

ARTICLE 3
DISTRICTS AND BOUNDARIES

A. Establishment of Districts:

For the purposes of this Law, the Village of Victory is hereby divided into the following Zoning Districts:

1. Single-Family Residential District 1 (SF-1).
2. Single-Family Residential District 2 (SF-2).
3. Mixed Use Village Center District (MUVC).
4. Recreation & Historic District (R/H).
5. Fish Creek Drainageway Overlay District.
6. Planned Development Districts.

B. Official Zoning Map:

The location and boundaries of the Zoning Districts established herein are shown on the map entitled "Zoning Map of the Village of Victory". Said map, together with everything shown thereon and all amendments thereto, is hereby adopted by reference and accompanies and is declared to be a part of this Law. Said map, indicating the latest amendments, shall be kept up-to-date in the office of the Village Clerk for the use and benefit of the general public.

C. Interpretation of District Boundaries:

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the Zoning Map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the Village boundary line, property lines, or lot lines, said boundaries shall be construed as following the lot line or property ownership line.
2. Where district boundaries are so indicated that they are approximately parallel to the Village boundary line, street lines, property lines, lot lines or projections thereof, said boundaries shall be construed as being parallel thereto and at such distances there from as are indicated on the Zoning Map or as shall be determined by the use of the scale show on the Zoning Map.
3. Where district boundaries are indicated as following a river or stream, said boundaries shall be construed to be coincident with the center line of such river or stream, and said boundaries shall be deemed to be automatically

moved if the main channels of such streams or rivers are moved by natural or artificial means up to a maximum of fifty (50) feet.

4. In all cases where a district boundary line is located not farther than fifteen (15) feet away from a lot line of record, the regulations applicable to the greater part of the lot shall be deemed to apply to the entire lot.
5. Where any uncertainty exists, the Village of Victory Planning Board, upon written application or on its own motions, shall determine the location of the boundary in question, giving due consideration to the location indicated on the zoning map and the purposes set forth in the zoning district regulations.