

**ARTICLE IV
ESTABLISHMENT OF ZONING DISTRICTS**

Section 4.0 - Zoning Districts

In order to regulate and restrict the location, erection, alteration or use of buildings, structures of land and to carry out the purposes of this Ordinance, the Village of Bellaire is hereby divided into the following zoning districts:

“R-1” - Single Family Residential District

“R-2” - Multiple Family Residential District

“R-3” – High Density Single Family Residential District

“VC” - Village Commons

“C” - Commercial District

“CBD” – Central Business District

“M” - Manufacturing District

“CR” - Conservation Reserve District

Section 4.1 - Zoning District Map

The locations and boundaries of these districts so established are bounded and defined as shown on the map, entitled “Bellaire Village Zoning District Map”, which accompanies and is hereby declared to be a part of this Ordinance with the same force and effect as if the districts shown thereon were fully set forth by metes and bounds herein. A current and up-to-date Bellaire Village Zoning District Map, with all amendments noted, shall be kept on file in the office of the Village of Bellaire, and this map shall be the final authority as to the current zoning status of land, buildings and other structures in the Village of Bellaire. Regardless of the existence of copies of the zoning map that may be made or published, the official Zoning Map shall be located at the Village Offices and shall be the final authority as to the current zoning status in the Village. No amendment to this Ordinance that involves a change of a mapped zoning district shall become effective until such change has been made on the official Zoning Map. The official Zoning Map shall be identified by the signature of the Village President and attested to by the Zoning Administrator.

Section 4.2 - Interpretation of Zoning District Boundaries

Where uncertainty exists with respect to the boundaries of any of the districts indicated on the Zoning District Map, the following rules shall apply:

A. Where district boundaries are indicated as approximately contiguous with street or

highway centerlines or right-of-way lines, such centerlines or right-of-way lines shall be construed to be said boundaries.

B. Where district boundaries are indicated as approximately contiguous with platted lot lines, section lines, quarter-section lines, or other survey lines, such lines shall be construed to be said boundaries.

C. Where district boundaries are indicated as approximately parallel to street or highway center lines or right-of-way lines, or to section lines, quarter-section lines or other survey lines, such boundaries shall be construed to be parallel thereto and at such distance there from as indicated on the Zoning District Map.

D. Where the boundary of a district follows the shoreline of any river or stream, the boundary line shall be interpreted as following such shore line and in the event of change in shore line shall be construed as moving with said shore line.

Section 4.3 – Public Rights-of-Way

Each street, alley, railroad right-of-way, or other public right-of-way is zoned to the center line according to the zoning of the properties immediately adjacent to the public right-of-way.

Section 4.4 – Zoning Upon Annexation

Whenever any area is annexed to the Village of Bellaire, it will be zoned as a previously existing Village parcel to which the new parcel is contiguous. If there are two parcels that are contiguous to the newly annexed property, then the zoning district, which is most restrictive, shall apply.

Section 4.5 – Zoning of Vacated Areas

Whenever any street, alley or other public way within the Village of Bellaire shall have been vacated according to Michigan Law and when the lands within the boundaries thereof attached to and become a part of lands adjoining such street, alley or public way, such lands formerly within such vacated street, alley or public way shall automatically, and without further action assume the zoning district to which it attached by operation of law. Thenceforth they shall be subject to the same zoning regulations as are applicable to lands to which same shall attached and the same shall be used for the same use as is permitted under this ordinance for such adjoining lands.

Section 4.6 – Airport Zoning

In addition to the requirement of this Ordinance, all land within the Village of Bellaire shall comply with the regulations of the Antrim County Airport zoning.