

ARTICLE 200
Zoning Districts

§ 208-201. Districts Established.

Marshall Township is hereby divided into districts of different types, each type being of such number, shape, kind and area and of such common unity of purpose and adaptability of use that are deemed most suitable to carry out the objectives of this chapter and the Comprehensive Plan.

§ 208-202. Classes of Districts.

For the purpose of this chapter, Marshall Township is hereby divided into districts which shall be designated as follows:

A. Residential District:

- CR Conservation Residential District
- SR Suburban Residential District
- MDR Medium Density Residential District

B. Commercial and Industrial Districts:

- TC Town Center District
- RB Route 19 Boulevard District
- HC Highway Commercial District
- PORBP Planned Office, Research and Business Park District
- RRTP Residential, Research, and Technology Park
- PIP Planned Industrial Park District

C. Community Facilities and Conservation Districts:

- OSPC Open Space, Public and Conservation District

D. Overlay Districts

- FP Floodplain Overlay District
- CE Corridor Enhancement Overlay District

E. Previous Zoning Districts on Current Zoning Map

- PRD Planned Residential Development

§ 208-203. Zoning Map.

The boundaries of districts shall be shown on the map attached to and made part of this chapter. Said map will be known as the "Zoning Map of Marshall Township," and all notations, references and data shown thereon are hereby incorporated by reference into this chapter and shall be as much a part hereof as if all were fully described herein.

§ 208-204. District boundaries.

Where uncertainty exists with respect to the boundaries of the district as indicated on the zoning map, the following rules shall apply:

- A. Where district boundaries are indicated as approximately coinciding with the center lines of street, highways, railroad lines or streams, such center lines shall be construed to be such boundaries.
- B. Where district boundaries are so indicated that they approximately coincide with lot lines, such lot lines shall be construed to be said boundaries; or where district boundaries are extensions of lot lines or connect the intersections of lot lines, such lines shall be said district boundaries.
- C. Where district boundaries are so indicated that they are approximately parallel to center lines of streets or highways, such district boundaries shall be construed as being parallel thereto.
- D. Where a vacated street is bounded on either side by a different zoning district, the former center line of the vacated right-of-way shall be considered the zoning district boundary line.

§ 208-205. Boundary tolerance such distance there from as indicated on the zoning map.

- A. The exact location of any disputed zoning district boundary line shall be determined by the zoning hearing board.
- B. Where a lot, held in single and separate ownership at the effective date of this chapter, is divided by a district boundary line, the uses permitted in the less restrictive district may extend into that portion of said lot in the more restrictive district provided that neither district is a residential district. The yard, lot coverage and other regulations of the more restrictive district shall apply to the portion of the lot where the less restrictive use has been extended.

