

# Article 1: TITLE & PURPOSE

## 1.1 TITLE

This Ordinance shall be known and may be cited as the City of Petoskey Zoning Ordinance, as amended, and is referred to throughout as the “Ordinance.”

## 1.2 PURPOSE

In accordance with the authority and intent of the Michigan Zoning Enabling Act, Michigan Public Act 110 of 2006 as amended, the purpose of this Ordinance is to promote, protect, regulate, restrict and provide for the use of land and buildings within the City of Petoskey; to meet the needs of the State's residents for places of residence, recreation, industry, trade, service and other uses of land; to ensure that uses of the land shall be situated in appropriate locations and relationships; to limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities; to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation and other public service and facility needs; to encourage a walkable, nonmotorized community, and to promote public health, safety and welfare.

In providing for all these uses, services, and infrastructure, the City of Petoskey shall promote and approve the development of land and the extension of utilities in a logical and consistent pattern consistent with the continuation of historical development patterns and existing street patterns.

The City is divided into districts with regulations designating land uses or activities that shall be permitted or subjected to special regulations.

It is also the purpose of this Ordinance to provide the establishment of a Zoning Board of Appeals and its powers and duties; to provide for its administration and enforcement and for penalties for its violation, and to provide for the repeal of any and all ordinances inconsistent with the intent as outlined in this Ordinance.

## 1.3 AREA OF JURISDICTION

The provisions of this Ordinance shall apply to all development, public and private, throughout the incorporated areas of the City of Petoskey, Emmet County, Michigan, to the extent permitted by law. The area of jurisdiction is referred to throughout this Ordinance as the “City.”

## 1.4 RELATIONSHIP TO THE MASTER PLAN

This Ordinance is a tool used by the community to implement the recommendations of the City of Petoskey Master Plan, along with other planning documents, which serve as a guide to the long-term physical growth and redevelopment of the City.