

**ARTICLE 3.0  
GENERAL PROVISIONS**

**SECTION 3.01-ESTABLISHMENT OF DISTRICTS**

The township is hereby divided into the following zoning districts as shown on the Official Zoning Map which, together with all matter shown thereon, is hereby adopted by reference and declared to be a part of this Ordinance:

<b>RC</b>	<b>RECREATION CONSERVATION DISTRICT</b>
<b>AG</b>	<b>AGRICULTURAL DISTRICT</b>
<b>NR</b>	<b>NATURAL RESOURCE DISTRICT</b>
<b>R-1</b>	<b>SINGLE FAMILY, RURAL NON-FARM RESIDENTIAL DISTRICT</b>
<b>R-3</b>	<b>LOW DENSITY, MULTIPLE-FAMILY RESIDENTIAL DISTRICT</b>
<b>MHP</b>	<b>MOBILE HOME PARK RESIDENTIAL DISTRICT</b>
<b>O</b>	<b>OFFICE DISTRICT</b>
<b>C-1</b>	<b>LOCAL COMMERCIAL DISTRICT</b>
<b>C-2</b>	<b>GENERAL COMMERCIAL DISTRICT</b>
<b>I-1</b>	<b>LIMITED INDUSTRIAL DISTRICT</b>
<b>I-2</b>	<b>GENERAL INDUSTRIAL DISTRICT</b>

**SECTION 3.02-PROVISION FOR OFFICIAL ZONING MAP**

For the purpose of this Ordinance the zoning districts as provided in Section 3.01 of the Ordinance are bounded and defined as shown on a map entitled "Official Zoning Map of Lodi Township," a copy of which accompanies this Ordinance and which, with all explanatory matter thereon, is hereby made a part of this Ordinance.

**SECTION 3.03-IDENTIFICATION OF OFFICIAL ZONING MAP**

The Official Zoning Map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk, and bear the seal of the Township under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Lodi Township," together with the effective date of this Ordinance.

**SECTION 3.04-CHANGES TO OFFICIAL ZONING MAP**

If, in accordance with the procedures of this Ordinance and the Michigan Zoning Enabling Act, change is made in a zoning district boundary, such change shall be adopted and published in accordance with Article 58.0 (Amendment Procedure). No change of any other nature shall be made unless authorized by the Zoning Board of Appeals.

**SECTION 3.05-AUTHORITY OF OFFICIAL ZONING MAP**

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the Lodi Town Hall shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, building or structure in the Township.

**SECTION 3.06-REPLACEMENT OF OFFICIAL ZONING MAP**

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes made thereto, the Township Board may by ordinance adopt a new official zoning map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions on the prior Official Zoning Map, but no such correction shall have the effect of amending the Zoning Ordinance or the prior Official Zoning Map. The new Official Zoning Map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk, and bear the seal of the Township under the following words: "This is to certify that this is the

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Official Zoning Map referred to in the Zoning Ordinance of Lodi Township adopted on July 7, 1998 which replaces with amendments through January 1, 2004.

**SECTION 3.07-RULES OF INTERPRETATION**

Where uncertainty exists as to the boundaries of zoning districts as shown on the Official Zoning Map the following rules of interpretation shall apply:

- A. A boundary indicated as approximately following the center line of a highway, street, alley or easement shall be construed as following such centerline.
- B. A boundary indicated as approximately following a recorded lot line or the line bounding a parcel shall be construed as following such line.
- C. A boundary indicated as approximately following the corporate boundary line of a city, village or township shall be construed as following such line.
- D. A boundary indicated as following a railroad line shall be construed as being midway between the main tracks.
- E. 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.
- F. A boundary indicated as following the center-line of a stream, river, canal, lake or other body of water shall be construed as following such center-line.
- G. A boundary indicated as parallel to, or an extension of, a feature indicated in Paragraphs A through F above shall be so construed.
- H. A distance not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- I. Where a physical or cultural feature existing on the ground is at variance with that shown on the Official Zoning Map, or in any other circumstance not covered by Paragraphs A through H above, the Board of Appeals shall interpret the zoning district boundary.

**SECTION 3.08-APPLICATION OF REGULATIONS**

The regulations established by this Ordinance within each zoning district shall be the minimum regulations for promoting and protecting the public health, safety, and general welfare and shall be uniform for each class of land or building, dwellings and structures throughout each district. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of this Ordinance, the Board of Appeals shall have power in passing upon appeals to vary or modify any rules, regulations or provisions of this Ordinance so that the intent and purposes of this Ordinance shall be observed, public safety secured and substantial justice done.

**SECTION 3.09-SCOPE OF PROVISIONS**

Except as may otherwise be provided in ARTICLE 56.0 of this Ordinance, every building and structure erected, every use of any lot, building or structure established, every structural alteration or relocation of an existing building or structure occurring, and every enlargement of or addition to an existing use, building and structure occurring after the effective date of this Ordinance shall be subject to all regulations of this Ordinance which are applicable in the zoning district in which such use, building or structure shall be located. However, where a building permit for a building or structure, use of building or structure, or use of lot or parcel, has been issued in accordance with the law prior to the effective date of this ordinance and provided that construction is begun within six (6) months of such effective date and diligently prosecuted to completion, said building or structure, use of building or structure, or use of lot or parcel may be completed in accordance with the approved plans on the basis of which the building permit has been issued, and further, may upon completion be occupied by the use for which originally designated subject thereafter to the provisions of ARTICLE 56.0 of this Ordinance.