CHAPTER 3
ZONING DISTRICTS

Section 3.1 Zoning Districts. For purposes of this Zoning Ordinance, the Township of Oakfield is hereby divided into the following zoning districts:

R-R	Rural Residential and Agricultural District
MDR	Multiple Family District
MHC	Manufactured Housing Community District
L-R	Lakes Residential District
C	General Commercial District
C-1	Neighborhood Commercial District
I-1	Light Industrial District
PUD	Residential Planned Unit Development District

Section 3.2 The Zoning Map.

(a) The locations and boundaries of the zoning districts are hereby established as shown on a map entitled "Zoning Map of the Township of Oakfield, Kent County, Michigan" which accompanies and is made a part of this Ordinance. Where uncertainty exists as to the boundaries of zoning districts as shown on the zoning map, the following rules shall apply:

(1) Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be constructed to follow such centerlines.

(2) Boundaries indicated as approximately following platted lot lines shall be constructed as following such lot lines.

(3) Boundaries indicated as approximately following township or village boundaries shall be construed as following township village boundaries.

(4) Boundaries indicated as following the shoreline of lakes or rivers shall be construed as following such shoreline, and in the event of a change in the shoreline of a lake or river, said boundary shall be construed as changing with said shoreline.

(5) Boundaries indicated as approximately following property lines or section lines or other lines of the government surety shall be construed as following such property lines as of the effective date of this Ordinance or applicable amendment.

(b) The Zoning Map of the Township, last revised and redrawn December 2004, is hereby adopted as the zoning map of the Township, but with the updated zoning changes stated in subsection (c) of this section and to reflect the rezoning of parcels of land as stated in subsection (d) of this section. Upon the adoption of this ordinance, the Zoning Map shall be redrawn in accordance with this Section 3.2.

(c) The Township Zoning Map, last revised in December 2004, is hereby updated to reflect the following, previously approved and effective zoning changes:

(1) Parcel No. 41-08-16-101-002 (11400 14 Mile Road) – zoned in the I-1 Light Industrial District:

PART OF NW 1/4 COM AT N 1/4 COR TH S 0D 06M 09S E ALONG N&S 1/4 LINE 50.13 FT TO SLY LINE OF M-57 TH N 88D 52M 26S W ALONG SD SLY LINE 470.05 FT TH S 0D 06M 09S E 175.0 FT TH N 88D 52M 26S W 468.75 FT TH SELY 8.50 FT ON A 250.0 FT RAD CURVE TO LT /LONG CHORD BEARS S 44D 15M 30S E 8.50 FT/ TH SELY 139.71 FT ON A 250.0 FT RAD CURVE TO RT /LONG CHORD BEARS S 29D 13M 37S E 137.90 FT/ TH N 88D 52M 26S W TO W SEC LINE TH N ALONG E SEC LINE TO N SEC LINE TH E ALONG N SEC LINE TO BEG EX THAT PART LYING NLY OF SLY LINE OF STL M-57 * SEC 16 T9N R9W, OAKFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

(2) Parcel No. 41-08-16-127-001 (11560 Holmden Court) – zoned in the C General Commercial District:

PART OF NW 1/4 COM AT N 1/4 COR TH S 0D 06M 09S E ALONG N&S 1/4 LINE 50.13 FT TO SLY LINE OF M-57 TH N 88D 52M 26S W ALONG SD SLY LINE 470.05 FT TH S 0D 06M 09S E 175.0 FT TO BEG OF DESC - TH S 0D 06M 09S E 125.0 FT TH N 88D 52M 26S W 395.69 FT TH NWLY 139.71 FT ON A 250.0 FT RAD CURVE TO LT /LONG CHORD BEARS N 29D 13M 37S W 137.90 FT/ TH NWLY 8.50 FT ON A 250.0 FT RAD CURVE TO RT /LONG CHORD BEARS N 44D 15M 30S W 8.50 FT/ TH S 88D 52M 26S E 468.75 FT TO BEG * SEC 16 T9N R9W, OAKFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

(3) Parcel No. 41-08-18-100-024 (9760 14 Mile Road) – zoned in the I-1 Light Industrial District:

