

ARTICLE II

ESTABLISHMENT OF DISTRICTS

Section 200 List of Districts

A. The Township is hereby divided into the classes of Districts listed below:

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|-------|---------------------------------------|
| (WC) | Woodland Conservation District |
| (A) | Agricultural District |
| (R-1) | Residential Low Density District |
| (R-2) | Residential Moderate Density District |
| (R-3) | Mixed Residential District |
| (C) | Commercial District |
| (I) | Industrial District |

Section 201 Zoning Map

A. The boundaries of the said Districts are hereby established as shown on the "Hamiltonban Township Zoning Map", which accompanies, and which, with all explanatory matter thereon, is hereby adopted and made a part of This Ordinance. A copy of said map, indicating the latest amendments, shall be kept up to date for the use and benefit of the public.

Section 202 District Boundaries

A. In determining the Boundaries of Districts shown on the Zoning Map, the following rules shall apply:

1. Where District Boundaries are indicated as approximately following the centerlines of streets, highways, watercourses, or railroad rights-of-way or such lines extended, such centerlines shall be construed to be such boundaries.
2. Where such boundaries are indicated as approximately following the property lines of parks or other publicly owned lands, such lines shall be construed to be such boundaries.
3. In all cases where a District Boundary divides a lot in one ownership and more than fifty percent (50%) of the area of such lot lies in the less restricted district, the regulations prescribed by This Ordinance for the less restricted district shall apply to that part of the more restricted portion of said lot which lies within thirty (30') feet of such District Boundary. For purposes of this section, the more restricted district shall be deemed that District subject to regulations which prohibit the use intended to be made of said lot; or require higher standards with respect to coverage, yards, screening, landscaping, and similar requirements.

4. In all cases where a District Boundary line is located not farther than fifteen (15') feet away from a lot line of record, such boundary line shall be construed to coincide with such lot line.
5. In all cases where dimensions are not shown on the Zoning Map, the location of boundaries shown on the map shall be determined by the use of scale appearing thereon.
6. In case of uncertainty as to the true location of a District Boundary line in a particular instance, the determination thereof shall be made by the Zoning Officer. An appeal may be taken to the Zoning Hearing Board, as provided in Article VI herein.

Section 203 Effect of Establishment of Districts

A. Following the effective date of This Ordinance and except as hereinafter provided:

1. No building or structure shall be erected, moved, altered, rebuilt or enlarged, nor shall any land or building or structure be used, designed or arranged to be used for any purpose or in any manner except in conformity with all regulations, requirements, and restrictions specified in This Ordinance for the District in which such building or structure or land is located.
2. No yard or open space required in connection with any building or structure or use shall be considered as providing a required open space for any other building or structure on the same or any other lot.
3. No lot shall be formed from a part of a lot already occupied by a building or structure unless such building or structure, all yards and open spaces connected therewith, and the remaining lot comply with all requirements prescribed by This Ordinance for the District in which said lot is located. No building permit shall be issued for the erection of a building or structure on any new lot thus created unless such building or structure and lot comply with all the provisions of This Ordinance.
4. Nothing contained in This Ordinance shall require any change in the plans, construction, or designated use of a building or structure complying with local laws in force prior to This Ordinance, if both of the following are found to exist:
 - a. A building permit shall have been duly issued prior to the date of first publication of notice of the public hearing on This Ordinance; and
 - b. The entire building or structure shall have been constructed in accordance with such plans as have been filed with the Township and shall have been completed within one (1) year from the effective date of This Ordinance.

5. Any use not permitted by This Ordinance shall be deemed to be prohibited. Any list of prohibited uses contained in any section of This Ordinance shall not be deemed to be an exhaustive list but has been included for the purpose of clarity and emphasis, and to illustrate, by example, some of the uses frequently proposed that are deemed undesirable and incompatible and thus prohibited.