

CHAPTER 1244
Districts Generally and Zoning Map

- 1244.01 Establishment of districts.
- 1244.02 Zoning Map.
- 1244.03 Interpretation of boundaries
- 1244.04 Zoning of annexed land.

CROSS REFERENCE

- Division of municipal corporations into zones – see Ohio R.C. 713.06
 - Restriction in location of buildings and structures – see Ohio R.C. 713.07
 - Restrictions on height of buildings and structures – see Ohio R.C. 713.08
 - Restrictions on bulk and location of buildings and structure, percentage of lot occupancy and set-back building lines – see R.C. 713.09
 - Basis of districting or zoning; classification of buildings and structures – see Ohio R.C. 713.10
 - Administrative board; powers and duties – see Ohio R.C. 713.11
 - Notice and hearing on zoning regulations – see Ohio R.C. 713.12
 - Violations may be enjoined – see Ohio R.C. 713.136
 - Incorporation of Zoning Map – see P. & z. 1240.01
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1244.01 ESTABLISHMENT OF DISTRICTS

For the purpose of classifying and regulating the location of businesses, industries and buildings for specified uses, regulating and limiting the height and bulk of buildings hereafter erected or structurally altered and regulating and determining yards and other open spaces within and adjacent to other buildings, the Village is hereby divided into three use districts, as follows:

- R-1 Residence District
- C-1 Commercial District
- Agricultural District

1244.02 ZONING MAP

The boundaries of the use of districts are shown upon the map referred to in Section 1240.01, known and designated as the “Map of the Zoning Ordinance of the Village of Rochester, Lorain County, Ohio.” Such map and all notations, references and other matters set forth thereon shall constitute a part of this Zoning Code. The district boundaries as shown on the Map are, unless otherwise indicated, the centerlines of streets, alleys, or lot lines.

1244.03 INTERRUPTION OF BOUNDARIES

(a) Where the street layout actually on the ground varies from that shown on the Zoning Map, the designations shown on the map shall be applied to the street as actually laid out so as to carry out the intent and purpose of the zoning plan for the district.

(b) Where district boundaries are not otherwise indicated and where the property has been or may hereafter be subdivided into blocks and lots, the district boundaries shall be constructed to be lot lines.

(c) If a district boundary line cuts a property having a single ownership as of record at the time of the passage of this zoning code (Ordinance passed), such property may take the least restrictive classification, provided that the property is developed as one unit.

1244.04 ZONING OF ANNEXED LAND.

All parcels of land which may hereafter be annexed to the Village shall take automatically the R-1 Residence, C-1 Commercial or Agricultural use classification, depending on whether they are zoned at the time of the annexation in one of the residential, commercial or agricultural districts, respectively, of the governing authority formerly having annexation, a public hearing on the question of the permanent zoning classification shall be reported to Council, in accordance with Section 1240.04