

**ARTICLE III
GENERAL ESTABLISHMENT**

**SECTION 310
Districts and Their Boundaries**

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310.1 ESTABLISHMENT OF DISTRICTS.

The unincorporated territory of Springfield Township, Summit County, Ohio is hereby divided in to zoning districts.

310.2 DISTRICTS.

The zoning districts and their identifying symbol are as follows:

Residential Districts

- O-C Open Space Conservation District
- R-1 Low Density Residential District
- R-2 Medium Density Residential District
- R-3 High Density Residential District

Commercial Districts

- C-1 Local Commercial District
- C-2 Office and Limited Business District
- C-3 Community Commercial District
- C-4 Highway Commercial District
- MUPD Mixed-Use Planned Development District

Industrial Districts

- O-R Office and Research Park District
- I-1 Light Industrial District
- I-2 Manufacturing and Storage District
- PIPD Planned Industrial Park District

310.3 ZONING MAP.

The districts and their boundary lines are indicated on a map entitled "Zoning District Map of Springfield Township, Summit 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 original, master copy of the Zoning Map shall be maintained in the Office of the Zoning Administrator and shall show all amendments, with the date of the amendment, made thereon, and shall be available for public viewing.

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 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 centerlines or right-of-way lines of streets or highways or the centerlines 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. Where Boundaries Approximately Follow a Waterway. Where a district boundary line is indicated as approximately following the centerline of a river, stream, or creek or other waterway, such centerline shall be construed to be such district line.
- F. 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.

G. Dispute Concerning Location of Boundaries. All disputes concerning the exact location of zoning district boundaries shall be resolved by the Zoning Commission. The Springfield Township Comprehensive Plan shall serve as a guide in resolving such disputes.

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