

ARTICLE III. DISTRICT REGULATIONS

Section 3100 **Provision for the Official Zoning Map.**

The City of Goshen, Indiana, is hereby divided into zoned, or districts, as shown on the Official Zoning Map, dated March 6, 1972, which, together with all explanatory matter thereon, is hereby incorporated by reference into this ordinance and declared to be part of this ordinance, and which incorporation shall be construed to include all amendments thereto as of the date of this ordinance and any later amendments to the Official Zoning Map.

Section 3110 **Provisions for Interpreting District Boundaries.**

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

- A. Boundaries indicated as approximately following the center lines of thoroughfares or highways, street lines or highway right-of-way lines, or alleys shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following city limits shall be construed as following such city limits.
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- E. Boundaries indicated as following shore lines shall be construed to follow such shore lines; and in the event of change in the shoreline shall be construed as moving with the actual shoreline.
- F. Boundaries indicated as approximately following the center line of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.
- G. Boundaries indicated as approximately following flood plain lines shall be construed to follow contour lines of the flood plain elevation as set by the Indiana Department of Natural Resources.
- H. Where physical or cultural features existing on the ground are at variance with those shown as the Official Zoning Map, or in other circumstances not covered by subsection 1 through 6 above, the Plan Commission shall interpret the boundaries.
- I. Where a district boundary line divides a lot held in single and separate ownership at the effective date of this ordinance, the regulations applicable to the less restricted district shall extend over the portion of the lot in the more restricted district a distance of not more than 50 feet beyond the district boundary line, provided that full use is made of the less restricted area before the extension into the more restricted area. Specific boundaries shall be determined by the Plan Commission.

Section 3120 **Maintenance of Official Zoning Map.**

If, in accordance with the provisions of this ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council and signed by the Mayor.

No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this ordinance.

Section 3130 **Location of Official Zoning Map.**

Regardless of the existence of purported copies of the Official Zoning Map, which may from time to time be made or published, the Official Zoning Map which shall be located in the office of the Zoning Administrator at the Plan Commission's offices in the Goshen City Planning Department shall be: (i) the final authority as to the current zoning status of land and water areas, buildings, and other structures in the City, and (ii) available for public inspection. Further, two (2) copies of the Official Zoning Map are on file in the office of the Goshen City Clerk-Treasurer for public inspection.

Section 3140 **Replacement of Official Zoning Map.**

In the event the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the City Council may, by resolution, adopt a new Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof.

Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved, together with all available records pertaining to its adoption or amendment.

Section 3150 **Zoning of Annexed Lands.**

In order to ensure that the Comprehensive Plan is followed when land is annexed into the city, the following rule shall be applied:

Each area annexed to the city after the effective date of this ordinance shall be zoned compatible to the Elkhart County zoning district on the date prior to annexation.

Section 3160 **Zoning of Vacated Areas.**

When a street, alley or other public way within the City of Goshen is vacated, such street, alley or public way shall automatically be zoned the same classification as the property it is contiguous to.

When the vacated area is split between property on both sides and the zoning on each side is different, the vacated area shall be zoned the same classification as the lot it becomes a part of.

Section 3170 **Uniform Application of District Regulations.**

District regulations shall be applicable uniformly throughout a zoning district.