

**ARTICLE 4**  
**ZONING DISTRICTS**

**Section 4.1.1 -- ZONING DISTRICTS:** The Village of Grass Lake is hereby divided into zones or districts as shown on the Official Zoning Map and shall include the following zoning districts:

1. **Traditional Zoning Districts**
  - A. R-1 Single-Family Residential District
  - B. R-2 Two-Family Residential District
  - C. RM-1 Multiple-Family Residential District
  - D. OS-1 Open Space District
  - E. OS-W Wetlands District
  - F. MU-1 Municipal Utilities District (effective January 17, 2000.)
  
2. **Form-Based Code Districts**
  - A. LS - Lakeshore District
  - B. CM - Church/Maple Street District
  - C. MA - Michigan Avenue District
  - D. WS - Water Street District
  - E. GC - General Commercial District
  - F. USG – Union Street Gateway District
  - G. CBD - Central Business District
  - H. LI – Light Industrial (Amended, effective May 20, 2009.)

**Section 4.1.2 -- MAPS:** The boundaries of these districts are shown upon the Official Zoning Map of the Village of Grass Lake and made a part of this Ordinance. The Official Zoning Map shall be maintained and kept on file with the Village Clerk, and all notations, references, and other information shown thereon are a part of this Ordinance and have the same force and effect as if the said Zoning Map and all such notations, references, and other information shown thereon were fully set forth or described herein.

The Zoning Map is contained within two distinct maps - an underlying and an overlying map. The underlying map represents the zoning districts listed above in Section 4.1.1 above which are regulated strictly under the provisions of this Ordinance. The overlying map shows the OS-W Zoning District - the presence of the OS-W District reflects the presence of wetlands as defined by the Michigan Department of Environmental Quality (MDEQ), which are regulated by said Agency. (Amended, effective January 17, 2000.)

**Section 4.1.3 -- INTERPRETATION OF DISTRICT BOUNDARIES:** Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. Boundaries indicated as approximately following corporate limits shall be construed as following corporate limits;
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line. Boundaries indicated as approximately following the center line of streams, rivers, canals, lakes, or other similar bodies of water shall be construed to follow such center lines;
6. Boundaries indicated as parallel to, or extensions of, features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
7. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map or in other circumstances not covered by subsections 1 through 6 above, the Board of Appeals shall interpret the district boundaries.