

## CHAPTER 4     DISTRICTS ESTABLISHED

### SECTION 4.01     DISTRICTS

Big Prairie Township is hereby divided into the following Districts:

### SECTION 4.02     ZONING MAP

A.     The locations and boundaries of the Districts are hereby established as shown on a map, as the same may be amended from time to time, entitled "The Zoning Map of Big Prairie Township, Newaygo County, Michigan," which accompanies and is hereby made a part of this Ordinance. The following are the Districts:

AR	Agricultural	Chapter 5
RR	Rural Residential	Chapter 6
WR	Waterfront Residential	Chapter 7
R-2	Residential	Chapter 8
MHP	Manufactured Home Park	Chapter 9
C	Commercial	Chapter 10
LI	Light Industrial	Chapter 11
PUD	Planned Unit Development	Chapter 12

Where uncertainty exists as to the boundaries of Districts as shown on the zoning map, the following rules of construction and interpretation shall apply.

1.     Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerlines.
2.     Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3.     Boundaries indicated as approximately following township boundaries shall be construed as following township boundaries.
4.     Boundaries indicated as approximately following shorelines or lake or stream beds shall be construed as following such shorelines or lake or stream beds, and in the event of change in the location of shorelines or lake or stream beds, shall be construed as moving with the shoreline and lake or stream bed.
5.     Lines parallel to streets without indication of the depth from the street line shall be construed as having a depth of two hundred (200) feet from the front lot line.
6.     Boundaries indicated as approximately following property lines, section lines or other lines of a government survey shall be construed as following such property lines, section lines or other lines of a government survey as they exist as of the effective date of this Ordinance or applicable amendment thereto.

- B. Where the rules of construction and interpretation of Section 4.02, A does not resolve the location of the zoning boundary, the Zoning Board of Appeals shall set the location of the boundary, provided that the Board shall not have the authority to change the zoning designation of any property.
- C. Whenever all or part of a street or other public way is vacated, it shall automatically become a part of the District to which it attaches. If a vacated area is bordered by two different Districts, the area shall be divided along a line half-way between them according to the adjacent District.

**SECTION 4.03        AREAS NOT INCLUDED WITHIN A DISTRICT**

Land not included within a District on the zoning map shall be considered to be in the R-R District.

**SECTION 4.04        USES NOT DESIGNATED**

- A. When a use or activity is not stated or specified in this Ordinance, the Zoning Administrator may either interpret the use or activity as being substantially similar to those allowed in the District or request the Zoning Board of Appeals to make a determination at its next regular meeting or at a special meeting called for that purpose. The Zoning Administrator or Board of Appeals, as applicable, shall also determine whether the use or activity is a special land use or a use permitted by right. An applicant may also petition the Township for an amendment to the Zoning Ordinance to address the use or activity being considered. If new ordinance language is necessary to address a use not otherwise classified in the ordinance, it has been determined to be an appropriate use for the township, and the township determines that there is a demonstrated need not otherwise reasonably accommodated in the region, then the Planning Commission shall develop the amendatory language to address the use or activity being considered.
- B. The Zoning Administrator or Board of Appeals, as applicable, shall base the decision on a finding that the proposed use:
  - 1. Is not specifically listed in any other District.
  - 2. Is generally consistent with the Intent of the District and this Ordinance, as well as the Master Plan.
  - 3. Will not impair the present or potential use of other properties within the same District or in the vicinity.
  - 4. Has no greater potential impact on surrounding properties than those listed in the District, in terms of aesthetics, traffic generated, noise, potential nuisances, and other impacts related to health safety and welfare.
  - 5. The proposed use or activity shall comply with the review and approval requirements and district regulations that apply to similar authorized uses.