

ARTICLE 2 ZONING DISTRICTS

SECTION 2.100 PURPOSE OF DISTRICTS

Section 2.101 Zoning Districts.

Superior Charter Township is hereby divided into the following zoning districts:

Type of District	Zoning District Name	Symbol
Rural	Recreation-Conservation District	R-C
	Agricultural District	A-1
	Agricultural District	A-2
Rural Residential	Single-Family Residential District	R-1
	Single-Family Residential District	R-2
Urban Residential	Single-Family Residential District	R-3
	Single-Family Residential District	R-4
	Manufactured Housing Park District	R-6
	Multiple-Family Residential District	R-7
Business	Neighborhood Commercial District	C-1
	General Commercial District	C-2
	Office District	O-1
Other	Public/Semi-Public Services District	PSP
Special	Planned Community District	PC
	Neighborhood Shopping Center District	NSC
	Village Center District	VC
	Medical Services District	MS
	Planned Manufacturing District	PM
	Open Space Preservation Overlay District	OSP

Section 2.102 Recreation-Conservation (R-C) District.

The best use of certain areas of the Township is the management, preservation, and low-impact utilization of the natural resource base inherent in these areas. The Recreation-Conservation (R-C) District is hereby established to ensure that the natural resource value may be preserved, maintained, and sensitively utilized. The R-C District is designed to protect and enhance natural amenities, including woodlands, wetlands, and wildlife habitats. It is the intent of this district to permit those uses and structures that can operate or be located in areas of natural amenities in a compatible manner, and to prohibit those uses or structures that detract from, injure, or destroy these amenities. In addition, uses and structures shall be permitted only at a low density and intensity to ensure their compatibility with the natural resource base.

Section 2.103 Agricultural (A-1) District.

The public health and welfare of Superior Charter Township, Washtenaw County, the State of Michigan, and the United States are greatly dependent upon the sustenance and economic benefits provided by a viable agricultural industry. The Agricultural (A-1) District is hereby established as a Rural District to preserve lands that are suitable for long-term agricultural uses and to protect agricultural enterprises from encroachment by suburban and urban uses and developments. In addition, this district is intended to:

1. Preserve woodlands and wetlands associated with farms which because of their natural physical features, are useful as water retention, surface water purification and groundwater recharge areas, and as habitat for plant and animal life; and which have important aesthetic and scenic value that contributes to the unique character of the agricultural district;
2. Provide the basis for land tax assessments that reflect its existing agricultural nature and, owing to these regulations, its limited use for other purposes;
3. Prevent the conversion of agricultural land to non-farm development which, when unregulated, unnecessarily increases the cost of public services to all citizens and results in the premature disinvestment in agriculture;
4. Protect farmland from speculative increases in land prices;
5. Prevent loss of farmland;
6. Prevent conflicts between agricultural activities and residences;
7. Prevent encroachment of urban and suburban services into agricultural areas;
8. Encourage long-term investment in improvements needed to maintain and expand agricultural production by creating a stable environment for such production;
9. Reduce the amount of land consumed in rural areas for nonagricultural use;

10. Prevent intrusion into farm areas of uses which are incompatible with general farming activities; and
11. Permit services and uses which are necessary to support farming activities.

Residential subdivisions are incompatible with the intent of this district. Extension of public water and sanitary sewer service into this district shall be prohibited unless such service is necessary to address public health and safety issues of development existing at the date of adoption of this Ordinance.

Section 2.104 Agricultural (A-2) District

The public health and welfare of Superior Charter Township, Washtenaw County, the State of Michigan, and the United States are greatly dependent upon the sustenance and economic benefits provided by a viable agricultural industry. The Agricultural (A-2) District is hereby established as a Rural District to preserve lands that are agriculturally productive, and to allow use for specialized applications on land which, because of factors such as soil suitability, location, parcel size, and existing land uses, are not as suitable for production of staple crops as the lands included in the A-1 District. This district may serve as a buffer between A-1 lands and non-agricultural lands, thus serving to protect the integrity of the A-1 lands and to protect agricultural enterprises from encroachment by suburban and urban uses and developments. In addition, the A-2 District is intended to:

