15.0300 CHAPTER 3

ZONING DISTRICTS AND MAP

15.0301 SECTION 3.01 DISTRICTS ESTABLISHED

For the purposes of this Ordinance, the following districts are hereby established for the Charter Township of Grand Haven:

- AG Agricultural District
- RP Rural Preserve District
- RR Rural Residential District
- LDR Low Density Residential District
- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Two Family Residential District
- R-3.5 Restricted Multiple Family Residential District
- R-4 Multiple Family Residential District
- R-5 Manufactured Mobile Home Park Residential District
- SP Service/Professional District
- PUD Planned Unit Development District
- C-1 Commercial District
- I-1 Industrial District
- I-1A Corridor Industrial District (amend. by ord. no. 511 eff. June 10, 2012)

15.0302 SECTION 3.02 DISTRICT BOUNDARIES

The boundaries of the districts are hereby established as shown on the zoning map, Charter Township of Grand Haven Zoning Ordinance, which accompanies this Ordinance, and which map with all notations, references, and other information shown thereon shall be as much a part of this Ordinance as if fully described herein. (Changes in district boundaries are shown in Appendix - Zoning Map Amendments.)

15.0303 SECTION 3.03 DISTRICT BOUNDARIES INTERPRETED

Where uncertainty exists as to the boundaries of any of the 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 as following such center lines.
- 2. Boundaries indicated as approximately following platted or unplatted lot lines shall be construed as following such lot lines.
- 3. Boundaries indicated as approximately following section lines, or the lines of customary fractional division of sections, shall be construed as following such lines.

- 4. Boundaries indicated as approximately following the boundaries of the Township, shall be construed as following such boundaries.
- 5. Boundaries indicated as approximately following railroad lines shall be construed to be midway between the right-of-way lines.
- 6. Boundaries indicated as approximately following shore lines shall be construed to follow such shore lines, and in the event of change in the shore lines, shall be construed as moving with the actual shore line; and 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.
- 7. Boundaries indicated as approximately parallel to, extensions of, or perpendicular to, features indicated in subsection 1 through 6 above shall be so construed. Distance not specifically indicated on the zoning map shall be determined by the scale of the map.
- 8. Insofar 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 extend to the center of any public right-of-way.
- 9. Where physical or natural features existing on the ground are different from those found on the zoning map, or in other circumstances not clearly covered by subsections 1 through 8, above, the Zoning Administrator shall determine the district boundaries. The Zoning Administrator shall apply the criteria for such determination for subsections 1 through 8, above, or any other criteria as he shall determine appropriate to construe the boundaries of the several districts in a reasonable and harmonious manner.

15.0304 SECTION 3.04 FLOOD HAZARD AREA BOUNDARY DISPUTES

- 1. Where disputes arise as to the location of the flood hazard area boundary or the limits of the floodway, the Zoning Administrator shall resolve the dispute and establish the boundary location. In all cases, the decision of the Zoning Administrator shall be based upon the most current floodplain studies issued by the Federal Insurance Administration. Where Federal Insurance Administration information is not available, the best available floodplain information shall be utilized.
- 2. Where a dispute involves an allegation that the boundary is incorrect as mapped and Federal Insurance Administration floodplain studies are being questioned, the Zoning Administrator shall modify the boundary of the flood hazard area or the floodway only upon receipt of an official letter or map amendment issued by the Federal Insurance Administration.

3. All parties to a map dispute may submit technical evidence to the Zoning Administrator.

15.0305 SECTION 3.05 ZONING OF VACATED AREAS

Whenever any park, common, outlot, street, alley, or other public way within the Charter Township of Grand Haven shall be vacated, such park, common, outlot, street, alley, or other public way or portion thereof, shall automatically become classified in the district to which it attaches, or the most restrictive of the districts, if it attaches to more than one district.

15.0306 SECTION 3.06 DISTRICT REQUIREMENTS

All buildings, structures, and uses in all districts shall be subject to all the provisions of this Ordinance.