

ARTICLE 3 ZONING DISTRICTS

300 DISTRICT ZONING MAP

The boundaries of the district are shown upon the map, designated as the “District Zoning Map,” which is made a part of this Resolution. The District Zoning Map and all of the notations, references and other information shown are a part of this Resolution and have the same force and effect as if the District Map and all of the notations, references and other information shown thereon were fully set forth or described herein. The original of such District Zoning Map is properly attested and is on file with the Sylvania Township Fiscal Officer and available at the Zoning Office.

301 BOUNDARIES

- A.** The district boundary lines on the District Zoning Map are intended to follow either centerlines of streets or lot lines and where the districts designated on the map are bounded approximately by streets or lot lines shall be construed to be the boundary of the district unless such boundary is otherwise indicated on the map.
- B.** In the case of an un-subdivided property, the district boundary line shall be determined by the scale appearing on the District Zoning Map or by dimensions. In the case of the vacated street, alley, water course, or other right-of-way, the abutting zoning classification on each side thereof shall automatically be extended to the centerline of said vacated street, alley, water course, or right-of-way.
- C.** Where boundaries would appear to follow such aforesaid lines that are not more than ten (10) feet there from, such lines shall be construed to be the boundary lines unless specifically noted otherwise.
- D.** Any questions of interpretation of the District Zoning Map which cannot otherwise be resolved shall be referred to the BZA for determination.

302 DESIGNATION, DESCRIPTION

For the purpose of regulating and restricting the location of buildings, structures, and land use, Sylvania Township is divided into Zoning Districts as shown and illustrated on the District Zoning Map. These districts include the following:

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|---------------------------------|-----------------------------------------|
| S-1 Special | C-1 Neighborhood Commercial |
| A-3 Agriculture | C-2 General Commercial |
| A-4 Rural Residential | C-4 Professional/Business Office |
| R-A Suburban Residential | M-1 Light Industrial |
| R-1 Residential | M-2 Restricted Industrial |
| R-2 Residential | M-3 Heavy Industrial |
| R-3 Residential | PUD Planned Unit Development |
| R-4 Residential | MHP Manufactured Home Park |
| R-5 Residential | |