

CITY OF EVART

Zoning Ordinance
Ordinance No. 265

Effective: February 24, 1993

TABLE OF CONTENTS

SECTION 1	REPEAL OF EXISTING ZONING ORDINANCE
SECTION 2	ADOPTION OF NEW CITY OF EVART ZONING ORDINANCE
ARTICLE 1	TITLE, PURPOSE, AND LEGAL BASIS
1.01	TITLE
1.02	PURPOSE
1.03	SCOPE AND INTERPRETATION
1.04	EFFECT OF ZONING
1.05	LEGAL BASIS
1.06	REULES AND INTERPRETATION APPLYIING TO THE TEXT
ARTICLE 2	DEFINITIONS
2.01	ACCESSORY USE OR STRUCTURE
2.02	ADULT DAY-CARE CENTER
2.03	ADULT DAY-CARE HOME
2.04	ADULT ENTERTAINMENT BUSINESSES
2.05	ALTERATIONS, STRUCTURAL
2.06	BASEMENT
2.07	BED AND BREAKFAST
2.08	BOARDING ROOMS
2.09	BUILDING
2.10	BUILDING HEIGHT
2.11	BUILDING SETBACK
2.12	CHILD-CARE CENTER
2.13	COMMERCIAL RECREATION
2.14	DWELLING
2.15	DWELLING UNIT
2.16	FAMILY
2.17	FAMILY DAY-CARE HOME
2.18	GROUP DAY-CARE HOME
2.19	HOME OCCUPATION
2.20	LOT
2.21	LOT LINE
2.22	MOBILE HOME
2.23	MOBILE HOME PARK
2.24	MOTEL
2.25	OUTDDOR SALES
2.26	PRINCIPAL OR MAIN USE
2.27	PUBLIC OR INSTITUTIONAL USES
2.28	SALVAGE YARDS
2.29	SECOND FLOOR APARTMENT

- 2.30 SITE CONDOMINIUM SUBDIVISION
- 2.31 STATE-LICENSED RESIDENTIAL FACILITY (6 OR FEWER PERSONS)
- 2.32 STATE-LICENSED RESIDENTIAL FACILITY (MORE THAN 6 PERSONS)
- 2.33 STREET
- 2.34 STRUCTURE
- 2.35 VEHICLE REPAIR
- 2.36 YARD

ARTICLE 3 ZONING DISTRICT REGULATIONS

- 3.01 ESTABLISHMENT OF ZONING DISTRICT
- 3.02 AUTHORITY OF OFFICIAL ZONING MAP
- 3.03 IDENTIFICATION OF OFFICIAL ZONING MAP
- 3.04 CHANGES TO OFFICIAL ZONING MAP
- 3.05 REPLACEMENT OF OFFICIAL ZONING MAP
- 3.06 SCHEDULE OF DISTRICT REGULATIONS
(SCHEDULE OF DISTRICT REGULATIONS TABLE)
SETBACKS
(REFERENCE NOTES FOR SCHEDULE OF DISTRICT REGULATIONS)

ARTICLE 4 "R-1" LOW-DENSITY RESIDENTIAL DISTRICT

- 4.01 DESCRIPTION AND PURPOSE
- 4.02 PERMITTED LAND USES
- 4.03 SPECIAL LAND USES
- 4.04 ACCESSORY USES AND BUILDINGS
- 4.05 HEIGHT AND AREA REGULATIONS
- 4.06 PARKING REQUIREMENTS
- 4.07 GENERAL PROVISIONS

ARTICLE 5 "R-2" MEDIUM-DENSITY RESIDENTIAL DISTRICT

- 5.01 DESCRIPTION AND PURPOSE
- 5.02 PERMITTED LAND USES
- 5.03 SPECIAL LAND USES
- 5.04 ACCESSORY USES AND BUILDINGS
- 5.05 HEIGHT AND AREA REGULATIONS
- 5.06 PARKING REQUIREMENTS
- 5.07 GENERAL PROVISIONS

