

ARTICLE II GENERAL PROVISIONS

SECTION 2.1 -- SCOPE

Every building and structure erected, every use of any lot, building, or structure established, every structural alteration or relocation of an existing building or structure occurring, and every enlargement of or addition to an existing use, building, or structure occurring after the effective date of this Ordinance shall be subject to all regulations of this Ordinance, which are applicable in the zoning district in which such building, or structure, or lot is located.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building or structure on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance, provided that construction shall be completed within three hundred sixty-five (365) days of such effective date and be subject thereafter to the provisions of Article III of this Ordinance.

The adoption of this Ordinance shall not limit the construction of any building or structure for which a zoning permit had been obtained prior to the effective date of adoption or amendment of this Ordinance even though such building or structure does not conform to the provisions of this Ordinance, provided that work shall commence and be carried on within thirty (30) days of obtaining such permit and be subject thereafter to the provisions of Article III of this Ordinance.

SECTION 2.2 -- DEFINITIONS

For the purpose of this Ordinance certain terms are herewith defined. When not inconsistent with the context, the present tense includes the future; the words used in the singular number includes the plural number, and the plural, the singular. The word "shall" is always mandatory and not merely suggestive. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual. The words "used" or "occupied" include the words "intended", "designed", or "arranged" to be used or occupied. Any words not herein defined shall be construed as defined in the Housing Code of Michigan, being Act 167 of the Public Acts of 1917, as amended. Definitions are as follows:

- A. Accessory Structure:** A subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure.
- B. Accessory Use:** A structure or use that: a) is clearly incidental to and customarily found in connection with a principal building or use; b) is subordinate to and serves a principal building or a principal use; c) is subordinate in area, extent, or purpose to the principal

building or principal use served; d) contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and e) is located on the same lot as the principal building or use served.

C. Adult Uses: The definition of adult uses specifies the following types of establishments:

1. **Adult bookstore:** An establishment that has as a substantial portion of its stock and trade and offers for sale, for any form of consideration, any one or more of the following: 1) books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or 2) instruments, devices, or paraphernalia that are designed for use in connection with specified sexual activities.
2. **Adult Cabaret:** A nightclub, bar, restaurant, or similar establishment that regularly features live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities, or films, motion pictures, video cassettes, slides, or other photographic reproductions in which a substantial portion of the total presentation time is devoted to the showing of material that is characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
3. **Adult Motion Picture Theater:** An establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas.
4. **Adult Theater:** A theater, concert hall, auditorium, or similar establishment characterized by activities featuring the exposure of specified sexual activities or specified anatomical areas.
5. **Massage Parlor:** An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional person licensed by the State. This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa, or similar establishment where massage or similar manipulation of the human body is offered as a secondary or accessory service.
6. **Specified Anatomical Areas:** As used herein, specified anatomical areas means

and includes any of the following:

- 1) less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or
- 2) human male genitals in a discernibly turgid state, even if completely and opaquely covered.

7. Specified Sexual Activities: As herein, specified sexual activities means and includes any of the following:

- 1) the fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;
- 2) sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
- 3) masturbation, actual or simulated; or 4) excretory functions as part of or in connection with any of the activities set forth in subdivisions 1 through 3 of this subsection.

D. Alley: A public or private way permanently reserved as a secondary means of access to abutting property. Alley is not included within "highway" as herein defined.

E. Alteration: Any change, addition, or modification in construction or occupancy of an existing structure such as walls, partitions, columns, beams or girders.

F. Amusement Arcade: A building or part of a building in which ten (10) or more pinball machines, video games, or other similar coin-operated devices are maintained, unless such premises are licensed to serve alcohol.

G. Automobile Repair Garage: Any premises used for storage of motor vehicles, or where such vehicles are repaired, rebuilt, sold or kept for sale or hire.

H. Auto Washing Station: An area of land and/or a structure with machine- or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of motor vehicles. For purposes of this Ordinance, auto washing stations shall be considered under the same regulations as for drive-in and drive-thru businesses.

I. Automobile Wrecking Yard: The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts.

The presence on any lot or parcel of land of two or more motor vehicles, which, for a period exceeding thirty (30) days, have not been capable of operating under their own power and from which parts have been or are to be removed for reuse or sale, shall constitute prima facie evidence of an automobile wrecking yard.

