

SECTION 3. ESTABLISHMENT OF DISTRICTS AND OFFICIAL ZONING MAPS

A. Establishment of districts.

The following districts are hereby created:

R-12	Residential District
R-10	Residential District
R-8	Residential District
R-4	Mobile Home Park District
C-1	Central Business District
C-2	Commercial District
C-3	Planned Neighborhood Commercial District
I-1	Light Industrial District
I-2	Heavy Industrial District
FH	Flood Hazard District

B. Zoning map.

The boundaries of the above zoning districts are hereby established as shown on the Official Zoning Map of Chesnee, South Carolina, which is hereby adopted and declared to be a part of this appendix. A copy of the official zoning map shall be kept on file in the office of the city clerk [clerk-treasurer] and shall be available at all times for inspection by the public.

C. Interpretation of district boundaries.

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

- (1) Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.

- (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (3) Boundaries indicated as approximately following city limits shall be construed as following such city limits.
- (4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (5) Boundaries indicated as following shore lines shall be construed to following such shore lines, and in the event of change in the shore line, shall be construed as moving with the actual line; boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes, or other bodies of water shall be construed to be following such centerlines.
- (6) Boundaries indicated as parallel to or extensions of features indicated in subsections (1), (2), (3), (4), and (5) above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- (7) 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 subsections (1), (2), (3), (4), (5) and (6) above, the planning commission shall interpret the district boundaries.

D. Permitted uses.

Only those uses listed under "permitted uses" for each of the zoning districts found in Section 4 of this appendix shall be permitted. All uses not specifically listed as "permitted uses" shall be prohibited in each zoning district.

E. Annexed areas.

Areas annexed to the City of Chesnee subsequent to the adoption of this appendix shall be automatically assigned R-12 Zoning (unless at the time of annexation, a specific request for zoning to a different classification is made by the property owner), and shall retain such zoning until a zoning change is executed in

accordance with the provisions of this appendix for zoning amendments.

Cross reference—Annexed property, § 1-9.
