

Article 6 – Zoning Districts and Boundaries

6.1 Establishment of Districts.

In order to carry out the intent and purpose of this resolution, Cherokee County is hereby divided into the following districts:

AG	General Agricultural District
R-80	Estate Residential District
R-60	Single-Family Residential
R-40	Single-Family Residential
R-30	Single-Family Residential
R-20	Single-Family Residential
R-15	Single-Family Residential
RD-3	Single-Family Residential
RZL	Single-Family Residential
RA	Single-Family Attached Residential District
RTH	Townhouse Residential District
RM-10	Multi-Family Residential District
RM-16	Multi-Family Residential District
OI	Office/Institutional District
CP	Corporate Park District
NC	Neighborhood Commercial District
GC	General Commercial District
LI	Light Industrial District
HI	Heavy Industrial District
TND	Traditional Neighborhood Development

(Ord. No. 2011-Z-001, 03-01-11)

6.2 Zoning District Map. The boundaries of Zoning district are shown on the map designated as the “Zoning District Map”. The Zoning District Map and all notations, references and other information shown thereon are a part of this Ordinance and have the same force and effect as if the zoning district map and all the notations, references, and other information shown thereon were fully set forth and described herein, which zoning district map is properly attested and is on file with the Clerk of Cherokee County or otherwise safeguarded by the County.

6.2-1 Where the Zoning District Map is not available upon adoption of this Ordinance, or has not been fully amended to reflect the new zoning designations, the current zoning pursuant to the 1969 Ordinance, as amended, shall remain in effect and the zoning regulations for the nearest equivalent of that zoning to the districts set out herein shall apply.

Interpretations of the zoning designations shall be by the Zoning Board of Appeals.

Zoning Equivalent to 1969 Ordinance Provisions:

1992 Resolution1969 Ordinance as amended:

AG	AG
AG	AR
R-80	RE
R-40	R-1A & R-1 (one acre)
R-30	None
R-20	R-1 (one-half, 1 & 5 acre)
R-15	R-1 with sewer
RD-3	None
RZL	None
RA	R-2 (one-half & 1 acre)
RTH	None
RM-10	R-2 (one-half & 1 acre)
RM-16	None
OI	None
NC	CN
GC	GC
HC	None
OD	None
LI	M-1
HI	M-2
PUD	CD
PID	None
TND	None

(Ord. No. 2007-Z-002, 08-07-07)

6.3 District Boundaries. All streets, alleys and railroad right-of-ways; if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such alleys, streets and railroad right-of-way. Where the center line of a street, alley or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such center line. In all other cases, the district boundary lines shall be determined by use of the scale appearing on the Zoning District Map. Wherever any uncertainty exists as to the boundary line of any use district as shown on the zoning map incorporated herein, the following rules shall apply:

6.3-1 Where district boundary lines are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.

6.3-2 Where as lot held in one (1) ownership and of record, at the effective day of this Ordinance, is divided by a district boundary line, said lot shall remain presently zoned and unaffected by said division.