

§ 130-46. Zoning district designation.

A. For the purposes of this Part 3, the City of Salem is hereby divided into districts as follows:

- R-1 Residence Districts
- R-2 Residence Districts
- PA Planned Apartment Districts
- RLC Residence - Limited Commercial Districts
- C-1 Retail Commercial Districts
- C-2 General Commercial Districts
- M-1 Light Manufacturing Districts
- M-2 General Manufacturing Districts
- HPD Historic Preservation District

B. District Map. The boundaries of these zoning districts are established on the map entitled "Zoning Map of the City of Salem," dated April 22, 1976, revised July 1, 1977, or as may be subsequently amended. Said map and all notations, references and dates pertaining to zoning and zoning districts shown thereon are hereby incorporated by reference into this Part 3 and shall be as much a part of this chapter as if they were fully described herein.¹

C. Interpretation. Where uncertainty exists as to the exact location of any boundary shown on said Zoning Map, the following rules shall apply:

- (1) Zoning boundary lines are intended to follow the line of streets, railroad rights-of-way or stream channels and other natural features where possible. Where zoning boundaries do not follow such features, it shall be determined either by the dimensions shown on the map or by use of the graphic scale shown thereon.
- (2) Where boundary lines are not fixed by dimensions and where they do not scale more than 10 feet distant from a plat or Tax Map line, such lot lines shall be construed to be the boundary line.
- (3) 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 Subsection C(1) and (2) above, the Planning Board shall interpret the district boundaries.
- (4) Where a district boundary line divides a lot which was held in single and separate ownership at the time the boundary line was established, the use regulations applicable to the less restricted district shall extend over the portion of the lot in the more restricted district a distance of not more than 50 feet beyond the district boundary line.

1. Editor's Note: The Zoning Map is on file in the office of the City Clerk.