

## **TITLE III. MAPPED DISTRICTS**

### **Section 3.01 Classifications**

To carry out the purpose of this Ordinance, Town of Cedar Lake is hereby divided into the following districts:

“A”	Agricultural
“R-1”	Single Family Residential
“R-2”	Single Family Residential
“RT”	Two Family Residential
“RM”	Multiple Family Residential
“MHC”	Manufactured Home Community
“PFR”	Public Facilities and Recreation
“O-1”	Professional Office
“B-1”	Neighborhood Business
“B-2”	Community Business
“B-3”	General Business
“M-1”	Light Industrial
“M-2”	Medium Industrial
“PUD”	Planned Unit Development
“WWO”	Waterfront & Wetland Overlay
“FO”	Floodplain Protection Overlay
“AO”	Access Overlay

### **Section 3.02 Zoning Map**

- A. The Official Zoning Map shall be identified by the signature of the Town Plan Commission Chair, attested by the Town Clerk and shall bear the seal of the Town.
- B. If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map. The Official Zoning Map is to be kept up do date, accessible to the general public, and shall be the final authority as to the current Zoning District status of all land and buildings in the Town of Cedar Lake which are subject to the provisions of this Ordinance.
- C. 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 and in accordance with state law.
- D. 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 shall be located in the custody of the Town Clerk and shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the Town.

### **Section 3.03 Interpretation of District Boundaries**

- A. In order to more effectively protect and promote the general welfare and accomplish the aims and objectives of the Town of Cedar Lake Comprehensive Plan, the Town is divided into Zoning

Districts. The Zoning Ordinance also provides common unity of purpose, adaptability, or use deemed most suitable to provide for the best development of the Town, while protecting the common rights and interests of all through associated regulations and restrictions. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of roads, highways, or alleys shall be construed as following center lines;
2. Boundaries indicated as approximately following streams, rivers or drainage ways shall be construed as following such natural features;
3. Boundaries indicated as approximately following Town or section lines shall be construed as following those boundaries;
4. Boundaries indicated as approximately following railroad lines shall be construed to be midway between the railroad right-of-way;
5. Boundaries indicated as approximately following lot lines shall be construed as following lot lines.

- B. The Town Administrator shall interpret the Official Zoning Map according to the above requirements and shall make a determination of the boundaries of the zoning districts. An appeal of the Town Administrator's decision may be taken to the Board of Zoning Appeals. Where the application of these rules leaves a reasonable doubt as to the boundaries between two districts, the regulations of the more restrictive district shall govern the entire parcel in question, unless otherwise determined by the Board of Zoning Appeals, after recommendation from the Town Administrator .

#### **Section 3.04      Zoning of Vacated Areas**

Whenever any road or other public way within the Town shall have been vacated by official governmental action, and when the lands within the boundaries thereof attach to and become a part of lands adjoining such road, or public way, those lands shall automatically, and without further governmental action, be subjected to the same zoning regulations as are applicable to the adjoining lands.

#### **Section 3.05      Zoning of Annexed Properties**

Unless stated otherwise in the annexation agreement, any vacant lands annexed into the Town of Cedar Lake shall automatically be designated A Agricultural, until such time that the Plan Commission can make a recommendation to the Town Council for an appropriate change of zoning status, in conformity with the procedures set forth in this Ordinance and in accordance with state law.