

ARTICLE VIII-ESTABLISHMENT AND
DESIGNATION OF ZONE DISTRICTS

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SECTION 800 ESTABLISHMENT OF DISTRICTS

The Town of Orangeville is hereby divided into zoning districts as hereinafter set forth and as the same may be from time to time amended:

- LDD Low Density District
- MDD Medium Density District
- MH Manufactured Home Park District
- C Commercial District
- I Industrial District (Reserved)
- PB Planned Business Center District (Reserved)
- CR Cluster Residential District

SECTION 801 ZONING MAP

- A. There shall exist only one (1) official zoning map which shall be kept in the office of the Town Clerk and it shall bear the seal of the Town of Orangeville, a certification that it is the official zoning map of the Town of Orangeville and its date of adoption. Said zoning map shall show the boundaries of the zoning districts herein established and which together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Law.
- B. Said zoning map shall be on material suitable for reproduction by a dry diazo copier or equivalent process. Copies of this map which may from time to time be published and distributed would be accurate only as of the date of their printing and shall bear words to that effect.
- C. Changes made in zoning district boundaries or other matters portrayed on the zoning map under the provisions set forth herein shall be permanently affixed to the zoning map promptly after the amendment has been approved by the Town Board and shall convey information as to the date and nature of the change. No amendment to this Law which involves matters portrayed on the zoning map shall become effective until such change and entry has been made on said zoning map and has been attested by the Town Clerk.

SECTION 802 INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of any of the zoning districts as

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shown on the official zoning map, the following rules shall apply:

- A. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following the municipal limits of the Town shall be construed as following such municipal limits.
- D. Boundaries indicated as following the center lines of streams or other water bodies shall be construed to follow such center lines.
- E. Boundaries indicated as parallel to or extensions of features indicated in subsections A through D above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- F. When a parcel is split by districts, the boundary of the district that runs along the frontage of the property shall be considered set back two hundred (200) feet for Medium Density Districts and five hundred feet (500) for Commercial Districts.
- G. Where any parcel number included in Schedule V is at variance with the official Zoning Map, the Zoning Board of Appeals shall interpret the district boundaries of the parcel(s) in question.
- H. Where physical or cultural features on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections A through E above, the Board of Appeals shall interpret the district boundaries.