

To: Planning Commission  
From: Mannette  
Date: January 19, 2016  
RE: Rezoning

A topic of discussion is the Zoning Map and revision of the map by rezoning a property.

## **Chapter 4 - MAPPED DISTRICTS**

### **Sec. 4.1 ZONING DISTRICTS.**

For the purposes of this Ordinance, Georgetown Township is hereby divided into the following Zoning Districts:

FP Floodplain Overlay Zone  
AG Agricultural  
RR Residential, Rural  
LDR Residential, Low Density  
LMR Residential, Low/Medium Density  
MDR Residential, Medium Density  
MHR Residential, Medium/High Density  
HDR Residential, High Density  
MHP Residential, Mobile Home Park  
OS Commercial, Office Service  
NS Commercial, Neighborhood Service  
CS Commercial, Community Service  
HS Commercial, Highway Service  
I Industrial  
PUD Planned Unit Development

### **Sec. 4.2 THE ZONING MAP.**

The locations and boundaries of these descriptions are hereby established on a map entitled "Georgetown Charter Township Zoning Map" which is hereby adopted and declared to be a part of this Ordinance.

- (A) Regardless of the existence of copies of the zoning map which may be made or published, the official Zoning Map shall be located in the office of the Zoning Administrator and shall be the final authority as to the current zoning status in the Township. No amendment to this Ordinance which involves matter portrayed on the official Zoning Map shall become effective until such change and entry has been made on said map.
- (B) The Official Zoning Map shall be identified by the signature of the Zoning Administrator, attested to by the Township Clerk.
- (C) A record is to be kept by the Zoning Administrator of all changes made or required to be made to the Official Zoning Map. The Official Zoning Map is to be kept up to date, accessible to the general public, and shall be the final authority as to the current Zoning District status of all land and buildings in Georgetown Township which are subject to the provisions of this Ordinance.
- (D) The following standards will be considered by the Planning Commission and Township Board in the review of a rezoning request:**
- (1) Consistence – is the proposed zoning district and all of its allowed uses consistent with the Master Plan.**
  - (2) Compatibility – is the proposed zoning district and all of its allowed uses compatible with the surrounding area.**

**(3) Capability – is the property capable of being used for a use already permitted within the district.**

**Sec. 4.3 DISTRICTS.**

In order to more effectively protect and promote the general welfare and accomplish the aims and objectives of the Georgetown Township Land Use Plan, the Township is divided into Zoning Districts of such number, boundaries, shape and area, and of such common unity of purpose, adaptability or use, that are deemed most suitable to provide for the best development of the community, while protecting the common rights and interests of all through associated regulations and restrictions. Where uncertainty exists as to the boundaries of Zoning Districts as shown on the Zoning Map, the following rules shall apply:

- (A) Where the boundaries are indicated as approximately following the street, alleys, or highways, the centerlines of said streets, alleys, or highways, or such lines extended shall be construed to be such boundaries.
- (B) Boundaries indicated as approximately following lot lines shall be construed as following such lot lines.
- (C) Boundaries indicated as approximately following township boundary lines shall be construed as following such township lines.
- (D) Boundaries indicated as approximately following railroad lines shall be construed to be the centerline of the railroad right-of-way.
- (E) Boundaries indicated as approximately parallel to the centerlines of streets or highways shall be construed as being parallel thereto and at such distances therefrom as indicated on the official Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on the official Zoning Map.
- (F) Boundaries following the shoreline of stream, lake, or other body of water shall be construed to follow such shoreline, and in the event of change in the shoreline shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerline of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
- (G) Where the application of the aforesaid rules leaves a reasonable doubt as to the boundaries between two districts, the regulations of the more restrictive district shall govern the entire parcel in question, unless otherwise determined by the Board of Appeals, after recommendation from the Zoning Administrator.

**Sec. 4.4 ZONING OF VACATED AREAS.**

Whenever any street, alley or other public way within the Township shall have been vacated by official governmental action, and when the lands within the boundaries thereof attach to and become a part of lands adjoining such street, alley, or public way, such lands shall automatically and without further governmental action be subjected to the same zoning regulations as are applicable to the adjoining lands.

**Sec. 4.5 ZONING OF FILLED LAND.**

Whenever any fill is placed in any lake or stream, the land thus created shall automatically and without further governmental action thenceforth acquire and be subjected to the same zoning regulations under this Ordinance for such adjoining lands. No use of the surface of any lake or stream shall be permitted for any purpose not permitted on the land from which the use emanates.

**Sec. 4.6 ZONING DISTRICT CHANGES.**

When District boundaries hereafter become changed, any use made non-conforming by such change may be continued, subject to the provisions of Chapter 27 of this Ordinance.

Motion: To initiate a Zoning Ordinance amendments as follows