

Crystal Township
Chapter 4
Zone Districts

Zoning Ordinance

Section 4.01 Zoning Districts

In order to more effectively protect and promote the general welfare and accomplish the aims and objectives of Crystal Township, the Township is divided into Zoning Districts of such number, boundaries, shape, and area that are deemed most suitable to provide for the best development of the community, while protecting the common rights and interests of all through associated regulations and restrictions. For the purposes of this Ordinance, Crystal Township is hereby divided into the following Zoning Districts:

- AR Agricultural Rural Residential District
- LDR Low Density Residential District
- MDR Medium Density Residential District
- MHC Manufactured Housing Community District
- NCS Neighborhood Commercial Service District
- LI Light Industrial District

Section 4.02 The Zoning Map

The locations and boundaries of these descriptions are hereby established on a map entitled "Crystal Township Zoning Map" which is hereby adopted and declared to be a part of this Ordinance.

- A. Regardless of the existence of copies of the Zoning Map which may be made or published, the official Zoning Map shall be located in the office of the Zoning Administrator and shall be the final authority as to the current zoning status in the Township. A record is to be kept by the Zoning Administrator of all changes made or required to be made to the Official Zoning Map.
- B. The Official Zoning Map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk.
- C. The Official Zoning map is to be kept up to date, accessible to the general public, and shall be the final authority as to the current Zoning District status of all land and buildings in Crystal Township which are subject to the provisions of this Ordinance.

Section 4.03 Districts

Where uncertainty exists as to the boundaries of Zoning Districts as shown on the Zoning Map and utilizing the proper legal description as defined, the following rules shall apply:

- A. Where the boundaries are indicated as approximately following the street, alleys, or highways, the centerlines of said streets, alleys, or highways, or such lines extended shall be construed to be such boundaries.

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- B. Boundaries indicated as approximately following lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following township boundary lines shall be construed as following such township lines.
- D. Boundaries indicated as approximately following railroad lines shall be construed to be the centerline of the railroad right-of-way.
- E. Boundaries indicated as approximately parallel to the centerline of streets or highways shall be construed as being parallel thereto and at such distances therefrom as indicated on the official Zoning Map.
- F. Boundaries following the shoreline of stream, lake, or other body of water shall be construed to follow such shoreline, and in the event of change in the shoreline shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerline of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
- G. Where the application of the afore said rules leaves a reasonable doubt as to the boundaries between two districts, the regulations of the more restrictive district shall govern the entire parcel in question.

Section 4.04 Zoning of Vacated Areas

Whenever any street, alley or other public way within the Township is vacated by official governmental action, and when the lands within the boundaries thereof attach to and become a part of lands adjoining such street, alley, or public way, such lands shall automatically be subjected to the same zoning regulations as are applicable to the adjoining lands.

Section 4.05 Zoning of Filled Land

Whenever any fill is placed in any lake or stream, after all required permits are obtained, the land thus created shall automatically and without further governmental action thenceforth acquire and be subjected to the same zoning regulations under this Ordinance for such adjoining lands. No use of the surface of any lake or stream shall be permitted for any purpose not permitted on the land from which the use emanates.

Section 4.06 Zoning District Changes

When District boundaries hereafter become changed, any use made nonconforming by such change may be continued, subject to the provisions of this Ordinance.