

ARTICLE IV: ESTABLISHMENT AND DESIGNATION OF ZONING DISTRICTS

SECTION 400 ESTABLISHMENT OF DISTRICTS

The Village of Lyndonville is hereby divided into zoning districts as hereinafter set forth and as the same may, from time to time, be amended.

- AR Agricultural-Residential
- R-1 Single-Family Residential
- CBD Central Business District
- GB General Business
- LI Light Industrial
- PRD Planned Residential Development District
- F Flood Hazard Overlay District
- MH Manufactured Home District (Floating District)

SECTION 401 ZONING MAP

- A. There shall exist only one (1) official zoning map which shall be kept in the Office of the Village Clerk, and it shall bear certification that it is the official zoning map of the Village of Lyndonville and its date of adoption. Said zoning map shall show the boundaries of the zoning districts herein established, and, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Local Law.
- B. Said zoning map shall be on material suitable for reproduction. Copies of this map, which may from time to time be published and sold, would be accurate only as of the date of their printing and shall bear words to that effect.
- C. Changes made in zoning district boundaries, or other matters portrayed on the zoning map under the provisions set forth herein, shall be permanently affixed to the zoning map promptly after an amendment has been approved by the Village Board of Trustees and shall convey information as to the date and nature of the change. No amendment to this Local Law, which involves matters portrayed on the zoning map, shall become effective until such change and entry has been made on said zoning map and has been attested to by the Village Clerk.

SECTION 402 INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the Zoning Map of the Village of Lyndonville the following rules shall apply:

- A. District boundaries indicated as approximately following the center lines of streets or highways shall be construed as following such center lines.

- B. District boundaries indicated as approximately following lot lines shall be construed as following such lot lines.
- C. District boundaries indicated as being approximately parallel to the center lines or right-of-way lines of streets or highways shall be construed as being parallel thereto and at such distances therefrom as indicated on the zoning map. If no distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.
- D. District boundaries indicated as approximately following a stream, lake or other body of water shall be construed to follow the center lines of such stream or other body of water.
- E. Boundaries indicated as parallel to or extensions of features indicated in Subsections A through D above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- F. Where physical or cultural features on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by Subsections A through E above, the Zoning Enforcement Officer shall request the Zoning Board of Appeals to render its interpretation.

SECTION 403 LANDS ANNEXED TO THE VILLAGE

- A. Each parcel of land annexed to the Village shall be considered to be within the R-1 Single-Family Residential District. Any uses on the parcel at the time of annexation which are prohibited in the R-1 Single-Family Residential District shall be designated as legal non-conforming uses.
- B. At any time subsequent to the annexation, the Village Board, may amend this zoning local law to change the designation of the zoning district that encompasses the annexed land and to change or modify the regulations that govern the uses permitted in the zoning district that encompasses the annexed land.