1. Preserve woodlands and wetlands associated with farms which because of their natural physical features, are useful as water retention, surface water purification and groundwater recharge areas, and as habitat for plant and animal life; and which have important aesthetic and scenic value that contributes to the unique character of the agricultural district;
2. Preserve existing drainage patterns and minimize erosion and flooding;
3. Provide the basis for land tax assessments that reflect its existing agricultural nature and, owing to these regulations, its limited use for other purposes;
4. Prevent the conversion of agricultural land to non-farm development which, when unregulated, unnecessarily increases the cost of public services to all citizens and results in the premature disinvestment in agriculture;
5. Protect farmland from speculative increases in land prices;
6. Prevent loss of farmland;
7. Prevent conflicts between agricultural activities and residences;
8. Prevent encroachment of urban and suburban services into agricultural areas;
9. Encourage long-term investment in improvements needed to maintain and expand agricultural production by creating a stable environment for such production;

10. Reduce the amount of land consumed in rural areas for nonagricultural use;
11. Prevent intrusion of uses into farm areas which are incompatible with general farming activities; and
12. Permit services and uses which are necessary to support farming activities.

The A-2 District provides for land uses that are of permanent importance. Extension of public water and sanitary sewer service into this district shall be prohibited unless such service is necessary to address public health and safety issues of development existing at the date of adoption of this Ordinance.

Section 2.105 Single-Family Residential (R-1) District.

The Single-Family Residential (R-1) District is hereby established as a Rural Residential District to provide areas for single-family, rural, non-farm residences on lots of sufficient size to permit the use of septic tanks and drain fields and the use of on-site wells. The R-1 District is designed to preserve a distinctly rural character and is intended to be used in those parts of Superior Township in which soils are suitable for septic tanks, drain fields, and wells, and where public sanitary sewer and water facilities are not planned to be extended. Extension of public water and sanitary sewer service into this district shall be prohibited unless such service is necessary to address public health and safety issues of development existing at the date of adoption of this Ordinance.

This district is intended to protect wooded areas, wetlands, wildlife habitats, and similar areas which might be endangered or destroyed by development with smaller lot sizes.

Section 2.106 Single-Family Residential (R-2) District.

The Single-Family Residential (R-2) District is hereby established as a Rural Residential District to provide areas for single-family, rural, non-farm residences on lots of sufficient size to permit the use of septic tanks and drain fields and the use of on-site wells. The R-2 District is designed to provide a residential character and is intended to be used in those parts of Superior Township in which soils are suitable for septic tanks, drain fields, and wells, and where public sanitary sewer and water facilities are not planned to be extended. Extension of public water and sanitary sewer service into this district shall be prohibited unless such service is necessary to address public health and safety issues of development existing at the date of adoption of this Ordinance. This district is to be used in those portions of Superior Township in which rural, non-farm residences are planned.

Section 2.107 Single-Family Residential (R-3) District.

The Single-Family Residential (R-3) District is hereby established as an Urban Residential District to provide single-family residential areas on medium-size lots. The R-3 District is to be used only in accordance with the Township's Growth Management Plan; and only in those areas of Superior Township which are served by public water and sanitary sewer facilities and where storm drainage is handled by county drains or other acceptable drainage systems.

Section 2.108 Single-Family Residential (R-4) District.

The Single-Family Residential (R-4) District is hereby established as an Urban Residential District to provide single-family residential areas at an urban density of development on medium-size lots. The R-4 District is intended to create a predominantly urban character. The R-4 District is to be used only in accordance with the Township's Growth Management Plan; and only in those areas of Superior Township which are served by public water and sanitary sewer facilities and where storm drainage is handled by county drains or other acceptable drainage systems.

Section 2.109 Manufactured Housing Park (R-6) District.

The Manufactured Housing Park (R-6) District is hereby established as an Urban Residential District to provide for the location and regulation of manufactured housing parks (formerly known as "mobile home parks"), as defined by the Mobile Home Commission Act, P.A. 96 of 1987 (as amended), and the Manufactured Housing Commission General Rules. The purpose of the R-6 District is to provide for manufactured housing parks as a permitted use, and to promote the development of manufactured housing parks that have the character of residential neighborhoods.