- J. Bed and Breakfast Establishment:** A house, or portion thereof, where short-term lodging rooms and meals are provided. The operator of the bed and breakfast establishment shall live on the premises.
- K. Buffer Area:** A landscaped area intended to separate and partially or totally obstruct the view of two adjacent land uses or properties from one another.
- L. Building:** An enclosed structure having a roof supported by columns, walls, or other devices and used for the housing, shelter, or enclosure of persons, animals, or chattels.
- M. Clinic:** A building designed for the diagnosis and treatment of human patients that does not include overnight care facilities.
- N. Commercial Use:** The use of property in connection with the purchase, sale, barter, display, or exchange of goods, wares, merchandise, or personal services and the maintenance or operation thereon of offices or recreation or amusement enterprises.
- Na. Communications Tower:** A radio, telephone, cellular telephone, or television relay structure or skeleton framework, or monopole attached directly to the ground or another structure, used for transmission or reception of radio, telephone, cellular telephone, television, microwave, or any other form of telecommunication signals. This definition shall *not* include dishes, antennas, aerials, or similar reception or transmission structures used for non-commercial purposes, serving a single residential or business premise, such as amateur radio or two-way communication and/or dispatch systems for internal business or family use, and that does not exceed the height limitations for the appropriate zoning district. {Effective, January 17, 2000}.
- O. Conditional Use:** A use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would not be detrimental to public health, safety, or general welfare.
- Oa. Day Care Facility:** A facility for the care of children under eighteen (18) years of age, as licensed and regulated by the state under Act Number 116 of the Public Acts of Michigan of 1973 (MCL 722.111 et seq., MSA 25.358 (11) et seq.), as amended, and the associated rules of the state department of social services. Such organizations are further defined as follows:
 - (a) *Family day care home* means a private home in which one (1) but not more than six (6) minor children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year.

- (b) *Group day care home* means a private home in which more than six (6) but not more than twelve (12) children are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year.
- (c) *Child care center* means a facility, other than a private residence, receiving more than six (6) preschool or school age children for group care for periods of less than twenty-four (24) hours a day, and where the parents or guardians are not immediately available to the child. It includes a facility which provides care for not less than two (2) consecutive weeks, regardless of the number of hours of care per day.

The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group or drop-in center. "Child care center" does not include a Sunday school conducted by a religious institution or a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services. (Effective September 27, 1999.)

- Oaa. Dead Storage:** Goods not in use and not associated with any office, retail, or other business use on the premises. (Effective October 6, 1994, renumbered September 27, 1999).
- Ob. Directional Sign:** An on-premises sign giving directions, instructions or facility information and which may contain the name or logo of an establishment but no advertising copy, e.g. parking or exit and entrance signs (see Figure 4). (Effective September 27, 1999.)
- P. Drive-In/Drive-Thru Business:** An establishment that, by design of physical facilities or by service or packaging procedures, encourages or permits customers to receive a service or obtain a product that may be used or consumed in a motor vehicle on the premises or to be entertained while remaining in an automobile.
- Q. Dwelling:** A building, including a mobile or modular home, or portion thereof that provides living facilities for one or more families. Garage space, whether in an attached or detached garage shall not be deemed a part of a dwelling in the calculation of floor area. In no case shall a tent, recreational vehicle, camper trailer, or any similar structures be considered a dwelling.
- R. Dwelling Unit:** One or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one family with separate toilets and separate facilities for cooking and sleeping.
- S. Efficiency Apartment:** A unit within a multiple-family structure which contains no space specially set aside to accommodate sleeping quarters. Sleeping quarters shall not

include storage closets, kitchens, laundry rooms, living rooms, or any other areas not commonly associated with bedroom facilities.

