

ARTICLE 3 ZONING DISTRICTS & MAP

§3.05 - ESTABLISHMENT OF ZONING DISTRICTS

For the purpose of this Ordinance, the areas of the Township are hereby divided into the following zoning districts, which shall be known by the following titles and symbols:

Table 3.05: Zoning Districts		
Symbol	District Title	Article with Standards^(A)
(A) Agricultural & Conservation Districts		
(1) AG	Agricultural District	Article 4
(2) RC	Recreation Conservation District	Article 4
(B) Residential Districts		
(1) CU	Common Use District	Article 5
(2) LR1	Lake Residential District	Article 5
(3) LR2	Portage Lake Residential East District	Article 5
(4) LR3	Portage Lake Residential West District	Article 5
(5) LR4	Silver Lake Residential North District	Article 5
(6) LR5	Half Moon Lake Residential North District	Article 5
(7) LR6	Half Moon Lake Residential South District	Article 5
(8) LR7	North Lake Residential North District	Article 5
(9) LR8	North Lake Residential South District	Article 5
(10) MHR	Mobile Home Residential District	Article 5
(11) OSC	Open Space Community Overlay District	Article 9
(12) RR	Rural Residential District	Article 5
(C) Commercial Districts		
(1) C	Commercial District	Article 6
(2) CPUD	Commercial Planned Unit Overlay District	Article 10

Table 3.05: Zoning Districts, continued

<u>Symbol</u>	<u>District Title</u>	<u>Article with Standards^(A)</u>
(D) Public Districts		
(1) PI	Public Institutional District	Article 7
(2) PR	Public Recreation District	Article 7

(A) **Article with Standards:** This is the article in which most of the use and developmental standards for that district are located. Other standards and provisions may be located throughout this Ordinance.

§3.10 - OFFICIAL ZONING MAP

For the purpose of this Ordinance, the zoning districts are bounded and defined as shown on a map titled “Official Zoning Map of Dexter Township.” This map is hereby made a part of this Ordinance.

- (A) **Boundaries:** The boundaries of the zoning districts described above are defined and established as depicted in the Official Zoning Map.
- (B) **Signature & Seal:** The Official Zoning Map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk. It shall also bear the Township Seal, effective date of this Ordinance, and the following text: “This is to certify that this is the Official Zoning Map referred to in the Dexter Township Zoning Ordinance.”
- (C) **Location:** The Official Zoning Map shall be kept in the Planning and Zoning Department office and shall be available for public inspection.
- (D) **Damaged Map:** If the Official Zoning Map becomes damaged, destroyed, lost, or difficult to read, the Township Board shall adopt a new Official Zoning Map, as outlined in this Ordinance and state law, which shall replace the previous Official Zoning Map
- (E) **Amendment of Map:** The Official Zoning Map may be amended from time to time, as outlined in this Ordinance and state law. Such change shall be recorded on the Official Zoning map and shall be identified by the signature of the Township Supervisor, attested by the Township Clerk. It shall also bear the Township Seal, effective date of the amendment to this Ordinance, and the following text: “This is to certify that this is the Official Zoning Map referred to in the Dexter Township Zoning Ordinance.”

§3.15 - RULES FOR INTERPRETATION

The following rules of interpretation shall apply if uncertainty exists concerning the exact boundary of zoning districts in the Official Zoning Map.

- (A) **Centerline:** A boundary indicated as approximately following the centerline of a street shall be construed as following the centerline of the street right-of-way.
- (B) **Lot or Parcel Boundary:** A boundary indicated as approximately following a lot or parcel line shall be construed as following the lot or parcel line.

- (C) **Corporate Boundary:** A boundary indicated as approximately following the corporate boundary line of a city, village, or township shall be construed as following that corporate boundary line.
- (D) **Waterbody:** A boundary indicated as approximately following a shoreline shall be construed as following the ordinary high-water mark of that waterbody and, in the event of change in a shoreline, shall be construed as following the actual shoreline.
- (E) **Parallel or Extension:** A boundary indicated as approximately parallel to or an extension of feature above shall be construed as being parallel to or an extension of the feature.
- (F) **Distance:** A distance not specifically identified on the Official Zoning Map shall be determined by the scale of the map.

§3.20 - ZONING OF VACATED & FILLED AREAS

- (A) **Vacated Areas:** Whenever any street, alley, or other public way is vacated, the lands within the area being vacated shall automatically be placed in the zoning district of the lot to which the vacated area is attached.
- (B) **Filled Areas:** Whenever fill is placed in a waterbody, the new lands shall automatically be placed in the same zoning district of the lot to which the filled area is attached or the adjacent lot, if it is not attached to an existing lot.

§3.25 - ZONING OF PLANNED UNIT DEVELOPMENTS

- (A) **Not Zoning Map Amendment:** Approval of a planned unit development shall not be considered an amendment of the Official Zoning Map because the Commercial Planned Unit Development (CPUD) and Open Space Community (OSC) Overlay Districts have been established in this Ordinance and on the Official Zoning Map as overlay districts.
- (B) **Official Map:** The Official Zoning Map shall automatically be updated to identify the boundaries of an approved planned unit development, including commercial planned unit developments and open space communities.

End of Article 3.

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