

TOWN OF DARIEN ZONING LAW

ARTICLE V ESTABLISHMENT OF DISTRICTS

SECTION 501 DIVISION OF DISTRICTS

For the purposes and provisions of this Zoning Law, the following districts are hereby established.

LDR	Low Density Residential
MDR	Medium Density Residential
REC	Recreation
C	Commercial
I	Industrial
PUD	Planned Unit Development
MU-CC #1	Commercial Center Mixed Use Zone [LL No. 2 of 2007]
MU-CC #2	Commercial Center Mixed Use Zone [LL No. 2 of 2007]
MU-NC	Neighborhood Center Mixed Use Zone [LL No. 2 of 2007]

SECTION 502 ZONING MAP

The boundaries of all zone districts set forth in this Zoning Law shall be shown on a map bearing date of adoption. Said map shall be filed in the office of the Town Clerk and shall hereafter be "The Official Zoning Map" of the Town. Such map is hereby declared a part of this Zoning Law and shall be duly certified in accordance with Article 16 of the Town Law of the State of New York.

SECTION 503 AMENDMENT OF MAP

In accordance with the provision of this Zoning Law, changes are made in district boundaries or other subject matter portrayed on the zoning map, such changes shall be made on the Official Zoning Map promptly after the amendment has been approved by the Town Board, together with an entry on the minutes of such Board meetings as follows: "On (date), by official action of the Town Board, the following change (changes) was (were) made in the Official Zoning Map: (brief description of nature of change)", which entry shall be signed by the Supervisor and attested to by the Clerk. No amendment to this Zoning Law, which involves subject matter portrayed by the Official Zoning Map, shall become effective until such change and entry have been made on said map.

SECTION 504 RULES FOR DETERMINING 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:

- A. Unless otherwise indicated, the district boundaries are indicated as approximately following platted lot lines; centerlines of streets, highways, alleys or railroads, center lines of streams, reservoirs, or other bodies of water.

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- B. Where district boundaries are so indicated that they are approximately parallel to the center lines of streets, highways or railroads, or rights-of-way of same, or the center lines of streams, reservoirs or other bodies of water, or said lines extended, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown on said zoning map.

- C. Where a district boundary line, as appearing on the zoning map, divides a lot in a single ownership at the time of this enactment, the district requirements for the least restricted portion of such lot shall be deemed to apply to the whole thereof, provided that such extensions shall not include any part of such a lot more than fifty (50) feet beyond the district boundary line.