

Zoning Districts and Map

Chapter 1104

City of Hilliard Zoning Code



Section 1104-1 Districts Established

The City of Hilliard is divided into 16 zoning districts as listed in Table 1104-1.

Table 1104-1 Zoning Districts		
Symbol	District Name	Regulated In
Residential Districts		
R-R	Rural Residential	Chapter 1109
R-1	Low Density Residential	
R-2	Low / Moderate Density Residential	
R-3	Moderate Density Residential	
R-4	High Density Residential	
Business Districts		
B-1	Neighborhood Business	Chapter 1111
B-2	Community Business	
B-3	Office/Institutional	
B-4	I-270 Corridor	
Industrial Districts		
M-1	Restricted Industrial	Chapter 1113
M-2	General Industrial	
Special Purpose Districts		
S-1	Support Facilities	Chapter 1115
HCD	Hilliard Conservation District	
OH-MD	Old Hilliard Mixed-use	
OH-RD	Old Hilliard Mixed-use Residential	
Planned District		
PUD	Planned Development	Chapter 1117

Section 1104-2 Official Zoning Map

- A. The boundaries of the zoning districts are established as shown on the map entitled, “City of Hilliard Official Zoning District Map” which accompanies and is made a part of this code.
- B. The boundaries as shown on the zoning map are incorporated herein by reference. The Official Zoning District Map and all notations, references and other information shown on the map are a part of this code and have the same force and effect as if the Official Zoning District Map and all the notations, references and other information shown thereon were fully set forth or described herein.
- C. The Official Zoning District Map shall be maintained and kept on file by the zoning inspector.
- D. The City Council may, at its discretion or upon formal application, amend the zoning map, in accordance with the amendment procedures of Chapter 1139.
- E. In the event the Official Zoning District Map becomes damaged, destroyed or lost, Council may by ordinance adopt a new Official Zoning District Map which shall supersede the prior Official Map. The new Official Map may correct drafting or other errors or omissions in the prior Official Map, but no such corrections shall have the effect of amending the original

ordinance or subsequent amendments thereof.

Section 1104-3 District Boundaries Interpreted

Where uncertainty exists with respect to the boundaries of the various districts, as shown on the zoning map, the following rules shall apply:

- A. When the exact boundaries of a district are uncertain, they shall be determined by use of the scale on the zoning map.
- B. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow those centerlines.
- C. Boundaries indicated as approximately following platted lot lines shall be construed as following those lot lines.
- D. Boundaries indicated as following shorelines shall be construed to follow the shoreline. In the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the center line of streams, rivers or other bodies of water shall be construed to follow the centerline. Any use of structures extending into or over a water body shall be subject to the same zoning restrictions as the adjoining land.
- E. When a right-of-way is vacated, the districts adjoining each side are respectively extended to the center of the area so vacated.
- F. If the rules above are not sufficient to resolve the issue, the Planning and Zoning Commission shall make the determination by vote on a motion.

Section 1104-4 Annexed Land

An Ordinance passed by City Council accepting an annexation shall include a provision assigning a zoning classification to the newly annexed property that is most comparable to the property's zoning classification immediately prior to annexation. Nothing herein shall be interpreted to prohibit a property owner from submitting a Zoning Application to the Commission to rezone the property (to other than the most comparable classification) prior to City Council's accepting the annexation, except that the Commission shall not vote on the Zoning Application until after City Council has passed an Ordinance to accept the annexation.

Section 1104-5 Property Divided by Zoning Line

Where a zoning district boundary line divides a lot, the entire lot shall be considered to be wholly within the more restrictive zoning district.

Section 1104-6 Uses Not Listed

- A. A use that is not listed, either by right or by conditional approval, in a zoning district shall not be permitted in that district and shall only be permitted in a district where it is specifically listed as either a use by right or by conditional approval.
- B. If a proposed use of land or building is not specified by this code in any district, the procedures specified in Section 1121-6 H shall be followed.