- T. Erected:** Includes built, constructed, reconstructed, moved upon, and physical operations on the land required for the building. Excavations, fill, drainage, and the like shall be considered a part of erection.
- U. Essential Services:** The erection, construction, alteration, or maintenance by public utilities or municipal departments of underground, surface, or overhead gas, electrical, steam, fuel, or water transmission or distribution systems, collection, communication, supply, or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants, and similar accessories in connection therewith, but not including buildings, which are necessary for the furnishing of adequate service by such utilities or municipal departments for the general health, safety, or welfare.
- V. Family:** One or more persons related by blood or marriage occupying a dwelling unit and living as a single, nonprofit housekeeping unit. Further, a family is defined as a collective number of individuals living in one house and under one head, whose relationship is of a permanent and distinct domestic character, and cooking as a single housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, combine, federation, group, coterie, or organization, which is not a recognized religious order, nor include a group of individuals whose association is temporary and resort seasonal in character or nature.
- W. Fence:** Any artificially-constructed barrier of any material or combination of materials erected to enclose or screen areas of land.
- Wa. Flag Lot:** A lot with access provided to the bulk of the lot by means of a narrow corridor (see Figure 1). (Effective September 27, 1999.)
- X. Floor Area, Gross:** The sum of the areas of the several floor of a building, including areas used for human occupancy as measured from the exterior faces of the walls. It does not include cellars, basements, unenclosed porches, or attics or any floor space in accessory buildings or in the main building intended and designed for the parking of motor vehicles in order to meet the parking requirements of this bylaw, or any such floor space intended and designed for accessory heating and ventilating equipment. It shall include the horizontal area at each floor level devoted to stairwells and elevator shafts.
- Y. Frontage:** The length of any one property line of a premises, which property line abuts a legally accessible street right-of-way or any private road used for street purposes (see Figure 1). (Amended, effective January 7, 1994, amended, effective September 7, 1995, and amended, effective September 27, 1999.)

- Z. Height:** The vertical distance to the highest point of a building measured from the average grade of the land upon which the building is located.
- AA. Highway:** Any public thoroughfare or street except alleys, including Federal, State, or County roads and those appearing on recorded plats.
- AB. Home Business:** An incidental and secondary use of a residence for business purposes. It is a permitted use in all residential zoning districts when it meets the standards listed in Section 5.8 of this Ordinance. Examples of home businesses include, but are not limited to, the following: dressmaking, handicrafts, secretarial services, tutoring (limited to six (6) students), a consultant's office, and the office facility of a sales representative provided that no transactions are made in person on the premises. (Amended, effective September 27, 1999.)
- ABa. Kennel:** Any facility, except a duly licensed pet shop, where three (3) or more dogs are kept for breeding, sale, sporting, boarding, or training purposes, for remuneration. (Effective September 27, 1999.)
- ABb. Landscaping Terms:**

Berm - a planted earthen mound for the purpose of providing screening between conflicting land uses.

Landscaped strip - a strip of land of definite width and location reserved for building a berm and/or the planting of shrubs and/or trees to serve as an obscuring screen in carrying out the requirements of this Ordinance.

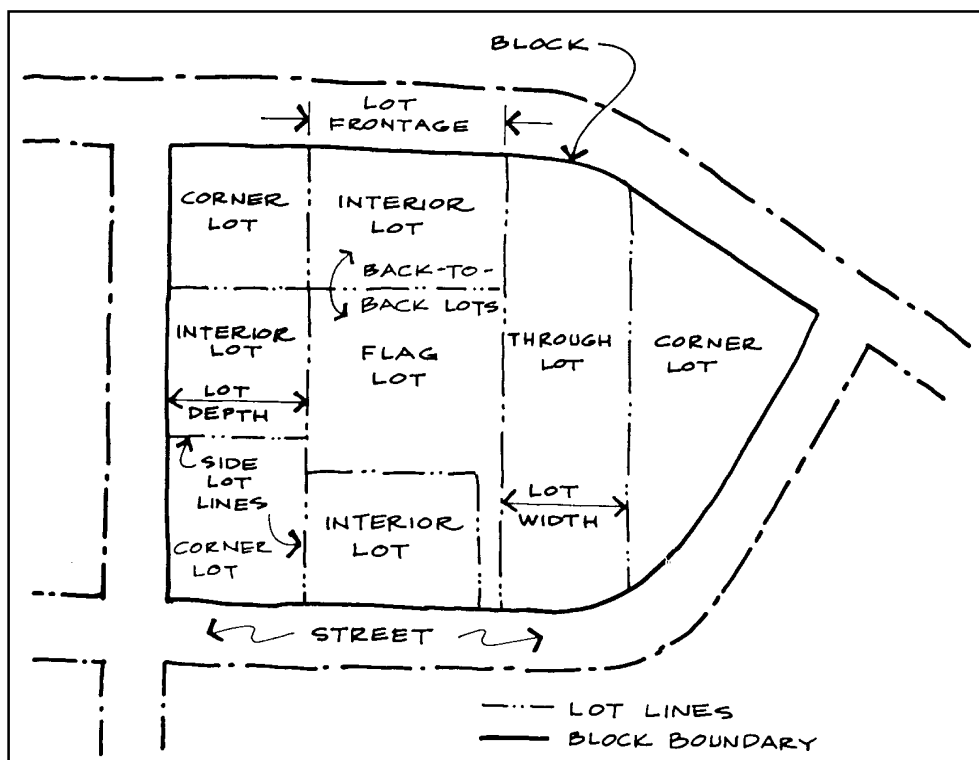
Screening - the method by which a view or sound of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, berms, or other features.

