

## Article 18: General Zoning Area Provisions

### **1801 Establishment of Areas**

The **Village** is hereby divided into the following zoning areas as shown on the Official Zoning Map:

- A. Special areas:
  - 1. Public Lands Areas (PLA)
- B. Residential Areas:
  - 1. Central Residential Area (CRA)
  - 2. Single-**Family** Areas (SFWFA)
  - 3. Newer-**Village** Residential Area (NVA)
  - 4. Hillside Residential Area (HSR)
  - 5. Waterfront Condominium Areas (WFA)
- C. Mixed **Use** Areas:
  - 1. Suttons Point Area **Planned Unit Development** (SPA-PUD)
  - 2. North **Village** Area **Planned Unit Development** (NVA-PUD)
  - 3. North Gateway Area (NGA)
  - 4. South Gateway Area (SGA)
  - 5. Central Business Area (CBA)
- D. Commercial Area:
  - 1. South Business Area (SBA)
- E. Industrial Areas:
  - 1. Warehouse/Industrial Area (WIA)

### **1810 Rural Agricultural, Forestry, and Mobile Home Park Areas**

No rural, agricultural, forestry or **Mobile Home** park land **Use** areas are established by this ordinance for the following reasons:

- A. No such **Uses** currently exist in the **Village** in sufficient number or concentrations to warrant the creation of a separate Area;
- B. The Leelanau County General Plan documents the existence of rural, agricultural, forestry and **Mobile Home** park areas, which exceed existing rural, agricultural, forestry and **Mobile Home** park land area needs, within the same sphere of economic influence in which Suttons Bay **Village** is located; and
- C. Suttons Bay **Village** intends to comply with the Leelanau County General Plan Land **Use** Map which proposes such areas in accordance with **Section** 12 of P.A. 207 of 1921, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.1301.) The **Village** will create such Areas when the presence of a demonstrated need for such **Uses** is established.

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