

ARTICLE 3 ZONING DISTRICT REGULATIONS

3.01 ESTABLISHMENT OF ZONING DISTRICTS

The City of Evart is hereby divided into the following zoning districts:

- “R-1” Low-Density Residential District
- “R-2” Medium-Density Residential District
- “R-3” High Density Residential District
- “R-4” Mobile Home Park District
- “C-1” Central Business District
- “C-2” General Business District
- “I-1” Light Industrial District
- “I-2” General Industrial District
- “PUD” Planned Unit Development District
- “F-1” Floodplain Overlay District
- “P-1” Vehicle Parking District

3.02 AUTHORITY OF OFFICIAL ZONING MAP

The locations and boundaries of the zoning districts are hereby established as shown on a map, as the same may be amended from time to time, entitled “The Zoning Map of the City of Evart, Osceola County, Michigan”, which accompanies and is hereby 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 of construction and interpretation shall apply:

- A. Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerlines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following shorelines, lakes, or stream beds shall be construed as following such shorelines, lakes, or stream beds. In the event of change in the location of shorelines, lakes, or stream beds, boundaries shall be construed as moving with the shoreline, lake, or stream bed.
- D. Boundaries indicated as approximately following city boundaries shall be construed as following city boundaries.

- E. Boundaries indicated as approximately following property lines, section lines, or other lines of a government survey shall be construed as following such property lines, section lines, or other lines of a government survey as they exist as of the effective date of this ordinance or applicable amendments thereto.

3.03

IDENTIFICATION OF OFFICIAL ZONING MAP

The official zoning map shall be identified by the signature of the mayor and attested to by the city clerk and shall bear the following words: "This is to certify that this is the official zoning map referred to in the City of Evart Zoning Ordinance of (date)," together with the effective date of this ordinance.

3.04

CHANGES TO OFFICIAL ZONING MAP

If, in accordance with the procedure of this ordinance and of Act 207 of the Public Acts of 1921, as amended, a change is made in a zoning district boundary, such change shall be entered on the official zoning map by the mayor promptly after the amendment authorizing such change shall have been adopted and published, with an entry on the official zoning map as follows: "On (date) by official action of the city council, the following change(s)," which entry shall be signed by the Mayor and attested to by the city clerk. No change in the official zoning map of any other nature shall be made unless authorized by the city council and then only by the mayor.

3.05

REPLACEMENT OF OFFICIAL ZONING MAP

In the event that the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes made thereto, the city council may, by ordinance, adopt a new official zoning map that shall supersede the prior official zoning map. The new 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 new official zoning map shall be identified by the signature of the mayor, attested to by the city clerk, and shall bear the following words: "This is to certify that this is the official zoning map referred to in the Zoning Ordinance of City of Evart, adopted on (date), that replaces and supersedes the official zoning map that was adopted on (date)".

3.06

SCHEDULE OF DISTRICT REGULATIONS

The use of land and principal buildings in the R-1, R-2, R-3, C-1, C-2, I-1, and I-2 Zoning Districts shall meet the area, width, setback, height, floor area, and lot coverage regulations of the following table:

SCHEDULE OF DISTRICT REGULATIONS¹

Zoning District	Min. Lot Area (sq ft)	Min. Lot Width	Min. Front Yard	Min. Side Yard ²	Min. Rear Yard ²	Max. Height ³	Min. Floor Area/Unit (sq ft) ⁴	Max. Percent of lot Coverage (All Structures)
"R-1" Low-Density Residential	10,200	85'	25'	10'	30'	25'	850	25
"R-2" Medium-Density Residential							676	25
One-Family Dwelling	8,500	66'	20'	5'	20'	25'		
Two-Family Dwelling	10,200	80'	20'	10'	20'	25'		
"R-3" High-Density Residential							576	25
One-Family Dwelling	6,200	50'	20'	5'	20'	25'		
Two-Family Dwelling	10,200	80'	20'	10'	20'	25'		
Multifamily Dwelling		100'	30'	30'	30'	30'		
"C-1" Central Business	N/A	N/A	0'	0'6	10'	35'	N/A	N/A
"C-2" General Business	N/A		N/A	25'	10'7	35'	N/A	N/A
"I-1" Light Industrial	N/A	N/A	25'	20'8	20'8	40'	N/A	N/A
"I-2" General Industrial	N/A	N/A	30'	30'8	30'8	40'	N/A	N/A

REFERENCE NOTES FOR SCHEDULE OF DISTRICT REGULATIONS

1. A lot that is platted or otherwise of record as of the effective date of this ordinance may be used as regulated in Article 22.
2. Buildings on lots having frontage on two or more intersecting or nonintersecting streets shall comply with front yard requirements on all such streets.
3. The following buildings and structures shall be exempt from height regulations in all zoning districts: parapet walls not exceeding 4 feet in height, chimneys, cooling towers, elevator bulkheads, fire towers, grain elevators, silos, stacks, elevated water towers, storage towers, scenery lofts, monuments, cupolas, domes, spires, penthouses housing necessary mechanical appurtenances, and television and radio reception and transmission antennas and towers that are controlled by the FCC.
4. A minimum of 3,500 square feet of land area shall be provided for each dwelling unit.

5. A minimum of 3,500 square feet of land area shall be provided for each dwelling unit.
6. If the building is not structurally attached to an adjacent building or is not located immediately upon the property line, a side yard setback of 10 feet shall be required.
7. If the side or rear yard abuts a property zoned residential, a 30-foot side or rear yard is required.
8. If the side or rear yard abuts a property zoned residential, a 50-foot side or rear yard is required.

SCHEDULE OF DISTRICT REGULATIONS ¹								
Zoning District	Mln. Lot Area (sq ft)	Mln. Lot Width	Mln. Front Yard	Mln. Side Yard ²	Mln. Rear Yard ²	Max. Height ³	Mln. Floor Area/Unit (sq ft) ⁴	Max. Percent of Lot Coverage (All Structures)
'R-1' Low-Density Residential	10,200	85'	25'	10'	30'	25'	850	25
'R-2' Medium-Density Residential One-Family Dwelling Two-Family Dwelling	8,500 10,200	66' 80'	20' 20'	5' 10'	20' 20'	25' 25'	676	25
'R-3' High-Density Residential One-Family Dwelling Two-Family Dwelling Multifamily Dwelling	6,200 10,200 6	50' 80' 100'	20' 20' 30'	5' 10' 30'	20' 20' 30'	25' 25' 30'	576	25
'C-1' Central Business	N/A	N/A	0'	0' ⁶	10'	35'	N/A	N/A
'C-2' General Business	N/A	N/A	25'	10' ⁷	20' ⁷	35'	N/A	N/A
'I-1' Light Industrial	N/A	N/A	25'	20' ⁸	20' ⁸	40'	N/A	N/A
'I-2' General Industrial	N/A	N/A	30'	30' ⁸	30' ⁸	40'	N/A	N/A

N/A = Not Applicable