(Effective September 27, 1999.)

- AC. Lot:** A piece or parcel of land occupied by a building and its accessory buildings, or by any other activity permitted thereon and including the open spaces required by this Ordinance and having its frontage upon a public street or any private road used for street purposes. A lot may or may not be specifically designated as such on public records. This definition shall not apply to condominium projects as regulated in Section 5.17. (Amended, effective January 7, 1994 and amended, effective December 8, 1994.)
- AD. Lot, Corner:** A lot abutting on and at the intersection of two or more streets or highways (see Figure 1). (Amended, effective September 27, 1999.)
- AE. Lot Coverage:** Determined by dividing that area of a lot which is occupied or covered by the total horizontal projected surface of all buildings, including covered porches and accessory buildings, by the gross area of that lot.

- AF. Lot Depth:** The average horizontal distance between the front and rear lot lines (see Figure 1). (Amended, effective September 27, 1999.)
- AG. Lot, Interior:** A lot other than a corner lot (see Figure 1). (Amended, effective September 27, 1999.)
- AH. Lot Line, Front:** On an interior lot, the lot line abutting a street; or, on a corner lot, both lot lines abutting streets; or, on a through lot, the lot line abutting the street providing primary access to the lot (see Figure 2). This definition shall not apply to condominium projects as regulated in Section 5.17 (Amended, effective January 4, 1994 and amended, effective September 27, 1999.)

Figure 1 - Lot Definitions



(Chart Effective

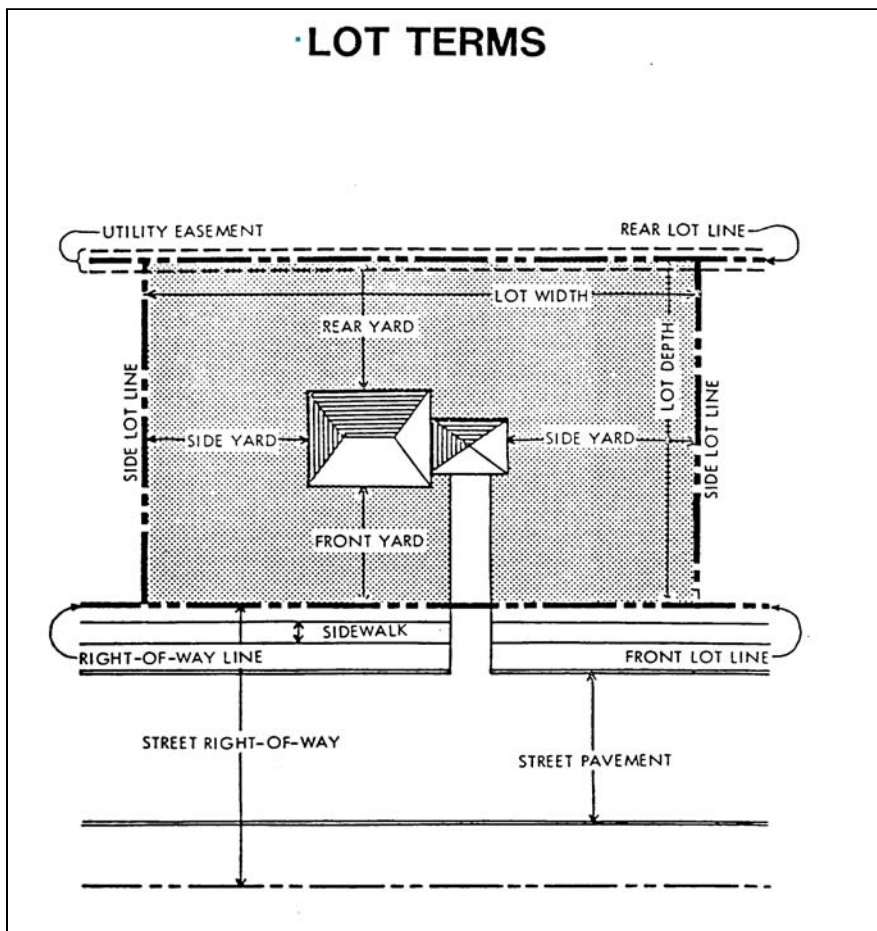
September, 27, 1999)

