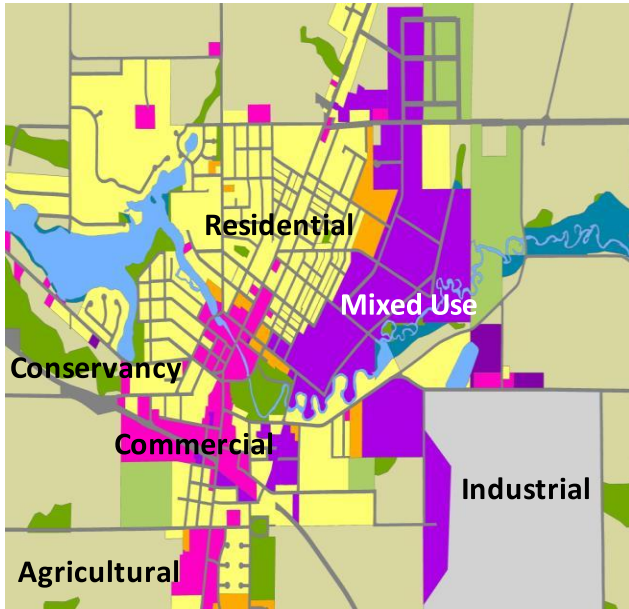


The Zoning Ordinance



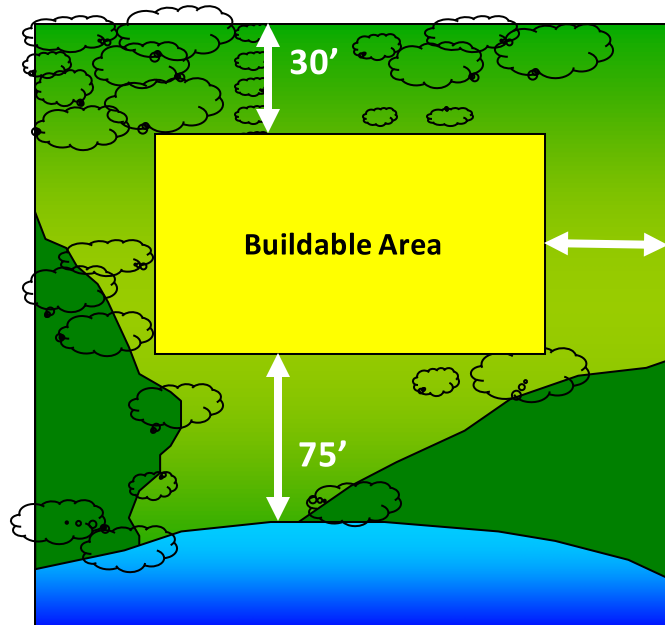
The zoning map divides the community into different zoning districts (such as residential, commercial, and industrial). Districts are designed to separate incompatible uses and promote a mix of compatible uses. Overlay districts may be used to apply additional standards in specific areas (for example, shoreland zones, wellhead protection zones, and airport overlay zones).

3 categories of uses are listed for each district:

Permitted uses are listed in the ordinance and allowed by right throughout the district provided they meet the standards of the ordinance. Permitted uses are reviewed by the zoning administrator.

Conditional uses are listed in the ordinance and may be allowed if they meet ordinance standards and conditions imposed. May be assigned by ordinance to the plan commission, governing body or zoning board. Requires a public hearing.

Prohibited uses are specifically not allowed for the district. Uses not listed in the ordinance are generally prohibited unless the local government finds they are substantially similar to a listed use.



The text of the zoning ordinance describes uses that are allowed in each district, dimensional standards (such as lot size, setbacks, building height), and development regulations (such as parking, signage, landscaping and stormwater management regulations). Authority, process and standards for granting zoning approvals are also described in the ordinance.

3 forms of relief from the zoning ordinance:

Rezone – the zoning map or text may be changed to accommodate development that is consistent with the comprehensive plan and desirable to the community. Requires a public hearing, recommendation of the plan commission, and adoption by governing body.

Variance – relief from a provision of the zoning ordinance may be granted for a specific parcel if legal standards are met. Requires a public hearing and approval by the zoning board.

Appeal – decisions of the zoning administrator and plan commission may be appealed to the zoning board of adjustment or appeals. Decisions of governing body are appealed to circuit court.