

ARTICLE 1**TITLE, INTENT & PURPOSE, AUTHORITY, & ENACTMENT****SECTION 1.05 - TITLE**

This Ordinance shall be known as and may be cited as the “Dexter Township Zoning Ordinance.” The Zoning Map shall be known as and may be cited as the “Dexter Township Zoning Map.”

SECTION 1.10 – INTENT & PURPOSE

The intent and purpose of this Ordinance is to:

- (A) Promote and protect the public health, safety, and general welfare;
- (B) Provide adequate light, air, privacy, and convenience of access to property;
- (C) Regulate the intensity of use of land and lot areas and determine the areas of open spaces surrounding buildings and structures necessary to provide adequate light and air;
- (D) Reduce hazards due to flooding and water pollution;
- (E) Promote healthful surroundings for life in residential, rural, and lake areas;
- (F) Protect against fire, explosion, noxious fumes and odors, heat, dust, smoke, glare, noise, radioactivity, and other nuisances and hazards;
- (G) Prevent the overcrowding of land and undue concentration of buildings and structures so far as possible and appropriate in each zoning district by regulating the use and bulk of buildings and structures in relation to the land surrounding them;
- (H) Prevent fire and facilitate the fighting of fires;
- (I) Fix reasonable standards with which all buildings and structures shall comply;
- (J) Manage and lessen the impacts of congestion on public highways and streets;
- (K) Protect the character and stability of the agricultural, recreational, residential, and commercial areas within the unincorporated areas of the Township and promote the orderly and beneficial development of such areas;
- (L) Enhance social and economic stability;
- (M) Encourage use of lands and natural resources in accordance with their character, adaptability, and suitability for particular purposes;
- (N) Facilitate adequate and economical provision of transportation, sewerage, drainage, water supply and distribution, education, recreation, and other public services and facilities;
- (O) Ensure adequate provision of the State’s citizens for food, fiber, energy, and other natural resources;
- (P) Provide for the needs of agriculture, recreation, residence, and commerce in future growth;
- (Q) Allow for a variety of residential housing types, commercial, institutional, and public uses;

- (R) Prohibit uses, buildings, or structures that are incompatible with the character of development or the uses, buildings or structures permitted within zoning districts;
- (S) Prevent additions to, alterations or remodeling of, existing buildings or structures in a manner to avoid the provisions and limitations imposed in this Ordinance;
- (T) Conserve and preserve the value of land, buildings, and structures;
- (U) Provide for the completion, restoration, reconstruction, extension, or substitution of legally non-conforming uses;
- (V) Establish standards consistent with and promote the Master Plan; and
- (W) Provide for the administration and enforcement of this Ordinance.

SECTION 1.15 - AUTHORITY & FINDINGS

- (A) **Zoning Enabling Act:** The Michigan Zoning Enabling Act establishes the authority for local units of government to adopt comprehensive zoning regulations and empowers the Township to enact a zoning ordinance and provide for its administration, enforcement, and amendment.
- (B) **Necessity:** The Township has determined it necessary to enact zoning regulations for the purpose of promoting the public health, safety, and general welfare.
- (C) **Master Plan Compliance:** The Township has adopted a Master Plan intended to guide growth in a logical and orderly fashion.

SECTION 1.20 – SCOPE of APPLICATION

The provisions of this Ordinance shall apply to all buildings, structures, and uses in all zoning districts, unless noted otherwise.

- (A) **Scope:** This Ordinance shall be liberally construed in such a manner as to best accomplish its intent and purpose. In interpreting and applying the provisions of this Ordinance, the standards shall be held to the minimum necessary for the promotion of health, safety, convenience, comfort, prosperity, and general welfare and shall apply uniformly to each class or kind of structure, land, or use.
- (B) **Construction:** No building or structure, or portion thereof, shall be erected, constructed, reconstructed, altered, or maintained except as permitted by and in conformity with this Ordinance.
- (C) **Use:** No new use or change of use shall be made or maintained in any building, structure, property, or portion thereof except as permitted by and in conformity with this Ordinance.
- (D) **Active Permits:** Any structure for which a permit has been issued prior to the effective date of this Ordinance may be completed and used in accordance with the plans and applications upon which the permit was granted, provided the construction must be completed within two (2) years of the effective date of this Ordinance.
- (E) **Area:** This Ordinance shall apply to all areas of the Township, except those outside of the Township's Zoning Jurisdiction.

