

Article 2: Zoning Districts & Map

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2.1 ZONING DISTRICTS ESTABLISHED

For the purpose of this Ordinance, the City of Petoskey is divided into the following zoning districts:

RS:	Residential Suburban
RN:	Residential Neighborhood
RF:	Residential Flex
RM:	Residential Multiple
BN:	Business Neighborhood
BD:	Business Downtown
BC:	Business Corridor
OS:	Office Service
I:	Industrial
PQP:	Public/Quasi Public
H	Hospital
C	College

2.2 INTENT OF ESTABLISHED ZONING DISTRICTS

The intent and purpose of each established zoning district is described in the subsections below.

2.2.1 Residential Suburban (RS)

The Residential Suburban District (RS) is designed to be the most restrictive, in terms of land uses, of the residential districts. The intent is to provide an environment predominantly of low-density, one-family detached dwellings, along with other residentially related facilities that serve district residents.

2.2.2 Residential Neighborhood (RN)

The Residential Neighborhood District (RN) is to create compact, pedestrian-oriented neighborhoods that integrate various residential types with occasional small-scale commercial and civic uses that reflect the historic pattern of residential development

2.2.3 Residential Flex (RF)

The intent of the Residential Flex District (RF) is housing-type diversity. Rather than segregating apartment buildings into separate zones, this district fosters a "blended" residential neighborhood. This district encourages the use of smaller, underutilized lots and provides options for different life stages within the same neighborhood, such as single-family, duplex, triplex, and multiple-family dwelling units.

2.2.4 Residential Multiple (RM)

The Residential Multiple-Family District (RM) is designed to provide sites for multiple-family dwellings that may serve as transition zones between less-intensive nonresidential districts, residential flex districts, and lower-density single-family development. This district could accommodate large, multi-family residential developments.

2.2.5 Business Neighborhood (BN)

The Business Neighborhood District (BN) is designed to provide small-scale retail and service needs for nearby residential areas. These districts act as a transition between purely residential zones and larger, more intense commercial corridors.

2.2.6 Business Downtown (BD)

The intent of the Business Downtown District (BD) is to protect and enhance the vibrant pedestrian-oriented shopping and service environment of historic downtown Petoskey. The physical building form and land uses are regulated to reflect the urban character of the historic commercial and civic center of the community and to support the pedestrian-oriented business district by requiring street-level commercial uses and permitting a mix of lower and upper-floor uses.

2.2.7 Business Corridor (BC)

The Business-Corridor District (BC) is designed for properties fronting major thoroughfares or major streets. These corridor districts are linear and primarily focus on traffic accessibility, but as a first-impression district for a visitor-oriented community, sites may require special considerations, such as lighting, landscaping, signs, and viewsheds.

2.2.8 Office Service (OS)

The OS Office Service District (OS) is designed to accommodate uses, such as offices, banks, and personal services, which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

2.2.9 Industrial (I)

The Industrial District (I) is designed to primarily accommodate wholesale activities, warehouses, construction services, and industrial operations whose external physical effects are restricted to the area of the district and do not detrimentally affect any of the surrounding districts.

2.2.10 Public/Quasi Public (PQP)

The Public/Quasi-Public (PQP) District is established to designate areas specifically for government-owned facilities, parks, and private institutions that serve a public purpose. These districts ensure that essential community services are sited in appropriate locations to support and not detract from residential or commercial areas.

2.2.11 Hospital (H)

The purpose of the Hospital District (H) is to accommodate the requirements of a regional medical center, including hospitals, clinics, residential treatment facilities, and all related functions, and to ensure that they are properly sited in relation to one another and to primary highway corridors.

2.2.12 College (C)

The College District (C) is established to accommodate the unique development of a regional educational institution comprised of multiple buildings and a variety of related and complementary uses within an integrated campus setting. This specialized zoning district recognizes the valuable contribution that higher education makes to the social and economic vitality of the community. As such, it is incumbent on the city to ensure that existing and future development within the district remains compatible with surrounding land uses and contributes in a positive way to the desired character of the broader community.

2.3 ZONING MAP

The boundaries of the zoning districts established by the Ordinance are shown on a map or series of maps designated as the "Official Zoning Map." The Official Zoning Map, including all notations, references, data, and other information shown within, is adopted and made a part of this Ordinance.

- A. Location: The Official Zoning Map is filed in the office of the City Clerk and on the City's web site.
- B. Updates: The City Council may adopt amendments to the district boundaries designated on the Official Zoning Map upon review and recommendation by the Planning Commission.

2.3.1 Zoning District Boundaries

Where uncertainty exists with respect to the boundaries of the various districts, the following rules shall apply:

- A. The district boundaries are public rights-of-way, including streets, roads, places, or alleys, unless otherwise shown; where the districts designated on the Official Zoning Map are approximately bounded by street, road, place, or alley lines, the same shall be construed to be the boundary of the district.
- B. Where the district boundaries are not otherwise indicated and where the property has been or may be divided into blocks and lots in the future, the district boundaries shall be construed to be the lot lines; where districts designated on the Official Zoning Map are approximately bounded by lot lines, the same shall be construed to be the boundary of the districts, unless otherwise indicated on the Official Zoning Map.
- C. 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 by rules "A." through "B." above, the Zoning Administrator shall interpret the boundaries.

D. Whenever any street, alley, or other public way, within the City of Petoskey, shall be vacated, such street, alley, or other public way or portion thereof shall automatically be classified in the same zone district as the property to which it attaches.

E. The Zoning Board of Appeals shall hear any dispute over zoning district boundary determinations.

2.3.2 Properties with Multiple Zoning Designations

When an individual recorded lot, which exists at the time of adoption of this Ordinance, has more than one zoning classification, the zoning designation, which comprises the majority of the lot area, shall be applied to the entire lot. Any dispute in the Zoning Administrator's opinion of the zoning district boundaries shall be heard by the Zoning Board of Appeals for a final determination.

2.3.3 Official Zoning Map

The official Zoning Map will be on file and available at the City Clerk's office. Any zoning boundary amendments to the official Zoning Map will be made on the map in the City Clerk's office.