

## **ARTICLE 6 ZONING DISTRICTS AND MAP**

### **SECTION 600 DISTRICTS ESTABLISHED**

The Township is hereby divided into the following zoning districts:

- R-1 One family residential district
- R-2 Multiple family residential district
- AG Agricultural District
- BUS General business district
- IND Industrial district

### **SECTION 601 ZONING MAP**

1. The location and boundaries of the zoning districts established in the Township shall be shown on the Zoning Map. Said map or any portion thereof together with all notations, dimensions and other data shown thereon are hereby made a part of this Ordinance to the same extent as if the information were fully described and incorporated herein.
2. The Zoning Map may be amended from time to time to reflect changes in districts and the rezoning of a lot or lots shown thereon in the same manner as amendments may be made to the text of this Ordinance. Such changes shall be recorded to scale on duplicate copies of the Zoning Map and shall be accomplished by written legal descriptions in appropriate zoning ordinance amendments.

### **SECTION 602 DISTRICT BOUNDARIES INTERPRETED**

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

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys, shall be construed to follow such center lines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as following railroad lines shall be construed to be the midline between the main tracks.
4. Boundaries indicated as approximately following the center line of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.
5. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 4 above shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map.
6. Where physical or natural features existing on the ground are at variance with those shown on the Zoning Map, or in other circumstances not covered by subsections 1 through 5 above, the Zoning Board of Appeals shall interpret the district boundaries.
7. In so far as some or all of the various districts may be indicated on the Zoning Map by patterns which, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.

### **SECTION 603 ZONING OF VACATED AREAS**

If all or any portion of any public street, alley, right-of-way, easement or land shall ever revert to or come into private ownership or shall ever be used for any purpose other than a public purpose, said land shall be subject to all of the regulations which apply within the district where located, or within the most restrictive of the immediately adjacent districts, if there be more than one.

### **SECTION 604 DISTRICT USES**

Each district provides for uses permitted by right and uses permitted by special compliance with the terms and conditions of this Ordinance. Uses permitted by special approval shall not be allowed until the specific applicable conditions and limitations have been complied with, and, in addition, until approval has been obtained from the Planning Commission in accordance with ARTICLE 3 SECTION 302 SPECIAL USE APPROVAL.

### **SECTION 605 DISTRICT REQUIREMENT**

In addition to any other requirement, all structures and/or uses shall also be subject to the provisions of ARTICLE 18 AREA, DENSITY, BULK, HEIGHT AND YARD REQUIREMENTS and ARTICLE 19 GENERAL PROVISIONS. More restrictive requirements applicable to a specific land, structure, and/or use, however, shall supersede these general requirements.