

# Article 4: Zoning District and Map

Village of Central Lake

## Section 4.01 Classification of Zoning Districts

For the purpose of this Ordinance, the following Zoning Districts shall be established in the Village of Central Lake:

V	Village Mixed Use District
R-1	Residential District
M	Manufacturing District
C/R	Conservation / Recreation District

## Section 4.02 Zoning Map

The areas assigned to each Zoning District and the boundaries thereof shown on the map entitled "Village of Central Lake Zoning Map, Antrim County, Michigan" are hereby established, and said map and all proper notations and other information shown thereon are hereby made a part of this Zoning Ordinance.

## Section 4.03 Boundaries of Districts

Unless otherwise specified, the boundary lines of the Zoning Districts shall be interpreted as following along section lines, or customary subdivisions of sections, or centerlines of highways or streets, or the shoreline of waterways, or property lines of legal record at the office of the Antrim County Register of Deeds on the date of the enactment of the Zoning Ordinance. The official Zoning Map shall be the final authority in any dispute concerning district boundaries. The official map shall be kept up to date, with any amendments to the Ordinance involving changes to the official map noted and portrayed on said map.

Where a reasonable doubt as to the exact location of a district boundary exists, the provisions of the more restrictive district shall govern the entire parcel in question, unless determined otherwise by the Zoning Board of Appeals.

## Section 4.04 Zoning of Vacated Areas

Whenever any street, alley, highway, or other public right-of-way within the Village have been abandoned by official government action, such right-of-way lands attach to and become part of the land adjoining. Such right-of-way property shall automatically acquire and be subject to the provisions of the Zoning District of the abutting property. In the case of an abandoned right-of-way which also serves as the district boundary, the centerline of the right-of-way shall be the district boundary.

## Section 4.05 Zoning of Filled Areas

Whenever, after appropriate permits are obtained, any fill material is placed in any lake or stream so as to create a usable or buildable space, such fill area shall take on the Zoning District and accompanying provisions of the land abutting said fill area. No use on any lake or stream shall be allowed which does not conform to the Ordinance provisions on the property from which said property emanates. No fill material shall be placed in any

lake or stream within the Village unless appropriate permits are obtained from the Michigan Department of Environmental Quality.

#### **Section 4.06 Zoning District Changes**

When district boundaries change, any non-conforming use may continue subject to all other applicable provisions of this Ordinance.

#### **Section 4.07 Zoning for New Property within the Village**

If the boundaries of the Village are altered to add property to the Village, then the property being added to the Village shall assume the zoning classification of adjacent property. If there are more than one zoning classifications for adjacent properties, then the zoning classification of the most restrictive district shall apply. The Village can then rezone the property added to the Village, if desired.