ARTICLE 6 “R-3” HIGH-DENSITY RESIDENTIAL DISTRICT

- 6.01 DESCRIPTION AND PURPOSE**
- 6.02 PERMITTED LAND USES**
- 6.03 SPECIAL LAND USES**
- 6.04 ACCESSORY USES AND BUILDINGS**
- 6.05 HEIGHT AND ARE REGULATIONS**
- 6.06 PARKING REQUIREMNTS**
- 6.07 SITE PLAN REVIEW**
- 6.08 GENERAL PROVISIONS**

ARTICLE 7 “R-4” MOBILE HOME PARK DISTRICT

- 7.01 DESCRIPTION AND PURPOSE**
- 7.02 PERMITTED LAND USES**
- 7.03 SPECIAL LAND USES**
- 7.04 ACCESSORY USES AND BUILDINGS**
- 7.05 SITE DEVELOPMENT**
- 7.06 APPROVAL PROCESS**
- 7.07 GENERAL PROVISIONS**

ARTICLE 8 “C-1” CENTRAL BUSINESS DISTRICT

- 8.01 DESCRIPTION AND PURPOSE**
- 8.02 PERMITTED LAND USES**
- 8.03 SPECIAL LAND USES**
- 8.04 ACCESSORY USES AND BUILDINGS**
- 8.05 HEIGHT AND AREA REGULATIONS**
- 8.06 PARKING REQUIREMENTS**
- 8.07 SITE PLAN REVIEW**
- 8.08 GENERAL PROVISIONS**
- 8.09 ADDITIONAL REQUIREMENTS**

ARTICLE 9 “C-2” GENERAL BUSINESS DISTRICT

- 9.01 DESCRIPTION AND PURPOSES**
- 9.02 PERMITTED LAND USES**
- 9.03 SPECIAL LAND USES**
- 9.04 ACCESSORY USES AND BUILDINGS**
- 9.05 HEIGHT AND AREA REGULATIONS**
- 9.06 PARKING REQUIREMENTS**
- 9.07 SITE PLAN REVIEW**
- 9.08 GENERAL PROVISIONS**
- 9.09 ADDITIONAL REQUIREMENTS**

ARTICLE 10 “I-1” LIGHT INDUSTRIAL DISTRICT

- 10.01 DESCRIPTION AND PURPOSE**
- 10.02 PERMITTED LAND USES**
- 10.03 SPECIAL LAND USES**
- 10.04 ACCESSORY USES AND BUILDINGS**
- 10.05 HEIGHT AND AREA REGULATIONS**
- 10.06 PARKING REQUIREMENTS**
- 10.07 SITE PLAN REVIEW**
- 10.08 GENERAL PROVISIONS**
- 10.09 ADDITIONAL REGULATIONS**
- 10.10 PERFORMANCE STANDARDS**

ARTICLE 11 “I-2” GENERAL INDUSTRIAL DISTRICT

- 11.01 DESCRIPTION AND PURPOSE**
- 11.02 PERMITTED LAND USES**
- 11.03 SPECIAL LAND USES**
- 11.04 ACCESSORY USES AND BUILDINGS**
- 11.05 HEIGHT AND AREA REGULATIONS**
- 11.06 PARKING REQUIREMENTS**
- 11.07 SITE PLAN REVIEW**
- 11.08 GENERAL PROVISIONS**
- 11.09 ADDITIONAL REGULATIONS**
- 11.10 PERFORMANCE STANDARDS**

ARTICLE 12 “PUB” PLANNED UNIT DEVELOPMENT DISTRICT

- 12.01 PURPOSE**
- 12.02 PERMITTED USES**
- 12.03 MINIMUM REQUIREMENTS**
- 12.04 MODIFICATION OF MINIMUM REQUIREMENTS**
- 12.05 CLUSTERING**
- 12.06 APPLICATION PROCEDURES**
- 12.07 PLANNING COMMISSION REVIEW**
 - OF SITE PLANS AND REQUEST FOR REZONING**
- 12.08 CITY COUNCIL REVIEW OF REQUEST FOR REZONING**
- 12.09 EFFECT OF APPROVAL OF SITE PLAN BY PLANNING**
 - COMMISSION**
- 12.10 AMENDMENT OF SITE PLAN**
- 12.11 PERFORMANCE GUARANTEES**
- 12.12 ENFORCEMENT**

