

## CHAPTER 4 ESTABLISHMENT OF ZONING DISTRICTS

### SECTION 4.01 ZONING DISTRICTS

For the purpose of this Ordinance, Grass Lake Charter Township is hereby divided into the following districts:

AG	Agricultural District
R-1	Single Family Residential District
R-2	Single-Family Residential District
R-3	Multiple Family Residential District
R-4	Manufactured Housing Community District
GC	General Commercial District
HC	Highway Commercial District
LI	Light Industrial District
PUD	Planned Unit Development District

### SECTION 4.02 ZONING MAP

- A. The zoning districts as provided in Section 4.01 are defined on the map entitled "Zoning Map of Grass Lake Charter Township." The Zoning Map, along with all notations, references, and other explanatory information, shall be made part of this Ordinance.
- B. Authority. Regardless of the existence of purported copies of the Zoning Map that may be published, a true and current copy of the Zoning Map shall be available for public inspection, and shall be located in and maintained by the office of the Township Clerk. The Clerk's copy, which bears the signatures of the Township Supervisor and Clerk, shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, building, or structure in the township.
- C. Interpretation of District Boundaries. Where uncertainty exists with respect to the boundaries of any of the districts indicated on the Zoning Map, the following rules shall apply:
1. A boundary indicated as approximately following the centerline of a highway, alley, or easement shall be construed as following that centerline.
  2. A boundary indicated as following a railroad line shall be construed as being located midway in the right-of-way.
  3. A boundary indicated approximately following a recorded lot line or the line bounding a parcel shall be construed as following that line.
  4. A boundary indicated as approximately following a municipal boundary line of a city, village, or township shall be construed as following that line.
  5. A boundary indicated as following a shoreline shall be construed as following the shoreline. In the event of a change in the shoreline, it shall be construed as following the shoreline as it exists at the time the interpretation is made.

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6. A boundary indicated as following the centerline of a stream, river, canal, lake or other water body shall be construed as following that centerline.
  7. A boundary indicated as parallel to, or as an extension of features named in the preceding paragraphs shall be so construed.
  8. A distance not specifically indicated on the Zoning Map shall be determined by the scale of the map.
- D. Where a physical or cultural feature on the ground is at variance with that shown on the Zoning Map or any other circumstances not covered in this Section, the Zoning Board of Appeals shall interpret the location of the boundary.
- E. Where a district boundary line divides a lot that is under single ownership at the time of the adoption of this Ordinance, the Board of Appeals may permit an extension of the zoning regulations for either portion of the lot to the nearest lot line. However, the extension shall not extend any further than fifty (50) feet beyond the district line into either portion of the lot.
- F. In every case where land has not been included within a district on the Zoning Map, the land shall be in the AG District.
- G. Wherever any street, alley or other public right-of-way within Grass Lake Charter Township shall have been vacated by official government action and when the lands within the boundaries thereof attach to and become a part of lands adjoining such street, alley or public right-of-way, that land shall automatically and without further governmental action thenceforth acquire and be subject to the same zoning regulations as the lands to which it shall attach, and that same land shall be used for the same use as permitted under this Ordinance for adjoining lands. If a vacated area is bordered by two (2) different districts, the area is divided along a line halfway between them according to the adjacent district, unless the Township Board shall otherwise designate.
- H. Whenever any fill is placed in any lake or stream, the land created shall automatically and without further governmental action, be subjected to the same zoning regulations as are applicable to lands to which the area is attached or adjacent, and the area shall be used for the purposes as permitted under this Ordinance for the adjoining lands. No use of the surface of any lake or stream shall be permitted for any purpose not permitted on the land from which the use emanates.