

ARTICLE 5

GENERAL PROVISIONS

SECTION 5.01 ESTABLISHMENTS OF DISTRICTS

The township is hereby divided into the following zoning districts as shown on the official zoning map, which together with all explanatory matter shown thereon, is hereby adopted by reference and declared to be part of this ordinance.

AA -- Agricultural District

AB -- Agricultural Business District

RA -- Low Density Residential District

RB -- Medium Density Residential District

MF -- Multiple Family Residential District

MHP -- Manufactured Home Park District

HS -- Highway Service Commercial District

LI -- Light Industrial District

OSC -- Open Space Conservation District

SECTION 5.02 PROVISION FOR OFFICIAL ZONING MAP

These districts, so established, are bound and defined as shown on the map entitled:

“Zoning District Map of Eckford Township”

Adopted by the Township Board, and which, with all notations, references and other information appearing thereon, is hereby declared to be a part of this ordinance and of the same force and effect as if the districts shown thereon were fully set forth by metes and bounds therein.

SECTION 5.03 CHANGES TO THE OFFICIAL ZONING MAP

If, in accordance with the procedures of this ordinance and of Act 110 of 2006, as may be amended, a change is made in a zoning district boundary, such change shall be made by the township clerk promptly after the ordinance authorizing such change shall have been adopted and published by the Township Board. No

change of any other nature shall be made unless authorized by the Zoning Board of Appeals.

SECTION 5.04 AUTHORITY OF OFFICIAL ZONING MAP

Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map which shall be located in the office of the township clerk shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, building or structure in the township.

SECTION 5.05 REPLACEMENT OF OFFICIAL ZONING MAP

In the event that the official zoning map becomes damaged, destroyed, lost or difficult to interpret because of the nature of changes made thereto, the Township Board may, by ordinance, adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map may correct drafting or other errors or omissions on the prior official zoning map, but no such correction shall have the effect of amending the zoning ordinance or the prior official zoning map. The new official zoning map shall be identified by the signature of the township supervisor, attested by the township clerk, and bear the seal of the township under the following words:

“This is to certify that this is the official zoning map referred to in the Zoning Ordinance of Eckford Township” adopted on the _____, which replaces and supersedes the official zoning map which was originally adopted on September 24, 1973.”

SECTION 5.06 INTERPRETATION OF ZONING DISTRICTS

Where uncertainty exists as to the boundaries of zoning districts as shown on the official zoning map, the following rules for interpretation shall apply.

- A. A boundary indicated as approximately following the centerline of a highway, street, alley, railroad or easement shall be construed as following the centerline.
- B. A boundary indicated as approximately following recorded lot line, bounding a parcel, section line, quarter section line, or other survey line shall be construed as following such line.
- C. A boundary indicated as approximately following recorded the corporate boundary line of a city, village or township shall be construed as following such line.

- D. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in a shoreline shall be construed as following the actual shoreline.
- E. A boundary indicated as following the centerline of a stream, river, canal, lake or other body of water shall be construed as following such centerline.
- F. A boundary indicated as parallel or an extension of a feature indicated in paragraphs a through e shall be so construed.
- G. A distance not specifically indicated on the official zoning map shall be determined by the scale of the map.

SECTION 5.07 APPLICATION OF REGULATIONS

The regulations established by this ordinance within each zoning district shall be the minimum regulations for and promoting and protecting the public health, safety, and general welfare and shall be uniform for each class of land or building, dwellings, and structures throughout each district. Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this ordinance, the Zoning Board of Appeals shall have power in passing upon appeals to vary or modify the rules, regulations or provisions of this ordinance so that the intent and purposes of this ordinance shall be observed, public safety secured and substantial justice done.