

## **ARTICLE 3.00 – ESTABLISHMENT OF ZONING DISTRICTS**

### ***Section 3.01      Zoning Districts***

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

- A      AGRICULTURAL DISTRICT
- R-1    MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2    HIGH DENSITY RESIDENTIAL DISTRICT
- R-3    MOBILE HOME RESIDENTIAL DISTRICT
- R-4    MULTI-FAMILY RESIDENTIAL DISTRICT
- C-1    NEIGHBORHOOD COMMERCIAL DISTRICT
- C-2    GENERAL COMMERCIAL DISTRICT
- I      INDUSTRIAL DISTRICT

### ***Section 3.02      Zoning Map and Use District Boundaries***

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The locations and boundaries of the zoning districts are hereby established as shown on the Zoning Map of Pine Grove Township, which accompanies and is hereby made a part of this Ordinance, including such amendments of the Zoning Map as may be made from time to time. Where uncertainty exists as to the boundaries of zoning districts as shown on the Zoning Map, which is not clarified by measurements pursuant to the scale of the Zoning Map, the following rules of construction and interpretation shall apply:

- A.      Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- B.      Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C.      Boundaries indicated as approximately following township boundaries shall be construed as following township boundaries.

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- D. Boundaries indicated as approximately following shorelines or lake or stream beds shall be construed as following such shorelines or lake or stream beds, and in the event of change in the location of shorelines or lake or stream beds, shall be construed as moving with the shoreline and lake or stream bed.
- E. If all or any portion of a public street, alley, right-of-way, easement, or land which is not clearly included in a district on the Zoning Map shall ever revert to or otherwise come into private ownership, or ever be used for any purpose other than a public purpose, such land area shall be construed as located in the district immediately adjacent thereto, or within the most restrictive of the immediately adjacent districts if there be more than one.
- F. Boundaries indicated as approximately following property lines, section lines or other lines of a government survey shall be construed as following such property lines, section lines or other lines of a government survey as they exist as of the effective date of this ordinance or applicable amendment thereto.

***Section 3.03 Areas Not Included Within a District***

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In every case where land has not been clearly included within another district pursuant to the Zoning Map and the interpretive rules of this Article, such land shall be in the A Agricultural District.

***Section 3.04 Annexation***

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When property not now within Pine Grove Township shall become annexed to the Township, the property shall be classified within the A Agricultural District until the property is appropriately classified in accordance with Article 11.00.

***Section 3.05 Permissive Zoning Concept***

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Land uses are allowed in the various zoning districts by express specific designation in this Ordinance. Where a use is not so designated it is prohibited, unless construed by the Zoning Administrator or Zoning Board of Appeals to be sufficiently similar to a use expressly allowed. No land contained within any zoning district within Pine Grove Township shall be used for any purpose other than those uses specifically allowed in the district in which the building or land is located, except as otherwise provided herein.

***Section 3.06 Permitted Uses***

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A use listed as a 'permitted use' in Articles 4.00 and Article 5.00 of this Ordinance is recognized as a use of land and buildings which is harmonious with other such uses which may lawfully exist within the same district (or is designated as a permitted use due to a statutory requirement). A permitted use is subject to the various applicable provisions of this Ordinance, but otherwise it is considered to be a lawful use not requiring special or extraordinary controls or conditions.

***Section 3.07 Special Land Uses***

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A use listed as a 'special land use' in Articles 4.00 and Article 5.00 of this Ordinance is recognized as possessing characteristics of such unique and special nature (relative to location, design, size public utility needs, and other similar characteristics) as necessitating prior Planning Commission authorization and approval standards, and sometimes approval conditions, in order to safeguard the general health, safety and welfare of the community.