

CHAPTER 2600
ZONING ORDINANCE
Zoning Maps

Enacted 9/18/18 by Ordinance No. 22-2018

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SECTION 2601: Official Zoning Map.

Districts are hereby established and indicated on the Official Zoning Map, which together with all explanatory matter thereon, are hereby adopted by reference and declared to be a part of this Zoning Ordinance.

SECTION 2610: Identification of Official Zoning Map.

One or more sets of zoning maps, entitled Official Zoning Maps, shall be available for public viewing in the Village Office. The maps shall be identified by the signature of the Mayor, attested by the Clerk-Treasurer, and shall bear the seal of the Village under the following words: "This seal is to certify that this is the Official Zoning Map(s) referred to in this Zoning Ordinance for the Village of Holland, approved on _____, which supersedes all previous Official Zoning Maps".

SECTION 2620: Replacement of Official Zoning Map.

In the event that the Official Zoning Maps become damaged, destroyed, lost, or difficult to interpret because of the number of changes, or age, Council may, by motion or ordinance, adopt new Official Zoning Maps, which shall supersede the prior Official Zoning Maps. The new Official Zoning Maps may correct drafting or other errors or omissions in the prior maps. However, no correction shall act as an amendment to the current zoning ordinance. The replacement maps shall conform to all regulations listed in **Section 2610**.

SECTION 2630: Interpretation of District Boundaries.

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

1. Boundaries follow the centerlines of thoroughfares, highways, streets and alleys.
2. Boundaries follow platted lot lines.
3. Boundaries follow municipal limits.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries follow shorelines of lakes and ponds. In the event of a change in the shoreline, the boundary shall move with the actual shoreline. In instances where the boundaries follow streams, rivers, canals, or other bodies of water, the centerlines will be the boundaries of these zones.
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. The scale of the map shall determine distances not specifically indicated on the Official Zoning Maps.

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7. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Maps, the Planning Commission shall interpret the district boundaries.
8. Where further uncertainty exists, the Planning Commission, upon a written application or on its own motion, shall determine the location of the boundary by written decision, giving due consideration to the location indicated on the Zoning Map, the objectives of this chapter, and the purposes set forth in this Zoning Ordinance.

SECTION 2640: Amendments to Official Zoning Maps.

In accordance with the provisions of this Zoning Ordinance and the Ohio Revised Code, all changes that are made in district boundaries or other matters portrayed on the Official Zoning Maps shall be shown on the Official Zoning Maps promptly after the amendment has been approved by the Village Council. The map shall be updated as deemed appropriate. In addition, a copy of the application for a proposed zoning amendment can be obtained from the Zoning Administrator. All changes on such Official Zoning Maps will be temporarily shown after the amendment has been approved by the Village Council. Any amendments will be shown until the Planning Commission deems it appropriate to permanently update the official map. The Official Zoning Maps, plus amendments to the maps after adoption of this Zoning Ordinance as entered on the Official Zoning Maps, shall be the final authority on the current zoning status of all parcels of land within the Village.

SECTION 2650: Unauthorized Changes to the Official Zoning Maps.

No changes of any nature shall be made on the Official Zoning Maps or matter shown thereon, except in conformity with the procedures set forth in this Zoning Ordinance.
(Ord. 22-2018)