

# **Chapter Four**

## Zoning Map

## Chapter Four

# Zoning Map

### 4.1 Official Zoning Map

The zoning map for Whitley County, officially labeled "Whitley County Zoning Map", is hereby included as part of this ordinance. The map may also be known as and referred to as the Official Zoning Map.

### 4.2 Official Zoning Map Copies

Copies of the Official Zoning Map may be made and distributed to interested parties. The Official Zoning Map Copies shall be labeled as copies and have the date which they were last modified printed on them.

### 4.3 Location of the Official Zoning Map

The Official Zoning Map will be located in the office of the Zoning Administrator (Planning and Building Department).

### 4.4 Zoning District Boundaries

The Zoning District boundaries shall be shown on the Zoning Map. The abbreviations for the zoning districts appearing in this ordinance shall be used to identify the zoning districts on the map.

### 4.5 Regular Revisions

The Zoning Map should be formally revised annually, or as the Plan Commission determines necessary. During interim periods of time, hand drawn lines and text on the Official Zoning Map will be appropriate to note zoning changes. Copies may be made after the amendments are noted, and each copy shall be noted as an update with the "date last changed" noted on the map. Other revisions may be made to correct drafting or other errors or omission in the prior map, but shall not have the effect of amending the Zoning Map except as adopted by the County Commissioners.

### 4.6 Damaged, Destroyed, or Lost Official Zoning Map

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the County Commissioners may, by resolution, adopt a new Official Zoning Map which shall to the extent possible, duplicate the accuracy of the damaged, destroyed or lost map.

### 4.7 Official Zoning Map Standards

District boundaries on the Zoning Map shall be interpreted as follows:

- A. District boundaries shown within the lines of roads, easements, and transportation right-of-ways shall be deemed to follow the center lines.
- B. District boundaries indicated as following section or fractional sectional lines, platted lot lines, or city or town corporation lines shall be constructed as following such lines.
- C. District boundaries indicated as parallel to or extensions of above features shall be construed as so.
- D. District boundaries indicated as approximately following the center line of streams, rivers, or other bodies of water shall be construed to follow such center lines.
- E. Where a district boundary line divides a lot at the time such line is adopted, the regulations for the less restricted portion of such lot shall extend not more than twenty-five (25) feet into the more restrictive portion, provided the lot has frontage on a street in the less restricted district. Further, the exact location of where the line crosses the property shall be determined by the Zoning Administrator.
- F. The vacation of streets and roads shall not affect the location of such district boundaries.

- G. When the Zoning Administrator cannot definitely determine the location of a district boundary by such center lines, by scale or dimensions stated on the Official Zoning Map, or by the fact that it does not clearly coincide with a property line, the Administrator shall refuse action and the Plan Commission shall interpret the location of the district boundary with reference to the scale of the Zoning Map and the purposes set forth in all relevant provisions of this Ordinance.
- H. Any ruling of the Zoning Administrator pertaining to the district boundaries may be appealed to the Board of Zoning Appeals.