

CHAPTER I

TITLE

SECTION 1.01 TITLE. *This Ordinance shall be known and may be cited as the AHeath Township Zoning Ordinance@.*

CHAPTER II

PURPOSE, SCOPE AND LEGAL BASIS

SECTION 2.01 PURPOSE: *AAn Ordinance to provide for the regulation of land development and land use and the establishment of districts in the portions of the Township outside of incorporated villages and to regulate the use of land and structures; to meet the needs of the citizens of the Township and others for food, fiber, energy, and other natural resources, places of residences, recreation, industry, trade, service and other uses of land; to provide that the use of the land shall be situated in appropriate locations and relationships; to limit the inappropriate overcrowding of land and congestion of population, transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements; and to promote public health, safety, and welfare. For these purposes, zoning classifications are hereby created for the regulation of land development and the establishment of districts in which only certain land areas allow specific activities and land uses so as to avert or solve specific land use problems, including the development of land. This ordinance provides regulations relating to the limitation or location of uses, the height, number of stories, size of dwellings, buildings and structures that may be erected or altered, and provide for the regulation of tents and trailer coaches (mobile homes) and the specific uses for which same may be erected or altered. The ordinance provides for the area of yards, courts, and other open spaces and sanitary and safety and other protective measures which are required for dwellings, buildings, and structures, including tents and trailer coaches (mobile homes); the ordinance provides for the maximum number of families which may be housed in buildings, dwellings, or structures, including tents and trailer coaches (mobile homes) which are erected or altered. The ordinance provides for permitted uses in the various zoning classifications, as well as special uses, subject to appropriate standards and regulations.@*

SECTION 2.02 SCOPE AND INTERPRETATION. *This Ordinance shall not repeal, abrogate, annul or interfere with existing provisions of other laws, ordinances or regulations, except those repealed herein by specific reference, or with private restrictions placed upon property by covenant, deed or other private agreement, or with restrictive covenants running with the land to which the Township is a party. Where this Ordinance imposes greater restrictions, limitations, or requirements upon (1) the use of buildings, structures, or land; (2) the height of buildings or structures; (3) lot coverage; (4) lot areas; (5) yards or other open spaces; or (6) any other use or utilization of land than are imposed or required by such existing laws, ordinances, regulations, private restrictions, or restrictive covenants, the provisions of this Ordinance shall control.*

SECTION 2.03 LEGAL BASIS. This Ordinance is enacted pursuant to Michigan Act 184 of 1943, as amended.