

ARTICLE II ESTABLISHMENT OF ZONING DISTRICTS AND MAP

SECTION 200 ESTABLISHMENT OF ZONING DISTRICTS

200.01 Establishment of Zoning Districts. In order to carry out the purposes and provisions of this zoning resolution, Elizabeth Township is hereby divided into the following zoning districts:

A-1	Agricultural District
R-1	Rural Residential District
R-2	Rural Residential District
B-1	Township Business District
I-1	Limited Industrial District
FP	Flood Plain Overlay District
R-PD	Residential Planned Development District

SECTION 201 OFFICIAL ZONING DISTRICT MAP

201.01 Incorporation Into Zoning Resolution. All land in Elizabeth Township under the jurisdiction of this zoning resolution is placed into zoning districts as shown on the Official Zoning District Map of Elizabeth Township, Miami County, Ohio. The Official Zoning District Map, together with all explanatory data and changes, is hereby adopted and declared to be a part of this zoning resolution.

201.02 Identification of the Zoning District Map. The Zoning District Map, with any amendments made thereon, shall be identified by the signature of the Chair of the Elizabeth Township Board of Trustees, attested by the Township Clerk, and shall bear the seal of Elizabeth Township.

201.03 Final Authority. The Official Zoning District Map, as amended from time to time, shall be the final authority for the current zoning district status of land under jurisdiction of this zoning resolution.

SECTION 203 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

203.01 Location of Zoning District Boundaries. When zoning district boundaries approximate municipal corporation lines, property lines, the center lines of streets and alleys, easements, or watercourses, or appear to lie parallel thereto or extensions thereof, such lines, or center lines of said watercourses and right-of-ways shall prevail or the distance noted shall establish said parallel or extended line thereto.

203.02 Conflict Regarding Boundaries. Whenever a conflict arises concerning the zoning district boundaries shown on the Zoning District Map, the Board of Zoning Appeals shall interpret the district boundaries.

203.03 Flood Plain Boundary. Initial interpretations of the location of the FP Flood Plain Overlay District shall be made by the Zoning Inspector based upon the Official Zoning District Map. Should a dispute arise concerning the location and/or elevation of the flood plain, the Board of Zoning Appeals shall make the necessary determination using information provided in the Flood Insurance Study For the Unincorporated Areas of Miami County, Ohio, as initially prepared by the Federal Emergency Management Agency and subsequently amended. The person questioning or contesting the location and/or elevation of the flood plain shall be given a reasonable opportunity to present his/her case to the Board of Zoning Appeals and to submit such technical evidence as the Board of Zoning Appeals requests.

203.04 Land Not Otherwise Designated. All land under the jurisdiction of this zoning resolution and not designated or otherwise included within another zoning district on the Zoning District Map shall be interpreted as being included within the A-1 Agricultural District.