- AI. Lot Line, Rear:** The lot line not intersecting a front lot line that is most distant from and most closely parallel to the front lot line. A lot bounded by only three lot lines will not have a rear lot line (see Figure 2). This definition shall not apply to condominium projects as regulated in Section 5.17 (Amended, effective January 4, 1994 and amended, effective September 27, 1999.)
- AJ. Lot Line, Side:** Any boundary of a lot that is not a front or rear lot line (see Figure 2). This definition shall not apply to condominium projects as regulated in Section 5.17 (Amended, effective January 7, 1994 and amended, effective September 27, 1999.)
- AK. Lot of Record:** A lot whose existence, location, and dimensions have been legally recorded or registered in a deed or in a plat.

AL. Lot, Through: A lot having its front and rear yards each abutting a street (see Figure 1). (Amended, effective September 27, 1999.)

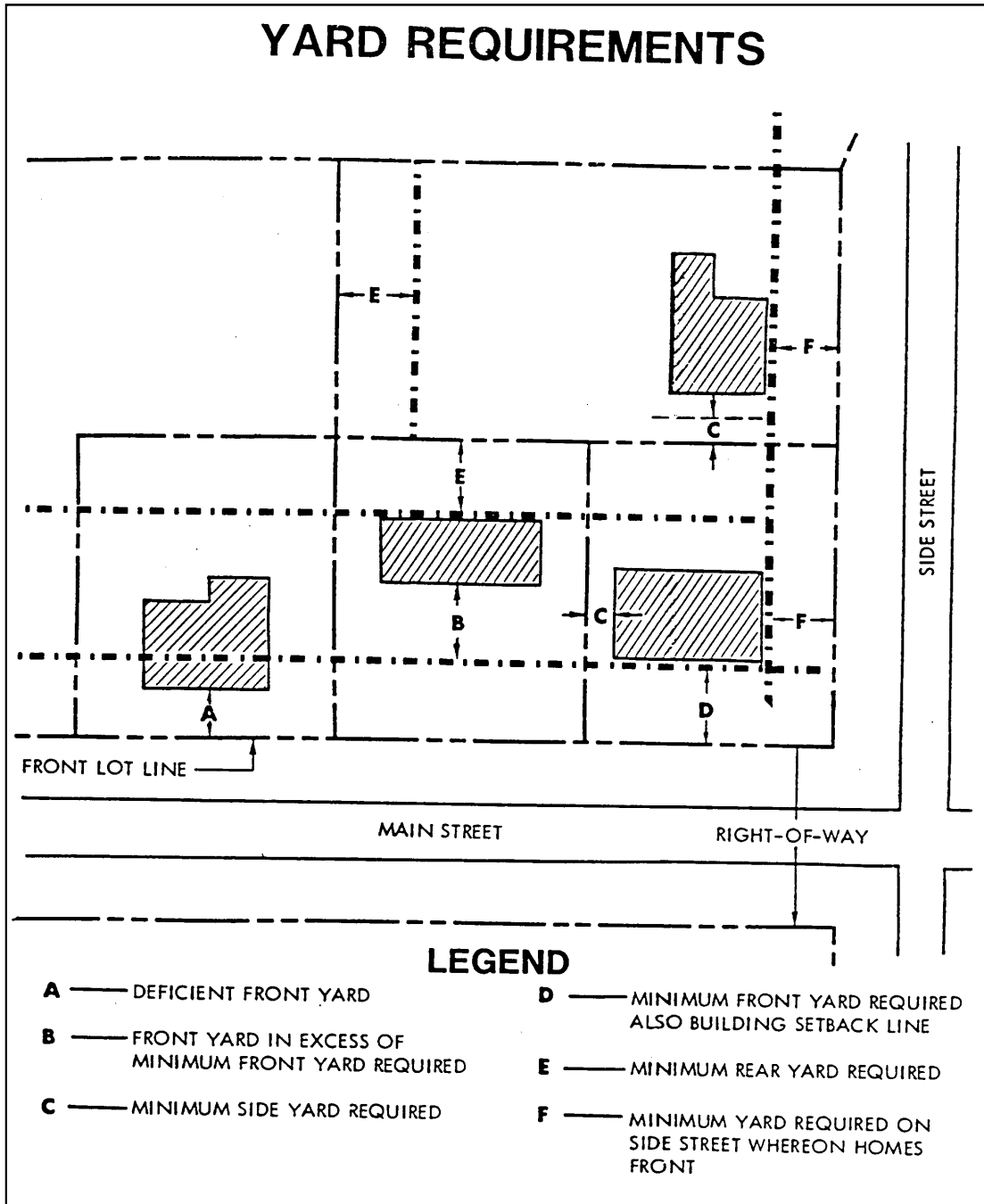
AM. Lot Width: The width of a lot shall be the horizontal distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the required front setback line. The following provision shall also apply: the width between the side lot lines measured at the street right-of-way or private road shall not be less than eighty (80) percent of the required lot width or, forty (40) percent in the case of lots located on the turning circle of a cul-de-sac. (Amended, effective September 27, 1999 and amended, effective August 18, 2002)