PART OF NW 1/4 COM AT N 1/4 COR TH S 0D 12M 49S W ALONG N&S 1/4 LINE 66.2 FT TO S LINE OF STL M-57 TH N 89D 52M 12S W ALONG SD S LINE 2052.79 FT TO E LINE OF W 514.21 FT OF NW 1/4 TH S 0D 13M 44S W ALONG SD E LINE 460.0 FT TO BEG OF THIS DESC - TH S 89D 52M 12S E 728.30 FT TO E LINE OF W 1/2 OF NW 1/4 TH S 0D 22M 10S W ALONG SD E LINE 804.35 FT TO S LINE OF NW 1/4 NW 1/4 TH S 89D 55M 04S W ALONG SD S LINE 726.34 FT TO E LINE OF W 514.21 FT OF NW 1/4 TH N 0D 13M 44S E ALONG SD E LINE 807.03 FT TO BEG * SEC 18 T9N R9W, OAKFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

(d) The following described lands are hereby rezoned from their respective current zoning districts to the zoning district indicated respectively below, and the Township Zoning Map shall be revised accordingly:

(1) Parcel No. 41-08-02-251-013 (13380 MacClain Street) – rezoned from the R-R Rural Residential and Agricultural District to the L-R Lakes Residential District:

THAT PART OF GOVT LOT 1 LYING SLY & WLY OF THOMAS LAKE PLAT & BANKS LAKE PLAT EX W 652 FT ALSO E 1/2 SW 1/4 NE 1/4 ALSO GOVT LOT 2 EX BANKS LAKE PLAT & EX COM AT NE COR OF LOT 2 WOODBECK LAKE PLAT TH SELY ALONG NLY LINE OF SD LOT EXT ELY TO WATERS EDGE OF WOODBECK LAKE TH SLY ALONG SD WATER EDGE TO ELY LINE OF LINE OF WOODBECK LAKE PLAT TH NLY ALONG SD ELY LINE TO BEG ALSO GOVT LOT 3 EX COM 70.15 FT 90D 00M 00S W FROM NW COR OF LOT 1 WOODBECK LAKE PLAT TH 90D 00M 00S W 567.90 FT TH S 3D 01M 11S W 221.85 FT TH S 6D 24M 04S E 312.52 FT TO NLY LINE OF POINT DR TH S 67D 11M 00S E ALONG SD NLY LINE 199.35 FT TH ELY 35.80 FT ALONG SD NLY LINE ON A 40.0 FT RAD CURVE TO LT /LONG CHORD BEARS N 89D 03M 30S E 34.30 FT/ TO WLY LINE OF POINT DR TH N 65D 18M 00S E ALONG SD WLY LINE 144.60 FT TH NELY 43.98 FT ALONG SD WLY LINE ON A 40.0 FT RAD CURVE TO LT /LONG CHORD BEARS N 33D 48M 00S E 41.80 FT/ TH N 2D 18M 00S E ALONG SD WLY LINE 243.80 FT TH N 31D 00M 00S E ALONG SD WLY LINE 315.10 FT TO BEG ALSO RELICTED LAND IN W 1/2 SE 1/4 LYING N OF HORSESHOE & WOODBECK LAKES EX COM 564.90 FT S ALONG N&S 1/4 LINE FROM CEN OF SEC TH S 51D E 386.0 FT TH S PAR WITH SD 1/4 LINE 1176.9 FT M/L TO SHORE OF LAKE TH SWLY ALONG LAKE SHORE 300 FT M/L TO SD 1/4 LINE AT A PT 1417.8 FT M/L S OF BEG TH N TO BEG & EX WOODBECK LAKE PLAT * SEC 2 T9N R9W; OAKFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

(2) Parcel No. 41-08-14-101-022 (12935 Old 14 Mile Road) – rezoned from the MDR Multiple Family District to the R-R Rural Residential and Agricultural District:

PART NW 1/4 COM AT SE COR OF LOT 20 OF HART'S OAK PARK PLAT NO.1 TH N 88D 43M E ALONG S LINE OF SD PLAT 887.8 FT TH S 79D 37M 30S E ALONG S LINE OF SD PLAT 50.24 FT TH S 0D 14M E PAR WITH W SEC LINE 181.19 FT TH S 88D 43M W PAR WITH S LINE OF SD PLAT 355.90 FT TH S 0D 14M E PAR WITH W SEC LINE 545 FT TO NLY LINE OF HWY M57 /150 FT WIDE/ TH NWLY ALONG NLY LINE OF SD HWY TO A LINE BEARING S 0D 14M E FROM BEG TH N 0D 14M W 440 FT M/L TO BEG * SEC 14 T9N R9W; OAKFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

