRETATION

In the event uncertainty exists with respect to the intended boundaries of the various districts as shown on the official zoning maps, the following rules shall apply:

- A. Where the designation of a boundary line on the zoning maps coincides with the location of a street or alley, the centerline of such street or alley shall be construed to be the boundary of such district.
- B. Where the district boundaries do not coincide with the location of streets or alleys, but do coincide with lot lines, such lot lines shall be construed to be the boundary of such district.
- C. Where the district boundaries do not coincide with the location of streets, alley or lot lines, the district boundaries shall be determined by the use of the scale shown on the zoning maps.

- D. All streets, alleys, public ways, waterways and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such streets, alleys, public ways, waterways and railroad rights-of-way.

- E. Where the centerline of a street, alley, public way, waterway or railroad right-of-way, serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to the centerline.

ARTICLE 6

DISTRICT CHANGES AND RESOLUTION AMENDMENTS

SECTION 601 GENERAL

Amendments or supplements to the Zoning Resolution shall be effected as provided by Section 519.02 et seq., of the Revised Code of the State of Ohio.

SECTION 602 PROCEDURE FOR CHANGE

Applications for amendments to the Zoning Resolution shall be filed in accordance with the filing procedures adopted by the Jefferson Township Zoning Commission.

602.01 WRITTEN APPLICATION

Two (2) copies of a provided application form shall be filed with the Zoning Commission at their public office.

A. Description of Change

The application shall include the following statements:

1. A description or statement of the present and proposed provisions of this Zoning Resolution or the proposed change of the district boundaries of the zoning district map.
2. A description sufficient to identify the property including a reference of the volume and page of the last recorded deed.
3. The proposed use of the property.
4. A statement of the relationship of the proposed use to the neighborhood or community.
5. A statement of the relationship of the proposed use to the adjacent property and land use.
6. A list of owners of property within three hundred (300) feet from such area to be rezoned. Such list to be in accordance with the Montgomery County Auditor's current tax list.

7. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Zoning Commission or Township Trustees.

B. Plot Plan

The application shall be accompanied by two (2) copies of a plot plan, prepared by a Registered Engineer, Architect or Surveyor of the State of Ohio, drawn to an appropriate scale, clearly showing the following:

1. The boundaries and dimensions of the lot.
2. The approximate size and location of existing and proposed structures on the land to be rezoned if desired by applicant.
3. The proposed use of all parts of the lot and structures, including accessways, walks, off-street parking and loading spaces, and landscaping if desired by applicant.

ARTICLE 7

VALIDITY AND REPEAL

SECTION 701

VALIDITY

If any article, section, subsection, paragraph, sentence or phrase of this Resolution is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.

SECTION 702

REPEAL

This Resolution may be made inapplicable as to Jefferson Township in accordance with Section 519.12 of the Revised code of the State of Ohio.