

**ARTICLE III**  
**Zoning Districts**

**§ 220-3-1. Zoning districts enumerated.**

For purposes of this Chapter the Township is divided into zoning districts (sometimes referred to as “zones”) derived from the Rutland Charter Township Master Plan, as listed below, and within which no lands shall be used and no buildings/structures shall be erected, altered, or located except for the uses designated herein for each separate zoning district as a “permitted use”, or as a “special land use” (subject to prior Planning Commission approval of any such special land use pursuant to all applicable standards and requirements as specified herein):

|       |   |
|-------|---|
| AG/OS | Agricultural/Open Space Preservation District |
| CR    | Country Residential District                  |
| MDR   | Medium Density Residential District           |
| HDR   | High Density Residential District             |
| MHCR  | Mobile Home Community Residential District    |
| MU    | Mixed Use District                            |
| LC    | Lake Commercial District                      |
| ACLI  | Airport Commercial/Light Industrial District  |
| LI    | Light Industrial District                     |
| PRC   | Parks/Recreation/Camps District               |

Note: the Zoning Map also designates some areas of the Township as “SGA State/Federal Land”. This designation is intended to refer to lands in the Barry State Game Area, or otherwise owned by the State of Michigan or the federal government and used for public purposes. This is not a zoning district, as the Township does not have zoning authority over federal or state-owned land used for public purposes. If any such lands revert to private ownership and/or a non-public use in the future, the zoning district and regulations applicable to such lands will be determined pursuant to Section 220-3-3.E of this Code.

**§ 220-3-2. Zoning Map.**

The location and boundaries of the zones established in the Township shall be shown on a map entitled "Zoning Map of Rutland Charter Township," and said map, section or portion thereof with all notations, dimensions and other data shown thereon are hereby made a part of this chapter by incorporation herein to the same extent as if the information set forth on said map were fully described and incorporated herein.

**§ 220-3-3. Official Zoning Map.** The official Zoning Map, properly attested, shall be in the custody of the Township Clerk.

**§ 220-3-4. Map amendments.**

The Zoning Map may be amended from time to time to reflect changes in zones and the rezoning of property shown thereon in the same manner as amendments may be made to the text of this chapter. Such changes shall be recorded to scale on duplicate copies of the official Zoning Map and shall be accompanied by written legal descriptions in appropriate amending ordinances.

**§ 220-3-5. Interpretation of district boundaries.**

Where uncertainty exists as to the boundaries of any of the districts or zones shown on the Zoning Map, the following rules shall apply:

- A. Zoning boundary lines are intended to be parallel or perpendicular to street, alley, or lot lines, unless such zone boundary lines are fixed by dimensions, as shown on said Zoning Map.
- B. Where zone boundaries are indicated as approximately following street or alley lines or proposed street lines, such lines shall be construed to be such boundaries.
- C. Where zone boundaries are so indicated that they approximately follow lot lines and are not more than 25 feet distant therefrom, such lot lines shall be such boundaries.
- D. In subdivided property or where a zone boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown on such maps, or described in the text of the ordinance, shall be determined by the use of the map scale shown thereon, and scaled to the nearest foot.
- E. If land presently exempt from Township zoning regulation due to federal or state ownership (whether shown on the zoning map as "SGA State/Federal Land", or otherwise) subsequently becomes subject to Township zoning regulation due to private ownership or otherwise, such land shall be recognized on the Zoning Map as being in the CR Country Residential District and subject to all applicable zoning regulations.
- F. If all or any portion of a public street, public alley, public right-of-way, public easement, or other public way not included any zone shall ever be vacated or otherwise revert to or come into private ownership or be used for any purpose other than a public purpose, said land shall be recognized on the Zoning Map as being in the zone immediately adjacent thereto and subject to all applicable zoning regulations thereof, or if there is more than one zone immediately adjacent thereto, then the most restrictive shall apply.
- G. The Zoning Board of Appeals shall have the power to interpret the map in conformity with the purpose and intentions of this chapter where any controversy arises, and its determination shall be final.