

CHAPTER 1266
Districts Generally and Zoning Map

1266.01	Establishment of districts.	1266.03	District boundary lines.
1266.02	Zoning Map.	1266.04	Conformity to regulations.

CROSS REFERENCES

Division of municipal corporation into zones - see Ohio R.C. 713.06
Notice and hearing on municipal zoning regulations - see Ohio R.C. 713.12
Effect of zoning on laws and charters - see Ohio R.C. 713.14
Retroactive zoning ordinances prohibited - see Ohio R.C. 713.15
Landscaping and environmental preservation - see P. & Z. Ch. 1280
Off-street parking - see P. & Z. Ch. 1282
Signs - see P. & Z. Ch. 1284
Nonconforming uses - see P. & Z. Ch. 1286
Wireless telecommunications facilities - see P. & Z. Ch. 1288
Supplementary regulations - see P. & Z. Ch. 1290

1266.01 ESTABLISHMENT OF DISTRICTS.

In order to carry out the purposes of this Zoning Code, there is hereby established in the Village the following classes of usage and districts with the following symbols on the Zoning Map:

Residential One-Family 100	IF-100
Residential One-Family 60	IF-60
Residential One-Family 50	IF-50
 Retail Business	 RB
 Commercial Business	 CS
 Limited Industrial	 LI
General Industrial	GI
Institutional	IN

which uses and regulations pertaining to such uses are more fully set in the chapters pertaining to each district. (Ord. 73-94. Passed 10-4-94.)

1266.02 ZONING MAP.

The locations and boundaries of each district are as shown on a map entitled the "Zoning Map of the Village of Brooklyn Heights," a copy of which appears following the text of this Planning and Zoning Code, and a copy of which is also on file with the Clerk/Treasurer of the Village, which Map, and all notations, references, data and other information shown thereon, including building setback lines, are hereby made a part of this Zoning Code, and the same may be amended in the same manner as any part of this Zoning Code.

(Ord. 73-94. Passed 10-4-94; Ord. 9-97. Passed 3-4-97.)

1266.03 DISTRICT BOUNDARY LINES.

All boundary lines between districts shown on the Zoning Map shall be interpreted as follows: where boundaries apparently follow lot lines, such lot lines shall be construed to be such boundaries; where boundaries apparently follow streets or alleys, the center lines of such streets or alleys shall be construed to be such boundaries; where boundaries apparently follow park lines or lines of watercourses, such lines shall be construed to be such boundaries; in all other cases, the locations of any boundary, unless shown on the Map by dimensions, shall be determined by the use of the scale on such Map.

(Ord. 73-94. Passed 10-4-94.)

1266.04 CONFORMITY TO REGULATIONS.

(a) In each district, no building shall be erected and no existing building shall be moved, raised, altered, added to or enlarged, nor shall any land or building be used, designed or arranged except for the use permitted in the district and in the manner provided by the regulations pertaining to height, bulk, setback building line, area and dimension of yards, location of building, density of land use, off-street parking space, and other regulations established for such district.

(b) No portion of any lot, yard, area, off-street parking space, off-street loading space or any requirement for one building shall be used as any portion of a required lot, yard area, off-street parking space, off-street loading space, or other requirement for another building.

(c) Where a lot is hereafter formed from a lot already occupied by a building, such separation shall be affected in such manner as not to impair conformity with any of the requirements of this chapter, and no permit shall be issued for the erection of a building on the new lot thus created unless it complies with all of the requirements of this chapter.

(Ord. 73-94. Passed 10-4-94.)

