

Article 7.02 Mapped Districts

7.02.01 Districts Established

For the purpose of this ordinance, the City of Lapeer is hereby divided into the following districts:

(a) **Residential Districts**

- (1) R-1 Single-Family Residential District
- (2) R-2 Single-Family Residential District
- (3) R-3 Single-Family Residential District
- (4) RM-1 Multiple-Family Residential District
- (5) RM-2 Multiple-Family Residential District
- (6) MHP Manufactured Home Park District

(b) **Non-Residential Districts**

- (1) OS-1 Office Service District
- (2) B-1 Neighborhood Business District
- (3) B-2 General Business District
- (4) B-3 Regional Business District
- (5) CBD-1 Central Business District
- (6) CBD-2 Central Business District
- (7) I-1 Industrial District
- (8) I-2 Planned Industrial District
- (9) P-1 Vehicular Parking District

(c) **Overlay and Mixed-Use Districts**

- (1) MO Mixed-Use Overlay District
- (2) M-24 M-24 Overlay District
- (3) PUD Planned Unit Development District

7.02.02 District Boundaries

The boundaries of these districts are hereby established as shown on the zoning map, City of Lapeer 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.

7.02.03 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 the center lines of streets, highways, or alleys, shall be construed to follow such center lines.
- (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 following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.
- (f) Boundaries indicated as parallel to or extensions of features indicated in subsections (a) through (e) above shall be so construed.
- (g) Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- (h) 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 (g) above, the zoning board of appeals (ZBA) shall interpret the district boundaries.
- (i) Insofar as some or all of the various districts may be indicated on the zoning map by patterns which, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.

7.02.04 Overlay Zoning Districts

An overlay zone is a zoning district that exists in conjunction with, or "on top of" conventional zoning districts. It may cross the conventional or "underlying" zoning districts, or may be located within a single district. The overlay zone imposes a set of requirements in addition to those laid out by the underlying zoning regulation and may modify the underlying district's requirements. The purpose of an overlay zoning district is to address special features or conditions that may pertain to several districts or a subset of one district.

7.02.05 Zoning of Annexed Areas

Whenever any area is annexed to the City of Lapeer, one (1) of the following conditions will apply:

- (a) Land that is zoned previous to annexation shall be classified as being in whichever district of this ordinance most closely conforms with the zoning that existed prior to annexation, such classification to be recommended by the Planning Commission to the City Commission and the commission shall approve same by resolution.
- (b) Land not zoned prior to annexation shall be automatically classified as an R-3 District until a zoning map for said area has been adopted by the City Commission. The planning commission shall recommend the appropriate zoning district(s) for such area within three (3) months after the matter is referred to it by the City Commission.

7.02.06 Zoning of Vacated Areas

Whenever any street, alley or other public way, is vacated, the 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.

7.02.07 District Requirements

All buildings and uses in any district shall be subject to the provisions of *Article 7.13 General Provisions*.

7.02.08 Similar Use

The Planning Department shall have the authority to determine that a use, not otherwise specifically defined, is clearly similar to another use allowed in a district and is permitted in the district. Where there is uncertainty, an application for a similar use determination shall be submitted to the Zoning Board of Appeals.