

SECTION 107 - ZONING MAP

Any map officially adopted delineating the locations and boundaries of the various "Use and Density" Districts within any portion of the Incorporated area of jurisdiction, together with subsequent supplementary maps, shall be known collectively as the Zoning Map for Camp Verde, Arizona, and becomes an official record, as part of this Zoning Ordinance as if the matters and information set forth by said map were fully described herein. Where a Use District has been adopted but not combined with a Specific Density District then the provisions of the D18 District (Section 110I) shall govern.

Until such a time as an official Zoning Map is adopted, all of the incorporated portion of Camp Verde is hereby deemed to be zoned RCU (Section 109D) the same as though such zone were shown on an official map.

A. DISTRICT BOUNDARY DETERMINATION:

The District boundaries on the map-are intended to follow lot lines, subdivision lines, section lines or center lines of streets, alleys, or other right-of-ways (or extensions thereof) as they existed at the time of the enactment of the Map, except where referenced by dimensions thereon.

1. Uncertainty of the location of a district boundary shall be determined by the Adjustments Board unless same can be resolved, to the satisfaction of the Inspector and persons of interest, by using the scale of the map. Where such boundary scales to within 25 feet of a common division line or a right-of-way, then it shall be deemed as following such division line or the center of the right-of-way, as the case may be.

B. ABANDONED RIGHT-OF-WAYS:

Where a public street or alley or other right-of-way is officially abandoned, the abutting district boundaries shall automatically extend to the centerline thereof.