

ARTICLE 4.00

ZONING DISTRICTS AND OFFICIAL ZONING MAP

Section 4.01 Establishment of Districts

The unincorporated portion of Bangor Township is hereby divided into the following Zoning Districts as shown on the Official Zoning Map:

R-1	Single Family Residential District
R-2	Single Family Residential District
R-3	Single Family Residential District
RMH	Residential Manufactured Home Park District
RM-1	Multiple Family Residential District
RM-2	Multiple Family Residential District
RM-3	Multiple Family Residential District
O-1	Office Service District
C-1	Neighborhood Service Commercial District
RC	Recreation Commercial District
C-2	General Commercial District
I-1	Light Industrial District
I-2	General Industrial District

Section 4.02 Zoning Map

The boundaries of the Zoning Districts listed in Section 4.01 are hereby established as shown on the Official Zoning Map of the Charter Township of Bangor, Bay County, Michigan. The Zoning Map with all notations, references and information shown there on is hereby adopted as part of this Ordinance as if fully described herein. The Zoning Map shall be kept on file so as to be available for public examination at the Township Hall or at other designated locations.

In accordance with the provisions of this Ordinance and 2006 P.A. 110, as amended, known as the Michigan Zoning Enabling Act, as amended, changes made in district boundaries and other matters portrayed on the Zoning Map shall be entered on the Zoning Map after the amendment has been approved by the Township Board and has been approved by the Township Board and has been published in a newspaper of general circulation in the Township. No changes of any nature shall be made to the Zoning Map except in conformity with the procedures set forth in Article 18.00 of this Ordinance. (amended 9/12/06)

Regardless of the existence of copies of the Zoning Map which may, from time to time, be made or published, the official Zoning Map shall be located at the Township Hall and shall be the final authority with regard to the current zoning status of all land in the Township.

Section 4.03 Interpretation of District Boundaries

The following rules shall apply to the interpretation of zoning district boundaries:

- A. Boundaries indicated as approximately following the centerlines of streets, roads, or alleys shall be construed to follow such centerlines.
- B. Boundaries indicated as approximately following lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following Township limits shall be construed as following such limits.
- D. Boundaries indicated, as approximately following the centerlines of streams, rivers, or other bodies of water shall be construed to follow such centerlines.
- E. Boundaries indicated as approximately following the shoreline of a body of water shall be construed to follow such shoreline; in the event of a change in the shoreline, the boundary shall be construed as moving with the actual shoreline.
- F. Boundaries indicated as parallel to or as an extension of features cited in paragraphs A. through E. above shall be construed as being parallel to or an extension of the features cited. Distances not specified on the official Zoning Map shall be determined using the scale on the map.
- G. Where there is uncertainty, contradiction, or conflict concerning the intended location of zoning district boundaries, the Zoning Board of Appeals shall interpret the exact location of zoning district boundaries.
- H. Insofar as some or all of the various districts may be indicated on the zoning map by patterns or colors that, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of the rights-of-way.

Section 4.04 Permissive Zoning Concept

Land uses are specifically permitted in the various zoning districts of this Ordinance. Where not specifically permitted, uses are thereby specifically prohibited. No land contained within any zoning district shall be used for any purpose other than those uses specifically permitted in the district in which the building or land is located, except as otherwise provided herein.

Section 4.05 Uses Permitted As A Right

Permitted uses, are recognized as uses of land and buildings in certain districts which are harmonious with other such uses which may lawfully exist within the same district. A permitted use is subject to the schedule of regulations, permit, and site plan requirements found elsewhere in this Ordinance, but otherwise is considered to be a lawful.

Section 4.06 Uses Permitted by Special Approval

The uses identified as uses permitted by special approval are recognized as possessing characteristics of such unique and special nature (relative to location, design, size, public utilities needs, and other similar characteristics) as necessitating individual standards and conditions in order to safeguard the general health, safety and welfare of the community.

Section 4.07 Zoning of Vacated Areas

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

Section 4.08 Zoning of Filled Land; Use of Waters

Whenever any fill is placed in any lake or stream, the land thus created shall automatically and without further governmental action thenceforth acquire and be subject to the same zoning regulations as are applicable for lands to which the same shall attach or be adjacent, and the same shall be used for the same purposes as are permitted under this Ordinance for such adjoining lands. No use of the surface of any lake, river or stream shall be permitted for any purpose not permitted on the land from which the use emanates.