

ARTICLE 3 - ESTABLISHMENT OF ZONING DISTRICTS

3.1 Establishment of Districts

The zoning jurisdiction of the Town of Navassa, North Carolina is hereby divided into the following districts:

- (1) CR – Conservation and Recreation
- (2) RU – Rural
- (3) R-20 – Low Density Single-Family Residential
- (4) R-15 – Low Density Single-Family Residential
- (5) R-10 – Moderate Density Single-Family Residential
- (6) R-8 – Moderate Density Single-Family Residential
- (7) R-6 – High Density Single-Family Residential
- (8) R-MH – Manufactured Home Residential
- (9) R-MF – Multiple-Family Residential
- (10) NB – Neighborhood Business
- (11) GB – General Business
- (12) LI – Light Industrial
- (13) HI – Heavy Industrial
- (14) PUD – Planned Unit Development
- (15) NPO – Neighborhood Protection Overlay
- (16) BYO – Bypass Overlay

3.2 Establishment of Official Zoning Map

(1) Official Zoning Map

The boundaries of the use districts established by this Ordinance are shown on the official zoning map which shall be maintained by the Zoning Administrator and kept at the Town clerk's office in the municipal building, Navassa, North Carolina. The official zoning map and all amendments, certifications, citations, and other matters entered on the official zoning map are hereby made a part of this Ordinance and have the same legal effect as if fully set out herein. The

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official zoning map shall be identified by the signature of the mayor attested to by the clerk of the governing body.

(2) Amendments to the Official Zoning Map

Amendments to the official zoning map shall be adopted by Ordinance as provided in Section 16.7. Promptly after the adoption of an amendment, the zoning administrator shall alter or cause to be altered the official zoning map to indicate the amendment. The town clerk shall enter in writing upon the face of the map a certification indicating the alteration and citing the date of adoption and the effective date of the amendment.

3.3 Interpretation of Use District Boundaries

If uncertainty exists as to the boundaries of the use districts shown on the official zoning map, which is not resolved by the Ordinance or ordinances establishing and amending such boundaries, the following rules shall apply:

- (1)** Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such center lines;
- (2)** Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- (3)** Boundaries indicated as approximately following governmental incorporation or extraterritorial jurisdiction boundaries shall be construed as following such jurisdictional boundaries;
- (4)** Boundaries indicated as approximately following the center of railroad lines shall be construed to be midway between the main track or tracks.
- (5)** Boundaries indicated as approximately following the center lines of streams, rivers, lakes, or other bodies of water shall be construed as following such center lines;
- (6)** Boundaries indicated as following shorelines shall be construed to follow such shorelines, and if the shoreline is changed either naturally or as permitted by law, such a boundary shall be construed as moving with the actual shoreline;
- (7)** Boundaries indicated as following the contours of certain elevations or soils of a particular type shall be construed as following the actual height or soil contour as determined by accepted surveying practices;
- (8)** Boundaries indicated as parallel to or extensions of natural or man-made features indicated in subsections 3.3(1) through 3.3(7) above shall be so construed; and
- (9)** Distance not specifically indicated shall be determined by the scale of the official zoning map.

Where uncertainties continue to exist after application of the above rules, appeal may be taken to the Board of Adjustment as provided in Article 16.