

**ARTICLE IV
ZONING DISTRICTS AND MAP**

Section 4.1 Classification of Zoning Districts

For the purpose of this Ordinance, the following Zoning Districts shall be established:

- FR Forest Residential District
- RR Rural Residential District
- R-1 Single Family Residential District
- MR Mixed Residential District
- MH Manufactured Housing Community District
- C -1 General Commercial District

Section 4.2 Zoning Map

The areas assigned to each Zoning District and the boundaries thereof shown on the map entitled "Homestead and Inland Townships Zoning Maps, Benzie County, Michigan" are hereby established, and said map and all proper notations and other information shown thereon are hereby made a part of this Zoning Ordinance.

Section 4.3 Boundaries of Districts

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 map shall be kept up to date and any amendments to the Ordinance involving the official map shall become legal only after such changes are noted and portrayed on said map.

The official zoning map, including legally adopted amendments, shall be designated as such by the signature of the Township Clerks of Homestead and Inland Townships. Where uncertainty exists as the exact district boundaries, the following rules shall prevail:

- A. Where boundary lines are indicated as approximately following streets, alleys, or highways; the center lines of the said streets, alleys, or highways shall be considered to be exact boundary lines.
- B. Boundaries indicated as approximately following lot lines shall be considered to follow said lot lines.
- C. Where the application of the above rules leave a reasonable doubt as to the exact location of a district boundary, the provisions of the more restrictive district shall

govern the entire parcel in question, unless determined otherwise by the Zoning Board of Appeals.

Section 4.4 Zoning of Vacated Areas

Whenever any street, alley, highway, or other public right-of-way within the Townships has been abandoned by official government 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.

Section 4.5 Zoning of Filled Areas

No fill material shall be placed in any lake or stream within the Townships unless appropriate permits are obtained from the Michigan Department of Environmental Quality. Such fill area shall take on the Zoning District and accompanying provisions of the land abutting said fill area.

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.