

ARTICLE II
MAPPED ZONING DISTRICTS

Sec. 201:1 ZONING DISTRICTS.

The following zoning districts are hereby established and the purpose and desired development of each district is stated. Specific uses permitted in each district are listed in Article III of this Ordinance. In addition certain overlay zones have been established to address specific land use concerns. The General Provisions established for this Ordinance apply to all land in the Township.

Zoning Districts

CON	Conservation District
A-1	Agricultural District
A/R	Agricultural Residential District
R-1	Low Density Residential District
R-2	Medium Density Residential District
PS	Professional Services District
C-1	Light Commercial District
C-2	Heavy Commercial District
HAR	Harbor District
G-I	General Industrial District
AP	Airport District
BTI	Business, Technology and Industrial District (<i>added Ord. 110, eff. 12/27/04</i>)
C-3	Commercial District (<i>added Ord. 121, eff. 10/24/08</i>)
	High Risk Erosion Overlay Zone
	National Scenic River Overlay Zone
	Dune Overlay Zone

Sec. 201:2 ZONING MAPS.

The areas comprising the zoning district and the boundaries of such districts are hereby established as shown on the “COMPOSITE ZONING MAP, PERE MARQUETTE CHARTER TOWNSHIP.” Other similar maps marked ‘For Reference Only’ are not the official zoning maps and the official zoning map shall control in all zoning matters. The maps and plans establishing and defining the High Risk Erosion Overlay Zone, the National Scenic River Overlay Zone and the Dune Overlay Zone are found and/or identified in Sections 312, 313 and 314 of this Ordinance. (*Amended Ord. 79, eff. 2/26/96*) (*Amended Ord. 110, eff. 12/27/04*) (*Amended Ord. 121, eff. 10/24/08*)

Sec. 201:3 ZONING MAPS; PART OF ORDINANCE.

The Zoning Maps, together with explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

Sec. 201:4 ZONING MAPS MAINTAINED.

The Zoning Map shall be maintained in the Pere Marquette Charter Township Hall under the direct supervision of the Zoning Administrator. The maps previously designated as official, the “Quarter Section Zoning Maps,” shall be used for reference purposes to produce and maintain a digital Composite Zoning Map which correctly depicts the zoning district boundaries as adopted by Ordinance No. 74 as amended. Amendments changing zoning districts shall be shown as revisions on the Composite Zoning Map with the effective date. (*Amended Ord. 110, eff. 12/27/04*)

Sec. 201:5 DISTRICT BOUNDARY LINES CONSTRUED AS FOLLOWING LOT LINES, ETC.

When uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Maps, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys, shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following Township limits shall be construed as following Township limits.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the right-of-way lines.
5. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map.
7. Where physical or natural features existing on the ground are at variance with those shown on the official Zoning Maps, or in other circumstances not covered by Subsections 1 through 6 above, the Zoning Board of Appeals shall interpret the district boundaries.
8. Insofar as some or all of the various districts may be indicated on the Zoning Maps by patterns which, for the sake of map clarity, do not cover public right-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.

Sec. 201:6 QUESTIONS; DECIDED BY ZONING BOARD OF APPEALS.

Questions concerning district boundary lines as shown on the Zoning Maps shall be decided by the Zoning Board of Appeals.