

PREFACE

The Village Council of the Village of Bellaire hereby adopts Articles I – XII, along with all maps, charts, and drafts, drawings, and diagrams, as the Village of Bellaire Zoning Ordinance.

ARTICLE I PURPOSE AND AUTHORITY

Section 1.0 - Purpose

It is the purpose of this Ordinance to regulate and restrict the location of trades and industries, the location of buildings designed for specified uses, and for such purposes, divide the Village of Bellaire into zoning districts. Within each district, regulations shall be imposed designating the allowed uses for buildings and structures and designating the trades and industries that are permitted, excluded, or subjected to special regulations. The designations shall be made in accordance with a plan designed to lessen the congestion on the public streets. To promote the public health, safety, and general welfare and shall be made with reasonable consideration given to the character of the district, its particular suitability for particular uses, the preservation of property values, and the general trend and character of building and population development.

It is the purpose and intent of the Sections of the Ordinance pertaining to the review of wetlands, steep slopes, stormwater and waterfront properties to preserve the water quality of Bellaire, vital to our quality of life and the economic development of the Village.

Section 1.1 - Authority

This Ordinance is enacted into law pursuant to Act 207, Public Acts of 1921, as amended.

Section 1.2 - Title

This ordinance shall be known as the Village of Bellaire Zoning Ordinance of 2008 and shall be referred to herein as “this Ordinance.”