(3) Parcel No. 41-08-15-100-062 (12150 14 Mile Road) – rezoned from the MDR Multiple Family District to the MHC Manufactured Housing Community District:

PART NW 1/4 COM AT NW COR OF SEC TH S 1D 40M W ALONG W SEC LINE 425.0 FT TH S 87D 05M E 435.60 FT TH S 1D 40M W TO S LINE OF N 1/2 NW 1/4 TH E TO SE COR OF NW 1/4 NW 1/4 TH N TO NE COR OF NW 1/4 NW 1/4 TH W TO BEG EX THAT PART LYING NLY OF SLY LINE OF STL M-57 /14 MILE RD/ RELOCATED * SEC 15 T9N R9W; OAKFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

(4) Parcel No. 41-08-24-301-012 (10293 Morgan Mills Avenue) – rezoned from the MDR Multiple Family District to the L-R Lakes Residential District:

LOT 1 EX COM AT SW COR OF SD LOT TH N 133 FT TH ELY PERP TO W LINE SD LOT 60 FT TH S 91.45 FT TO SLY LOT LINE TH SWLY 73.06 FT TO BEG & EX COM AT SWLY COR OF LOT 2 TH S 59D 43M E ALONG SWLY LINE SD LOT 100 FT TO MOST SLY COR SD LOT TH S 30D 17M W 148 FT TH N 2D 58M W 178 FT TO BEG & EX COM AT SWLY COR OF LOT 2 TH N 59D 43M W 90 FT ALONG EXT SWLY LINE SD LOT TH N 30D 17M E 145.4 FT TO SHORE OF CHAIN LAKE TH S 56D 21M E 90.16 FT ALONG SD SHORE LINE TO EXT NWLY LINE SD LOT 2 TH S 30D 17M W 140 FT TO BEG & EX COM 108 FT N 59D 43M W ALONG EXT SWLY LINE OF LOT 2 FROM SWLY COR OF LOT 2 TH W 18D 02M W 20.48 FT TH N 59D 43M W 42.51 FT TO W LINE OF LOT 1 TH NLY ALONG W LINE OF SD LOT 202.7 FT TO SHORE OF CHAIN LAKE TH S 56D 21M E 109.69 FT ALONG SD SHORE TO A LINE BEARING N 18D 02M W FROM BEG TH S 18D 02M E 151.76 FT TO BEG ALSO LOT 4 * OAKFIELD TOWNSHIP ASSESSOR'S PLAT; OAKFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

(5) Parcel No. 41-08-27-376-004 (12205 Hart Street) – rezoned from the MDR Multiple Family District to the MHC Manufactured Housing Community District:

THAT PART OF GOVT LOTS 4 & 5 IN E 1/2 SW 1/4 LYING WLY OF FOL DESC LINE - COM 590.0 FT W ALONG S SEC LINE FROM S 1/4 COR TH N 0D 11M E 861.51 FT TH N 50D 29M E 259.93 FT TH N 0D 11M E 285.0 FT TH S 89D 54M W 230.0 FT TH N 46D 26M W 217 FT M/L TO WATERS EDGE OF WABASIS LAKE & PT OF ENDING * SEC 27 T9N R9W, OAKFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

(6) Parcel No. 41-08-28-451-013 (11675 Wabasis Lake Drive) – rezoned from the MDR Multiple Family District to the MHC Manufactured Housing Community District:

THAT PART OF GOVT LOT 6 COM 390.72 FT N 3D 10M W OF S 1/4 COR TH E 675.18 FT TH N 484.44 FT TO WABASIS LAKE TH WLY ALONG LAKE SHORE TO E LINE OF ASSESSOR'S PLAT OF WABASIS PARK TH SLY OF SLY LINE OF SD PLAT EXT NELY TO BEG * SEC 28 T9N R9W; OAKFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

Section 3.3 Areas Not Included Within a District. In every case where lands have not been specifically included within a zoning district, such lands shall be deemed to be in the R-R Rural Residential and Agricultural District.