

ARTICLE 18: GENERAL ZONING DISTRICT PROVISIONS

1801. Establishment of Districts

The Village is hereby divided into the following zoning districts as shown on the Official Zoning Map:

- A. Residential districts:
 - 1. Residential District
- B. Commercial districts:
 - 1. Commercial Residential District
- C. Overlay Zone:
 - 1. Portage Lake Shoreline Overlay Zone

1802. Provision for Official Zoning Map

For the purpose of this Ordinance the zoning districts as provided in Section 1801 of this Ordinance are bounded and defined as shown on a map entitled "Official Zoning Map of Onekama Village", a copy of which accompanies this Ordinance and which, with all explanatory matter thereon, is hereby incorporated into and made a part of this Ordinance by reference.

1803. Identification of Official Zoning Map

The Official Zoning Map shall be identified by the signature of the Village President, attested by the Village Clerk, and bear the seal of the Village under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Onekama Village", together with the effective date of this Ordinance.

1804. Changes to Official Zoning Map

If, in accordance with the procedures of this Ordinance and of Public Act 207 of 1921, as amended, being the Village Rural Zoning Act, MCL 125.581 et. seq. a change is made in a zoning district boundary, such change shall be made by or under the direction of the Village President promptly after the amendment authorizing such change shall have been adopted and published.

1805. Authority of Zoning Map

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the Farr Center (Onekama Village Hall) shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, building or structure in the Village.

1806. Replacement of Official Zoning Map

In the event the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes made thereto, the Village Council may by resolution authorize the transcribing and drawing of a duplicate official zoning map which shall supersede the prior Official Zoning Map. The duplicate Official Zoning Map may correct drafting or other errors or omissions on the prior Official Zoning Map, but no such correction shall have the effect of amending the Zoning Ordinance or the prior Official Zoning Map. The duplicate Official Zoning Map shall be identified by the signature of the Village President, attested by the Village Clerk, and bear the seal of the Village under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Onekama Village duplicated on February 12, 1993 which replaces and supersedes the Official Zoning Map which was adopted on May 3, 1990."

1807. Rules of Interpretation

Where uncertainty exists as to the boundaries of zoning districts as shown on the Official Zoning Map, the following rules of interpretation shall apply:

- A. A boundary indicated as approximately following the centerline of a highway, road, alley or easement shall be construed as following such line.
- B. A boundary indicated as approximately following a recorded parcel line or a property line shall be construed as following such line.
- C. A boundary indicated as approximately following the corporate boundary line of a city, village or township shall be construed as following such line.
- D. A boundary indicated as following a railroad line shall be construed as being the centerline of the railroad right-of-way.
- E. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in a shoreline shall be construed as following the actual shoreline.
- F. A boundary indicated as following the centerline of a water body shall be construed as following such centerline at the time of the interpretation.
- G. A boundary indicated as parallel to, or an extension of, a feature indicated in corrections A through F above shall be so construed.
- H. A distance not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- I. Where a physical or cultural feature existing on the ground is at variance with that shown on the Official Zoning Map, or in any other circumstance not covered by subsections A through H above, or question in interpreting subsections A through H above, the Appeals Board shall interpret the zoning district boundary.

1808. Application of Regulations

The regulations established by this Ordinance within each zoning district shall be the minimum regulations for promoting and protecting the public health, safety, and general welfare and shall be uniform for each class of land or building, dwellings and structures throughout each district.