

ARTICLE 4

GENERAL REQUIREMENTS

Principal Uses and Special Land Uses.

In all districts, no structure or land shall be used or occupied, except in conformance with Article 5, and as otherwise provided for in this Ordinance. Special Land Uses may be permitted in accordance with Article 5, subject to a public hearing and approval by the Planning Commission in accordance with the procedures and conditions defined in Article 9 (Special Land Uses).

SECTION 4.01. Prohibited Uses

Uses that are not specifically listed in a district as a permitted principal or a special land use, or otherwise determined to be similar to a listed use following the standards and procedures in Article 26, shall be prohibited in the district.

SECTION 4.02. Design and Development Requirements

All uses shall comply with any applicable requirements of this Ordinance and other Township Codes and Ordinances. No land shall be occupied and no structure shall be erected, reconstructed, altered or enlarged, nor shall permits or certificates of occupancy be issued, except in conformance with this Ordinance and other Township Codes and Ordinances.

SECTION 4.03. Interpretation of District Boundaries

The boundaries of zoning districts, as shown on the map accompanying and made a part of this Ordinance, unless otherwise shown, are lot or tract lines or the center lines of streets, roads or alleys, or the extension thereof, railroad right-of-way lines and the corporate limits of the Charter Township of Commerce.

Where, due to the scale, lack of detail, or illegibility of the Zoning Map accompanying and made part of this Ordinance, there is uncertainty, contradiction, or conflict as to the intended location of any district boundaries shown thereon, interpretation concerning exact location of district boundary lines shall be determined by the Township Zoning Board of Appeals either upon written application or upon its own motion.

SECTION 4.04. Road, Alley, Railroad Rights-of-Way and Riparian Land

All roads, alleys, railroad rights-of-way, and riparian land, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such roads, alleys or railroad rights-of-way, and riparian land. Where the centerline of a road or alley serves as a district boundary, the zoning of such road or alley, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

SECTION 4.05. Zoning of Vacated Areas

Any road, alley, railroad right-of-way or other public way or portion thereof within the Charter Township of Commerce not otherwise classified within the boundaries of a zoning district on the Official Zoning Map shall, upon vacation, automatically be classified in the same zoning district as the parcel(s) to which it attaches.

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