SECTION 1.25 - CONFLICTING LAWS

The provisions of this Ordinance shall be in addition to all other ordinances and regulations in effect within the Township.

- (A) **More Restrictive:** Where any condition imposed by any provision of this Ordinance is either more or less restrictive than any condition imposed by any other provision of this Ordinance or any ordinance adopted under any other law, the provision that is more restrictive or that imposes a higher standard shall govern.
- (B) **Abrogate or Annul:** This Ordinance is not intended to abrogate or annul any easement, covenant, or other private agreement provided that where any provision of this Ordinance is more restrictive or imposes a higher standard than such easement, covenant, or other private agreement, this Ordinance shall govern.

SECTION 1.30 - TYPES of USES

There shall be no use commenced or continued within the Township, except as authorized by this Ordinance. The following types of uses are recognized:

- (A) **Permitted Use:** Permitted uses are listed for each zoning district. Permitted uses may also include comparable or similar uses, to be determined as outlined in this Ordinance.
- (B) **Special Land Use:** Permitted uses are listed for each zoning district.
- (C) **Accessory Use:** Accessory uses may or may not be listed for each zoning district.
- (D) **Prohibited Uses:** Prohibited uses include all those uses that are not listed for each zoning district.
- (E) **Legally Nonconforming Use:** Legally nonconforming uses are not listed for each zoning district, but may be continued as outlined in this Ordinance.

SECTION 1.35 - VESTED RIGHTS

Nothing in this Ordinance should be interpreted or construed to give any permanent vested rights in the continuation of any particular use, district, zoning classification, site, or activities; they are hereby declared subject to subsequent amendment, change, or modification as may be necessary for the preservation or protection of public health, safety, and welfare.

SECTION 1.40 - PRIOR UNLAWFUL STRUCTURES, SITES, & USES

Any structure, site, or use that was unlawfully constructed, occupied, or created prior to the adoption of this Ordinance shall continue to be unlawful unless expressly permitted by this Ordinance. Such structures, sites, or uses shall not be considered to be legally nonconforming under this Ordinance.

SECTION 1.45 - SEVERABILITY & VALIDITY

- (A) **Validity:** If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, that ruling shall not affect any other provisions of this Ordinance not specifically subject to the ruling.
- (B) **Severability:** If any court of competent jurisdiction shall declare invalid the application of any provision of this Ordinance to a particular property, district, use, building, or structure, that ruling shall not affect the application of that provision to any other property, district, use, building, or structure not specifically included in the ruling.

SECTION 1.50 - REPEAL

- (A) **Repeal:** The Dexter Township Zoning Ordinance adopted on April 15, 2003, with an effective date of May 1, 2003, and all amendments to that Ordinance shall be repealed upon the effective date of this Ordinance.
- (B) **Future Enforcement:** The adoption of this Ordinance and repeal of previous ordinances shall not affect or prevent any pending or future prosecution of or action to abate any violation of any previous zoning ordinance, if the violation is also a violation of this Ordinance.
- (C) **Pending Actions:** The adoption of this Ordinance shall not alter, limit, void, affect, or abate any pending litigation, administrative proceeding, or appeal that existed on the effective date of this Ordinance, order, permit, or decision that was based on the ordinances repealed by this Section.

SECTION 1.55 - ENACTMENT

This Ordinance was adopted at a regular meeting of the Township Board of Trustees on DATE, and it shall be effective at 12:01 am on DATE.

End of Article 1.