ZONING MAP VILLAGE OF BROOKLYN HEIGHTS

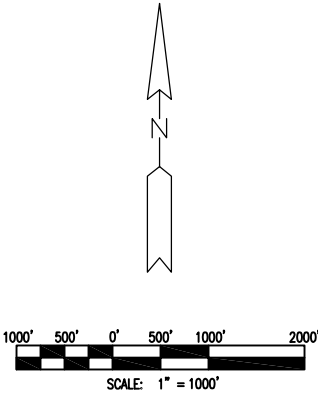
OFFICERS

MAYOR - MICHAEL PROCUK
LAW DIRECTOR - JEROME DOWLING
CLERK/TREASURER - TIMOTHY CLYMER
ENGINEER - MICHAEL HENRY

VILLAGE COUNCIL

JOHN BLACK
BRUCE CICHOCKI
LESLIE FOOTE
TOM LAHIFF
JENNIFER PRESOT
MATTHEW WALSH
HOWARD SELIG

ORDINANCE 78-2012



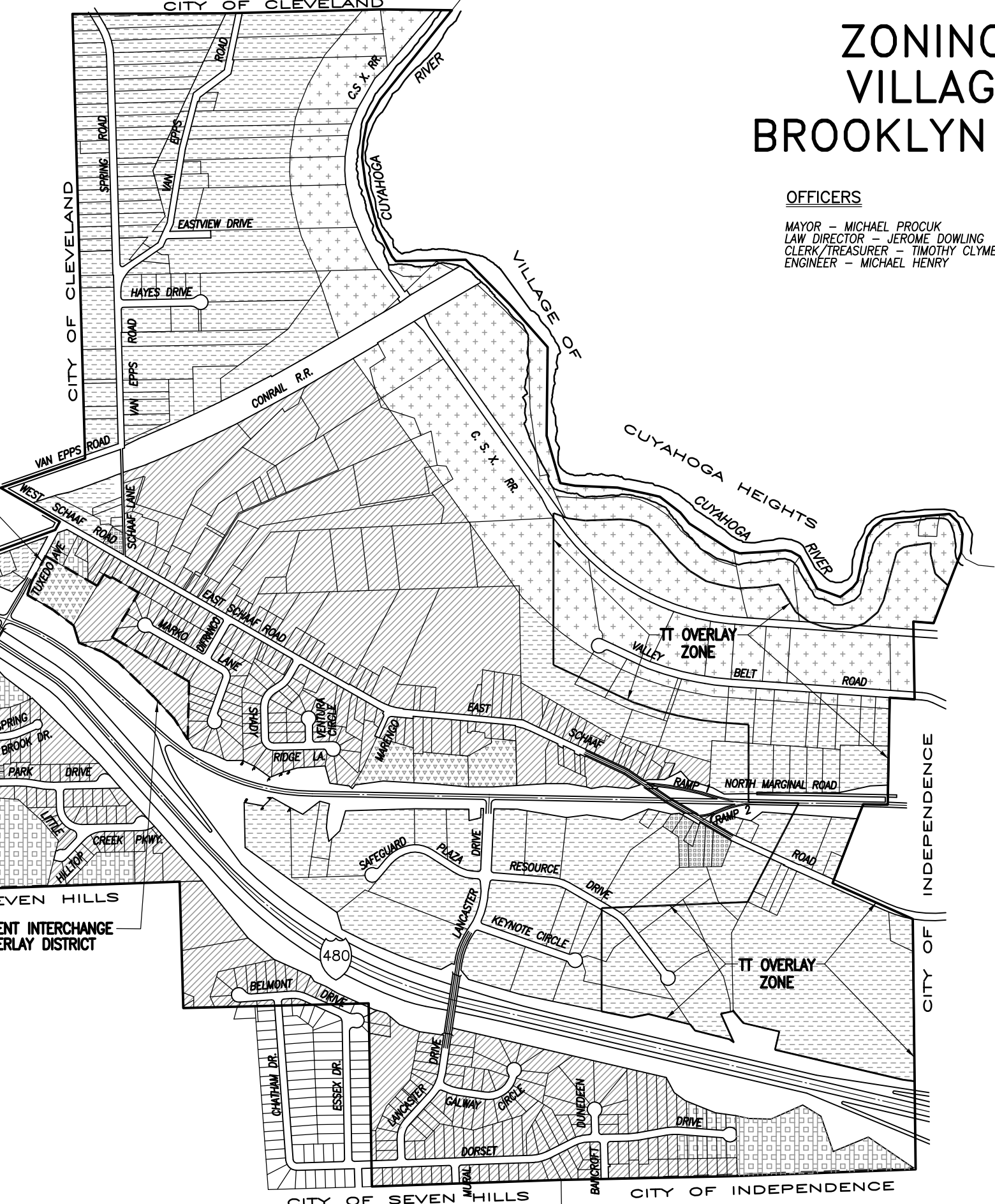
DATE: APRIL 5, 2013

PLANNED DEVELOPMENT INTERCHANGE
COMMERCIAL OVERLAY DISTRICT

CITY OF CLEVELAND
BROOKPARK RD.
CITY OF PARMA
WEXFORD

NORTH STREET
TUXEDO AVE
W 8TH ST
W 7TH ST
W 6TH ST
W 5TH ST
W 4TH ST
SOUTH STREET
LITTLE CREEK PKWY
HILLTOP DRIVE
PARK DRIVE
SPRING DRIVE
TUXEDO AVE
W 4TH ST

CITY OF SEVEN HILLS
PLANNED DEVELOPMENT INTERCHANGE
COMMERCIAL OVERLAY DISTRICT



CITY OF INDEPENDENCE

ZONING LEGEND

- IF-100 SINGLE FAMILY 100
- IF-80 SINGLE FAMILY 80
- IF-60 SINGLE FAMILY 60
- IF-50 SINGLE FAMILY 50
- IN INSTITUTIONAL
- RB RETAIL BUSINESS
- CS COMMERCIAL SERVICES
- LI LIMITED INDUSTRIAL
- GI GENERAL INDUSTRIAL
- TT TT OVERLAY ZONE
PER ORDINANCE 18-98
- PLANNED DEVELOPMENT
INTERCHANGE COMMERCIAL
OVERLAY DISTRICT
PER ORDINANCE 4-2008

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