

Article 4: Establishment of Zoning Districts

4.01 ESTABLISHMENT OF ZONING DISTRICTS (SECTION 5.0)

The zoning districts listed in [Table 4-1](#) are hereby established for the unincorporated territory of Ross Township, Butler County, Ohio.

TABLE 4-1: ZONING DISTRICTS	
District Designation	District Name
R-1	Suburban Residential District
R-1A	Suburban Residential District
R-2	Single-Family Residential District
R-3	One- and Two-Family Residential District
R-4	Multi-Family Residential District
Nonresidential Districts	
B-1	Neighborhood Business District
B-2	Community Business District
B-3	General Business District
B-4	Office District
M-1	Light Industrial District ¹¹
Special Districts	
A-1	Agricultural District
F-1	Floodplain District
PUD	Planned Unit Development District
Overlay Districts	
VOD	Venice Overlay District
SWPO	Source Water Protection Overlay District

4.02 OFFICIAL ZONING MAP (SECTION 5.1)

- (A) The boundaries of the established zoning districts are indicated upon the “Official Zoning Map” of Ross Township, Butler County, Ohio, also known as the “zoning map.”
- (B) This Official Zoning Map is hereby made a part of this resolution.
- (C) The Official Zoning Map and all the quotations, references, and other matters shown thereon, shall be as much a part of this resolution as if the notations, references and other matters set forth by said zoning map were all fully described herein.
- (D) The Official Zoning Map is properly attested and is on file in the Ross Township offices.
- (E) Nothing in this article shall be construed to require the actual location of any zoning district on the Official Zoning Map, as it is the intent of this zoning resolution to provide the flexibility in its administration to allow for future expansion and amendments.

4.03 INTERPRETATION OF DISTRICT BOUNDARIES (SECTIONS 5.2 TO 5.4)

- (A) 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:
 - (1) Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be said boundaries.

¹¹ The township does not currently have any industrially zoned areas but we have included a light industrial zoning district for consideration. You can always have a district in the text for future map amendments.

- (2) Where district boundaries are indicated as approximately following the centerline or right-of-way line of streets or highways or the centerline of alleys, such lines shall be construed to be such district boundaries.
 - (3) Where district boundaries are so indicated that they are approximately parallel to the centerlines or right-of-way lines of streets or highways or the centerlines of alleys, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the map. If no distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.
 - (4) Where a district boundary line is shown as adjoining a railroad, it shall, unless otherwise fixed, be construed to coincide with the nearest boundary line of the railroad right-of-way.
 - (5) Where a district boundary line is indicated as approximately following the centerline of a river, stream, or creek or other waterway, such centerline shall be construed to be such district line.
- (B) All disputes concerning the exact location of zoning district boundaries shall be resolved by the BZA at a public hearing.

4.04 RELATIONSHIP OF OVERLAY DISTRICTS (NEW)

- (A) Where land is classified into an overlay zoning district as well as an underlying base zoning district, the regulations governing development in the overlay zoning district shall apply in addition to the regulations governing the underlying base district.
- (B) In the event of an express conflict between the standards of the overlay zoning district and the underlying base zoning district, the standards governing the overlay district shall control.

4.05 VACATION OF PUBLIC WAYS (SECTION 5.5)

Whenever any street or public way is vacated in the manner authorized by law, the Board of Trustees or Zoning Commission shall initiate a zoning map amendment (See Section [3.05: Zoning Text or Map Amendment](#).) to establish a zoning district(s) for the vacated public way.