

**VILLAGE OF NORTHPORT
LEGAL NOTICE
Zoning Text Amendments
Public Hearing**

Notice is hereby given that the Northport Planning Commission, pursuant to Public Act 110 of 2006, will be holding a public hearing to consider comprehensive amendments to the Village's Code of Ordinances (Zoning).

The public hearing is scheduled for Wednesday, January 17, 2024 at X PM in the Village Offices, 116 W. Nagonaba Street, Northport, MI, (231) 386-5182.

The Village Planning Commission has completed a rigorous analysis of the current Ordinance and it is proposing significant changes ranging from modest text corrections to changes to zoning district requirements. A new zoning district is proposed; however the Zoning Map is not being altered at this time.

The proposed changes include: changes to Section 2.02 Definitions including new and revised definitions; modifications to specific development requirements found in Article III – General Provisions; new Article IV – Site Development Standards unifies several site design requirements into a single chapter, which includes the institution of parking maximums instead of mandatory parking minimums; a new zoning district use table in Section 5.07 to centralize all of the permitted as-a-right and special uses by permit within a centralized location; significant review of the requirements for development within each of the zoning district and renumbering of the districts; new R-2 S Shoreline Residential Zoning District; significant modifications to the CR-1 Commercial/Residential and C-1 Core Commercial District to institute hybrid zoning techniques; and modifications to the administrative sections of the Ordinance including Article XVIII – Special Uses, Article XIX – Site Plan Review; Article XX – Planned Unit Development; Article XXI Non-conforming Uses, Structures, & Lots (relocated from Article IV), Article XXII – Zoning Board of Appeals, Article XXIII – Administration and Enforcement (to add listed role of Planning Commission in administering the Zoning Ordinance and centralization of the Public Notice requirements into a single section), and Article XXIV – Amendment and Adoption (added requirement to permit Rezoning With Conditions).

The complete proposed amended Zoning Ordinance may be examined at the Northport Village Hall, 116 W. Nagonaba Street, Northport, MI 49670, during regular business hours. Comments may be made in writing, addressed to Jim Dyer – Village Manager and Zoning Administrator; via e-mail to manager@villageofnorthport.net by 5 PM Monday January 16, 2024; or they may be made in person at the hearing.

If you are planning to attend this public hearing and are disabled requiring any special assistance, please notify the Village Clerk at (231) 386-5182, ext. 10 as soon as possible.

Joni L. Scott
Northport Village Clerk