It is intended that manufactured housing parks be provided with necessary community services and other associated uses and facilities that serve the residents in the district in a setting that provides a high quality of life for residents. In accordance with the purposes of this district, manufactured housing parks shall be located in areas where they will be compatible with adjacent land uses. Development in the R-6 District shall be subject to appropriate standards to ensure sufficient light, air, and privacy for all uses, prevent congestion on public roads, reduce hazards to life and property, provide basic amenities, and ensure compatibility with abutting districts and uses.

The regulations and rules established by the Mobile Home Commission Act (P.A. 96 of 1987, as amended) and the Manufactured Housing Commission govern all manufactured housing parks. Where regulations in this Article and Ordinance exceed the state law or general rules, they are intended to promote the health, safety and welfare of the Township's residents, and to insure that manufactured housing parks are developed and maintained in a manner equivalent to the standards established by this Ordinance for comparable residential developments in the Township.

It is the intent of this Ordinance that manufactured housing parks be located in areas which are served adequately by essential public facilities and services such as access streets, police and fire protection, public water and sanitary sewer facilities, and storm drainage facilities. It is further the intent of this Ordinance that manufactured homes in manufactured housing parks be considered and regulated as urban dwelling units, which deserve and require locations, services, and facilities similar to any other single-family and multiple-family dwelling units built at urban densities.

Section 2.110 Multiple-Family Residential (R-7) District.

The Multiple-Family Residential (R-7) District is hereby established as an Urban Residential District to provide areas for a mixture of higher density housing options (such as apartments,

townhouses, condominiums and stacked flats) at planned locations in the Township to meet the various needs of different residents. Associated uses and facilities that serve residents in the district shall also be provided within a primarily residential environment.

Uses in the R-7 District should be located near roads with adequate planned capacity to accommodate the traffic volumes typically generated by higher density development, and shall be served by public water and sewerage systems and other appropriate utilities and services. Development in the R-7 District shall be subject to appropriate standards to ensure sufficient light, air, and privacy for all uses, prevent congestion on public roads, reduce hazards to life and property, provide basic amenities, and ensure compatibility with abutting districts and uses.

The R-7 District is to be used only in accordance with the Township's Growth Management Plan; and only in those areas of Superior Township which are served by public water and sanitary sewer facilities and where storm drainage is handled by county drains or other acceptable drainage systems.

Section 2.111 Neighborhood Commercial (C-1) District.

The Neighborhood Commercial (C-1) District is hereby established as a Business District to provide suitable locations for retail, service, and office enterprises that serve a localized market area. Goods and services to be provided by establishments in this district are classified as "convenience," as distinguished from "comparison" goods and services, because they serve the day-to-day needs of a neighborhood or group of neighborhoods. With the exception of supermarkets, establishments in this district will generally be small in floor and site area.

The C-1 District is intended to encourage consolidation of business establishments, particularly as neighborhood shopping centers. Consolidations other than shopping centers are also encouraged with the intent of avoiding strip commercial development, lessening traffic congestion by reducing the number of commercial driveways opening onto major streets, and improving the safety and convenience of consumers. Establishments permitted in this district may be located on arterial or collector streets.

The district is intended to permit the listed activities, while ensuring their compatibility with surrounding residential and/or rural areas. Any one such district is therefore intended to remain small, in the range of two (2) to five (5) acres, and to be subject to yard and density limitations similar to those of the residential districts.

Section 2.112 General Commercial (C-2) District.

The General Commercial (C-2) District is hereby established as a Business District to provide suitable locations for general comparison retail, service, and office establishments that service the entire Township and surrounding area. Retail establishments in this district are of the comparison shopping type and tend to rely on a market area much larger than that of C-1 type establishments. However, C-1 uses are permitted in this district as complementary activities to the primary permitted uses.

It is the intent of the C-2 District to encourage consolidation of the permitted business establishments, particularly as shopping centers. Consolidations other than shopping centers are also encouraged, with the intent of avoiding strip commercial development, lessening traffic

congestion by reducing the number of commercial driveways opening onto major streets, and improving the safety and convenience of consumers. Establishments permitted in this district will usually be located only on arterial streets.

