

# Chapter 5

## **ZONING DISTRICTS AND BOUNDARIES**

### **SECTION 5.1 ZONING DISTRICTS**

For the purposes of regulating and restricting the location of buildings and sites for specific uses and also for the purpose of regulating and restricting volume, height and area of buildings hereafter erected or altered, the following Zoning Districts are hereby designated within Eureka Charter Township:

AG	Agricultural
RR	Rural Residential
SR	Suburban Residential
UR	Urban Residential
MHR	Manufactured Housing Residential
PC	Public Conservation
OSC-1	Office Service Commercial – 1
OSC-2	Office Service Commercial – 2
GC	General Commercial
RC	Rural Commercial
IND	Industrial

### **SECTION 5.2 ZONING MAP**

The Zoning Districts are bounded and defined as shown on a map entitled, "Zoning Map, Eureka Charter Township, Montcalm County, Michigan" which, with all explanatory matter thereon, is hereby made a part of this Ordinance and is on file in the office of the Township Clerk.

### **SECTION 5.3 ZONING DISTRICT BOUNDARIES**

- A. Interpretation of District Boundaries – Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:
  - 1. Boundaries indicated as approximately following the center lines of streets, highways or other public rights-of-way shall be construed to follow such center lines.
  - 2. Boundaries indicated as approximately following platted lot lines or Township limits shall be construed as following such lot lines or Township limits.

3. Boundaries indicated as following railroad lines shall be construed to be the midpoint between the main tracks.
4. Boundaries indicated as parallel to or extensions of features indicated in Section 5.3-a, 1-3, shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map.
5. Where physical or natural features existing on the ground differ from those shown on the Zoning Map, or in other circumstances not covered by this Section, the Zoning Administrator shall interpret the district boundaries.
6. For the sake of map clarity, various Districts may not cover public rights-of-way. It is intended that such district boundaries extend to the center of any public right-of-way.
7. Where district boundary lines divide a lot which was in single ownership and of record at the time of enactment of this Ordinance or amendment thereto, the least restricted portion of such lot shall be considered as extending to the entire lot, provided the more restricted portion of such lot is entirely within 25 feet of the said dividing District line.

#### **SECTION 5.4      ZONING OF VACATED AREAS**

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 is divided along a line halfway between them according to the adjacent District unless the Eureka Township Board designates otherwise.

#### **SECTION 5.5      BUILDINGS AND LAND AFFECTED**

- A. Except as hereinafter provided, buildings and/or structures shall be erected or altered, and buildings and/or structures and lands shall be used or altered, only in conformance with all the regulations of the District in which such lands and buildings and/or structures are located.
- B. The lawful use of any existing building or land on the effective date of this Ordinance, or applicable amendment thereto, may be continued as a nonconforming use or building, subject to the applicable requirements of this Ordinance for such nonconforming uses or buildings.