

55-8. ZONING BOUNDARIES. [Amended 9-11-95 by Ord. No. 1995-41]

- A. Zone boundaries are intended to follow streets, lot lines, hypothetical extensions of lot lines, property lines or other natural lines, such as centerlines of watercourses, ditches or lagoons, unless such district or zone boundary is fixed by dimension on the Zoning Map or by description and shall include contiguous riparian lands subsequently acquired and/or filled and lands acquired by accretion or stream diversion by natural causes.
- B. Where a zone boundary fixed by dimension on the Zoning Map approximately follows and is not more than twenty (20) feet from a lot line, such lot line shall be construed to be the zone boundary.
- C. In unsubdivided land and where a zone boundary divides a lot, the location of such boundary, unless same is indicated by dimensions shown on the map, shall be determined by the use of the scale appearing thereon.
- D. Boundaries indicated as approximately following municipality limits shall be construed as following municipal limits.
- E. Where a zoning lot is located in part in one zoning district and in part in another zoning district, the entire zoning lot or portion thereof located in the neighboring zone may be used for a purpose permitted in either zone upon application for a conditional use permit and upon a determination by the Planning Board that the following standards and conditions are met:
 - (1) The use contemplated can best be established by utilizing the portion of the zoning lot in the neighboring zone district without materially affecting the adjoining areas.
 - (2) The site plan shall be appropriate to the adjoining area.

- (3) A set of plans, specifications and plot plans shall be filed with the Board showing overall dimensions, topographical conditions, the location and intended use of existing and proposed buildings, the relationship of the proposed use to the streets and adjacent property and other physical features which might act as a deterrent to the general welfare.
- F. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by the subsections above, the Board of Adjustment shall interpret the district boundaries.