

Section 4.1 Zoning Districts

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

- A Agriculture
- LDR Low Density Residential
- HDR High Density Residential
- MHP Mobile Home Park
- C Commercial
- I Industrial
- P Public, Semi-Public

Section 4.2 Zoning Map and Boundaries

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

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 Township Hall 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.

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 streets, 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 boundaries.
- 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 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 Maps.
- F. Boundaries following the shoreline of a lake or other body of water shall be construed to follow such shorelines, and in the event of change in 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.

Section 4.3 Zoning of Vacated Areas

Whenever any street, alley or other public way within the Township has 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 thenceforth acquire and be subjected to the same zoning regulations as are applicable to the lands to which same shall attach, and the same shall be used for the same use as is permitted under this Ordinance for such adjoining lands.

Section 4.4 Zoning of Filled Lands

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 and be used for the same purposes as are permitted 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.

Section 4.5 Zoning District Changes

When District boundaries hereafter become changed, any legal non-conforming use may still be continued, but subject to all other provisions of this Ordinance.