ARTICLE 13 “F-1” FLOODPLAIN OVERLAY DISTRICT

- 13.01 FLOOD HAZARD FINDINGS**
- 13.02 PURPOSE**
- 13.03 SCOPE**
- 13.04 USE STANDARDS**
- 13.05 PROHIBITED USES**
- 13.06 ADDITIONAL REQUIREMENTS**
- 13.07 LIABILITY**

ARTICLE 14 “P-1” VEHICLE PARKING DISTRICT

- 14.01 DESCRIPTION AND PURPOSE**
- 14.02 PERMITTED LAND USES**
- 14.03 REQUIRED CONDITIONS FOR OFF-STREET PARKING
AREAS**
- 14.04 HEIGHT AND AREA REGULATIONS FOR SINGLE-
FAMILY DWELLINGS**
- 14.05 SITE PLAN REVIEW**
- 14.06 GENERAL PROVISIONS**

ARTICLE 15 SIGNS

- 15.01 SIGN DEFINITIONS**
- 15.02 REQUIRED CONDITIONS FOR ALL SIGNS**
- 15.03 DISTRICT REGULATIONS FOR ALL SIGNS**

ARTICLE 16 RESERVED FOR FUTURE USE

ARTICLE 17 GENERAL PROVISIONS

- 17.01 ACCESS TO A STREET**
- 17.02 ACCESSORY BUILDINGS OR STRUCTURES**
- 17.03 BASEMENT DWELLINGS**
- 17.04 DWELLING UNITS**
- 17.05 ESSENTIAL SERVICES**
- 17.06 FENCES AND WALLS**
- 17.07 HEALTH DEPARTMENT APPROVAL**
- 17.08 HOME OCCUPATION REQUIREMENTS**
- 17.09 PRINCIPAL BUILDING ON A LOT**
- 17.10 SCREENING – REQUIRED**
- 17.11 SITE CONDOMINIUM SUBDIVISIONS**
- 17.12 SWIMMING POOLS**
- 17.13 TEMPORARY STRUCTURES INCIDENTAL TO
CONSTRUCTION WORK**

ARTICLE 18 PARKING AND LOADING REQUIREMENTS

- 18.01 SCOPE**
- 18.02 MEASUREMENT UNITS**
- 18.03 SCHEDULE OF PARKING REQUIREMENTS
(SCHEDULE OF PARKING REQUIREMENTS TABLE)**
- 18.04 USES NOT SPECIFICALLY MENTIONED**
- 18.05 JOINT USE OF FACILITIES**
- 18.06 SIZE OF PARKING SPACE**
- 18.07 REQUIREMENTS OF PARKING AREAS**
- 18.08 OFF-STREET LOADING SPACES**

ARTICLE 19 SPECIAL LAND USES

- 19.01 PURPOSE**
- 19.02 APPLICATION PROCEDURES**
- 19.03 BASIS OF DETERMINATION**
- 19.04 PERFORMANCE GUARANTEES**
- 19.05 DESIGN STANDARDS**

ARTICLE 20 SITE PLAN REVIEW

- 20.01 PURPOSE**
- 20.02 USES REQUIRING SITE PLAN APPROVAL**
- 20.03 SITE PLAN REQUIREMENTS**
- 20.04 REVIEW PROCEDURE**
- 20.05 STANDARDS FOR SITE PLAN REVIEW**
- 20.06 CONDITIONS OF APPROVAL**
- 20.07 REGULATIONS**
- 20.08 PERFORMANCE GUARANTEES**
- 20.09 ENFORCEMENT**

ARTICLE 21 RESERVED FOR FUTURE USE

**ARTICLE 22 NONCONFORMING USES, BUILDINGS OR STRUCTURE,
AND LOTS**

- 22.01 PURPOSE AND SCOPE**
- 22.02 NONCONFORMING USES**
- 22.03 NONCONFORMING STRUCTURES**
- 22.04 NONCONFORMING LOTS**
- 22.05 CHANGE OF NONCONFORMING USE OR STRUCTURE**
- 22.06 ABANDONMENT**
- 22.07 REESTABLISHMENT OF USE OR STRUCTURE AFTER
DAMAGE, DESTRUCTION, OR REMOVAL**

