

## ARTICLE 1: TITLE, PURPOSES AND LEGAL CLAUSES

### 101. Title

Onekama Village Zoning Ordinance shall be known as the "Onekama Village Permanent Zoning Ordinance", hereinafter called the "Ordinance".

### 102. Purposes

This Ordinance is based upon the Onekama Village Land Use Plan and designed:

- A. To promote and protect the public health, safety and general welfare;
- B. To protect the character and stability of the recreational, residential, commercial and industrial areas within the Village and promote the orderly and beneficial development of the Village;
- C. To regulate the intensity of use of land and parcel areas in a manner compatible with the Onekama Village Land Use Plan and to determine the area of open spaces surrounding buildings and structures necessary to provide adequate light and air and to protect the public health;
- D. To lessen and avoid congestion on the public highways and roads;
- E. To provide for the needs of recreation, residence, commerce, and industry in future growth;
- F. To promote healthful surroundings for family life in residential and commercial areas;
- G. To set reasonable standards to which buildings and structures shall conform;
- H. To prohibit uses, buildings or structures which are incompatible with the character of development or the uses, buildings or structures permitted within specified zoning districts;
- I. To prevent such additions to or alteration or remodeling of existing structures in such a way as to avoid the regulations and limitations imposed hereunder;
- J. To protect against fire, explosion, and other nuisances and hazards;
- K. To prevent the overcrowding of land and undue concentration of buildings and structures so far as is possible and appropriate in each zoning district;
- L. To conserve the value of land, buildings, and structures throughout the Village;
- M. To provide for the completion, restoration, reconstruction, and extension of nonconforming uses;
- N. To create an Appeals Board and to define the powers and duties thereof;
- O. To designate and define the power and duties of the official or officials in charge of the administration and enforcement of this Ordinance;
- P. To provide for the payment of fees for zoning permits;
- Q. To provide penalties for the violation of the Ordinance; and
- R. To accomplish any other purposes contained in Public Act 207 of 1921, as amended, being the City or Village Zoning act, MCL 125.581 et. seq.

### 103. Legal Basis

This Ordinance is enacted pursuant to Michigan Public Act 207 of 1921, as amended, being the City or Village Zoning Act, MCL 125. 581 et. seq.

### 104. Effective Date

This Ordinance was adopted by the Village Council of the Village of Onekama, Manistee County, Michigan, at a meeting held on May 3, 1990 and a notice of publication ordered published in the Manistee News Advocate, a newspaper having general circulation in the Village, as required by Public Act 207 of 1921, as amended, being the Village Rural Zoning Act, MCL 125.581 et. seq.

105. Scope

This Ordinance is not intended to repeal, abrogate, annul or in any way impair or interfere with existing provisions of deed restrictions; subdivision regulations; private restrictions placed upon property by covenants; condominium rules, ownership association rules; ordinances, laws, regulations of any federal, state or county agency. When this Ordinance has more restrictive regulations, limitations or requirements, then this Ordinance shall control. The Administrator shall not be engaged in the enforcement of deed restrictions or private restrictions placed upon property by covenants.

DATE: May 3, 1990     Esther Pierson  
   Village President

DATE: May 3, 1990     Mary Kuipers  
   Village Clerk

Effective May 4, 1990 at 12:01 a.m.