

CHAPTER 2

ZONING DISTRICTS AND MAP

SECTION 2.01 ESTABLISHMENT OF DISTRICTS

Those portions of the Township of Decatur, Van Buren County, Michigan are hereby divided into zoning districts, as named and described in the following Chapters. The boundaries of these zoning districts are established as shown on the Decatur Township Zoning Map as established in Section 2.02 of this Ordinance.

SECTION 2.02 CREATION OF ZONING DISTRICTS.

For the purpose of this Ordinance, those portions of Decatur Township, Van Buren County, Michigan shall be divided into the following zoning districts, which shall be known by the names and symbols here shown.

AR	Agricultural Residential District
R-1	Low Density (Rural) Residential District
R-2	Medium Density Residential District
R-3	Manufactured Housing Park District
R-4	Lake Residential District
C-1	Mixed Use District
C-2	General Commercial District
L-1	Light Industrial District
M	Manufacturing District

SECTION 2.03 ZONING MAP.

The boundaries of Decatur Township zoning districts are shown on a map adopted by the Decatur Township Board of Trustees. The map shall be entitled "The Zoning Map of Decatur Township" and shall bear the date it was adopted or amended. It shall be the duty of the Township Supervisor and Township Clerk to authenticate such records by placing their official signatures on the Map. The Zoning Map, with all of its accompanying explanatory materials, is hereby made a part of this Ordinance as if the materials and information provided by the map were all fully described herein.

SECTION 2.04 APPLICATION OF THIS ORDINANCE.

Except as otherwise provided in this Ordinance, erection of buildings and uses of land shall conform to the specific provisions for the zoning districts involved. No land shall be developed, redeveloped, use commenced, expanded or continued within the Township except as specifically, or by necessary implication, as authorized by this Ordinance. Lawful nonconforming structures and uses existing at the time of passage of this Ordinance are specifically governed by Chapter 20, and generally governed by this Ordinance.

SECTION 2.05 INTERPRETATION OF DISTRICT BOUNDARIES.

- A. Unless otherwise shown, the boundaries of the districts are lot lines, the center lines of streets or alleys, or such lines extended, and the limits of Decatur Township.
- B. Where a district boundary line as shown on the Zoning Map, divides a lot which was in a single ownership of record at the time of enactment of this Ordinance, the use authorized thereon and the other district requirements applying to the most restricted portion of such lot, under this Ordinance, shall be considered as extending to the entire lot.
- C. Where due to the scale, lack of detail or illegibility of the Zoning Map of this Ordinance, there is any uncertainty, contradiction, or conflict as to the intended location of any district boundary lines, said lines shall be interpreted upon written request, or upon its own motion, by the Zoning Board of Appeals, after recommendation by the Planning Commission.
- D. Where a district boundary line follows a shoreline, such boundary shall be construed to be the shoreline. In the event of a change in the shoreline, the boundary line shall be construed to move with the actual shoreline. Boundaries indicated as approximately following the center line of streams, rivers, canals, lakes or other bodies of water shall be structured to follow such center lines.
- E. Boundaries indicated as approximately following platted lot lines, property lines, section lines or other lines of a government survey as they exist as of the effective date of this Ordinance or as applicable amended thereto shall be construed as following such lines.
- F. Lines parallel to street without indication of the depth from the street line shall be construed as having a depth of three hundred (300) feet from the front lot line.

SECTION 2.06 PERMISSIVE ZONING.

Land uses are permitted specifically in the various zoning districts of this Ordinance. Where not specifically permitted, uses are hereby specifically prohibited unless construed to be similar to a use expressly permitted. No land contained within any zoning district within Decatur Township shall be used for any purpose other than those uses specifically set forth in the following sections, except as permitted by Chapter 20, Nonconforming Uses and Structures.

SECTION 2.07 USES PERMITTED BY RIGHT.

Permitted uses, as identified in Articles covering each district, are recognized as uses of land and buildings in certain districts which are harmonious with other such uses which may lawfully exist within the same district. A permitted use is subject to the general provisions, parking regulations, landscaping, district intent, permit, certificate and site plan requirements found elsewhere in this Ordinance, but otherwise is considered to be a lawful use not requiring special or extraordinary controls or conditions, unless otherwise indicated herein.

SECTION 2.08 USES PERMITTED UNDER CONDITIONAL APPROVAL.

The uses identified as Conditional Approval Uses in Article 19 covering each district are recognized as possessing characteristics of such unique and special nature (relative to location, off-site impacts, design, size, public service, utilities needs, and other similar characteristics) as necessitating individual standards and conditions in order to safeguard the general health, safety and welfare of the community. Chapter 19 regarding procedure and requirements for conditional approval uses, shall apply to these uses.

SECTION 2.09 ZONING OF VACATED AREAS.

Whenever any street, alley or other public way within the Township shall be vacated, such street, alley or other public way or portion thereof, shall automatically be classified in the same zoning district as the property to which it is attached.

SECTION 2.10 AREAS NOT INCLUDED WITHIN A DISTRICT

In every case where land has not been included within a district on the Zoning Map, such land shall be so designated in the AR Zoning District until officially acted upon and designated by the Township Board as provided for in this Ordinance.