

ARTICLE 4: ZONING DISTRICTS AND MAP

Section 4.01 Classification of Zoning Districts

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

- SFR Single Family Residential District
- MR Mixed Residential District
- RR Rural Residential District
- FR Forest Recreation District
- AG Agricultural
- NB Neighborhood Business
- CBCC Central Business/Commercial Corridor District
- I Industrial District

Section 4.02 Zoning Map

The areas assigned to each Zoning District and the boundaries thereof shown on the map entitled "Curtis Township Zoning Map, Alcona 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 4.03 Boundaries of Districts

The boundaries of these districts are hereby established as shown on the "Curtis Township Zoning Map, Alcona County, Michigan", unless otherwise specified the boundary lines of the Zoning Districts shall be interpreted as follows:

1. 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.
2. 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.

3. 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.
4. 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 Board of Appeals.

Section 4.04 Zoning of Vacated Areas

Whenever any street, alley or other public way, within Curtis 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 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.

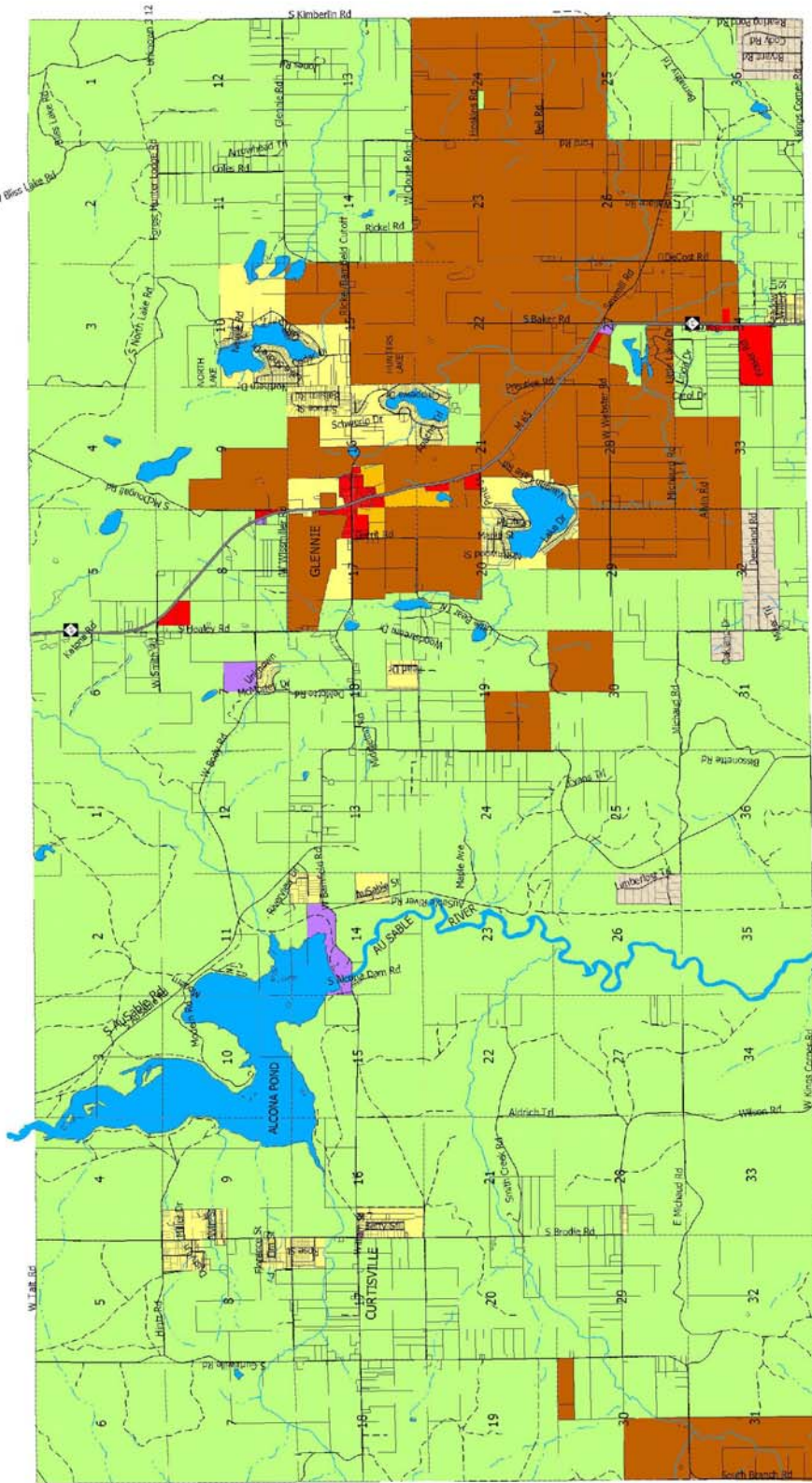
Section 4.05 Zoning of Filled Areas

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 Michigan Department of Environmental Quality, if necessary.

Section 4.06 Zoning District Changes

When district boundaries or regulations change, any lawful nonconforming use or lawful nonconforming building or structure may continue subject to all other applicable provisions of this Ordinance.

CURTIS TOWNSHIP



ZONING DISTRICTS

Adopted: May 13, 2010 Effective: June 14, 2010

