

Article IX

ESTABLISHMENT OF ZONING DISTRICTS AND MAP

Section 9.01 ESTABLISHMENT OF DISTRICTS

The City of Dexter is hereby divided into the following zoning districts;

Residential Districts

R-1A	One-Family Residential District - Large Lot
R-1B	One-Family Residential District - Small Lot
VR	Village Residential District
R-3	Multiple-Family Residential District
MHP	Mobile Home Park Residential District

Non-Residential Districts

C-1	General Business District
VC	Village Commercial District
CBD	Central Business District
I-1	Limited Industrial District
RD	Research and Development District
PP	Public Park District

Special Districts

PUD	Planned Unit Development District
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Overlay Districts

ARC	Dexter-Ann Arbor Road Corridor Overlay District
HOD	Heritage Overlay District
BRC	Baker Road Corridor Overlay

Section 9.02 ADOPTION OF ZONING MAP

- A. For the purpose of this ordinance, zoning districts are shown on "Zoning Map of Dexter City". The official zoning map, with all explanatory matter thereon, is hereby made a part of this Ordinance.
- B. Identification of Zoning Map - The Zoning Map shall be identified by the signature of the City President, attested to kept and maintained including legal changes on two (2) official, signed and

attached copies by the City Clerk. Both copies of the Zoning Map shall be located in the office of the clerk and shall be open to public inspection.

- C. Interpretation of District Boundaries - Where uncertainty exists as to the boundaries of zoning districts as shown on the official Zoning Map, the following rules for interpretation shall govern.
1. A boundary indicated as approximately following or parallel to the centerline of a highway, alley, easements recorded lot lines, municipal boundary, lines, railroad right-of-way, shorelines, centerlines of rivers, streams, or canals shall be deemed as following or parallel to those lines, respectively shall be construed as following such centerline.
 2. A distance not specifically indicated on the Zoning Map shall be determined by the scale of the map.
 3. Where the district boundary line as determined by the Zoning Administrator where a physical or cultural feature existing on the ground is at variance with that shown on the official Zoning Map or any other circumstances not covered by 1 or 2 preceding, the Board of Appeals shall interpret the location of the zoning district boundary.

Section 9.03 ZONING OF ANNEXED AREAS

Whenever any area is annexed to the City of Dexter land that is zoned previous to annexation shall be classified as being in whichever district of this Ordinance most closely conforms with the zoning that existed prior to annexation and the Council shall approve same by resolution.

Section 9.04 ZONING OF VACATED AREAS

Whenever any street, alley or other public way, within the City of Dexter 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. Ownership of vacated rights-of-way shall be by adjacent property owner to site unless other arrangements are specified by the City.

Section 9.05 DISTRICT REQUIREMENTS

All buildings and uses in any District shall be subject to the provisions of Article XX - Schedule of Regulations and Article III - General Provisions.

Section 9.06 ZONING OF FILLED LAND

Whenever any fill is permitted in any stream or other body of water, the land created automatically and without further governmental action becomes subject to the same zoning regulations that are applicable to the land to which the newly-created land attaches.