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ZONING DISTRICTS AND MAP

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ARTICLE 3: THE ZONING DISTRICTS AND MAPS

SECTION 3.01: ESTABLISHMENT OF ZONING DISTRICTS

The zoning districts defined in this Article are hereby established for all land and water areas within the Charter Township of Marquette. The intended provisions and requirements for each specific zoning district are specified in this Ordinance. The seven (7) specific zoning districts are designated as follows:

(RR)	Rural Residential District
(SR)	Scenic Residential District
(UR)	Urban Residential District
(DD)	Development District
(GB)	General Business District
(SB)	Segregated Business District
(RP)	Resource Production District
(FR)	Forest Recreation District

SECTION 3.02: ZONING DISTRICT MAPS

The boundaries of the zoning districts are hereby established as shown on the Official Zoning Map, *Section 3.08*, which accompanies this Ordinance and which, with all notations, references, and other information thereon, shall be as much a part of this Ordinance as if fully described herein. The zoning map shall be certified as the official copy by the signature of the Township Supervisor, and attested to by the Township Clerk. The official map shall be kept in the Township Hall. Subsequent maps and descriptions accompanying enacted amendments shall be noted on the official copy until such time as the official copy is updated by the Zoning Administrator.

SECTION 3.03: INTERPRETATION OF THE ZONING DISTRICT MAPS

- A. Where, due to the scale, lack of detail, or illegibility of the zoning maps accompanying this Ordinance, there is an uncertainty, contradiction, or conflict as to the intended location of any zoning district boundary as shown thereon, interpretation concerning the exact location of the zoning district boundary line shall be determined by the Zoning Board of Appeals. The Board, in arriving at a decision on these matters, shall apply the following standards:
1. Zoning district boundary lines shown as following, or approximately following, the limits of any municipal corporation shall be construed to be the boundaries.
 2. Zoning district boundary lines are intended to follow lot lines, or be parallel or perpendicular thereto, or along the center lines of alleys, streets, rights-of-way, or water courses, unless the zoning district boundary lines are fixed by dimensions as shown on the zoning map.

ARTICLE 3 – ZONING DISTRICTS AND MAP

SECTION 3.03: INTERPRETATION OF THE ZONING DISTRICT MAPS – (Cont.)

3. Zoning district boundary lines shown as following section lines, one-quarter section lines, or one-sixteenth lines shall be construed to establish such lines as the district boundaries.
4. Where zoning district boundaries are so indicated that they approximately follow lot lines, the lot lines shall be construed to be the boundaries
5. Where a zoning district boundary divides a lot, the location of any boundary, unless the location is indicated by dimensions shown on the zoning map, shall be determined by the use of the map scale shown.
6. Zoning district boundary lines shown as approximately following shorelines of any lakes shall be construed to follow the mean high waterlines. In the event of change in the mean high waterline, boundary lines shall be construed as moving with the actual mean high waterline.
7. Zoning district boundary lines shown as approximately following the centerline of streams, rivers, or other continuously flowing water courses shall be construed as following the channel center line of the water courses taken at the mean low water level, and in the event of a natural change in the location of streams, rivers, or other water courses, the zoning district boundary shall be construed as moving with the channel centerline.
8. If, after the application of the foregoing rules, uncertainty still exists as to the exact location of a zoning district boundary, the Zoning Board of Appeals shall determine and fix the location of any line.

SECTION 3.04: ZONING OF VACATED AREAS

Whenever any street, alley, or other public way within the Township shall have been vacated by official governmental action and when the land within the boundaries thereof attach to and become part of land adjoining a street, alley, or public way, the vacated land shall automatically be subject to the zoning regulations applicable to the land to which it attaches and becomes a part.

SECTION 3.05: ZONING OF FILLED LAND AREAS

Whenever any fill is placed in any lake or stream, the land created shall automatically and without further governmental action, acquire the same zoning district and regulations as the lands to which it shall attach.

ARTICLE 3 – ZONING DISTRICTS AND MAP

SECTION 3.06: APPLICATION OF ZONING DISTRICT REGULATIONS

The regulations established within each zoning district shall be the minimum regulations for promoting the public health, safety, and general welfare. Where there are practical difficulties or unnecessary hardships in carrying out the strict letter of this Ordinance, the Zoning Board of Appeals shall have the power in passing upon appeals to vary or modify regulations and provisions of this Ordinance so that the intent and purposes shall be observed, public safety secured, and substantial justice done.

SECTION 3.07: SCOPE OF PROVISIONS

- A. Uses are permitted by right, Y, special use, S, temporary use, T, or specific temporary use, SK, in the various districts only if specifically listed in *Section 14.05, Principal Uses Permitted in Districts*. Where not specifically permitted by right, special use, temporary use or specific temporary use, uses are prohibited unless construed by the Zoning Board of Appeals to be similar to a use expressly permitted or allowable as a special use.
- B. Accessory uses are permitted within the various zoning districts if such uses are clearly incidental to a permitted principal use or uses in existence on the site.
- C. The uses permitted subject to special conditions are recognized as possessing characteristics of such unique and special nature relative to location, design, size, etc., as necessitating individual performance standards and conditions in order to safeguard the general health, safety, and welfare of the community.
- D. No part of a setback area, open space, or off-street parking or loading space required about or in connection with any use, building, or structure, for the purpose of complying with this Ordinance, shall be included as part of a setback area, open space, or off-street parking or loading space similarly required for any other use, building, or structure.
- E. No setback area or lot existing at the time of adoption of this Ordinance shall be reduced in dimensions or area, below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established herein.
- F. No portion of one (1) lot, once established and/or improved with a building or structure, shall be sold unless each lot resulting from each reduction, division, or sale conforms with all of the requirements established herein.

ARTICLE 3 – ZONING DISTRICTS AND MAP

SECTION 3.08: OFFICIAL ZONING MAP

