

ARTICLE 200
ESTABLISHMENT OF ZONING DISTRICTS AND MAPS

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200.01 ESTABLISHMENT OF ZONING DISTRICTS

The area illustrated in the "Official Putnam County Zoning Map" is hereby divided into the following zoning districts:

A. Agricultural Districts:

A Agricultural District

B. Residential Districts:

R-C Rural County District
R-R Rural Residential District
R-1 Single Family Residential District
R-2 Mixed Residential District
R-3 Neighborhood Family Residential District

C. Commercial Districts:

N-C Neighborhood Commercial District
C-1 Suburban Commercial District
C-2 High Density Commercial District
H-I Highway Interchange District

D. Industrial Districts:

IOP Industrial/Office Park District
I-1 Light Industrial District

E. Planned Unit Development District

Planned Unit Development (PUD)

200.02 ZONING MAPS

- A. The boundaries for each zoning district established by this ordinance are the boundaries indicated on the maps entitled "Official Zoning Maps for the Zoned Unincorporated Areas of Putnam County", said maps being a part of this ordinance.
- B. These zoning maps shall be dated with the effective date of this ordinance.
- C. The boundary lines of the districts shall follow lot lines, centerline of roads, corporate limit lines, utility rights-of-way, centerline of waterways, or described measured lines.
- D. Zoning maps shall consist of a large-scale map and sub maps that are tax parcel maps marked with the zoning boundaries.

200.03 DIVISION OF ZONING MAPS

These zoning maps may be for convenience of use, accuracy, or readily identifying locations, subdivided into units. Such units or parts may be separately employed for identification purposes when amending the zoning maps or for any official reference to the zoning maps.

200.04 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

Wherever any uncertainty exists as to the boundary of a district as delineated on the zoning maps, the following rules shall govern:

- A. Where a zoning district boundary line is shown as following a road, alley, utility right-of-way, or watercourse, it shall be construed as following the centerline of the right-of-way or watercourse.
- B. Where a zoning district boundary line appears to follow or approximately coincide with a lot or property ownership line, it shall be construed as following such line.
- C. Where a zoning district boundary line is not shown as following or approximately coinciding with a road, alley, utility right-of-way, watercourse, lot line or property ownership line, the zoning district boundary line shall be determined by reference to the largest scale zoning map in which the boundary appears.
- D. Where a public street or alley is officially vacated, the zoning designation applicable to abutting property on each side of the center line shall apply up to the centerline of such street or alley.
- E. All property lines and dimensions shown on the official zoning maps shall be construed to be those property lines and dimensions described in the proper deeds of record for the subject property or specifically described by measurements on map.

200.05 CHANGES IN ZONING DISTRICT BOUNDARIES

Changes in boundaries of zoning districts shall be pursuant to Article 2000 of this ordinance and amending the zoning maps or part thereof. When adopted, it shall become a part of this ordinance.

200.06 ANNEXATION

Prior to commencement of annexation proceedings by Municipal Council for unzoned or zoned area, the County, in cooperation with the municipality, shall study the area proposed for annexation to provide information to assist in establishing proper zoning requirements that should be established to protect the health, safety and welfare of incorporated and unincorporated residents and businesses.