This district should be located as to not encroach on any residential or other area or cause undue traffic congestion.

Section 2.113 Office (O-1) District.

The Office (O-1) District is hereby established as a Business District to provide for areas which are considered desirable locations for office activities, but which are considered unsuitable for other commercial uses permitted in the C-1 and C-2 Districts. The O-1 District is intended for those office activities which are not a part of other commercial or industrial activities or which can be physically separated therefrom. The district may be used as a transition zone between residential and commercial or planned manufacturing areas.

Section 2.114 Public/Semi-Public Services (PSP) District.

The Public/Semi-Public Services (PSP) District is hereby established to accommodate dedicated areas of open space, government buildings and uses, institutional and recreational uses, and similar uses of a public service or institutional character.

Section 2.115 Planned Community (PC) District.

The Planned Community (PC) District is hereby established as a Special District to:

1. Provide for useful open space and protect and conserve natural features and resources by incorporating such features and resources into the plan for the district;
2. Provide for the permanent provision of such open spaces, natural features, and/or resources through the appropriate legal vehicles;
3. Ensure that the increased flexibility in design of land development is subject to proper administrative standards and procedures;
4. Provide for a compatible mix of land uses;
5. Encourage innovation in land use planning and development, especially in residential/open space distribution;
6. Encourage variety in the design of housing, including clustering, where appropriate, and improve the quality of residential environments;
7. Create more stable communities by providing a variety and balance of housing types and living environments;
8. Provide for necessary educational, recreational, and commercial opportunities conveniently located in relation to housing;

9. Promote efficiency and economy in the use of land and energy, in the development of land, and in the provision of public services and facilities;
10. Establish planning, review, and approval procedures which will properly relate the type, design, and layout of development to a particular site and its neighborhood;
11. Encourage innovations in residential, office, and commercial development so that the growing demands of the population may be met by a greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to these buildings, so that greater opportunities for better housing, recreation, and shops conveniently located to each other may extend to all citizens and residents of Superior Township; and
12. Lessen the burden of traffic on streets and highways.

A PC District zoning shall comply with the Township's Growth Management Plan and shall be located in areas of Superior Township identified in the Growth Management Plan as suitable and desirable for such development, or in areas in which the use of PC zoning would most nearly reflect the policies in the Growth Management Plan that apply to the areas in question.

The PC District is a Special District and as such is also subject to applicable provisions of Article 7.0 (Special District Regulations) and Article 10 (Site Plan Review).

Section 2.116 Medical Services (MS) District.

The Medical Services (MS) District is hereby established as a Special District to provide for a mixture of uses and facilities that are necessary to service a major hospital complex, and to permit medical service centers to develop in stages and in a planned manner according to an overall development plan. The MS District shall be located in areas of Superior Township that are designated for such use in the Township's Growth Management Plan. The district is to be used only in those areas of Superior Township which are served by public water and sewer facilities, and where storm drainage is handled by county drains or other acceptable drainage systems.

The MS District is further intended to:

1. Provide facilities and services that are necessary for the health and convenience of patients and their visitors, and employees of the center;
2. Encourage provision of open spaces and protect and preserve natural features by incorporating such features into the design of a medical services center;
3. Encourage flexibility and efficient use of land and public services;
4. Lessen the burden of traffic on public streets;
5. Encourage development that will incorporate the best features of modern land design; and, in aid of this purpose, provide a procedure which can relate the

type, design, and layout of medical facilities and supportive services and facilities to a particular site in a manner that is consistent with the character of adjacent areas; and

6. Ensure that the increased flexibility of design in land development authorized herein is subject to proper administrative standards and procedures.

The MS District is a Special District and as such is also subject to applicable provisions of Article 7.0 (Special District Regulations) and Article 10 (Site Plan Review).

Section 2.117 Planned Manufacturing (PM) District.

The Planned Manufacturing (PM) District is hereby established as a Special District to permit and encourage development of environmentally clean and safe research and development facilities, laboratories, warehousing, manufacturing plants, and similar industrial and research uses in a landscaped, low-density, campus-type environment.

