

CHAPTER 3 MAPPED DISTRICTS

SECTION 3.10 DISTRICTS

The Township of Croton is hereby divided into the following Zoning Districts:

Letter	District Name	Ordinance Chapter
AR	Agricultural/Rural Residential	Chapter 4
WO	Waterfront Overlay	Chapter 5
R-1	Rural Residential	Chapter 6
R-2	Residential	Chapter 7
MHP	Manufactured Home Park	Chapter 8
HC	Highway Commercial	Chapter 9
NC	Neighborhood Commercial	Chapter 10
LI	Light Industrial	Chapter 11
P	Public/Semi-Public	Chapter 12

Figure 3. 1

SECTION 3.20 ZONING MAP

- A. The locations and boundaries of the Zoning Districts are hereby established as shown on a map, as the same may be amended from time to time, entitled *The Croton Township Zoning Map* which accompanies and is hereby made a part of this Ordinance.
- B. Where uncertainty exists as to the boundaries of Zoning Districts as shown on the zoning map, the following rules of construction and interpretation shall apply:
- Boundaries indicated as approximately following the centerline of streets, highways or alleys shall be construed to follow the centerline.
 - Boundaries indicated as approximately following platted lot lines shall be construed as following the lot lines.
 - Boundaries indicated as approximately following Township boundaries shall be construed as following Township boundaries.
 - Boundaries indicated as approximately following shorelines or lake or stream beds shall be construed as following the 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 of lake or stream bed.

5. Lines parallel to streets without indication of the depth from the street line shall be construed as having a depth of two hundred feet (200') from the front lot line.
 6. Boundaries indicated as approximately following property lines, section lines, or other lines of a government survey shall be construed as following the property lines, section lines, or other lines of a government survey as they exist on the effective date of this Ordinance or applicable amendment thereto.
- C. When there is any question as to the location of any boundary line between zoning districts which cannot be resolved by the rules stated above, upon a request for an interpretation of the zoning maps, the Zoning Board of Appeals shall establish the boundaries based upon the zoning map and all available information relating thereto and establish such boundaries in such ways as to carry out the intent and purposes of this Ordinance and the Master Plan.
- D. 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 halfway between them according to the adjacent District, unless the Township Board shall otherwise designate.

SECTION 3.30 AREAS NOT INCLUDED WITHIN A DISTRICT

In every case where land has not been included within a District on the Zoning Map, the land shall be in the R-1 Zoning District.

SECTION 3.40 CERTAIN WATER WITHDRAWALS

The drawing, gathering, pumping, or removal of surface water, spring water, or groundwater for commercial use on the property where the water is originally located is only allowed in the HC-Highway Commercial District if approved as a Special Land Use pursuant to subsection 9.30 (O), of this Ordinance. This includes, but is not limited to, canning operations, bottled water operations (including the drawing, gathering, pumping, or removal of surface water, spring water, or groundwater for the same), and the transportation of water originating within Croton Township to a place located outside of Croton Township. Notwithstanding that such drawing, gathering, pumping, or removal of waters is allowed only within the HC-Highway Commercial District and in no other zoning districts under this Ordinance, the drawing, pumping, gathering, or removal of surface water, spring water, or groundwater for farming and bona fide agricultural uses is allowed in any zoning district within this Ordinance where such farm or agricultural uses are permitted and the water is not transported out of its watershed origin.