

ARTICLE 8.
PROVISIONS FOR ZONING MAP

Section 1. ZONING MAP:

The location and boundaries of the zoning districts are hereby established and shown on the zoning maps, that taken together, make up the "Zoning Map of Johnson County, Kansas". The Zoning Map dated March 17, 1994, together with all explanatory matter thereon, is hereby incorporated into these regulations by reference and declared to be a part thereof.

Section 2. INTERPRETATION OF DISTRICT BOUNDARIES:

It is the intent of these regulations that every part of the County under the zoning authority of the Board of County Commissioners shall be included in one of the zoning districts established herein. Any land not shown as included in a zone on the Zoning Map shall be deemed to be in the Rural Zoning District. The boundaries of the specific Zoning districts are to scale on the zoning map and are to be interpreted by the corresponding measurements on the map. The boundaries of specific zoning actions are further defined in the rezoning Resolutions adopted by the Board of County Commissioners.

Where uncertainty exists as to the boundaries of any zoning district shown on the Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following the center lines of streets, highways, alleys, or other public rights-of-way shall be construed to follow the right-of-way line nearest to the property.
- B. Boundaries indicated as approximately following platted lot lines or other property lines shall be construed as following such lines.
- C. Boundaries indicated as approximately following section lines, half-section lines, or quarter-section lines, shall be construed as following such lines.
- D. Boundaries indicated as approximately following city limits shall be construed as following city limits.
- E. Boundaries indicated as approximately following railroad lines shall be construed to be along the nearest railroad right-of-way line.
- F. Boundaries indicated as approximately following the center lines of streams, rivers or other bodies of water shall be construed to follow these center lines.
- G. Where a district boundary line divides a lot held in single and separate ownership at the effective date of these regulations, the zoning district(s) shall apply as shown on the Zoning Map and the dimensions of the zoning district(s) on the lot shall be determined by scaled measurements of the zoning district boundaries on the Zoning Map.
- H. Questions concerning the exact location of zoning district boundary lines shall be interpreted by the Zoning Administrator.

Section 3. ADOPTION OF THE ZONING MAP:

A Zoning Map setting out the boundaries of zoning classifications desired by the Board shall be adopted by resolution which provides for incorporation by reference of the Zoning Map, upon which applicable zoning district boundaries shall be fixed. Such map shall be marked "Official" copy incorporated by resolution of the Board of County Commissioner the 17th day of March 1994.", and such resolution shall designate that the Zoning Map shall be filed with the County Planning Office as a public record.

Section 4. AMENDMENT OF THE ZONING MAP:

If an Amendment, Rezoning or Conditional Use Permit, affects the boundaries of any zoning classification, then the Board shall order that the Zoning Map to be amended to reflect such change and that the Zoning Map be reincorporated as amended by resolution.

Other amendments to the Zoning Map shall be accomplished by utilizing the same procedures that apply to the amendments of these regulations, as set forth in Article 4.

Section 5. DIFFERENCES BETWEEN PREVIOUS ZONING MAPS AND ZONING MAPS ADOPTED WITH THESE REGULATIONS.

If there is a difference, either real or apparent, between the zoning map(s) adopted with these regulations and previous zoning map(s), regardless of whether the real or apparent differences appear or are found to be the result of errors or omissions, the zoning maps adopted with these regulations shall prevail and establish the zoning for all real property.