

ARTICLE VII

ESTABLISHMENT OF DISTRICTS

Section 70. Use Districts.

For the purposes of this Ordinance, the Town of Cahaj's Mountain is hereby divided into five (5) use districts with the designations as listed below:

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|----|-------|-------------------------------------|
| 1. | R-20 | Residential Low Density District |
| 2. | RA-20 | Residential Medium Density District |
| 3. | B-1 | General Business District |
| 4. | O-1 | Office and Institutional District |
| 5. | M-1 | Manufacturing District |
| 6. | TCB | Town Center Business |

Section 71. District Boundaries Shown on Map.

The boundaries of the districts are shown on the map accompanying this Ordinance and made a part thereof entitled "Official Zoning Map, Cahaj's Mountain, North Carolina". The zoning map and all the notations, references and amendments thereto, and other information shown thereon are hereby made a part of this Ordinance the same as if such information set forth on the map were all fully described as set forth herein. The zoning map properly attested is posted at the Cahaj's Mountain Town Hall and is available for inspection by the public.

Section 72. Due Consideration Given to District Boundaries.

In the creation by this Ordinance of the respective districts, careful consideration is given to the general suitability of each and every district for the particular uses and regulations applied thereto, and the necessary and proper grouping and arrangement of various uses and densities of population in accordance with a well-considered comprehensive plan for the physical development of the Town.

Section 73. Rules Governing Boundaries.

Where uncertainty exists as to the boundaries of any aforesaid districts as shown on the zoning map, the following rules shall apply: (Such uncertainty shall be resolved by the Board of Adjustment)

- 73.1 Where district boundaries are indicated as approximately following the centerline of streets or highways, railroad right-of-way lines or such lines extended, such centerlines, street lines, or railroad right-of-way lines shall be construed to be such boundaries.
- 73.2 Where District boundaries are so indicated that they approximately follow lot lines, such lot

lines shall be construed to be such boundaries.

- 73.3 Where district boundaries are so indicated that they are approximately parallel to the centerlines of streets, highways, or railroads, or rights-of-way of same, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by use of the scale shown on said zoning map.
- 73.4 Where a district boundary line divides a lot in single ownership, the district requirements for the least restrictive portion of such lot shall be deemed to apply to the whole thereof, provided that such extensions shall not include any part of such a lot more than thirty-five (35) feet beyond the district boundary line. The term "least restricted" shall refer to zoning restrictions, not lot or tract size.