

Village of Cass City Clearzoning Ordinance

Current Ordinance			ClearZoning Ordinance			
Existing Ordinance	Section	Title	Article Tab	Section	Page	Comments
<b>ARTICLE 1</b>		<b>In General</b>				
	46-1	Title of Chapter	1	46-1.1		
	46-2	Preamble	1	46-1.2		
	46-3	Construction of Language	2	46-2.1		
	46-4	Definitions	2	46-2.2		
	46-121	Districts established	3	46-3.1		
	46-122	District boundaries	3	46-3.2.A		
	46-123	District boundaries interpreted	3	46-3.2.B		
	46-124	Zoning of annexed areas	1	46-1.5		
	46-125	Zoning of vacated area	1	46-1.6		
	46-126	District requirements	N/A	N/A		No longer needed.
	46-127 thru 46-150	Reserved	N/A	N/A		
<b>Article 3</b>		<b>Zoning District Regulations</b>		N.A		
<b>Division 1</b>		<b>Generally</b>				
<b>Division 2</b>		<b>RA-1, RA-1B and RA-2 One Family Residential Districts</b>	3	46-3.1.1 thru 46-3.1.3		
	46-151	Intent	3	46-3.1.1.A, 46-3.1.2.A, 46-3.1.3.A		
	46-152	Principal uses permitted	3	46-3.1.1.B, 46-3.1.2.B, 46-3.1.3.B		
	46-153	Principal uses permitted subject to special conditions	3	46-3.1.1.C, 46-3.1.2.C, 46-3.1.3.C		
	46-154	Area and Bulk requirements	3	46-3.1.1.D, 46-3.1.2.D, 46-3.1.3.D		
	46-155 thru 46-180	Reserved				
<b>Division 3</b>		<b>RB Two-Family Residential Districts</b>		46-3.1.4		
	46-181	Intent	3	46-3.1.4.A		
	46-182	principal uses permitted	3	46-3.1.4.B		
	46-183	Area and Bulk requirements	3	46-3.1.4.D		
	46-184 thru 46-200	Reserved				
<b>Division 4</b>		<b>RC Multiple-family Residential Districts</b>		46-3.1.5		
	46-201	Intent	3	46-3.1.5.A		
	46-202	Principal uses permitted	3	46-3.1.5.B		
	46-203	Required conditions	3	46-3.5		
	46-204	Uses permitted subject to special conditions	3	46-3.1.5.C		
	46-205	Area and Bulk requirements	3	46-3.1.5.D		
	46-206 thru 46-23	Reserved				
<b>Division 5</b>		<b>MH Mobile Home Districts</b>		46.3.1.6		
	46-231	Intent	3	46-3.1.6.A		
	46-232	Principal uses permitted	3	46-3.1.6.B		
	46-233	Procedures	6	46-6.5		
	46-234	Area, height and Bulk requirements	3	46-3.1.6.D		
	46-235	Required conditions	3	46-3.6		
	46-236 thru 46-260	Reserved				

Village of Cass City Clearzoning Ordinance

Current Ordinance			ClearZoning Ordinance			
Existing Ordinance	Section	Title	Article Tab	Section	Page	Comments
Division 6		OS-1 Office Service Districts		46-3.1.7		
	46-261	Intent	3	46-3.1.7.A		
	46-262	Principal uses permitted	3	46-3.1.7.B		
	46-263	Principal uses permitted subject to special conditions	3	46-3.1.7.C		
	46-264	Required conditions	3	46-3.7		
	46-265	Area and Bulk requirements	3	46-3.1.7.D		
	46-266 thru 46-290	Reserved				
Division 7		B-1 Community Business Districts		46-3.1.8		

Village of Cass City Clearzoning Ordinance

Current Ordinance			ClearZoning Ordinance			
Existing Ordinance	Section	Title	Article Tab	Section	Page	Comments
	46-291	Intent	3	46-3.1.8.A		
	46-292	Principal uses permitted	3	46-3.1.8.B		
	46-293	Required conditions	3	46-3.8		
	46-294	Principal uses permitted subject to special conditions	3	46-3.1.8.C		
	46-295	Area and Bulk requirements	3	46-3.1.8.D		
	46-296 thru 46-320	Reserved				
Division 8		<a href="#">B-2 General Business Districts</a>		46-3.1.9		
	46-321	Intent	3	46-3.1.9.A		
	46-322	Principal uses permitted	3	46-3.1.9.B		
	46-323	Principal uses permitted subject to special conditions	3	46-3.1.9.C		
	46-324	Area and Bulk requirements	3	46-3.1.9.D		
	46-325 thru 46-350	Reserved				
Division 9		<a href="#">I-1 Light Industrial Districts</a>		46-3.1.10		
	46-351	Intent	3	46-3.1.10.A		
	46-352	Principal uses permitted	3	46-3.1.10.B		
	46-353	Principal uses permitted subject to special conditions	3	46-3.1.10.C		
	46-354	Area and Bulk requirements	3	46-3.1.10.E		
	46-355 thru 46-380	Reserved				
Division 10		<a href="#">I-2 General Industrial Districts</a>		46-3.1.11		
	46-381	Intent	3	46-3.1.11.A		
	46-382	Principal uses permitted	3	46-3.1.11.B		
	46-383	Area and Bulk requirements	3	46-3.1.11.D		
	46-384 thru 46-400	Reserved				
Division 11		<a href="#">P-1 Vehicular Parking Districts</a>		46-3.1.12		
	46-401	Intent	3	46-3.1.12.A		
	46-402	Principal uses permitted	3	46-3.1.12.B		
	46-403	Required conditions	3	46-3.12		
	46-404	Minimum distance setbacks	3	46-3.1.12		
	46-405	Parking;space layout;standards;construction and maintenance	3	46-3.12		

