Table of Contents

Article Section 2 - Page

2 DISTRICTS, ZONING MAP & DISTRICT BOUNDARIES 1
2-A ESTABLISHMENT OF DISTRICTS 1
2-B OFFICIAL ZONING MAP 1
2-B-1 General 1
2-B-2 Amendment of Zoning Map 2
2-B-3 Unauthorized Changes 2
2-C RULES FOR LOCATION OF DISTRICT BOUNDARIES 2
2-C-1 General 2
2-C-2 Application for Interpretation by Board of Zoning Appeals 3

2 DISTRICTS, ZONING MAP & DISTRICT BOUNDARIES

2-A ESTABLISHMENT OF DISTRICTS

For the purpose of this Ordinance, the unincorporated areas of Clarke County are hereby divided into the following districts:

RURAL

AOC -- Agricultural-Open Space-Conservation
FOC -- Forestal-Open Space-Conservation
RR -- Rural Residential

BERRYVILLE AREA

OSR -- Open Space, Residential
DR-1 -- Detached Residential-1
DR-2 -- Detached Residential-2
DR-4 -- Detached Residential-4
BC -- Business Commercial
B -- Business
BP -- Business Park
ITL -- Institutional

COMMERCIAL

CN -- Neighborhood Commercial
CH -- Highway Commercial

OVERLAY

SC -- Spring Conservation
H -- Historic
HC -- Historic Access Corridor
SP -- Stream Protection

2-B OFFICIAL ZONING MAP

2-B-1 General

2-B-1-a The unincorporated areas of Clarke County are hereby divided into districts, as indicated on a set of sheets entitled "Zoning Map of Clarke County, Virginia" which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

2-B-1-b The Zoning Map shall be identified by the signature of the Chairman of the Board of Supervisors, together with the date of adoption of this Ordinance.

2-B-1-c (1/20/15) 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 Department of Planning, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the County.

2-B-2 Amendment of Zoning Map

Whenever any amendment is made to the Zoning Map by action of the Board of Supervisors, such change shall be incorporated onto such Zoning Map at such time and in such manner as the Board of Supervisors may prescribe. The Zoning Administrator shall validate said changes with reference to correct notation, who shall affix his signature thereto, thereby certifying that approved amendments to the Zoning Map have been correctly incorporated. The date of official action and nature of the change shall be entered on the map. Any such change shall have the effect of law 12:01 a.m., on the day following its legal adoption, or on its effective date if officially established as other than on the day following its legal adoption, whether or not it has been shown on said Zoning Map.

2-B-3 Unauthorized Changes

No changes of any nature shall be made on said Zoning Map or any matter shown thereon except in conformity with the procedures and requirements of this Ordinance. It shall be unlawful for any person to make unauthorized changes on the Zoning Map. Violations of this provision shall be punishable as provided in Section 10-C.

2-C RULES FOR LOCATION OF DISTRICT BOUNDARIES

2-C-1 General

Where uncertainty exists with respect to the boundary of any district shown on the Zoning Map, the following rules shall apply:

2-C-1-a Where a district boundary is indicated as approximately following or being at right angles to the center lines of streets, highways, alleys, or railroad tracks, such center lines or lines at right angles to such center lines, as the case may be, shall be construed to be such boundary.

2-C-1-b Where a boundary is indicated to follow a river, creek, branch, or other body of water, said boundary shall be construed to follow the center line at low water, or, if applicable, shall follow the limits of the jurisdiction. If such boundary follows a shoreline, in the event of a change in shoreline, such boundary shall be construed as moving with the actual shoreline.

2-C-1-c If no distance, angle, curvature, description, or other means are given to determine a boundary line accurately, and none of the provisions of paragraphs (a) and (b) apply, the location of such boundary line shall be determined by the use of the scale shown on the Zoning Map.

2-C-1-d Unclassified Areas: Where areas appear to be unclassified on the Zoning Map and classification cannot be established by rules set forth herein, such areas shall be considered to be classified AOC until amending action is taken.

2-C-1-e Boundary Changes with Changes in Jurisdictional Area:

1. Additions to Jurisdictional Area
   Where territory is added to the jurisdictional area, it shall be considered to be classified as AOC until amending action is taken.
2. Reduction in Jurisdictional Area
   Where territory is removed from the jurisdictional area, the zoning boundaries coterminous with the jurisdictional boundary shall be considered to move with the jurisdictional boundary.

2-C-2 Application for Interpretation by Board of Zoning Appeals

Where a dispute still exists in the location of a district boundary, application may be made to the Board of Zoning Appeals for an interpretation in accordance with Section 7-B-4 of this Ordinance.