The PM District shall be located in areas of Superior Township that are designated for such use in the Township's Growth Management Plan. The district is to be used only in those areas of Superior Township which are served by public water and sewer facilities, and where storm drainage is handled by county drains or other acceptable drainage systems.

The PM District is further intended to:

1. Permit and encourage uses that support research and technology operations to locate within a PM District, thereby eliminating the need to provide for their location on scattered sites in the general vicinity of the district;
2. Permit a PM District to develop in stages and in a planned, coordinated manner, according to an overall development plan;
3. Provide facilities and services necessary for the health, safety, welfare, and convenience of employees, customers, and visitors in a PM District;
4. Encourage provision of open spaces, and protect and preserve natural features by incorporating such features into the plan for the district;
5. Protect existing and planned uses in the vicinity of a PM District from spillover effects that might be caused by uses in the district;
6. Prevent uses in the PM District that would create any dangerous, injurious, noxious, or otherwise objectionable conditions which may result in fire, explosion, or radioactivity; excessive noise or vibration; water or soil pollution; smoke, dust, odor, or other forms of air pollution; electrical or other disturbances; glare or heat; storage or disposal of liquid or solid materials or wastes; rodent or insect infestations; or from any other substance, condition, or an environment that would adversely affect other uses in the PM District or in the surrounding area;

7. Encourage flexibility and efficient use of land and public services;
8. Lessen the burden of traffic on public streets;
9. Encourage development that will incorporate the best features of modern land design; and, in aid of this purpose, provide a procedure which can relate the type, design, and layout of PM facilities and supportive services and facilities to a particular site in a manner that is consistent with the character of adjacent areas; and
10. Ensure that the increased flexibility of design in land development authorized herein will be subject to proper administrative standards and procedures.

The PM District is a Special District and as such is also subject to applicable provisions of Article 7.0 (Special District Regulations) and Article 10.0 (Site Plan Review). Uses in a PM District shall be limited to those uses specifically included in the listing of uses shown on the approved area plan, approved preliminary site plan, or approved final site plan, whichever is applicable. No other uses shall be permitted unless the applicable plans are revised or amended in accordance with the provisions of this Ordinance.

Section 2.118 Village Center (VC) District.

The Village Center (VC) District is hereby established as a Special District to encourage and permit mixed uses with a village scale and character in the Dixboro community. This district shall be located in the Dixboro community in accordance with the adopted Growth Management Plan. Uses permitted in this district are intended to be compatible with residential-type structures and neighboring residences, and are intended to be oriented to pedestrians. The VC District is intended to encourage retention of existing residential structures, either in residential use or in conversion to other permitted uses, and to ensure that remodeled or new structures will have a residential character similar to the existing character of the Dixboro community. Where feasible and appropriate, residential uses should also be incorporated into new developments of commercial and office uses. It is the intent of this district that the setting of buildings will be spacious, and will reflect the existing residential character of Plymouth Road in Dixboro. Parking shall not dominate the appearance of buildings or sites.

Extension of public water and sanitary sewer service into this district shall be prohibited unless such service is necessary to address public health and safety issues of development existing at the date of adoption of this Ordinance.

The VC District is a Special District and as such is also subject to applicable provisions of Article 7.0 (Special District Regulations) and Article 10.0 (Site Plan Review).

Section 2.119 Neighborhood Shopping Center (NSC) District.

The Neighborhood Shopping Center (NSC) District is hereby established as a Special District to provide for development of neighborhood shopping centers. The NSC District is intended to encourage and permit retail and office uses that will serve the day-to-day needs of neighboring residents. Uses should be compatible with, and supportive of, each other, in one (1) or more buildings of unified architectural character, on a site that is planned, developed, and managed

as a single operating unit. Each site shall be landscaped with a common unifying theme, and be provided with common drives, parking areas, and service areas.

This district is intended to ensure that commercial uses will be provided in a pedestrian-scaled shopping center environment and not in a miscellaneous, uncoordinated arrangement of uses on individual lots. It is intended that the district provide an attractive, comfortable, and convenient environment for patrons, and that the center be compatible with neighboring uses, especially residential uses. Parking shall not dominate the appearance of buildings and sites, and drive-in and drive-through facilities shall be prohibited in this district.

