

# ARTICLE 4:

## ZONING DISTRICTS

### Section 4.0 - Classification of Zoning Districts

For the purpose of this Ordinance, the Township of Secord is hereby divided into the following Zoning Districts:

#### R-1 Recreational Residential District

This new zoning district ~~will include~~ **includes** all “water front” property in Secord Township. For the purpose of this ordinance “water front” means all parcels that have one or more sides of the parcel having linear frontage on the waters of the Secord Lake. Some minor exceptions may exist; hence for the purpose of this ordinance a final list of all parcels that are zoned R-1 ~~will be~~ **is** maintained by the Planning Commission. The Township Zoning Map shall be used as a reference for the purpose of Zoning Ordinance implementation.

The sole purpose of this zoning district is to protect and preserve the waters and waterfront of the precious natural resource of the community by managing land use and development in those areas. This district will help maintain the character of the community.

#### R-2 Mixed Use Residential District

~~This new zoning district will **is** comprised of all of the previously R-1 zoned properties with the exception of the Secord Lake “water front” property in Secord Township. For the purpose of this ordinance “water front” means all parcels that have one or more sides of the parcel having linear frontage on the waters of the Secord Lake. Some minor exceptions may exist, hence for the purpose of this ordinance a final list of all parcels and their zoning districts will be maintained by the Planning Commission. The Township Zoning Map shall be used as a reference for the purpose of Zoning Ordinance implementation.~~

In general these parcels are larger in size than the “water front” parcels and many have access from one or more roads that circle around the Secord Lake. Most of these parcels are on the opposite side of the road from the “water front” parcels some exceptions are the parcels that are not near the lake and do not have road frontage on the roads circling the lake.

This district also includes all parcels south of Secord Dam Road that have water frontage on the Tittabawassee River.

#### C-1 Commercial District

~~This zoning district will comprise of all of the previously zoned C-1 properties in Secord Township.~~

~~This will include the parcels~~ **This district is generally located** at the intersection of Secord Dam Road and Lakeshore Drive. ~~These areas include the Secord Bar, marina, fire station, mini storage facility, etc.~~ This district also includes the corner sections at the northeast corner of M-30 and Secord Dam Road.

## **C-2 Mixed Use Commercial District**

~~This zoning district covers parcels for New Commercial Areas. Most all of the parcels will be new parcels that were previously Zoned R-1. This new zoning district will primarily be those parcels located in section 21~~ **This district is primarily located** southeast of the intersection of M-30 and Secord dam Road.

## **A-1 Agriculture/Recreational District**

~~This zoning district will be all of the previously zoned A-1 properties in Secord Township. The primary purpose of this district will be maintain and preserve the agricultural/cultivable lands of the Township.~~

### **Section 4.1 - Zoning Map**

The areas assigned to each Zoning District and the boundaries thereof shown on the map entitled "Secord Township Zoning Map" are hereby established, and said map and all proper notations and other information shown thereon are hereby made a part of this Zoning Ordinance.

The Zoning Map shall be maintained in the Township Hall and shall show all changes which are made in district boundaries according to procedures set forth in this Ordinance.

### **Section 4.2 - Boundaries of Districts**

The boundaries of these districts are hereby established as shown on the "Official Zoning Map of Secord Township", which accompanies this Ordinance, and which with all notations, references, and other information shown thereon shall be as much a part of this Ordinance as if fully described herein:

- A.** Unless shown otherwise, the boundaries of the districts are lot lines, section lines, the centerlines of streets, alleys, roads, or such lines extended, and the unincorporated limits of the Township.

- B. 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.
- C. 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.
- D. Where, due to the scale, lack of detail, or illegibility of the Zoning Map accompanying this Ordinance there is any uncertainty, contradiction, or conflict as to the intended location of any district boundaries shown thereon interpretation concerning the exact location of district boundary lines shall be determined, upon written application, or upon its own motion, by the Zoning Board of Appeals after recommendation by the Planning Commission.

#### **Section 4.3 - Public Rights-of-Way**

Each street, alley, railroad right-of-way, or other public right-of-way is zoned to the center line according to the zoning of the properties immediately adjacent to the public right-of-way.

#### **Section 4.4 - Zoning of Vacated Areas**

Whenever any street, alley or other public way within Secord Township shall have been vacated by official governmental action, and when the lands within the boundaries thereof attach to and become a part of the land formerly within such vacated street, alley or public way said property shall automatically, and without further governmental action, thenceforth acquire and be subject to the same zoning regulations as are applicable to the lands to which same shall attach, and the same shall be used as is permitted under Ordinance for such adjoining lands.

#### **Section 4.5 - Zoning of Filled Areas**

Whenever, after appropriate permits are obtained, any fill material is placed in any lake, stream, or wetland so as to create a usable or buildable space, such fill area shall take on the Zoning District and accompanying provisions of the land abutting said fill area. No use on any lake or stream shall be allowed which does not conform to the Ordinance provisions on the property from which said property emanates. No fill material shall be placed in any lake or stream within the Township unless appropriate permits are obtained from the applicable local, State, or Federal agency, as necessary.

#### **Section 4.6 - Zoning District Changes**

When district boundaries change, any legal non-conforming use may continue subject to all other applicable provisions of this Ordinance.

## Section 4.7 - Zoning of Public Land

Public land is considered non-zoned land in Secord Township. At the time that public land is placed into private ownership, the land shall automatically be considered in the A-1 District, after which the Planning Commission may determine that another zoning district is more appropriate at which time official rezoning proceedings shall be initiated by the Planning Commission.

## Section 4.7 – Parcel Lists

~~This section will define the “Parcel Lists” and how it is generated and maintained. It will also explain and how to get access or information from the list. The list will contain the exact District or Districts for each parcel and will also include the legal description for parcels that have more than one zoning district. **Written list supercedes the map.**~~