

ARTICLE V. - PROVISION FOR OFFICIAL ZONING MAP AND THE ESTABLISHMENT OF DISTRICTS

Sec. 501. - Official zoning map.

The City of Clarkston is hereby divided into zoning districts, as shown on the official zoning map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this zoning ordinance.

The official zoning map shall be identified by the signature of the mayor, attested by the city clerk, and bearing the seal of the city under the following words: "This is to certify that this is the Official Zoning Map referred to in the Clarkston zoning ordinance" together with the date of adoption of this zoning ordinance.

Sec. 502. - Reserved

Sec. 503. - Replacement of official zoning map.

In the event that the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the mayor and city council may by zoning ordinance adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map, but no such correction shall have the effect of amending the original official zoning map, and shall be identified by the signature of the mayor attested by the city clerk and bearing the seal of the city under the following words: "This is to certify that this official zoning map supersedes and replaces the official zoning map adopted the date of (date)_____ as part of the Clarkston zoning ordinance."

Unless the previous official zoning map has been lost, or has been totally destroyed, the prior map or any significant remaining parts thereof, shall be preserved, together with all available records pertaining to its adoption or amendment.

Sec. 504. - Reserved

Sec. 505. - Establishment of zoning districts.

For the purposes of this zoning ordinance, the city is divided into zoning districts designated as follows:

RESIDENTIAL, SINGLE-FAMILY	
NR-1	Low-Density Neighborhood Residential District
NR-2	Medium-Density Neighborhood Residential District
NR-3	High-Density Neighborhood Residential District
MULTI-USE	
NR-CD	Neighborhood Residential-Community Development District
RC	Residential Commercial District
COMMERCIAL	
NC-1	Low-Density Neighborhood Commercial District
NC-2	Moderate-Density Neighborhood Commercial District
TC	Town Center District
I	Light Industrial District

Sec. 506. - Conversion of previous zoning district designations.

PREVIOUS ZONING DISTRICT DESIGNATION	CURRENT DESIGNATION
R-1	NR-1, NR-2, NR-3
R1-C	NR-1
RM	NR-CD
ROI	RC, NC-1
OI	RC, NC-1, NC-2, TC
C-1	RC, NC-1, TC, I
C-2	NC-1, TC, I
C-3	NC-1, I
M-1	NC-2, TC

Sec. 508. - Future development areas and associated zoning districts.

Zoning districts that are compatible and acceptable within the future development areas as set forth in the city of Clarkston comprehensive plan shall be as follows:

COMPREHENSIVE PLAN CHARACTER AREAS	COMPATIBLE ZONING DISTRICTS
Suburban Area	NR-1, NR-2
Neighborhood Redevelopment Area	NR-3, I
Multi-Family Redevelopment	NR-CD
Mixed-Use	NC-1, NC-2, RC
Civic-Institutional	NC-1, RC
Central Business District	TC, NC-2
Commercial	NC-1
Parks/Open Space	NR-1

