

# Ordinance No. 1984-23 Zoning Amending 73

An Ordinance amending the Village Zoning Ordinance, Ordinance No. 73, as subsequently modified by Ordinances Nos. 73-A and 81.

THE VILLAGE OF SOUTH RANGE ORDAINS:

Chapters V, VI, XIV, XV and XVI of Ordinance No. 73, the Zoning Ordinance, are hereby amended to read as follows:

## CHAPTER V

Regulation of Residential, Residential-Commercial and Commercial Areas

Uses Permitted

A. Residential Districts

1. No building, structures or land, or any part thereof, shall be erected, altered or used, in whole or in part, in a residential area or district for any purpose other than as a single-family dwelling or duplex.

B. Residential-Commercial Areas

1. No building, structure or land, or any part thereof shall be erected, altered or used, in whole or in part, in a residential-commercial area or district for any purpose other than:

a. One family dwelling

b. Churches

c. Publicly owned and operated parks, schools, playgrounds, or other educational or recreational uses of the public

d. educational institutions offering courses of study leading to an academic degree and clubs, lodges, dormitories, fraternities connected therewith, and other necessary uses thereto of services of design and size to cater primarily to the uses of the main use

e. Two family dwellings

f. Buildings for public purposes used by the Federal, State, County, Township or Village Governments

g. Apartments, housekeeping units, tourist homes, multiple family dwellings and boarding houses

h. Business and professional offices rendering personal service by the owner of, and located in, a, e or g

i. Signs advertising the main use of the premises and special accessory uses may be placed on the exterior of the building. Ground signs may be placed in the front yard but not closer than 10 feet to the street line, nor exceeding 5 feet in overall area, and are limited to advertising the main use

j. The building, or a subordinate building or structure, on the same plot, or a part of the main building, which is occupied by, or devoted to a main or accessory use, including garages, may be erected anywhere on the lot except that they shall not be placed closer to the street than the plumb line of structures on the street abutting that half of the lot on which the structure is to be placed, on either side of said lot

k. Telephone exchange buildings when operating requirements necessitate the locating of said facilities within the district in order to serve the immediate vicinity

Uses Prohibited

The following uses are expressly prohibited in residential areas and residential-commercial areas:

1. Billboards or general advertising signs

2. Bulk sales display or storage

3. The erection or maintenance of anything which would constitute a nuisance to the adjoining property area, including those uses prohibited in Chapter VI below

4. Machine shops, mills, manufacturing, canning or such commercial enterprises

## CHAPTER VI

Regulation of Commercial Areas

Uses Permitted

Any use permitted above in residential or residential-commercial areas, in addition to the following, shall be permitted in a commercial area:

1. Commercial and business enterprises

2. Billboards or general advertising signs

3. Bulk sales display or storage

4. Machine shops, mills, manufacturing, canning and similar enterprises

Uses Prohibited

The erection or maintenance of anything which would constitute a nuisance to the adjoining property area shall be prohibited including, but not limited to, the following which shall be a prima facie nuisance:

1. Distillation of bones, fat rendering, glue, soap or fertilizer manufacturing
2. Manufacture of cement, lime, gypsum or storage of explosives or fireworks
3. Oil refineries
4. Junk yards or scrap or salvage yards

## **CHAPTER XIV**

### Validity

Should any section, clause or provisions of this ordinance be declared by a court to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

## **CHAPTER XV**

### Unlawful Use Not Authorized

Nothing in this ordinance shall be interpreted as authorization for, or approval of, the continuance of the use of a structure, or premises in violation of zoning regulations in effect at the time of the effective date of this ordinance.

## **CHAPTER XVI**

### Repealing Chapter

Ordinances Nos. 38, 51, 53 and 96 and all ordinances or parts of ordinances in conflict with the foregoing are hereby repealed.

