

## ZONING ORDINANCE

### ARTICLE 1-----TITLE

This Ordinance shall be known and may be cited as the "Tompkins Township Zoning Ordinance".

### ARTICLE 2-----Purpose

This ordinance is enacted to preserve and promote the public health, safety, and general welfare, and for the following more specific purposes:

- To protect and enhance the value of land and buildings;
- To limit the improper use of land and buildings;
- To regulate the location, size and use of buildings;
- To assure adequate provisions for safe water supply and sanitary sewage disposal; and,
- To conserve the natural resources and property values, public and private, in accordance with their character and adaptability.

### ARTICLE 3-----ESTABLISHMENT AND TYPES OF DISTRICTS

#### 3.01 Official Zoning Districts

For the purpose of this Ordinance the Township of Tompkins is divided into the following districts:

- AGOS - - Agriculture and Open Space
- AG - - Agriculture District
- RS - - Suburban Residential District
- RMH - - Mobile Home Park District
- B4 - - General Business District
- OSP - - Open Space Preservation Overlay District

As such, they are shown on the Official Zoning Map, which, together with all explanatory matter thereon, is adopted by reference and declared to be a part of this Ordinance.

#### 3.02 Rules for Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of districts as shown on the

Official Zoning Map, the following rules shall apply:

- 3.02-1 Boundaries indicated as approximately following the centerlines of highways, streets, railroads or streams shall be construed to follow such centerlines.
- 3.02-2 Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- 3.02-3 In unplatted property, boundaries indicated as approximately following property line, or section lines shall be construed to follow such property lines.
- 3.02-4 Boundaries indicated as following shore lines shall be construed to follow such shore lines.
- 3.02-5 Boundaries obviously not coinciding with center lines, lot lines, property lines, section lines, or other designated lines shall be determined by the scale of the Official Zoning Map.
- 3.02-6 Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 3.02-1 through 3.02-4, the Board of Appeals shall interpret the district boundaries.