



**VILLAGE OF LAWTON  
VAN BUREN COUNTY, MICHIGAN  
NOTICE OF NEW ZONING ORDINANCE  
AND NEW ZONING MAP  
ADOPTION AND ASSOCIATED SUMMARY**

**PUBLIC NOTICE IS GIVEN** that at a regular meeting held on Tuesday, July 2, 2024, The Planning Commission for the Village of Lawton adopted a new zoning ordinance and a new zoning map. After adoption at a regular Village Council Meeting on July 9, 2024.

**PLEASE TAKE NOTICE** that, in accordance with the Michigan Zoning Enabling Act No. 110 of 2006, as amended, a zoning ordinance regulating the development and land use has been adopted by the legislative body of the Village of Lawton.

*The Ordinance is summarized as follows:*

**Article 1 Title, Purpose, and Scope:** *Title-* Village of Lawton Zoning Ordinances *Authority-* provides the authority to enact new Zoning Ordinances under the Michigan Zoning and Enabling Act. *Purpose and Intent-* provides the purpose and intent to promote public health, safety, and general welfare, orderly development, minimal impact from incompatible land uses, and the enhancement of community assets. *Applicability-* shows that this Zoning Ordinance applies to all land within the Village of Lawton. *Validity and Severability -*ensures the ordinance's various parts are severable if any part is deemed valid.

**Article 2 General Provisions:** *Application of Regulations-* states minimum regulations apply uniformly to all structures, land, and uses within the Village. *Residential Dwellings-* provides regulations to ensure safe, livable, and sustainable neighborhoods, including transparency, exterior materials, and design elements. *Accessory Buildings and Structures-* defines and regulates accessory structures, ensuring they are subordinate to the principal use of the land. *Garage and Parking Placement-* provides guidelines for garage placement to ensure pedestrian safety and reduce visual dominance of garages. *Permitted Encroachments-* specifies what

encroachments are allowed into setbacks and yards, such as architectural elements, decks, and mechanical Equipment.

**Article 3 Nonconformities:** Addresses how nonconforming uses, structures, and lots are to be managed and regulated.

**Article 4 Zoning Districts and Map:** Establishes zoning districts, their purpose and intent, and includes the zoning map by reference.

**Article 5 Uses and Use Regulations:** Specifies permitted uses in various districts, including residential, commercial, and industrial uses. Provides regulations for specific uses such as adult uses, bed and breakfasts, home occupations, and marijuana facilities.

**Article 6 Dimensions and Designs:** Includes site layout and building placement, lot requirements, building setbacks, height measurements, and façade design.

**Article 7 Parking:** Outlines vehicle parking requirements, driveway design, and required bicycle parking.

**Article 8 Landscaping and Screening:** Sets requirements for landscaping, buffers, fences, and commercial waste enclosures.

**Article 9 Streets and Connectivity:** Provides guidelines for street design, intersections, dead-end streets, and non-motorized facilities.

**Article 10 Planned Unit Developments (PUDs) and Site Condominiums:** Details the purpose, criteria, and approval process for PUDs and site condominiums.

**Article 11 Review, Administration, and Enforcement:** Covers site plan review, special land use review, and issuance of building permits.

**Article 12 Zoning Board of Appeals:** Defines the authority, membership, and procedures of the Zoning Board of Appeals.

**Article 13 Amendments and Repeals:** Describes the procedures for amending or repealing the zoning ordinance.

**Article 14 Signs:** Regulates sign placement, size, and types, including temporary and permanent signs.

**Article 15: General Definitions:** Provides definitions for terms used throughout the ordinance.

This summary highlights the structure and key components of the Village of Lawton Zoning Ordinance, ensuring comprehensive regulation and orderly development within the Village.

A TRUE AND COMPLETE COPY OF THE NEW ZONING ORDINANCE, AND THE NEW ZONING MAP MAY BE PURCHASED, INSPECTED, COPIED, OR REVIEWED AT THE VILLAGE CLERK'S OFFICE. A COPY MAY ALSO BE VIEWED AT THE VILLAGE'S WEBSITE AT [WWW.LAWTONMI.ORG](http://WWW.LAWTONMI.ORG). THE NEW ZONING ORDINANCE AND ZONING MAP WILL BECOME EFFECTIVE SEVEN (7) DAYS AFTER PUBLICATION OF THIS NOTICE AS PROVIDED BY LAW.

Village Clerk's Office Location: 125 S. Main St. Lawton, MI 49065 Summer Business Hours: Monday-Thursday 6:00AM-4:00PM Contact Information: (269)624-6407

Date: Thursday, July 17, 2024

Brittany Rathbun  
Village Clerk