Extension of public water and sanitary sewer service into this district shall be prohibited unless such service is necessary to address public health and safety issues of development existing at the date of adoption of this Ordinance.

The NSC District is a Special District and as such is also subject to applicable provisions of Article 7.0 (Special Districts) and Article 10.0 (Site Plan Review). This district shall be located in areas of Superior Township that are designated in the adopted Growth Management Plan for Neighborhood Shopping Center use. Uses permitted in the NSC District shall be limited to the specific listing of uses shown on the approved preliminary site plan. No other uses shall be permitted, unless the preliminary site plan is amended by approval of the Planning Commission, after public hearing and in accordance with the provisions of this Ordinance.

Section 2.120 Open Space Preservation (OSP) Overlay District.

Woods and fields permit water infiltration, help maintain biological diversity, and provide habitat for wildlife. The rural landscape provides the benefits of nature to citizen mental health. The Open Space Preservation (OSP) Overlay District is hereby established as a Special District to preserve open space for the citizens of Superior Charter Township now and in the future.

A. Intent.

The OSP Overlay District is intended to overlay certain designated and/or named properties in the Rural Districts and Planned Community (PC) Special District. In order that the rural landscape and open space is preserved and protected for posterity, the OSP Overlay District is designed to add a layer of protection on lands designated for open space, park land, or lands covered by preservation of development rights. The OSP District is a Special District and as such is also subject to applicable provisions of Article 7.0 (Special District Regulations).

B. Lands to be Designated.

The following parcels and portions of parcels in the Township are to be designated as part of the OSP Overlay District:

1. All parcels and portions of parcels located within the boundaries of the OSP Overlay District, as shown on the Official Zoning Map;
2. Any parcels and portions of parcels to be permanently preserved by means of a conservation easement or similar irrevocable land preservation method; and

3. Any land areas identified in the Township's Growth Management Plan for preservation of open space, significant natural resources, park lands, agricultural lands, or similar purposes. [amended 4/20/2009, Ord. 174-03]

SECTION 2.200 GENERAL STANDARDS

Section 2.201 Use Regulations.

In all districts, no structure or land shall be used or occupied, except in conformance with Article 4.0 (Land Use Table), and as otherwise provided for in this Ordinance.

A. Permitted Uses.

Uses shall be permitted by right only if specifically listed as principal permitted uses in the various zoning districts, or if substantially similar in nature to uses which are listed. All other uses shall be prohibited. Land uses for enterprises or purposes that are contrary to federal, state or local laws or ordinances shall be prohibited in any zoning district [amended 6/18/2012, Ord. 174-10].

B. Accessory Structures and Uses.

Where a lot is devoted to a permitted principal use or an approved conditional use, accessory uses are permitted if specifically listed as accessory uses in the applicable zoning district, or if substantially similar to such listed uses. Accessory structures and uses shall be subject to the applicable standards of this Ordinance, including Section 6.03 (Accessory Structures and Uses).

C. Conditional Uses.

Conditional uses are permitted as listed in the various zoning districts, subject to the provisions of Article 11.0 (Conditional Uses).

Section 2.202 Prohibited Uses.

Uses not listed in Article 4.0 (Land Use Table) as a permitted use in a particular zoning district shall be prohibited in the district.

Section 2.203 Design and Development Requirements.

All uses shall comply with any applicable requirements of Article 5.0 (Use Standards), and all other applicable provisions of this Ordinance and other applicable regulations and standards. No structure shall be erected, reconstructed, altered or enlarged and no certificates shall be issued under this Ordinance except in conformance with this Ordinance and other applicable regulations and standards.

Section 2.204 District Boundaries.

The boundaries of zoning districts, unless otherwise shown on the Official Zoning Map, shall be lot or parcel lines, municipal boundaries, and the centerlines of road, railroad or other dedicated rights-of-way.

A. Zoning of Rights-of-Way.

All road and other dedicated rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon the right-of-way. Where the centerline of a right-of-way serves as a district boundary, the zoning of the right-of-way, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting land up to the centerline.

