

ARTICLE 12.00

ESTABLISHMENT OF ZONING DISTRICTS AND MAP

Section 12.01 Creation of Zoning Districts

For purposes of this Ordinance, Township is hereby divided into Zoning Districts as indicated by the District boundaries shown on the Official Zoning Map. The following Zoning Districts are hereby created:

Residential Districts

CA	Conservation Agriculture
RUR	Rural Residential
STR	Settlement Residential
SR	Suburban Residential
MDR	Medium Density Residential
HDR	High Density Residential
MR	Multiple Family Residential
MR-2	Mobile Home Park

Nonresidential Districts

OS	Office Service
LC	Limited Commercial
NSC	Neighborhood Service Commercial
GC	General Commercial
RDP	Research and Development Park
LI	Light Industrial
I	Industrial
PD	Planned Development

Section 12.02 Adoption of Zoning Map

The boundaries of the Zoning Districts listed in Section 12.01 are hereby established as shown on the Official Zoning Map of the Township of Hartland, Livingston County, Michigan. The Zoning Map with all notations, references and information shown there on is hereby adopted as part of this Ordinance as if fully described herein.

The Zoning Map shall be kept on file so as to be available for public examination at the Township Hall or at other designated locations.

In accordance with the provisions of this Ordinance and Michigan Public Act 110 of 2006, as amended, changes made in district boundaries and other matters portrayed on the Zoning Map shall be entered on the Zoning Map after the amendment has been approved by the Township Board and has been published in a newspaper of general circulation in the Township. No changes of any nature shall be made to the Zoning Map except in conformity with the procedures set forth in Article 33.00 of this Ordinance.

Regardless of the existence of copies of the Zoning Map which may, from time to time, be made or published, the official Zoning Map shall be located at the Township Hall and shall be the final authority with regard to the current zoning status of all land in the Township.

Section 12.03 Interpretation of District Boundaries

The following rules shall apply to the interpretation of zoning district boundaries:

- A. Boundaries indicated as approximately following the center lines of streets, roads, or alleys shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following Township limits shall be construed as following such limits.
- D. Boundaries indicated as approximately following the center lines of streams, rivers, or other bodies of water shall be construed to follow such center lines.
- E. Boundaries indicated as approximately following the shoreline of a body of water shall be construed to follow such shoreline; in the event of a change in the shoreline, the boundary shall be construed as moving with the actual shoreline.
- F. Boundaries indicated as parallel to or as an extension of features cited in paragraphs A. through E. above shall be construed as being parallel to or an extension of the features cited. Distances not specified on the official Zoning Map shall be determined using the scale on the map.
- G. Where there is any uncertainty, contradiction, or conflict concerning the intended location of zoning district boundaries, the Zoning Board of Appeals shall interpret the exact location of zoning district boundaries.
- H. Insofar as some or all of the various districts may be indicated on the zoning map by patterns that, 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 the rights-of-way.

Section 12.04 Zoning of Vacated Areas

Whenever any street, alley, or other public way within the Township is vacated, such street, alley, or other public way shall be automatically be classified in the same Zoning District as the property to which it attaches, and shall be subject to the standards for said Zoning District.

Section 12.05 Zoning of Filled Land

Whenever any fill is permitted in any stream or other body of water, the land created automatically and without further governmental action becomes subject to the same zoning regulations that are applicable to the land to which the newly-created land attaches.

Section 12.06 District Requirements

Buildings and uses in any district shall be subject to all applicable standards and requirements set forth in this Zoning Ordinance, including but not limited to Article 33.00 Schedule of Regulations.