22.08 REPAIRS AND MAINTENANCE
22.09 BUILDING OR STRUCTURE UNDER CONSTRUCTION
22.10 CHANGE OF OWNERSHIP OR OCCUPATION

ARTICLE 23 ADMINISTRATION AND ENFORCEMENT

23.01 ORDINANCE ENFORCEMENT OFFICER
23.02 ZONING PERMITS
23.03 CONTENTS OF APPLICATION
23.04 ACCESSORY BUILDINGS OR STRUCTURES
23.05 PERMIT PROCESS
23.06 CERTIFICATION OF COMPLIANCE
23.07 FEES
23.08 ENFORCEMENT
23.09 PENALTIES

ARTICLE 24 ZONING BOARD OF APPEALS

24.01 CREATION
24.02 MEETINGS
24.03 JURISDICTION AND POWERS
24.04 DECISIONS
24.05 INTERPRETATION
24.06 APPEALS
24.07 VARIANCES
24.08 PUBLIC HEARINGS

ARTICLE 25 ORDINANCE AMENDMENT

25.01 INITIATION OF AMENDMENTS
25.02 AMENDMENT PETITION PROCEDURE
25.03 AMENDMENT PROCEDURE
25.04 STANDARDS FOR APPROVAL
25.05 DECISION
25.06 ADOPTION

SECTION 3 ADMINISTRATIVE LIABILITY

SECTION 4 SEVERABILITY

SECTION 5 SAVING CLAUSE

SECTION 6 NOTICE OF ADOPTION

SECTION 7 EFFECTIVE DATE

ORDINANCE NO. 265

THE CITY OF EVART ZONING ORDINANCE

AN ORDINANCE TO REPEAL THE EXISTING "CITY OF EVART ZONING ORDINANCE", ADOPTED DECEMBER, 18, 1979, AND TO ADOPT A NEW ZONING ORDINANCE FOR THE CITY.

THE CITY OF EVART ORDAINS:

SECTION 1 REPEAL OF EXISTING ZONING ORDINANCE

The existing City of Evart Zoning Ordinance (adopted December 18, 1979) is hereby repealed in its entirety.

SECTION 2 ADOPTION OF NEW CITY OF EVART ZONING ORDINANCE

A new City of Evart Zoning Ordinance is hereby adopted to read in its entirety as follows:

SECTION 3 ADMINISTRATIVE LIABILITY

No officer, agent, employee, or member of the planning commission or board of appeals or city council shall be held personally liable for any damage that may accrue to any person as a result of any act, decision, or other consequence or occurrence arising out of the discharge of his or her duties and responsibilities pursuant to this ordinance.

SECTION 4 SEVERABILITY

The ordinance and the various parts, sections, subjects, paragraphs, sentences, phrases, and clauses thereof are hereby declared to be severable. If any part, section, subsection, paragraph, sentence, phrase, or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of this ordinance shall not be affected thereby.

SECTION 5 SAVING CLAUSE

The amendment or repeal, by this ordinance, of any ordinance or ordinance provision shall have no effect upon prosecutions commenced prior to the effective date of this ordinance. Those prosecutions shall be conducted under the ordinance provisions in effect prior to the effective date of this ordinance.

SECTION 6

NOTICE OF ADOPTION

Following adoption of this ordinance and subsequent amendments by the city council, one notice of adoption shall be published in a newspaper of general circulation in the city within 15 days after adoption. Notice shall be given pursuant to Section 4 (7) of the City or Village Zoning Act, Act 207 of 1921.

SECTION 7 EFFECTIVE DATE

This zoning ordinance was adopted by the city council on February 15, 1993, and shall take effect upon publication in a newspaper in general circulation within the City of Evert.

Bruce L. Palmer
Mayor

2/15/93
Date

Martha G. Satter
City Clerk

2/15/93
Date

Effective Date

I hereby certify that the foregoing ordinance was adopted by the Evert City Council in regular session held on February 15, 1993, and that notice of its adoption was published in the Evert Review on February 24, 1993.

Martha G. Satter
City Clerk

Date