Figure 2 - Lot Terms



(Chart Effective September 27, 1999)

Figure 3 - Yard Requirements



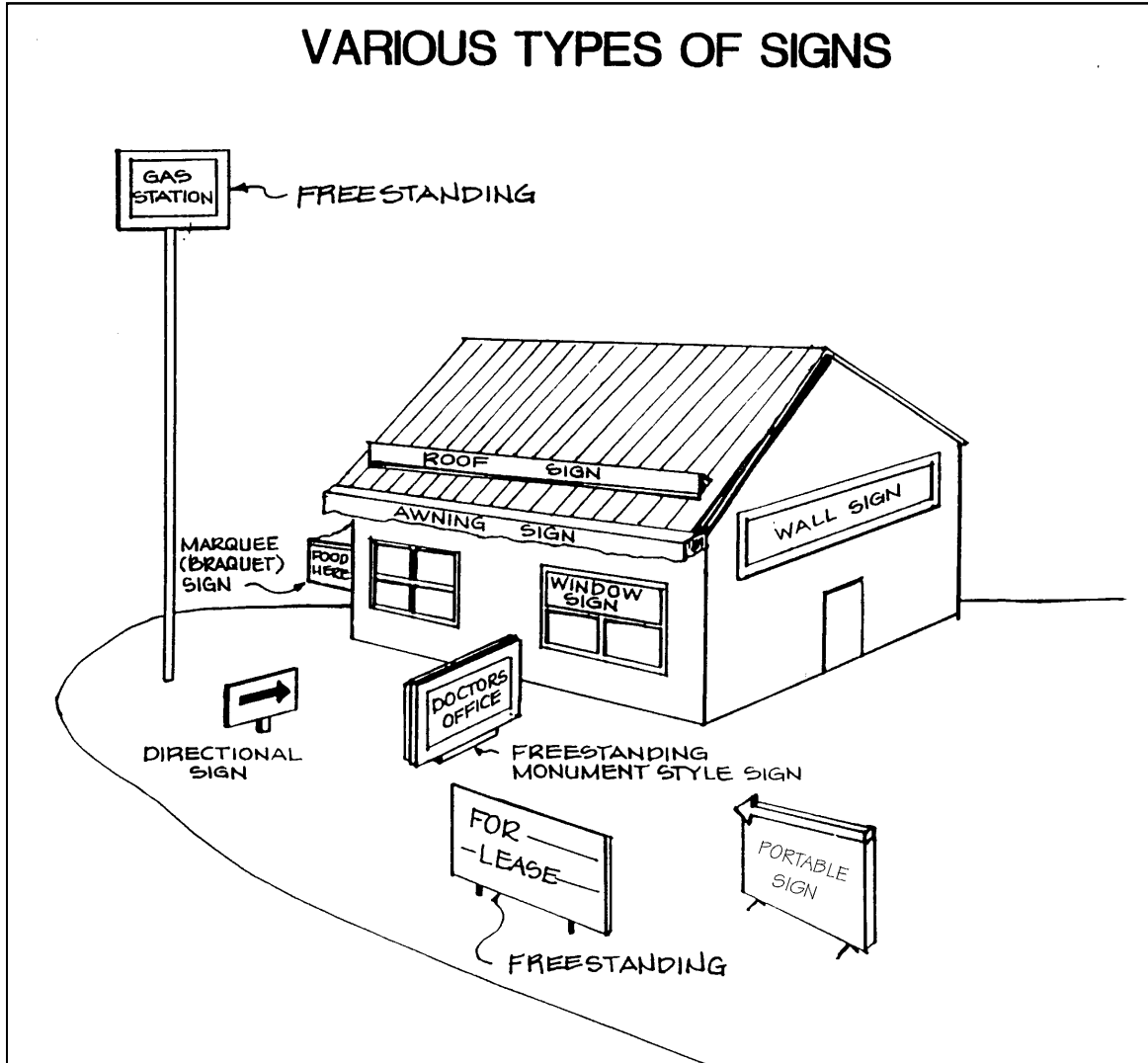
(Chart Effective September 27, 1999)

