

ARTICLE IV
ZONING DISTRICTS AND ZONING MAP

Sec. 4.1 Districts Established: For the purpose of this Ordinance the Township of Lake is hereby divided into the following districts:

L/R	Lakeshore Residential
R-1	Residential, Single Family
R-2	Residential, Rural
C/R	Commercial/Resort
C-1	Commercial, General
G	Government
CL	Crystal Lake Watershed Overlay District

Sec. 4.2 Zoning Districts Map The boundaries of the districts are hereby defined and established as shown on a map entitled “Zoning District Map of Lake Township, Benzie County, Michigan” which accompanies this Ordinance and which map, with all explanatory matter thereon is hereby made a part of this Ordinance. The Crystal Lake Watershed District Map overlays the Zoning District Map. Additionally, the Platte Lakes Area Management Plan is intended to provide management practices and procedures for all properties which border, encompass or contact the surface waters, watercourses and drainageways to the Platte Lakes Area in response to the Ingham County Circuit Court File No. 86-57122 Consent Judgement.

Sec. 4.3 Interpretation of District Boundaries Unless otherwise specified, the boundary lines of the Zoning Districts shall be interpreted as following along section lines, or customary subdivisions of sections, or centerlines of highways or streets, or the shoreline of waterways, or property lines of legal record at the office of the Benzie County Register of Deeds on the date of the enactment of the Zoning Ordinance.

The Official Zoning Map shall be the final authority in any dispute concerning district boundaries.

The Official Zoning Map, including legally adopted amendments, shall be designated as such by the signature of the Township Clerk. Where uncertainty exists as to the exact district boundaries, the following rules prevail:

Where uncertainty exists with respect to the boundaries of any of the districts indicated on the zoning map, boundaries indicated as approximately following streets, highways, lot lines, Township boundary lines, section lines or shorelines of lakes or streams shall be construed to be following said lines or boundaries.

Where the application of the aforesaid rule leaves a reasonable doubt as to the boundaries between two (2) districts, the regulations of the more restrictive district shall govern the entire parcel in question, unless otherwise determined by the Board of Appeals.

Section 4.4 Zoning of Vacated Areas :

Whenever any street, alley, highway or other public right-of-way within the Township has been abandoned by official action, such right-of-way lands attach to and become part of the land adjoining such street, alley, highway or public right-of-way. Such right-of-way property shall automatically acquire and be subject to the provisions of the Zoning District of the abutting property. In the case of an abandoned right-of-way which also serves as the district boundary, the centerline of the right-of-way shall be the district boundary.

In the event that property zoned “Government” is sold or transferred to a non-government entity, and the property is not adjoining another zoning district, then that property shall automatically acquire the provisions of the most restrictive zoning district.

Section 4.5 Zoning of Filled Areas :

No fill material may be placed in any lake or stream within the Township unless appropriate permits are obtained from Federal, State and local officials. Such fill areas shall take on the zoning provisions of the zoning district of the abutting land.

Section 4.6 Zoning District Changes:

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

Section 4.7 Table of Dimensional Requirements:

ZONING DISTRICTS	MINIMUM AREA	MINIMUM WIDTH ¹	SETBACKS ^{2,3}			% LOT COVERAGE ⁴
			FRONT	SIDES	REAR ²	
L/R –Lakeshore/ Residential	12,000 SQ.FT	100’	25’	10’	15 (35)’	30%
R-1 –RESIDENTIAL, SINGLE FAMILY	15,000 SQ.FT	100’	40’	10’	15’ (35)’	30%
R-2 –RESIDENTIAL, RURAL	43,560.SQ.FT (1 Acre)	150’	40’	10’	15’	30%
C/R- COMMERCIAL/ RESORT	20,000 SQ.FT	100’	40 (25)’	10’	15’	50%
C-1 – COMMERCIAL, GENERAL	10,000 SQ.FT	100’	25’	10’	15’	50%
G-GOVERNMENT						

¹ – AT THE BUILDING LINE ² – TWENTY-FIVE (25) WHEN ABUTTING MOST WATERS

³ – THIRTY-FIVE (35) FEET WHEN ABUTTING CRYSTAL LAKE ⁴ – SEE ARTICLE XIII CRYSTAL LAKE WATERSHED