



BACKUS TOWNSHIP ZONING ORDINANCE

ARTICLE IV
ZONING DISTRICTS - GENERAL

Sec. 4.01 Districts Established

For the purposes of this Ordinance, Backus Township is hereby divided into the following zoning Districts:

Table with 3 columns: Zoning District Designation, Article. Rows include R-1 (Rural Preservation), R-2 (Low Density Residential), R-3 (Medium Density Residential), MHC (Manufactured Housing Community), PPRF (Public and Private Recreation Facilities), C (Commercial), I (Industrial), and PD (Planned Development).

Sec. 4.02 District Boundaries

- A Boundaries - The boundaries of the districts listed in Section 4.01 are hereby established as shown on the Backus Township Zoning Ordinance Map, which is part of this Ordinance.
B 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, roads, highways, or alleys shall be construed to follow such center lines.
2 Boundaries indicated as approximately following platted lot lines or Township limits shall be construed as following such lot lines or Township limits.
3 Boundaries indicated as following railroad lines shall be construed to be the midpoint between the main tracks.
4 Boundaries indicated as parallel to or extensions of features indicated in Section 4.02A and B shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map.
5 Where physical or natural features existing on the ground differ from those shown on the Zoning Map, or in other circumstances not covered by this Section, the Zoning Board of Appeals shall interpret the district boundaries.
6 For the sake of map clarity, various districts may not cover public rights-of-way. It is intended that such district boundaries extend to the center of any public right-of-way.



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Sec. 4.03 Zoning of Vacated Areas.

Whenever all or part of a street, alley or other public way is vacated, it shall automatically become a part of the District to which it attaches. If a vacated area is bordered by two (2) different Districts, the area is divided along a line half way between, unless the Township Board shall otherwise designate.

Sec. 4.04 Bulk and Area Requirements.

Bulk and area requirements for all districts are set forth in the following Table 4.1 Schedule of Regulations.