

CHAPTER 4
ZONING DISTRICTS - GENERAL

SECTION 4.1 DISTRICTS ESTABLISHED

For the purposes of this Ordinance, the Village of Maybee is hereby divided into the following Zoning Districts:

CURRENT DISTRICT DESIGNATION	
AG	Agricultural
R-1	Single Family Residential District
R-2	Single Family Residential District
M-F	Multiple Family District
O-1	Office District
C-1	Local Commercial District
C-2	General Commercial District
I-1	Light Industrial District

SECTION 4.2 DISTRICT BOUNDARIES

A. Boundaries

The boundaries of the districts listed in Section 4.1 are hereby established as shown on the Village of Maybee Zoning Ordinance Map, which is part of this Ordinance.

B. Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of the various Districts as shown on the Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, alleys, or railroad lines shall be construed to follow such center lines.
2. Boundaries indicated as approximately following platted lot lines or Village limits shall be construed as following such lot lines or Village limits.
3. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 and 2 above, shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map.

4. Boundaries following the shoreline of streams, shall be construed to follow such shoreline, and in the event of change in the shoreline shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerline of streams, rivers, or canals, shall be construed to follow such centerlines.
5. Where physical or natural features existing on the ground differ from those shown on the Zoning Map, or in other circumstances not covered by this Section, the Zoning Administrator shall interpret the district boundaries.

SECTION 4.3 ZONING OF ANNEXED AREAS

Whenever any area is annexed to the Village of Maybee, one of the following rules shall apply:

- A. Land zoned previous to annexation shall be a district of the class to which it most nearly conforms under this Ordinance. The Planning Commission shall recommend the classification to the Village Council, who shall determine by resolution the zoning classification into which the property will be placed.
- B. Land not zoned prior to annexation shall be automatically classified as R-1 until a Zoning Map for the area has been adopted by the Village Council. The Planning Commission shall recommend appropriate zoning districts for such area within three (3) months after Village Council has referred the matter to the Commission.

SECTION 4.4 ZONING OF VACATED AREAS

Whenever all or part of a street, alley or other public way is vacated, it shall automatically become a part of the District to which it attaches. If a vacated area is bordered by two (2) different Districts, the area is divided along a line half way between them according to the adjacent zone, unless the Village Council shall otherwise designate.