

ORDINANCE NUMBER 20XX.XX/XX

AN ORDINANCE ENACTING THE CITY OF BUCHANAN UNIFIED DEVELOPMENT CODE AS ITS ZONING ORDINANCE

An Ordinance to establish zoning districts and land use regulations governing the City of Buchanan, Berrien County, Michigan; to provide for regulations governing nonconforming uses and structures; to provide for a Zoning Board of Appeals and its duties and powers; to provide for the administration of this Ordinance including the official whose duty it shall be to enforce the provisions thereof; to provide penalties for the violations of this Ordinance; and to provide for conflicts with other ordinances or regulations.

THE CITY OF BUCHANAN ORDAINS THAT THE UNIFIED DEVELOPMENT CODE ZONING ORDINANCE IS HEREBY ENACTED AS FOLLOWS: by the City Commission of the City of Buchanan, Berrien County, Michigan, that based upon the recommendation made by the Plan Commission after its public hearing held on September 9, 2025 the City of Buchanan Zoning Ordinance is as follows:

WHEREAS, P.A. 279 of 1909, P.A. 110 of 2006, and P.A. 368 of 1978 empower this Municipality to enact, establish, administer, and enforce a Zoning Ordinance and;

WHEREAS, the legislative body of the City of Buchanan deems necessary, for the purpose of promoting the public health, safety, and general welfare of the City, to enact such an Ordinance, and;

WHEREAS, the legislative body pursuant to the provisions of P.A. 110 of 2006, as amended, has appointed and created a City Plan Commission by Ordinance Number 93 to recommend the boundaries of the various districts and appropriate regulations to be enforced therein, and;

WHEREAS, the City Plan Commission has divided the municipality into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets, to secure safety from fire, panic and other potential dangers; promote health, safety and the general welfare; provide adequate light and air; prevent overcrowding of land; avoid undue concentrations of population; facilitate adequate provision for transportation, water, sewerage disposal, schools, parks and other public improvements, and;

WHEREAS, the City Plan Commission has given full and reasonable consideration to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality, and;

WHEREAS, the City Plan Commission has given due public notice of hearing related to the comprehensive amendment and has held such public hearings as required by law, and;

WHEREAS, the City Plan Commission has submitted its report to City Commission, and;

WHEREAS, all requirements of P.A. 110 of 2006, as amended, with regard to the preparation of this zoning ordinance entitled the “Unified Development Code of the City of Buchanan” and subsequent action of the City Commission have been met

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BUCHANAN, BERRIEN COUNTY, MICHIGAN, AS FOLLOWS:

The ordinance shall be known as the “Buchanan Chapter 71. Unified Development Code of the City of Buchanan” and will be referred to herein as this Ordinance.

Repeal and Conflicts

Ordinance 2025.XX/XXX hereby repeals the Zoning Ordinance of the City of Buchanan, Ordinance no. 154, as amended; and the Comprehensive Zoning Ordinances Amendment, Ordinance No. 159 adopted September 8, 2003. All ordinances or parts of ordinances in conflict with this chapter or inconsistent with its provisions are hereby repealed and superseded to the full extent necessary to give this chapter full force and effect.

Effective Date

This Ordinance shall become effective fifteen (15) days after its adoption and publication as required by Section 7.4 of the City Charter.

MADE, PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF BUCHANAN, BERRIEN COUNTY, MICHIGAN, ON THE _____ DAY OF _____, 2025, AND IT WAS PUBLISHED IN THE BERRIEN COUNTY RECORD ON _____, AND EFFECTIVE FIFTEEN (15) DAYS AFTER THE DATE OF ADOPTION AND PUBLICATION AS REQUIRED.

MARK WEEDON, Mayor

KALLA LANGSTON, City Clerk

Ordinance proposed by Commissioner _____; seconded by Commissioner _____.

AYES:
NAYES:
ABSTAIN:
ABSENT:

ORDINANCE _____ DECLARED ADOPTED.

A COPY OF THIS ORDINANCE MAY BE PURCHASED AND/OR INSPECTED DURING
NORMAL BUSINESS HOURS AT CITY HALL, LOCATED AT 302 REDBUD TRAIL
NORTH, BUCHANAN, MICHIGAN.

CERTIFICATION

I hereby certify that the above is a true and complete copy of an ordinance adopted by the City Commission of the City of Buchanan, County of Berrien, State of Michigan, at a regular meeting held on the _____ day of _____, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with Act No. 207, Public Acts of Michigan, 1921, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said act.

KALLA LANGSTON, City Clerk