

PART TWO

Land Use Districts

CHAPTER 6

Districts

SECTION 601. DIVISION OF THE TOWNSHIP.

For the purposes of this ordinance the Township, excepting streets and alleys, is divided into the following Zone Districts:

- A Agricultural And Woodlot
- R Rural Residential
- B Communitywide Commercial

SECTION 602. OFFICIAL ZONING MAP.

The boundaries of these districts are hereby defined and established as shown on a map entitled "Lakefield Township Zoning Map" which accompanies this Ordinance, and which map with all explanatory matter thereon is hereby made a part of this Ordinance. The official Zone Map shall be kept and maintained by the Township Clerk.

SECTION 603. INTERPRETATION OF BOUNDARIES.

Where uncertainty exists with respect to the boundaries of any of the districts indicated on the official Zoning Map, the following rules shall apply:

- (1) Boundaries indicated as approximately following streets or highways or the center line of said roadways shall be construed as following said lines;
- (2) Boundaries indicated as approximately following Township boundary lines or following lot lines shall be construed as following said lines;
- (3) Boundaries indicated approximately parallel to the center lines of streets or highways shall be construed as being parallel thereto and at such distance there from as indicated by given distance or scaled dimension.

SECTION 604. SCOPE OF REGULATIONS.

No building or structure or part thereof shall be hereafter erected, moved, constructed, or altered, and no new use or change in use shall be made unless in conformity with the provisions of this Ordinance and with the regulations specified for the district in which it is located.

The regulations applying to such districts include specific limitations on the use of land and structure, height and bulk of structures, density of population, lot area, yard dimensions, and area of lot that can be covered by each structure.

The Board of Appeals shall have the power to classify a use which is not specifically mentioned along with a comparable permitted or prohibited use for the purpose of clarifying the use regulations of any district.

