

**CHAPTER 4
ZONING DISTRICTS AND MAP**

SECTION 4.1 ESTABLISHMENT OF DISTRICTS (amended 1/06)

For the purposes of this Ordinance, the City of Otsego is divided into the following zoning districts:

R-A	Single Family Residence District	PO	Professional Office District
R-B	Single Family Residence District	C-1	General Business District
R-C	Two Family and Multiple Family Residence District	CBD	Central Business District
MHP	Manufactured Home Park District	GI	General Industrial District
PUD	Planned Unit Development District	FH	Flood Hazard Area Overlay
	• OSP PUD		
	• MPUD		
	• IPUD		

SECTION 4.2 OFFICIAL ZONING DISTRICTS MAP

The boundaries of the zoning districts enumerated in Section 4.1 are hereby established as shown on the "Official Zoning Map, City of Otsego," which accompanies this text; this map with all notations, references and other information shown thereon is hereby adopted by reference as a part of this Ordinance. One (1) copy of the Official Zoning Map shall be maintained and kept up to date by the City Clerk, accessible to the public, and the final authority as to the current zoning status of all property in the City.

SECTION 4.3 INTERPRETATION OF DISTRICT BOUNDARIES

If because of the scale, lack of details, or illegibility of the Official Zoning Map, there is any uncertainty, contradiction, or conflict regarding the intended location of any district boundaries shown on the map, interpretation concerning the exact location of district boundary lines shall be determined, upon written application by the Zoning Board of Appeals. In arriving at a decision, the Board shall apply the following standards:

- A. The boundaries of zoning districts are intended to follow centerlines of alleys, streets, other rights-of-way, or lot lines, or to be parallel or perpendicular thereto, unless the district boundary lines are otherwise clearly indicated on the Official Zoning Map.
- B. Where district boundaries are indicated to approximately follow lot of record lines, those lines shall be construed to be boundaries.
- C. Unless shown by dimension on the Official Zoning Map, where a district boundary divides a lot of record the location of the boundary shall be determined by use of the scale shown on the map.

- D. Where district boundaries are indicated as approximately following City limits, they shall be construed as following the City limits.
- E. A boundary indicated as following a shoreline shall be construed as following that shoreline, and in the event of a naturally occurring change in a shoreline, the boundary shall be construed as following the actual shoreline. A boundary indicated as following the centerline of a stream, river, canal, lake or other body of water shall be construed as following that centerline.
- F. If a district boundary is indicated as being parallel to, or an extension of a feature described in this Section it shall be so construed.
- G. 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 in this Section the Board of Zoning Appeals shall determine the district boundaries.

SECTION 4.4 ZONING OF VACATED AREAS

If a street, alley or other public right-of-way within the City is vacated by official governmental action and if the lands within the boundaries thereof attach to and become part of lands adjoining the street, alley or public right-of-way, the lands involved shall automatically acquire and be subject to the same zoning regulations applicable to adjoining lands, and shall be governed by this Ordinance.

SECTION 4.5 ZONING OF FILLED LAND; USE OF WATERS

If earthen fill is placed in any lake or stream, the created land shall automatically and without further governmental action acquire and be subject to the same zoning regulations applicable for lands to which the land attaches or is adjacent; and the created land shall be used for those purposes as are permitted under this Ordinance for the adjoining lands.

SECTION 4.6 ZONING OF ANNEXED AREAS

When property is annexed into the City, the Planning Commission shall consider the appropriate district classification and shall propose an amendment to this Ordinance concerning the annexed land to the City Council within one (1) year of the effective date of the annexation. In the interim period, the existing City zoning regulations shall remain in effect pursuant to 279 PA 1909, as amended, MCLA 117.41 et seq.