

ARTICLE 2. OFFICIAL ZONING MAP AND ZONING DISTRICTS

SECTION 200. OFFICIAL ZONING MAP

The Official Zoning Map of Lenox Township which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

The Official Zoning Map shall include the date of the adoption of this Ordinance and subsequent amendments thereto.

If in accordance with the provisions of this Ordinance and Act 110, of the Public Acts of the State of Michigan, 2006, as amended, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Township Board. The notice of adoption shall be published not more than 15 days following action by the Township Board in a newspaper of general circulation in the Township. All zoning amendments, text or district changes (rezoning), shall take effect 7 days after publication of the notice of adoption. The changes in the district boundaries or other matters affecting the Official Zoning Map shall be clearly portrayed on the Map.

No change(s) of any nature shall be made in the Official Zoning Map on matter(s) shown thereon except in conformity with procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided under ARTICLE 22, SECTION 2210.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning map which shall be located in the Office of the Township Clerk shall be the final authority as to the current status of land uses, buildings and other structures in the Township.

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Township Board may, by resolution, adopt a new Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such corrections shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof.

Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption and amendment.

SECTION 201. Zoning Districts

For the purpose of this Ordinance Lenox Township is hereby divided into the following districts:

AG	-	Agricultural District
RL	-	Residential Low Density - One Family District
RM	-	Residential Medium Density - One Family District
RH	-	Residential High Density - Multiple Family District
MH	-	Mobile Home Park - One Family District
CN	-	Commercial - Neighborhood District
OS	-	Office Service District
CC	-	Commercial - Community District
CG	-	Commercial - General District
IR	-	Industrial - Restricted District
IC	-	Industrial - Controlled District
FP	-	Flood Plain District

SECTION 202. Boundaries

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Official Zoning Map the following rules shall apply:

- A. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- C. Boundaries indicated as approximately following Township limits shall be construed as following such Township limits;
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- E. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, drains, canals, lakes, or other bodies or water shall be construed to follow such center lines;
- F. Boundaries indicated as parallel to or extensions of features indicated in subsections A through E above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map;
- G. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections A through F above, the Zoning Board of Appeals shall interpret the

district boundaries, after recommendation from the Planning Commission, according to the rules and regulations which the Planning Commission may adopt.

SECTION 203. District Regulations

All structures and land in any district set by this Ordinance shall be subject to the provisions of this Ordinance. The regulations within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- A. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
- B. No building or other structure shall hereafter be erected or altered:
 - 1. to exceed the height or bulk;
 - 2. to accommodate or house a greater number of families;
 - 3. to occupy a greater percentage of lot area;
 - 4. to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provision of this Ordinance.
- C. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Ordinance shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
- D. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension 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 by this Ordinance.
- E. All territory which may hereafter be annexed to the Township shall be considered to be in the RL - Residential Low Density One Family District until otherwise classified.
- F. Whenever any street, alley or other public way within the Township shall be vacated such street, alley or other public way or portion thereof shall automatically be classified in the same zone district as the property to which it is attached.