

CHAPTER 3 ZONING DISTRICTS AND ZONING MAP

Section 3.01 Zoning Districts/Zoning Map

For the purpose of this Ordinance the Joint Planning Commission has zoning jurisdiction over the land area within the zoning districts as illustrated on the Hastings-Rutland Joint Planning Commission Official Zoning Map. These zoning districts are known as:

MU - Mixed Use District

LI - Light Industrial District

Other zoning districts as may be added.

The locations and boundaries of these districts are established on a map entitled "Hastings-Rutland Joint Planning Commission Official Zoning Map" which is hereby made a part of this Ordinance. The Official Zoning Map shall be located in the offices of Rutland Charter Township and the City of Hastings and shall be accessible to the general public.

Section 3.02 Interpretation of District Boundaries

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

- A. Zone 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 the 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 all or any portion of any public street, alley, right-of-way, easement or land which is not included in any zone shall ever revert to or come into private ownership or shall ever be used for any purpose other than a public purpose, said land shall be subject to all these regulations which apply within the zone immediately adjacent thereto, or within the most restricted of the immediately adjacent zones, if there be more than one.

- F. The Zoning Board of Appeals shall have the power to interpret the map in conformity with the purpose and provisions of this Ordinance where any controversy arises, and its determination shall be final.

Section 3.03 Amendment of Zoning Map

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 Ordinance. See Section 16.05.