

## ARTICLE III

### ZONING DISTRICTS AND MAP

#### 3.0 DISTRICTS ESTABLISHED:

For the purpose of this Ordinance, the City of Fennville is divided into the following districts:

- AG Agriculture District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- RT Two-Family Residential District
- RM Multiple-Family Residential District (Low Rise)
- RMH Residential Mobile Home Park
- OS-1 Office Service District
- B-1 Local Business District
- B-2 Community Business District
- CBD Central Business District
- I-1 Light Industrial District
- I-2 General Industrial District
- P Parking District

#### 3.1 DISTRICT BOUNDARIES AND INCLUSION OF THE ZONING MAP BY REFERENCE

The boundaries of these districts are hereby established as shown on the Zoning Map, City of Fennville Zoning Ordinance, which accompanies this Ordinance, and which map with all notations, references, and other information shown thereon shall be as much a part of this Ordinance as if fully described herein.

### **3.2 DISTRICT BOUNDARIES INTERPRETED**

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following centerlines 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 city limits shall be construed as following city limits.
- D. Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks.
- E. Boundaries indicated as parallel to or extensions of features indicated in subsections A through D above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map.
- F. Where physical or natural features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not covered by Subsections A through D above, the Board of Appeals shall interpret the district boundaries.

### **3.3 ZONING OF ANNEXED AREAS**

Whenever any area is annexed to the City of Fennville, it shall immediately upon such annexation, be automatically classified as an R-1 District until a Zoning Map for said area has been adopted by the City Commission. The Planning Commission shall recommend the appropriate zoning districts for such area within three (3) months after the area is annexed.

### **3.4 ZONING OF VACATED AREAS**

Whenever any street, alley or public way, within the City of Fennville shall be vacated, such street, alley, or other public way or portion thereof, shall automatically be classified in the same Zoning District as the property to which it attaches.

### **3.5 DISTRICT REQUIREMENTS**

All buildings and uses in any district shall conform to the requirements of this Ordinance.