

SECTION 5

ESTABLISHMENT AND DESIGNATIONS OF DISTRICTS

DISTRICTS: ELSINORE TOWN IS HEREBY DIVIDED INTO THE FOLLOWING DISTRICTS:

PUBLIC FACILITIES
OPEN SPACE DISTRICT
AGRICULTURAL RESIDENTIAL DISTRICT
RESIDENTIAL DISTRICT
COMMERCIAL RESIDENTIAL DISTRICT
RECREATION COMMERCIAL DISTRICT
LIGHT INDUSTRIAL AGRICULTURE DISTRICT

BOUNDARIES OF DISTRICTS: THE BOUNDARIES OF THE ZONING DISTRICTS ARE SHOWN UPON THE MAP DESIGNATED AS THE "OFFICIAL ZONING MAP OF ELSINORE TOWN". SAID MAP OR MAPS AND ALL NOTATIONS, REFERENCES, DATE, AND OTHER INFORMATION SHOWN THEREON SHALL BE AND ARE HEREBY ADOPTED AND MADE A PART OF THIS ORDINANCE. THE SAID MAP SHALL BE FILED IN THE CUSTODY OF THE TOWN CLERK OF ELSINORE AND MAY BE EXAMINED BY THE PUBLIC SUBJECT TO ANY REASONABLE DOCUMENTED REGULATIONS ESTABLISHED BY THE TOWN CLERK.

BOUNDARY DETERMINATION: THE LOCATION OF BOUNDARIES OF THE ZONING DISTRICTS AS SHOWN ON THE ZONING MAP OF ELSINORE TOWN SHALL BE DETERMINED AS FOLLOWS:

1. WHERE ZONING DISTRICT BOUNDARIES ARE INDICATED AS APPROXIMATELY FOLLOWING STREET OR ALLEY LINES OR THE CENTER LINES THEREOF, THE CENTER LINES OF SUCH STREETS OR ALLEYS SHALL BE CONSTRUED TO BE THE ZONING DISTRICT BOUNDARIES.
2. WHERE ZONING DISTRICT BOUNDARIES ARE SO INDICATED THAT THEY APPROXIMATELY FOLLOW LOT LINES, SUCH LOT LINES SHALL BE CONSTRUED TO BE THE ZONING DISTRICT BOUNDARIES.
3. WHERE UNCERTAINTY EXISTS AS TO THE BOUNDARY OF ANY DISTRICT, THE PLANNING COMMISSION SHALL INTERPRET THE MAP

REGULATIONS OF DISTRICTS: EXCEPT AS HEREINAFTER OTHERWISE PROVIDED:

1. NO BUILDING OR PART THEREOF OR OTHER STRUCTURE SHALL BE ERECTED, ALTERED, ADDED TO OR ENLARGED, NOR SHALL ANY LAND, BUILDING, STRUCTURE OR PREMISES BE USED, DESIGNATED, OR INTENDED TO BE USED FOR ANY PURPOSE, OR IN ANY MANNER OTHER THAN IS INCLUDED AMONG THE USES HEREINAFTER LISTED AS PERMITTED IN THE DISTRICT IN WHICH SUCH BUILDING LAND OR PREMISES IS LOCATED.
2. NO BUILDING OR PART THEREOF OR STRUCTURE SHALL BE ERECTED, NOR SHALL ANY EXISTING BUILDING BE ALTERED, ENLARGED, REBUILT, OR MOVED INTO ANY DISTRICT, NOR SHALL ANY OPEN SPACE BE ENCROACHED UPON OR REDUCED IN SITE AREA, HEIGHT OR BUILDING, AND BUILDING REGULATIONS HEREINAFTER DESIGNATED FOR THE DISTRICT IN WHICH SUCH BUILDING OR OPEN SPACE IS LOCATED.
3. NO YARD OR OPEN SPACE PROVIDED ABOUT ANY BUILDING FOR THE PURPOSE OF COMPLYING WITH THE PROVISIONS OF THIS ORDINANCE SHALL BE CONSIDERED AS PROVIDING A YARD OR PEN SPACE FOR ANY OTHER BUILDING AND OR YARD OR, OTHER OPEN SPACE ON ONE BUILDING SITE SHALL BE CONSIDERED AS PROVIDING A YARD OR OPEN SPACE FOR A BUILDING ON ANY OTHER BUILDING SITE.

INTERPRETATION AND CONFLICT: IN INTERPRETING AND APPLYING THE REGULATIONS OF THIS ORDINANCE, THEY SHALL BE HELD TO BE THE MINIMUM REQUIREMENTS FOR THE PROMOTION OF THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THIS ORDINANCE SHALL NOT NULLIFY THE MORE RESTRICTIVE PROVISIONS OF COVENANTS, AGREEMENTS, OTHER ORDINANCES OR LAWS, BUT IF THIS ORDINANCE IMPOSES A GREATER RESTRICTION, THIS ORDINANCE SHALL REGULATE.