- AN. Major Street:** Any street within the Village of Grass Lake designated as a Major Street pursuant to P.A. 51 of Michigan, of 1951 and amendments thereto.
- AO. Mobile Home:** A structure, transportable in one (1) or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. Mobile home does not include recreational vehicle.
- AP. Mobile Home Park:** A parcel or tract of land under the control of a person upon which three (3) or more mobile homes are located on a continual, non-recreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home.
- AQ. Mobile Home Subdivision:** A legally platted residential subdivision accommodating mobile homes.
- AR. Modular Home:** A pre-manufactured dwelling designed for permanent attachment to sanitary facilities in a residential district.
- ARa. Monument or Ground Sign:** A sign supported by uprights or braces in or upon the ground surface (see Figure 4). (Effective September 27, 1999.)
- AS. Non-Conforming Structure:** A building or portion thereof lawfully existing at the effective date of this Ordinance, or amendments thereto, and which does not conform to the provisions of this Ordinance in the zoning district in which it is located.
- AT. Non-Conforming Use:** A lawful use of land that does not comply with the use regulations for its zoning district but which complied with applicable regulations at the time the use was established.
- AU. Outdoor Storage of Material:** The keeping, in an area outside of any building, any goods, junk, material, merchandise, or vehicles in the same place for more than twenty-four (24) hours.
- AUa. Planned Unit Development (PUD):** A form of development usually characterized by the flexible application of zoning district regulations and a unified site design for a number of housing units, clustering buildings, providing common open space. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis. It also refers to a process, mainly revolving around site plan review, in which the Village will have considerable involvement in determining the nature of the development. (Effective September 27, 1999.)

- AV. Planning Commission:** Whenever in this Ordinance appear the words "Planning Commission" it shall mean the Planning Commission of the Village of Grass Lake, Michigan.
- AW. Primary Residence:** The place of residence of a person or family for at least one hundred (180) days out of a single calendar year.
- AX. Principal Building:** A building in which the primary use of the lot on which the building is located is conducted.
- AY. Principal Use:** The main use of land or structures, as distinguished from a secondary or accessory use.
- AYa. Private Road:** An area of land which is privately owned, provides vehicular to more than one (1) lot and has not been dedicated to public use other than access by emergency and public safety vehicles, and is maintained by its private owners. It shall be constructed according to standards contained in Grass Lake Village Ordinance No. 26, Private Road Ordinance. (Effective December 8, 1994).
- AZ. Recycling Collection Center:** A facility that is not a junkyard and in which recoverable resources, such as newspapers, glassware, and metal cans, are collected, stored, flattened, crushed, or bundled, essentially by hand within a completely enclosed building.
- BA. Resource Center:** A place, structure, area, or other facility used for and providing religious, fraternal, social, and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.
- BAa. Self-Service Storage Facility (SSSF):** A building or a group of buildings used primarily for the temporary dead storage of residential goods and wares as a result of their transfer from one point to another and/or the dead storage of residential goods and wares; commercial goods and wares; and industrial goods, wares, and commodities. (Effective October 6, 1994).
- BB. Service Station:** Any premises where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tuneups, lubrication, minor repairs, and carburetor cleaning are conducted. Service stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body fender work are conducted.
- BC. Setback:** The required minimum horizontal distance between the front, side, or rear property line and the portion of the structure closest to the property line. This definition shall not apply to condominium projects as regulated in Section 5.17 (Amended, effective January 7, 1994 and amended, effective September 27, 1999).

