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# TITLE FIVE

## ZONING DISTRICTS AND REGULATIONS

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### CHAPTER 1160

#### ESTABLISHMENT OF ZONING DISTRICTS AND PROVISIONS FOR OFFICIAL ZONING MAP

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##### **1160.01 ESTABLISHMENT OF DISTRICTS .**

For the purpose of regulating and restricting the location of buildings, structures, and land use, the City is divided into zoning districts as shown on the Official Zoning Map. These districts include the following:

R-1	Single-Family Residential District
R-1a	Assisted Care/Independent Living District
R-2	Single-Family Residential District
R-3	Single-Family Residential District
R-4	Multiple-Family District
C-1	Local Commercial District
C-2	General Commercial District
C-3	Central Business District
MHP	Manufactured Home Park District
PUD	Planned Unit Development District
M-1	Light Industrial District
M-1-a	Medium Industrial Manufacturing District
M-2	Heavy Industrial District

**1160.02 ZONING DISTRICT MAP.**

The location and boundaries of zoning districts are shown on the map titled "Official Zoning Map." A certified copy of this map is on file in the City Hall and said map, together with all notations, dimensions, and designations shown thereon is hereby declared to be a part of this Ordinance. The Official Zoning Map shall be signed and attested to by the City Engineer.

**1160.03 INTERPRETATION OF DISTRICT BOUNDARIES.**

Where uncertainty exists with respect to the boundaries of any of the zoning districts as shown on the Official Zoning Map, the following rules shall apply:

**(a) Parallel District Boundaries.**

Where district boundaries appear to be approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as parallel thereto and at such distance therefore as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map.

**(b) Lot Lines, Railroad Lines, and Waterways.**

- (1) Where district boundaries approximately follow lot lines, such lot lines shall be construed as a boundary of a zoning district.
- (2) Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.
- (3) Where the boundary of a district follows (or parallels) a waterway, such boundary shall be deemed to be located in the middle (or parallel to) the centerline of said waterway.
- (4) Any area within the corporate limits of the City which is under water and not shown as included within any district, shall be subject to all of the regulations of the district which immediately adjoins the water area. Where the water area adjoins two or more districts, the boundaries of each district shall be construed to extend to the center of the water area.

**(c) Vacation of Streets and Alleys.**

Whenever any street, alley or other public way is vacated by official action of Council as provided by law, the zoning district adjoining each side of the street, alley or public way shall be extended automatically to the center of such vacation. Depending on the side or sides to which such lands revert, all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended district or districts.

**(d) Interpretation by Board of Zoning Appeals.**

Any questions of interpretation of the Official Zoning Map, which cannot otherwise be resolved, shall be referred to the Zoning Board of Appeals for determination, in

accordance with **Section 1148.03(d)**.

**1160.04 ZONING UPON ANNEXATION.**

Areas at any time annexed to the City shall be subject to the same zoning restrictions and requirements as to uses of property which previously were applicable under the zoning resolution, ordinance or law, if any, of the governmental entity under whose jurisdiction the area had been prior to such annexation, and all such provisions as to uses of property shall continue to apply in full force and effect in any area so annexed until otherwise zoned by the City of Tiffin. The following regulations shall apply to any areas annexed to the City:

- (a) In every case where property has not been specifically included within a township zoning district, the same is hereby declared to be in the R-1 District.
- (b) Such zoning ordinance shall, prior to its introduction in Council, be subject to a public hearing at a joint meeting of Council and the Planning Commission.
- (c) Such ordinance may then be introduced and considered as other amendments to the zoning ordinances but shall be of no effect until the territory in question is annexed to the City.
- (d) Should such territory not be annexed within one (1) year from the effective date of the Zoning Ordinance, such ordinance shall be void.
- (e) Should the territory not be zoned pursuant to this section prior to the effective date of annexation, the territory shall, from the effective date of the annexation ordinance, become part of the R-1 District. Such districting shall be temporary, and the Planning Commission shall recommend to Council, within a period not to exceed six (6) months from such date of annexation or consolidation, a final Zoning Map designation for the annexed territory.

**1160.05 ZONING MAP AMENDMENTS.**

Within fifteen (15) days of the effective date of any change of a zoning district classification or boundary, the Zoning Inspector shall amend the Official Zoning Map to reflect such change and shall note the effective date of such change together with appropriate reference to the Ordinance authorizing such change. The Official Zoning Map shall then be signed by the City Engineer.