Village of Cass City Clearzoning Ordinance

Current Ordinance			ClearZoning Ordinance			
Existing Ordinance	Section	Title	Article Tab	Section	Page	Comments
	46-406 thru 46-430	Reserved				
<b>ARTICLE 2</b>		<b>Administration and Enforcement</b>				
	46-41	Enforcement generally	7	46-7.1		
	46-42	Duties of the Zoning Administrator	7	46-7.3		
	46-43	Plot lan	7	46-7.4		
	46-431	Schedule limiting height, bulk, density and area by zoning district	3, How To	Article 3, District Summary Table		
	46-432	Average Lot size	5	46-5.1		
	46-433	Subdivision open space plan	6	46-6.4		
	46-434	Zero lot line	5	46-5.2		
	46-435	Site condominium option	6	46-6.3		
	46-436 thru 46-470	Reserved				
	46-44	Permits	7	46-7.5		
	46-45	Zoning compliance permit	7	46-7.5.E		
	46-46	Final inspection	7	46-7.5.E.7		
	46-47	Fees	7	46-7.6		
	46-471	Conflicting regualtions	1	46-1.4		
	46-472	Scope of chapter	1	46-1.3		
	46-473	Nonconforming lots, use of land, structures, and uses of structures and premises	5	46-5.10		
	46-474	Accessory buildings and structures	5	46-5.3		
	46-475	Off-street parking requirements	5	46-5.4		
	46-476	Off-street parking; space layout; standards, construction, and maintenance	5	46-5.4.M		
	46-477	Off-Stret loading and unloading	5	46-5.4.N		
	46-478	Plant materials	5	46-5.5		
	46-479	Signs	5	46-5.11		
	46-48	Notice of public hearing	7	46-7.7		
	46-480	Exterior lighting	5	46-5.12		
	46-481	Residential entranceway	5	46-5.13		
	46-482	Corner clearance	5	46-5.14		
	46-483	Walls and berms	5	46-5.6		
	46-484	Fences (residential)	5	46-5.7		
	46-485	Site plan review	6	46-6.1		
	46-486	Frontage on a public street	5	46-5.8		
	46-487	Access major or secondary street	5	46-5.9		
	46-488	Reserved				
	46-489	Prohibition of recreational marijuana establishments	4	46-4.21		
	46-49	Zoning commission		46-7.15		Renamed 'Planning Commission'
	46-490 thru 46-520	Reserved				
<b>Article 4</b>		<b>Supplementary Regulations</b>				
	46-50	Changes and amendments	7	46-7.8		
	46-51	Amendment of prior ordinances	1	46-1.6		
	46-52	Interpretation	7	46-7.9		
<b>Article 5</b>		<b>Special Land Uses</b>		46-6.2		
<b>Division 1</b>		<b>Generally</b>				

**Village of Cass City Clearzoning Ordinance**

Current Ordinance			ClearZoning Ordinance			
Existing Ordinance	Section	Title	Article Tab	Section	Page	Comments
	46-521	Generally	6	46-6.2		
	46-522	Uses permitted with special approval	4	Article 4		
	46-523 thru 46-550	Reserved				
	46-53	Vested right	7	46-7.10		
	46-54	Violations	7	46-7.11		
	46-55	Public nuisance per se	7	46-7.12		
	46-551	Area, height and use exceptions	3	46-3.11		
	46-56	Separate offenses	7	46-7.13		
	46-57	Rights and remedies are cumulative	7	46-7.14		
	46-58 thru 46-80	Reserved				
<a href="#">Division 2</a>		<a href="#">Board of Appeals</a>	7	46-7.2		
	46-81	Creation and Membership	7	46-7.2.A		
	46-82	Meetings	7	46-7.2.B		
	46-83	Appeal	7	46-7.2.C		
	46-84	Stay	7	46-7.2.C.3		
	46-85	Fees	7	46-7.2.C.4		
	46-86	Jurisdiction	7	46-7.2.C.5		
	46-87	Orders	7	46-7.2.D		
	46-88	Notice of hearing	7	46-7.2.E		
	46-89	Miscellaneous	7	46-7.2.F & G		
<a href="#">Division 12</a>		<a href="#">Schedule of Regulations</a>		46-3.3		
	46-90 thru 46-120	Reserved				
<b>Article 6</b>		<b>General Exceptions</b>				

