

ARTICLE IV
ZONING DISTRICTS AND MAP

SECTION 400 DISTRICTS ESTABLISHED

For the purpose of this Ordinance, the City of Grand Blanc is hereby divided into the following districts:

RESIDENTIAL DISTRICTS

R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Single-Family Attached Residential District
RT	Two-Family Residential District
LDMF	Low Density Multiple Family Residential District
HDMF	High Density Multiple Family Residential District
MHP	Mobile Home Park District

NONRESIDENTIAL DISTRICTS

OS-1	Office Service District
B-1	Neighborhood Business District
B-2	Community Business District
B-3	General Business District
R-P	Research Park District
I-1	Light Industrial District
I-2	General Industrial District
P-1	Vehicular Parking District

SPECIAL DISTRICTS

CBD	Central Business District Overlay Zone
PUD	Planned Unit Development District

SECTION 401 DISTRICT BOUNDARIES

The boundaries of these districts are hereby established as shown on the Zoning Map, City of Grand Blanc Zoning Ordinance, which accompanies this Ordinance, and which map with all notations, references, and other information shown thereon shall be as much a part of this Ordinance as if fully described herein.

SECTION 402 DISTRICT BOUNDARIES INTERPRETED

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

- a. Boundaries indicated as approximately following the center lines of streets, highways, or alleys, shall be construed to follow such center line.
- b. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- c. Boundaries indicated as approximately following City limits shall be construed as following City limits.
- d. Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks.
- e. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.
- f. Boundaries indicated as parallel to or extensions of features indicated above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map.

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- g. Where physical or natural features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not covered by the above, the Board of Appeals shall interpret the district boundaries.
- h. Insofar as some or all of the various districts may be indicated on the Zoning Map by patterns which, for the sake of map clarity, do not cover public right-of-ways, it is intended that such district boundaries do extend to the center of any public right-of-way.

SECTION 403 ZONING OF ANNEXED AREAS

Whenever any area is annexed to the City of Grand Blanc land that is zoned previous to annexation shall be classified as being in whichever district of this Ordinance most closely conforms with the zoning that existed prior to annexation and the Council shall approve same by resolution.

SECTION 404 ZONING OF VACATED AREAS

Whenever any street, alley or other public way, within the City of Grand Blanc shall be vacated, such street, alley, or other public way or portion thereof, shall automatically be classified in the same Zone District as the property to which it attaches. Ownership of vacated rights-of-way shall be by adjacent property owner to site unless other arrangements are specified by the City.

SECTION 405 DISTRICT REQUIREMENTS

All buildings and uses in any District shall be subject to the provisions of Article XX - Schedule of Regulations and Article III - General Provisions.