

CHAPTER 1266
Districts Generally and Zoning Map

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| 1266.01 Establishment of districts. | 1266.02 Incorporation of Zoning Map; district boundary lines. |
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CROSS REFERENCES

- Regulation of location of trades, buildings and uses by local authorities - see M.C.L.A. Sec. 125.581
- Regulation of buildings; authority to zone - see M.C.L.A. Sec. 125.582
- Regulation of congested areas - see M.C.L.A. Sec. 125.583
- Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - see M.C.L.A. Sec. 125.583a
- Effect of zoning ordinance or zoning decision in presence of demonstrated need for certain land use - see M.C.L.A. Sec. 125.592

1266.01 ESTABLISHMENT OF DISTRICTS.

For the purpose of this Zoning Code, the Village is hereby divided into the following districts:

- (a) R-1 Single-Family Residence District;
- (b) R-M Multiple-Family Residence District;
- (c) C-O Commercial/Office District;
- (d) BUS General Business District;
- (e) IND General Industrial District.

(Ord. Unno. Passed 12-14-87; Ord. Unno. Passed 11-9-94.)

1266.02 INCORPORATION OF ZONING MAP; DISTRICT BOUNDARY LINES.

(a) The boundaries of the districts set forth in Section 1266.01 are shown on a map attached to the original Zoning Ordinance, passed December 14, 1987, which Map is designated as the "Zoning Map of the Village of Caseville." Such Map, which is on file in the office of the Village Clerk, and all notations, references and other information shown thereon are hereby made a part of this Zoning Code and shall have the same force and effect as if such Map, and all such notations, references and other information shown thereon, were fully set forth or described herein.

(b) Except where reference is made on such Map to a street or other designated line by the dimensions shown on the Map, the boundary lines follow lot lines or the centerlines of the streets or alleys or extensions of such lines and the limits of the Village, as they existed at the time of the adoption of this Zoning Code.

(c) Where a district boundary line, as established in this section or as shown on the Zoning Map, divides a parcel which was in a single ownership and of record at the time of enactment of this Zoning Code, the use authorized thereon and the other district requirements applying to the least restricted portion of such parcel, under this Zoning Code, may be considered as extending to the entire parcel with Planning Commission approval. The use so extended shall be deemed to be conforming.

(d) Questions concerning the exact location of the district boundary lines shall be determined by the Zoning Board of Appeals after recommendation from the Planning Commission according to the rules and regulations which may be adopted by it.

(Ord. Unno. Passed 12-14-87.)