B. Zoning of Vacated Areas.

Any road and other dedicated right-of-way or other public way or portion thereof within the Township not otherwise classified within the boundaries of a zoning district on the Official Zoning Map shall, upon vacation, automatically be classified in the same zoning district as the land(s) to which it attaches.

Section 2.205 Official Zoning Map.

For the purpose of this Ordinance, the zoning districts as provided herein are bounded and defined as shown on a map entitled "Official Zoning Map of Superior Charter Township." The Official Zoning Map, and all explanatory matters thereon, are hereby made a part of this Ordinance.

A. Identification of Official Zoning Map.

The Official Zoning Map shall be identified by the signature of the Township Clerk, attested by the Township Supervisor, under the following or equivalent words: "This is to certify that this is the Official Zoning Map referred to in the Superior Charter Township Zoning Ordinance, adopted on [date]."

B. Changes to Official Zoning Map.

If, in accordance with the procedures of this Ordinance and the Michigan Zoning Enabling Act, a change is made in a zoning district or boundary, such change shall be entered onto the Official Zoning Map by the Township Clerk promptly after the ordinance authorizing such change shall have been adopted and published with an entry on the Official Zoning Map stating the date of the Township Board action, and a brief description of the change. The entry shall be signed by the Township Clerk and attested by the Township Supervisor.

1. Any change in corporate boundaries within the Township shall be entered on the Official Zoning Map by the Township Clerk with his or her signature and date, and attested by the Township Supervisor.
2. No change of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformance with the procedures set forth herein. Any other change of whatever kind by any person or persons shall be considered a violation of this Ordinance.

C. Authority of Official Zoning Map.

Regardless of the existence of purported copies of the Official Zoning Map that, from time to time, may be made or published, the Official Zoning Map shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, or structure in Superior Township. The Official Zoning Map shall be located in the office of the Township Clerk and shall be open to public inspection.

D. Replacement of Official Zoning Map.

If the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature and the number of changes made thereto, the Township Board may by ordinance adopt a new Official Zoning Map which shall supersede the prior zoning map. The new Official Zoning Map may correct drafting or other errors or omissions on the Official Zoning Map, but such corrections shall not have the effect of amending the Zoning Ordinance or the prior Official Zoning Map.

1. The new Official Zoning Map shall be identified by signature of the Township Clerk, attested by the Township Supervisor, and bear the seal of Superior Charter Township under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Superior Charter Township, adopted on [date] which replaces and supersedes the Official Zoning Map adopted on [date]."
2. Unless the prior Official Zoning Map has been lost or totally destroyed, the prior map or any significant parts thereof remaining shall be preserved together with all available records pertaining to its adoption or amendment.

E. Rules for Interpretation.

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

1. A boundary indicated as approximately following the centerline of a highway, alley, or easement shall be construed as following such centerline as it exists on the ground.
2. A boundary indicated as approximately following a recorded lot line or the line bounding a parcel shall be construed as following such line.
3. A boundary indicated as approximately following a municipal boundary of a city, village, or township shall be construed as following such line.
4. A boundary indicated as following a railroad line shall be construed as being located midway in the right-of-way of said railroad.
5. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in the shoreline shall be construed as following the shoreline existing at the time the interpretation is made.

6. A boundary indicated as following the centerline of a stream or river, canal, lake, or other body of water shall be construed as following such centerline existing at the time the interpretation is made.
7. A boundary indicated as parallel to, or as an extension of features described in this subsection, shall be so construed.
8. A distance not specifically indicated on the Official Zoning Map shall be determined by the scale of the Map.
9. In other circumstances not otherwise covered by this subsection, or where a physical or natural feature existing on the ground is at variance with that shown on the Official Zoning Map, the Zoning Board of Appeals shall interpret the location of the zoning district boundary.
10. Where a district boundary divides a lot that is in single ownership at the time of adoption of this Ordinance, the Zoning Board of Appeals may permit an extension of the regulations for either portion of the lot to the nearest lot line, but not to exceed 50 feet beyond the district line into the remaining portion of the lot.