

Part I
Article III

ESTABLISHMENT OF DISTRICTS

Section 300 The Zoning Districts of Valparaiso

The City of Valparaiso is hereby divided into sixteen (16) classes of zoning districts as follows:

OS	Open Space District
R-1A	Low Density Residential District
R-1B	Transitional Residential District
R-1	Single Family Residential District
R-2	Two Family Residential District
R-3	Multiple Family Residential District
R-4	General Residential District
R-14	University/Multi-Family District
C-1	Neighborhood Commercial District
C-2	Community Commercial District
C-2-T	Downtown Vicinity District
C-3	General Commercial District
C-4	Central Business District
M-1	Light Industrial District
M-2	Heavy Industrial District
PUD	Planned Unit Development

For the purpose of this Ordinance, the OS District shall be deemed to be the most restrictive district, and the M-2 District shall be deemed to be the least restrictive district.

Section 301 Zoning Map of Valparaiso

The boundaries of these districts are also shown upon the map attached hereto and made part of this Ordinance, which map is designated as the Zoning District Map of the City of Valparaiso. The Zoning District Map on file in the City Hall of the City of Valparaiso, and all notations, references, and other information shown thereon are a part of this Ordinance and have the same force and effect as if said Zoning District Map and all such notations, references, and other information shown thereon were fully set forth or described in this Ordinance. In case of a discrepancy, the Zoning District Map on file in the City Hall shall govern.

Except where reference on the Zoning District Map is to a street or alley or a designated line shown by the dimensions on said Zoning District Map, the district boundary lines follow lot lines or such lines extended and the corporate limits of the City of Valparaiso, as they existed at the time of the adoption of this Ordinance.

Where a district boundary line as established in this Section or as shown on the Zoning District Map, divides a lot which was in a separate ownership and of record at the time of enactment of this Ordinance, the use authorized thereon and the other district requirements applying to the

least restricted portion of such lot, under this Ordinance, shall be considered as extending to the entire lot, provided that the more restricted portion of such lot is entirely within twenty-five (25) feet of said dividing district boundary line. The use so extended shall be deemed to be conforming.

Questions concerning the exact location of district boundary lines which are not resolved by the application of the foregoing rules shall be determined by the Plan Commission according to rules and regulations which may be adopted by the Commission.