

ARTICLE V. ZONING MAP PROVISIONS

SECTION 501. OFFICIAL ZONING MAPS – The Districts established in Article IV of this Ordinance as shown on the “Official Zoning Maps of Clearwater County”, together with explanatory matter thereon, are hereby adopted by reference and incorporated into this Ordinance as though fully set forth herein. The officially adopted maps or subsequently amended maps shall be maintained in the Office of the Clearwater County Recorder as long as this Ordinance remains in effect.

SECTION 502. ZONING DISTRICT BOUNDARIES– The boundaries of the Zoning Districts established by this Ordinance are indicated on the maps entitled “Official Zoning Maps”. The boundaries may be modified in accordance with zoning map amendment procedure as outlined in Article XIV of this Ordinance.

SECTION 503. DISTRICT BOUNDARY INTERPRETATION – Where uncertainty exists with respect to the boundaries of any Zoning District as shown on the Official Zoning Map, the following standards shall be applied:

1. Where District boundaries are indicated as approximately following the path of a road, right of way, or body of water, the center line of the indicated feature shall be construed to be said boundary;
2. Where District boundaries are indicated as approximately following lot lines, indicated lot lines shall be construed to be said boundary;
3. Where District boundaries are indicated as approximately following a line parallel to the center line of a road, right-of-way, or body of water, the boundary shall be construed as being parallel to the center line of the indicated feature and at such distance therefrom as indicated on the Official Zoning Map. If no distance is indicated, the distance shall be determined by the use of the scale shown on the Official Zoning Map;
4. Where District boundaries are indicated as following the path of a railroad line, the center line of the indicated rail line bed shall be construed to be said boundary;
5. Where District boundaries are indicated as following the path of an abandoned railroad line, the center line of the indicated railroad line bed shall be construed to be said boundary.

SECTION 504. ZONING MAP REVIEW – The Official Zoning Map shall be periodically reviewed, and reviewed as necessary at the direction of the Board, and recommendations for amendment made to the Board as follows:

1. The Official Zoning Map shall be reviewed every odd numbered calendar year by a panel which shall consist of the Administrator, the Clearwater County Cartographer or such person as the Board may appoint to oversee mapping, the Chairperson of the Planning and Zoning Commission, and such other Commission members as the Commission may appoint by majority vote to maintain a membership of three (3) Commission members, inclusive of the Chair. The panel may also include such officials or employees of the County Assessor’s, Treasurer’s, Road & Bridge, or Prosecutor’s offices as the Board shall direct. This panel shall be designated “Official Zoning Map Review Panel”, hereafter “Review Panel”;
 - a. The Review Panel shall make recommendations for changes to established zones to the Board, or shall, if no alteration is deemed necessary, recommend that the Official Zoning Map be accepted in its existing form;

- b. The Board, upon receiving the recommendation of the Review Panel, shall approve or disapprove alterations to the Official Zoning Map in accordance with the notice and hearing procedures of Article XIV.
2. The Board may convene the Review Panel at its discretion, though no more often than one (1) time in any twelve (12) month period, for the purpose of recommending changes to the Official Zoning Map according to the provisions of Section 504.1(a)-(b).