- BD. Sign:** A structure or device designed or intended to convey information to the public in written or pictorial form (See Figure 4). (Amended, effective September 27, 1999.)
- BE. Sign, Awning, Canopy, or Marquee:** A sign painted, stamped, perforated, or stitched, or otherwise applied on an awning (See Figure 4). (Amended, effective September 27, 1999.)
- BF. Sign, Flashing:** Any sign, which, by method or manner of illumination, flashes on or off, winks or blinks with varying light intensity, shows motion, or creates the illusion of motion or revolves in a manner to create the illusion of being on or off.
- BG. Sign, Free Standing:** A sign supported by one or more upright poles, columns, or braces placed in or on the ground and not attached to any building or structure (See Figure 4). (Amended, effective September 27, 1999.)
- BH. Sign, Illuminated:** A sign illuminated in any manner by an artificial light source.
- BI. Sign, Portable:** Any sign not permanently affixed to the ground or to a building, including any sign attached to or displayed on a vehicle that is used for the expressed purpose of advertising a business establishment, product, service, or entertainment, when that vehicle is so parked as to attract the attention of the motoring or pedestrian traffic (See Figure 4). (Amended, effective September 27, 1999.)
- BJ. Sign, Projecting:** Any sign other than a wall sign that is attached to and projects from the wall or face of a building or structure, including an arcade/marquee sign.
- BK. Sign, Roof:** Any sign erected upon, against, or directly above a roof or roof eave, or on top or above the parapet, or on a functional architectural appendage above the roof or roof eave (See Figure 4). (Amended, effective September 27, 1999.)
- BL. Sign, Temporary:** A sign intended for use for a period no greater than twenty-four (24) hours.
- BM. Sign, Wall:** A sign painted on the outside of a building, or attached to, and erected parallel to the face of a building and supported throughout its length by such building (See Figure 4). (Amended, effective September 27, 1999.)
- BN. Sign, Window:** A sign painted, stenciled, or affixed on a window, which is visible from a right-of-way (See Figure 4). (Amended, effective September 27, 1999.)

Figure 4 - Various Signs



(Chart effective September 27, 1999)

- BO. Site Plan:** A document or group of documents containing sketches, text, drawings, maps, photographs, and other material intended to present and explain certain elements of a proposed development, including physical design, siting of buildings and structures, interior vehicular and pedestrian access, the provision of improvements, and the interrelationship of these elements.
- BP. Street:** A public thoroughfare, sixty-six (66) feet in width, being a portion of any of the

recognized State, County, or Township highway systems.

- BQ. Tourist Home:** A building where lodging is provided by a resident family in its home for compensation, mainly for transients. A tourist home may be called a "bed and breakfast establishment". A tourist home is not a hotel, motel, or a boarding house."
- BR. Variance:** A relaxation by the Zoning Board of Appeals of the dimensional regulations of the code where such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions or the situation of the applicant, a literal enforcement of this Ordinance would result in unnecessary and undue hardship.
- BS. Village Council:** Whenever in this Ordinance appear the words "Village Council" it shall mean the Village Council of the Village of Grass Lake, Michigan.
- BT. Yard:** A required open space on a lot adjoining a lot line, containing only landscaping or other uses as provided by this Zoning Ordinance.
- BU. Yard, Front:** A clear, unoccupied space on the same lot with a building, extending across the entire width of the lot and situated between the front lot line of the building and the front line of the lot (see Figures 2 and 3). (Amended, effective September 27, 1999.)
- BV. Yard, Rear:** A yard extending across the full width of the lot and lying between the rear lot line and the nearest line of the building. Rear-yard depth shall be measured at right angles to the rear line of the lot (see Figures 2 and 3). (Amended, effective September 27, 1999.)
- BW. Yard, Side:** A yard lying between the side line of the lot and the nearest line of the building and extending from the front yard to the rear yard, or in the absence of either of such front or rear yards, to the front or rear lot lines. Side-yard widths shall be measured at right angles to side lines of the lot (see Figures 2 and 3). (Amended, effective September 27, 1999.)
- BX. Zoning Board of Appeals:** Whenever in this Ordinance appear the words "Zoning Board of Appeals" it shall mean the Zoning Board of Appeals of the Village of Grass Lake, Michigan.
- BY. Zoning Map:** A map showing the location and placement of the various zoning districts within the Village of Grass Lake. The Zoning Map is composed of two portions. These are the underlying portion and overlying portion.
- BZ. Zoning Map, Overlying:** That portion of the Village of Grass Lake Zoning Map containing the OS-W zoning district. This zoning map reflects the presence of wetlands as defined by the Michigan Department of Natural Resources. The effect of the overlying map is to supersede the underlying map unless and until the necessary wetland permits are secured from the Michigan Department of Natural Resources for the area in which OS-W zoning exists.

CA. Zoning Map, Underlying: That portion of the Village of Grass Lake Zoning Ordinance containing the R-1, R-2, RM-1, C-1, C-2, I-1, OS-1 and MU-1 zoning districts. Land uses within these districts are regulated herein unless superseded by the overlying map.
(Amended, effective January 17, 2000.)