The several areas within the Village of South Range are hereby zoned and classified as follows:

## **RESIDENTIAL AREAS – Colored blue as per Zone Map of the Village of South Range**

Block – (01) Lots 01-12 inclusive

(02) Lots 13 and 14 (School)

Lots 01-05 inclusive

(03) Lots 10, 11, 13-24 inclusive

Lots 01-11 inclusive

(04) Lots 01-12 inclusive (Trailer Court)

Lots 17-23 inclusive

(05) Lots 01-13 inclusive (School)

Lots 14-26 inclusive

(06) Lots 13-18 inclusive

(07) Lots 11-17 inclusive

(08) Lots 05-11 inclusive

Lots 16-22 inclusive

(09) Entire Block

(10) Entire Block (8,9 Village Lots)

(11) Lots 01-07 inclusive

Lots 12-19 inclusive

(12) Lots 05-11 inclusive

Lots 16-21 inclusive

(13) Entire Block

(14) Lots 01-08 inclusive

Lots 11-17 inclusive

(15) Lots 01-08 inclusive

Lots 13-20 inclusive

(16) Lots 05-10 inclusive

Lots 15-20 inclusive

(17) Entire Block

(18) Entire Block

- (19) Lots 01-08 inclusive  
Lots 13-20 inclusive
- (20) Lots 05-10 inclusive  
Lots 15-19 inclusive
- (21) Entire Block
- (22) Entire Block
- (23) Lots 01-08 inclusive  
Lots 13-20 inclusive
- (26) Entire Block
- (27) Lots 01-08 inclusive  
Lots 13-20 inclusive
- (30) Entire Block
- (31) Lots 7, 8 and 13-20 inclusive
- (34) Entire Block
- (35) Lots 01-08 inclusive

\*\*\*\* Annexed parcel described below

\*\*\*\* A parcel of land in the NE-1/4 of the NE-1/4 of Section 20, Twp. 54N Range 34 West, described as follows:

A parcel of land in the NE-1/4 – NE-1/4, Section 20, T54N-R34W, described as follows: Commencing at an iron pipe for the corner common to sections 16, 17, 20, 21, T54N-R34W, and the point of beginning; thence N89°-45'W-936ft along the section line to the East R.O.W. Line of the Wm P. Nichols Trail; thence S26°-46'E-690.05 feet along the East R.O.W. of the Wm P. Nichols trail; thence S89°-45'E-623 feet to the East line of Section 20; thence N4°-12'W-600 feet along the section line to the point of beginning, containing 11 acres.

## **COMMERCIAL AREAS – Colored red as per Zone Map of the Village of South Range**

- Block – (02) Lots 06-09 inclusive  
Lot 12 (Village Lot)
- (03) Lots 12-22 inclusive
- (04) Lots 13-16 inclusive
- (06) Lots 01-12 inclusive  
Lots 19-22 inclusive (Village Lots)  
Lots 23 and 24
- (07) Lots 01-10 inclusive  
Lots 18-21 inclusive
- (08) Lots 01-04 inclusive  
Lots 12-15 inclusive
- (11) Lots 08-11 inclusive  
Lots 20-24 inclusive
- (12) Lots 01-04 inclusive  
Lots 12-15 inclusive
- (14) Lots 9 and 10  
Lots 18-20 inclusive
- (15) Lots 09-12 inclusive  
Lots 22-24 inclusive
- (16) Lots 01-04 inclusive  
Lots 11-14 inclusive
- (19) Lots 09-12 inclusive  
Lots 21-24 inclusive
- (20) Lots 01-04 inclusive  
Lots 11-14 inclusive
- (24) Lots 01-04 inclusive  
Lots 10-13 inclusive
- (28) Lots 01-04 inclusive  
Lots 10-13 inclusive
- (31) Lots 09-12 inclusive
- (32) Lots 01-04 inclusive

Lots 09-12 inclusive  
(36) Lots 01-04 inclusive

**RESIDENTIAL-COMMERCIAL AREAS – Colored green as per Zone Map of the Village of South Range**

Block – (23) Lots 08-12 inclusive  
Lots 21-24 inclusive  
(24) Lots 05-09 inclusive  
Lots 14-18 inclusive  
(27) Lots 09-12 inclusive  
Lots 21-24 inclusive  
(28) Lots 05-09 inclusive  
Lots 14-17 inclusive  
(31) Lots 20-24 inclusive  
(32) Lots 05-08 inclusive  
Lots 13-16 inclusive

**OTHER – Colored white as per Zone Map of the Village of South Range**

Block – (31) Lots 01-06 inclusive (Village Tennis Court)  
This Ordinance shall take effect on August 22, 1984.  
Approved by the Village Council of the Village of South Range on August 2, 1984.  
Agnes Hovinen, President  
Katherine Mattson, Clerk  
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8-8-84