

**CHAPTER 4**  
**ZONE DISTRICTS**

**SECTION 4.1 ZONING DISTRICTS**

In order to more effectively protect and promote the general welfare and accomplish the aims and objectives of the Watertown Charter Township Comprehensive Development Plan, the Township is divided into Zoning Districts of such number, boundaries, shape, and area that are deemed most suitable to provide for the best development of the community, while protecting the common rights and interests of all through associated regulations and restrictions. For the purposes of this Ordinance, Watertown Charter Township is hereby divided into the following Zoning Districts:

AP	Agricultural Preservation District	LI	Light Industrial District
AG	Agricultural District	MHP	Manufactured Home Park District
RR	Rural Residential District	F-1	Floodplain District (not mapped)
R-1	Single Family Residential District	GR	Grand River Avenue Overlay District (not mapped)
R-2	Two Family Residential District	LGR	Looking Glass River Overlay District (not mapped)
R-3	Multiple Family Residential District		
VSC	Village Service Center District		
B-1	Local Business District		
B-2	Business District		

**SECTION 4.2 THE ZONING MAP**

Unless otherwise noted as “not mapped,” the locations and boundaries of these descriptions are hereby established on a map entitled "Watertown Charter Township Zoning Map" which is hereby adopted and declared to be a part of this Ordinance.

- A. Regardless of the existence of copies of the zoning map which may be made or published, the official Zoning Map shall be located in the office of the Zoning Administrator and shall be the final authority as to the current zoning status in the Township. A record is to be kept by the Zoning Administrator of all changes made or required to be made to the Official Zoning Map.
- B. The Official Zoning Map shall be identified by the signature of the Zoning Administrator, attested to by the Township Clerk.
- C. The Official Zoning Map is to be kept up to date, accessible to the general public, and shall be the final authority as to the current Zoning District status of all land and buildings in Watertown Charter Township which are subject to the provisions of this Ordinance.

**SECTION 4.3           DISTRICTS**

Where uncertainty exists as to the boundaries of Zoning Districts as shown on the Zoning Map, the following rules shall apply:

- A.     Where the boundaries are indicated as approximately following the street, alleys, or highways, the centerlines of said streets, alleys, or highways, or such lines extended shall be construed to be such boundaries.
- B.     Boundaries indicated as approximately following lot lines shall be construed as following such lot lines.
- C.     Boundaries indicated as approximately following township boundary lines shall be construed as following such township lines.
- D.     Boundaries indicated as approximately following railroad lines shall be construed to be the centerline of the railroad right-of-way.
- E.     Boundaries indicated as approximately parallel to the centerlines of streets or highways shall be construed as being parallel thereto and at such distances therefrom as indicated on the official Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on the official Zoning Map.
- F.     Boundaries following the shoreline of stream, lake, or other body of water shall be construed to follow such shoreline, and in the event of change in the shoreline shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerline of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
- G.     Where the application of the aforesaid rules leaves a reasonable doubt as to the boundaries between two districts, the regulations of the more restrictive district shall govern the entire parcel in question, unless otherwise determined by the Zoning Administrator.
- H.     The boundaries of “unmapped” districts are as described in the Chapters describing such districts.

**SECTION 4.4           ZONING OF VACATED AREAS**

Whenever any street, alley or other public way within the Township is vacated by official governmental action, and when the lands within the boundaries thereof attach to and become a part of lands adjoining such street, alley, or public way, such lands shall automatically be subjected to the same zoning regulations as are applicable to lands to the adjoining lands.

**SECTION 4.5            ZONING OF FILLED LAND**

Whenever any fill is placed in any lake or stream, after all required permits are obtained, the land thus created shall automatically and without further governmental action thenceforth acquire and be subjected to the same zoning regulations under this Ordinance for such adjoining lands. No use of the surface of any lake or stream shall be permitted for any purpose not permitted on the land from which the use emanates.

**SECTION 4.6            ZONING DISTRICT CHANGES**

When District boundaries hereafter become changed, any use made nonconforming by such change may be continued, subject to the provisions of this Ordinance.