

ARTICLE 3.00 – ESTABLISHMENT OF ZONING DISTRICTS

Section 3.01 Zoning Districts

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

- CSV CONSERVATION (OPEN SPACE) DISTRICT
- AGR AGRICULTURAL (FARMLAND PROTECTION) DISTRICT
- ARR AGRICULTURAL – RURAL RESIDENTIAL DISTRICT
- LDR LOW DENSITY RESIDENTIAL DISTRICT
- WFR WATERFRONT AREA DISTRICT
- VE VILLAGE EDGE MEDIUM-HIGH DENSITY MIXED USE DISTRICT
- MHR MOBILE HOME RESIDENTIAL DISTRICT
- NCC NEIGHBORHOOD CONVENIENCE COMMERCIAL DISTRICT
- G-PUD GATEWAY PLANNED UNIT DEVELOPMENT DISTRICT
- GC GENERAL COMMERCIAL DISTRICT
- HSC HIGHWAY SERVICE COMMERCIAL DISTRICT
- HCI HEAVY COMMERCIAL AND INDUSTRIAL DISTRICT

Section 3.02 Zoning Map and Use District Boundaries

The locations and boundaries of the zoning districts are hereby established as shown on the Zoning Map of Paw Paw 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 interpretations shall apply:

Paw Paw Township Zoning Ordinance

- 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.
- 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 the ordinance or applicable amendment thereto.

Section 3.03 Areas Not Included Within a District

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 ARR Agricultural - Rural Residential District.

Section 3.04 Annexation

When property not now within Paw Paw Township shall become annexed into the Township, the property shall be classified within the ARR Agricultural – Rural Residential District until the property is appropriately classified in accordance with Article 11.00.

Section 3.05 Permissive Zoning Concept

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 Paw Paw 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

A use listed as a “permitted use” in Article 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 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

A use listed as a “special land use” in Article 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.