

**ARTICLE III
ESTABLISHMENT OF DISTRICTS**

Section 1. District Established.

For the purpose of this Ordinance the Town of Ramseur is hereby divided into zoning districts with the designations as listed below:

RA20	Residential District
RA20CD	Residential Conditional District
RA16	Residential District
RA16CD	Residential Conditional District
RM16	Residential District
RM16CD	Residential Conditional District
B	Business District
BCD	Business Conditional District
NB	Neighborhood Business District
NBCD	Neighborhood Business Conditional District
I	General Industrial District
ICD	General Industrial Conditional District
HI	Heavy Industrial District
HICD	Heavy Industrial Conditional District
DTO	Downtown Overlay District
MHO	Manufactured Housing Overlay District
AEO	Adult Entertainment Overlay District

Section 2. District Boundaries Shown on Zoning Map.

The boundaries of the districts are shown on the map accompanying this Ordinance and made part hereof entitled Official Ramseur Zoning Map. The zoning map and all the notations, references, and amendments thereto, and other information shown thereon are hereby made a part of this Ordinance the same as if such information set forth on the map were all fully described and set out herein. Pursuant to NCGS 160D-105, current and prior Zoning Maps shall be maintained in paper or digital format in the Town Hall for public inspection. Any state or federal maps incorporated by reference into the Zoning Map shall also be maintained.

Section 3. Rules Governing Interpretation of District Boundaries.

Where uncertainty exists as to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply:

- A. Where such district boundaries are indicated as approximately following street or

highway lines, such lines shall be constructed to be said boundaries.

- B. Where district boundaries are so indicated that they are approximately parallel to the center line of streets or highways, or the rights-of-way of same, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map.
- C. Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be said boundaries.
- D. Where district boundaries are so indicated as approximately following town limit lines, such town limit lines shall be construed to be said boundaries.
- E. If, because of error or omission in the map, any property within the jurisdiction of this Ordinance is not shown as being in a zoning district, such property will be classified as RG, as determined by the Zoning Administrator, until change by amendment.
- F. The Zoning Administrator shall decide the exact location of zoning district boundary lines when a question arises concerning boundary lines shown of the zoning map. This decision may be appealed to the Zoning Board of Adjustment.