

ORDINANCE NO. 207

AN ORDINANCE TO UPDATE THE ZONING ORDINANCE OF THE CITY OF NEW BUFFALO, MICHIGAN, THAT BEING APPENDIX A OF THE MUNICIPAL CODE OF THE CITY OF NEW BUFFALO, TO CREATE A NATURE CONSERVATION ZONING DISTRICT BY (I) APPENDING TO ARTICLE 5 “FP-1 FLOODPLAIN DISTRICT” A NEW SECTION 5-4 “NCD NATURE CONSERVATION DISTRICT”, (II) CHANGING THE NAME OF SUCH ARTICLE 5 TO “FP-1 FLOODPLAIN DISTRICT AND NCD NATURE CONSERVATION DISTRICT”, AND (III) AMMENDING THE CHART IN SECTION 4-1 “ESTABLISHMENT OF DISTRICTS” OF ARTICLE 4 “ZONING DISTRICTS AND MAP” TO INCLUDE SUCH NEW ZONING DISTRICT.

THE CITY OF NEW BUFFALO ORDAINS:

SECTION I.

The Zoning Ordinance of the City of New Buffalo, Michigan, that being Appendix A of the Municipal Code of the City of New Buffalo, that being Appendix A of the Municipal Code of the City of New Buffalo, is hereby amended by adding a new Section 5-4 “NCD Nature Conservation District”, as follows:

SECTION 5-4 NCD NATURE CONSERVATION DISTRICT

- A. Intended Purpose.** The intended purpose of the Nature Conservation District (NCD) is to protect from development conservation easements, conservation properties, and municipal parks that are designated as nature preserves. It is the intention of this Section that water trails, nature trails, boardwalks, observation decks and other similar non-motorized transportation infrastructure are permitted in such areas.
- B. Use Regulations.** The following are permitted, so long as the use does not require the erection of an enclosed structure intended for year-round habitation:
1. Nature conservation easements and nature conservation properties.
 2. Municipal parks that are designated as nature perserves by the City Council.
 3. All uses other than those permitted above are prohibited.

SECTION II.

The Zoning Ordinance of the City of New Buffalo, Michigan, that being Appendix A of the Municipal Code of the City of New Buffalo, that being Appendix A of the Municipal Code of the City of New Buffalo, is hereby amended by changing the name of Article 5 “FP-1 Flood Plain District” to the following:

**ARTICLE 5: FP-1 FLOOD PLAIN DISTRICT AND
NCD NATURE CONSERVATION DISTRICT**

SECTION III.

Article 4 “Zoning Districts and Map”, Section 4-1 “Establishment of Districts” in the Zoning Ordinance of the City of New Buffalo, Michigan, is hereby amended by changing the chart in said Section by adding an entry for “Nature Conservation District ‘NCD’ Article 5, Section 5-4” after the entry for FP-1, and before the entry for R-1, as follows:

Flood Plain District "FP-1"	Article 5
Nature Conservation District "NCD"	Article 5, Section 5-4
Single Family Residential District "R-1"	Article 6
Medium Density Residential District "R-2"	Article 7
High Density Residential District "R-3"	Article 8
Mobile Home Park District "R-4"	Article 9
Central Business District "CBD"	Article 10
General Commercial District "GCD"	Article 11
Waterfront Marina District "WM"	Article 12
General Industrial District "I-1"	Article 13

SECTION IV.

This ordinance was adopted on the seventeenth day of September, 2013, and shall become effective on the sixteenth day of October, 2013, which date is twenty (20) days following publication in the *New Buffalo Times*, a newspaper of general circulation within the City of New Buffalo.

CITY OF NEW BUFFALO, BERRIEN COUNTY, MICHIGAN

Margaret Murray, Mayor

Allyson Holm, City Clerk