

Chapter 5 Establishing Districts

- 5.01 **Purpose:** In order to classify, regulate and restrict the location of trades, industries, residences, recreation and other land uses and the location of buildings designed for the specified uses: to regulate and limit the height, number of stories and size of buildings and other structures hereafter erected or altered; setback building lines, sizes of yards and other open spaces within and Surrounding such buildings, the density of population; the Village of Maineville, Warren County, Ohio is hereby divided into the following districts or “zones”. All such regulations are uniform for each class, kind of building, structure, or uses throughout each district, except in Overlay districts.
- 5.02 **Comprehensive Plan:** All districts must comply with the Village of Maineville Comprehensive Plan.
- 5.03 **Village of Maineville Zoning Districts:**
- “R-1” Residence District “R-1”
 - “R-2” Residence District “R-2”
 - “R-3” Residence District “R-3”
 - “RR” Rural Residence District
 - “NB” Neighborhood Business
 - “M-1” Light Industry
 - “DC” Downtown Core
 - “DS” Downtown Support
- 5.04 **Village of Maineville Overlay Districts:**
- “PUD” Planned Unit Development Overlay
 - “CDO” Conservation Design Overlay
 - “FPO” Flood Plain Overlay
- 5.05 **Adoption of Zoning Map:** The boundaries of the Zoning Districts enumerated in Section 5.03 and 5.04 are hereby established as shown on the Zoning Map marked and designated “Zoning Map, Village of Maineville, Ohio.” The Zoning Map with all notations, references, and other information shown thereon shall be, and is hereby declared to be a part of this Ordinance as if fully described herein. In accordance with the provisions of this Ordinance and the Revised Code, as amended, changes made in district boundaries and other matters portrayed on the Zoning Map shall be entered on the Zoning Map promptly after the amendment has been approved in the manner provided by this Ordinance and applicable law. No changes of any nature shall be made to the Zoning Map except in conformity with the procedures set forth in this Ordinance. Regardless of the existence of copies of the Zoning Map which may from time to time be made or published, the official Zoning Map shall be located in the office of the Village Administrator and shall be the final authority with regard to the current zoning status of all land and water areas, buildings, and other structures in the Village.

- 5.06 **Interpretation of Boundaries:** Where there is any uncertainty, contradiction, or conflict concerning the intended location of zoning district boundaries, the Commission shall interpret the exact location of zoning district boundary lines in accordance with the following standards:
1. Boundaries indicated as approximately following the center lines of streets, roads, railroad rights-of-way, or alleys shall be construed to follow such center lines.
 2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
 3. Boundaries indicated as approximately following Village limits shall be construed as following such limits.
 4. Boundaries indicated as approximately following the center lines of streams, rivers, or other bodies of water shall be construed to follow such center lines.
 5. Boundaries indicated as parallel to or as extension of the features cited in Subsections 1 through 4 above shall be construed as being parallel to or an extension of the features cited. Distances not specified on the Official Zoning Map shall be determined using the scale on the map.
 6. All streets, alleys, and railroad rights-of-way, unless specified otherwise, shall be deemed to be in the same district as the property immediately abutting upon such street, alley or railroad right-to-way. Where the centerline of a street or alley serves as a district boundary, the zoning of such street or alley, unless specified otherwise, shall be deemed to be the same as that of the abutting property up to such centerline.
 7. The Zoning Inspector shall determine the location of any district line in question. Should the Zoning Inspector's determination not satisfy the enquirer, the exact location of the district boundary lines shall be determined by the Board of Zoning Appeals according to rules and regulations which may be adopted by it.

5.07 **Existing Structures**

1. When a tract contains existing structures deemed to be of historic, cultural or architectural significance, and where these structures are suitable for rehabilitation, the structures shall be retained. Any determination of historical, cultural or architectural significance will be made by the Village of Maineville Council prior to plan submission.
2. Adaptive reuse of existing structures for residential use or permitted accessory residential uses shall be permitted.

- 5.08 **Temporary Building:** Temporary buildings and signs incidental to construction and pre-approved by the Zoning Inspector that shall be removed upon the completion or abandonment of the construction work.

5.09 **Wastewater:**

1. In all districts except "RR"; a building or lot shall be connected to a central sewage system.
2. In the "RR" district, a building or lot shall be connected to a non-sewered private septic system approved by the Warren County Combined Health District and/or Ohio Environmental Protection Agency

Figure 1: Official Zoning Map

