

**ARTICLE III
GENERAL ESTABLISHMENT**

**CHAPTER 310
Districts and Their Boundaries**

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Sec. 310.1 ESTABLISHMENT OF DISTRICTS.

The unincorporated territory of Montville Township, Medina County, Ohio is hereby divided into zoning districts. All such regulations are uniform for each building, structure, or use within each zoning district.

Sec. 310.2 DISTRICTS.

The zoning districts and their identifying symbol are as follows:

Residential Districts (Revised 9/10/09)

- R-R Rural Residential District
- R-1 Single-Family and Low Density Residential District
- R-2 Single-Family Suburban Residential District
- R-3 Single-Family Urban Residential District

Commercial Districts

- O Office District
- C-B Community Business District
- H-C Highway Commercial District
- R-C Rural Commercial District

Sec. 310.3 ZONING MAP.

The districts and their boundary lines are indicated upon the map entitled "Zoning Map of Montville Township, Medina County, Ohio," otherwise known as the "Zoning Map" which, together with all notations, references, and other matters shown thereon, are hereby made part of this Resolution.

The Zoning Map shall be maintained in the Office of the Zoning Inspector and shall show all amendments made thereon.

Sec. 310.4 INTERPRETATION OF DISTRICT BOUNDARIES.

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:

- A. Where Boundaries Approximately Follow Lot Lines. Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be said boundaries.
- B. Where Boundaries Approximately Follow Streets, Alleys Or Highways. Where district boundaries are indicated as approximately following the centerline or right-of-way line of streets or highways or the centerline or alley line of alleys, such lines shall be construed to be such district boundaries.
- C. Where Boundaries Parallel Street or Highway Right-of-Way Lines or Alley Lines. Where district boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets or highways or the center lines or alley lines 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.
- D. Where Boundaries Approximately Follow Railroad Lines. 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.
- E. Vacation Of Public Ways. Whenever any street or public way is vacated in the manner authorized by law, the zoning districts adjoining each side of the street or public way shall be automatically extended to the center of such vacations and all area included in the vacation shall thereafter be subject to all regulations of the extended districts.
- F. Dispute Concerning Location of Boundaries. All disputes concerning the Zoning Inspector's determination of the exact location of zoning district boundaries shall be appealed to the Board of Zoning Appeals. The Montville Township Development Plan shall serve as a guide in resolving such disputes.