

**ARTICLE II
GENERAL ESTABLISHMENT**

**CHAPTER 210
Districts and Their Boundaries**

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SECTION 210.01 ESTABLISHMENT OF DISTRICTS.

Zoning districts are hereby established for the unincorporated territory of Rootstown Township, Portage County, Ohio. These districts and the identifying symbol associated with each are as follows: *(Revised 2/14/03) (Revised 10/24/17) (Revised 3/23/21)*

Residential Districts

- O-C/PRD Open Space and Conservation District
- R-1/PRD Single-Family Residential District
- R-2/PRD Single-Family Residential District
- R-3 Multi-Family Residential District
- R-V/PRD Residential Village District
- L-D Lake District

Business and Commercial Districts

- R-O/PCD Residential/Office District
- V-C/PCD Village Center Business District
- C-1/PCD Retail Business District
- C-2/PCD General Commercial District
- C-3/PCD Highway Interchange District

Industrial Districts

- L-I Limited Industrial District
- G-I General Industrial District

Parks and Recreation District

- P-R Parks and Recreation District

SECTION 210.02 ZONING DISTRICT MAP.

The districts and their boundary lines are indicated upon the map entitled "The Rootstown Township, Portage County, Ohio, Zoning District Map" or "Zoning District Map" which, together with all notations, references, and other matters shown thereon, is hereby made part of this Resolution. The Zoning District Map shall bear the signatures of the Rootstown Township Zoning Commission and Board of Township Trustees. The Zoning District Map shall be maintained in the Office of the Township Clerk and shall show all amendments made thereon.

SECTION 210.03 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 the 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, the centerline or alley line of alleys, or the centerline or right-of-ways of constructed lines of highways, such lines shall be construed to be such district boundaries
- C. Where Boundaries Parallel Street Right-of-Way Lines, Alley Lines, Or Highway Right-of-Way Lines. Where district boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets, the center lines or alley lines of alleys or the center lines or right-of-way lines of highways, 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. 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 of the area included in the vacation shall thereafter be subject to all regulations of the extended Districts.

- F. Dispute Concerning Location of Boundaries. All disputes concerning the exact location of zoning district boundaries shall be resolved by the Board of Zoning Appeals. The Comprehensive Plan shall serve as a guide in resolving such disputes.