

ARTICLE III**ESTABLISHMENT OF ZONES**

SECTION 3.0 ZONES: For the purpose of this ordinance, the city/county may be divided into the following zones:

A. RESIDENTIAL ZONES**1. SINGLE-FAMILY RESIDENTIAL ZONES**

R-RE	(Residential Rural Estate) Zone
R-1A	(Residential One - A) Zone
R-1B	(Residential One - B) Zone
R-1C	(Residential One - C) Zone
R-1D	(Residential One - D) Zone
R-1E	(Residential One - E) Zone
R-1F	(Residential One - F) Zone
R-1G	(Residential One - G) Zone

2. MULTI-FAMILY RESIDENTIAL ZONES

R-2	(Residential Two) Zone
R-3	(Residential Three) Zone
R-4	(Residential Four) Zone

B. SPECIAL DEVELOPMENT ZONES

A-1	(Agricultural One) Zone
MHP	(Manufactured Home Park) Overlay Zone
MLU	(Mixed Land Use) Zone
INST	(Institutional) Zone

C. OFFICE ZONES

PO	(Professional Office Building) Zone
PO-1	(Professional Office Building One) Zone
PO-2	(Professional Office Building Two) Zone
OP	(Office Park) Zone

D. COMMERCIAL ZONES

RC	(Rural Commercial) Zone
NC	(Neighborhood Commercial) Zone
NSC	(Neighborhood Shopping Center) Zone
SC	(Shopping Center) Zone

LHS	(Limited Highway Services) Zone
HC	(Highway Commercial) Zone
RCO	(Riverfront Commercial) Zone
UCO	(Urban Commercial) Overlay Zone

E. INDUSTRIAL ZONES

IP	(Industrial Park) Zone
I-1	(Industrial One) Zone
I-2	(Industrial Two) Zone
I-3	(Industrial Three) Zone

SECTION 3.1 OFFICIAL ZONING MAP: The zones are bounded and defined as shown on the map entitled "OFFICIAL ZONING MAP OF THE (CITY/COUNTY) OF (insert name of city/county), KENTUCKY", and shall so remain on file (in hard copy and/or digital format) in the offices of the Northern Kentucky Area Planning Commission which shall be considered to be the Official Zoning Map. An exact copy shall also be on file in the office as designated by the legislative body.

SECTION 3.2 CHANGES ON ZONING MAP: Where changes are made in zone boundaries, in accordance with the provisions of this ordinance and Kentucky Revised Statutes, such changes shall be made on the Official Zoning Map within thirty (30) days of the date upon which final action approving the amendment is taken by the legislative body. The NKAPC shall be provided a certified copy of the amendment to this ordinance in order that the Official Zoning Map may be changed.

No changes of any nature shall be made on the Official Zoning Map which are not in conformity with the procedures set forth in this ordinance.

SECTION 3.3 REPLACEMENT OF OFFICIAL ZONING MAP:

- A. In the event that the Official Zoning Map becomes damaged, destroyed, lost, or is deemed necessary to be replaced due to the age of the map or corrections/updates in location of base mapping information (i.e., rights-of-way or subdivisions), the planning commission, the NKAPC, or the legislative body may cause to have prepared a reproduction of the Official Zoning Map which shall supersede the prior Official Zoning Map, but no such corrections/updates shall have the effect of amending the original Zoning Map or any subsequent amendment thereto.

SECTION 3.4 RULES FOR INTERPRETATION OF ZONE BOUNDARIES: Rules for interpretation of zone boundaries shown on the Official Zoning Map are as follows:

- A. Boundaries indicated as approximately following the rights-of-way of a street, alley, or other public way, shall be construed to follow such rights-of-way lines and when said rights-of-way are officially vacated, the zones bordering such rights-of-way shall be extended out to the centerline of said vacated rights-of-way.

- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following political boundary lines shall be construed as following such boundary lines.
- D. Boundaries indicated as approximately following the rights-of-ways of railroad lines shall be construed as following such lines.
- E. Boundaries indicated as approximately following the centerlines of streets, streams, rivers, ditches, gullies, ravines, or other bodies of water, shall be construed to follow such centerlines.
- F. Boundaries indicated as approximately following a topographic elevation, determined by the scale of the map, shall be construed as following such ground elevation lines.
- G. Boundaries indicated as approximately parallel to features indicated in Subsections A through F, shall be construed as parallel to such features. Boundaries indicated as approximate extensions of features shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map, if an accurate legal description cannot be determined.