

GENERAL PROVISIONS

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152.001 SHORT TITLE

This chapter shall be known as the Village of Kingsley Zoning Ordinance and will be referred to herein as this chapter.

(Ord. passed 10-23-1978, § 1.01)

152.002 GENERAL LIMITATION OF ZONING CODE

- (A) Existing uses of lands, buildings, and structures. At the discretion of the property owner, the lawful uses of any dwelling, building, or structure, and of any land or premises as existing and lawful on the effective date of this chapter may be continued, although the use may not be in conformity with the provisions herein.
- (B) Existing nonconformities.
 - (1) No nonconformity existing on the effective date of this chapter shall be enlarged upon, expanded, or extended, other than in conformity with the provisions of this chapter (§ 152.223).
 - (2) The continuance of all nonconforming uses and structures shall be subject to conditions and requirements as after provided in § 152.223.
- (C) Future uses of land and future erection and use of buildings and structures. Beginning with the effective date of this chapter, and except as otherwise hereinafter provided, no land or premises shall be used and no building or structure located, erected, altered, or used, other than in the conformity with the provisions of this chapter.

(Ord. passed 10-23-1978, § 1.02; Am. Ord. 2005-7, passed 7-25-2005) Penalty, see § 152.999

152.003 STRUCTURE of ZONING CODE

- (A) If a use, structure, or edifice is not specifically authorized within a zoning district, either by right or as a special use, then it is excluded and not permitted in that district.
- (B)
 - (1) Sometimes the uses permitted in 1 district are also permitted in another.
 - (2) For example, single-family detached houses are frequently permitted in multi dwelling district.
 - (3) This is called cumulative zoning.

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- (4) A system, known as pyramiding, whereby all of the districts were cumulative in order listed in this chapter; the single-family residential district comes first, followed by the 2-family, the multiple, commercial, and industrial zones in the order.
- (5) This chapter utilizes the pyramiding or cumulative system for the residential districts: R-1, R-2, R-3, and R-4.

(Ord. passed 10-23-1978, § 1.03; Am. Ord. 2004-4, passed 2-23-2004)

152.004 EFFECTIVE DATE

A public hearing having been held hereon, the provisions of this chapter shall become effective 30 days after adoption, pursuant to Public Act 207 of 1921, being M.C.L.A. §§ 125.581 to 125.590, as amended.

(Ord. passed 10-23-1978, § 2.01)