

CHAPTER 2 ZONING DISTRICTS AND INTERPRETATION

SECTION 2.10 INTENT

The intent of this chapter is to introduce, establish, and justify zoning and zoning districts to ensure the compatible use of and desirable conditions within Gaines Charter Township to live, work, conduct business, and visit.

SECTION 2.20 ZONING MAP AND DISTRICTS

A. ZONING MAP

The location and boundaries of the zoning districts are established and shown on a map titled "Zoning Map of Gaines Charter Township, Kent County, Michigan" (the "Zoning Map"), which may occasionally be amended. The Zoning Map is declared to be part of this Zoning Ordinance, and the official version shall be kept on public display at the Gaines Charter Township Hall.

B. ZONING DISTRICTS

- Base Zoning Districts.** Gaines Charter Township is divided into the following base zoning districts in Table 2.20 B that regulate land use, division of land, construction and use of buildings and structures, and development of land. Each zoning district has unique requirements concerning land use and site development. Zoning district intent statements are included at the beginning of Chapters 4-13.
- Planned Unit Development Overlay.** A Planned Unit Development (PUD) is a collaborative planning process between a developer and the Township to allow for a reasonable amount of zoning flexibility to encourage innovative development and design that demonstrates a recognizable benefit to the Township (Chapter 14).

TABLE 2.20 B: ZONING DISTRICTS				
Category		District	Abbreviation	Chapter
Residential Districts		Agricultural - Rural Residential	ARR	4
		Suburban Residential	SR	5
		Village Residential	VR	6
		Multiple-Family Residential	MFR	7
Non-Residential Districts	Commercial and Mixed-Use Districts	Neighborhood Commercial	NC	8
		General Commercial	GC	9
		Office Service	OS	10
	Industrial Districts	Mixed Business	MB	11
		Light Industrial	LI	12
		Heavy Industrial	HI	13
Overlay District		Planned Unit Development	PUD	14

- Dimensional and Building Requirements.** Chapters 4 through 13 contain basic information pertaining to dimensional and building requirements for lots, buildings, and structures in Gaines Charter Township.

4. **Land Use Regulation.** Chapter 15 contains land use regulations for principal, accessory, and temporary land uses.

SECTION 2.30 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

A. RULES

Where uncertainty exists with respect to the boundaries of the zoning districts delineated on the Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines.
2. Boundaries indicated as approximately following platted or other recorded lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following county boundaries shall be construed as following county boundaries.
4. Boundaries indicated as following railroad or designed trail lines shall be construed to be the center line of the right-of-way or easement.
5. Boundaries indicated as following shorelines shall be construed to follow such shorelines and, in the event of a change in the shoreline, shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow the center lines.
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so constructed. Distances not specifically indicated on the Official Zoning District Map shall be determined by the scale of the map.
7. Where physical or natural features existing on the ground vary from those shown on the Zoning Map or in other circumstances not covered by subsections 1-6, the Zoning Board of Appeals shall interpret the district boundaries.
8. 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, the district boundaries are intended to extend to the centerline of the public right-of-way.

B. ZONING OF VACATED AREAS

Wherever any road, street, alley, park, or other public way or dedicated area is vacated, such road, street, alley, park, or other public way, dedicated area, or portion thereof shall automatically be classified in the same zoning district as the property to which it attaches.

C. BOUNDARIES DIVIDING A LOT

Where a zoning district boundary line divides a property, each use, building, and structure shall comply with the requirements of the applicable zoning district for where it is located on the property. If that is not possible, the stricter requirements of the two zoning districts shall apply.

SECTION 2.40 LOTS PARTIALLY OUTSIDE OF TOWNSHIP BOUNDARIES

In cases where a lot lies partially outside of the Township's boundaries, if a proposed lot, building, structure, or use would not satisfy the minimum area, dimensional, and street frontage provisions of this Ordinance concerning that part of the lot located within the Township, then the minimum provisions of this Ordinance shall be applied to the lot, building, structure, or use as if the entire lot were located within the Township, provided, however, that the entire lot shall comply with the minimum area, width, and frontage requirements of this Ordinance, and provided further that if access to the lot is provided at a location outside the Township boundaries, then such access shall be subject to the approval of the Planning Commission prior to the issuance of a zoning permit or building permit by the Township. For purposes of this section, the Township boundaries shall not be deemed to be a lot line.

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