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ARTICLE 1:

TITLE, PURPOSES AND LEGAL CLAUSES

SECTION 1.01 TITLE

**THIS ORDINANCE SHALL BE KNOWN AND MAY BE CITED AS:
"THE 1976 ZONING ORDINANCE OF CLARENDON TOWNSHIP"**

SECTION 1.02 PURPOSES

- A. PROMOTING AND PROTECTING THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE
- B. PROTECTING THE CHARACTER AND STABILITY OF THE AGRICULTURAL, RECREATIONAL, RESIDENTIAL, COMMERCIAL AND OTHER AREAS WITHIN THE TOWNSHIP AND PROMOTING THE ORDERLY AND BENEFICIAL DEVELOPMENT OF SUCH AREAS.
- C. REGULATING THE INTENSITY OF USE OF LAND AND LOT AREAS AND DETERMINING THE AREA OF OPEN SPACES SURROUNDING BUILDINGS AND STRUCTURES NECESSARY TO PROVIDE ADEQUATE LIGHT AND AIR TO PROTECT THE PUBLIC HEALTH AND CONVENIENCE OF ACCESS TO PROPERTY
- D. LESSENING AND AVOIDING CONGESTION ON THE PUBIC HIGHWAYS AND STREETS.
- E. PROVIDING FOR THE NEEDS OF AGRICULTURE, RECREATION, RESIDENCE, COMMERCE AND LAND USES IN FUTURE GROWTH.
- F. FIXING REASONABLE STANDARDS TO WHICH BUILDINGS AND STRUCTURES SHALL CONFORM.
- G. PROHIBITING USES, BUILDINGS OR STRUCTURES WHICH ARE IN COMPATIBLE WITH THE CHARACTER OF DEVELOPMENT OR THE USES, BUILDINGS OR STRUCTURES PERMITTED WITHIN SPECIFIED ZONING DISTRICTS.
- H. PREVENTING SUCH ADDITIONS TO OR ALTERATIONS OR REMODELING OF EXISTING BUILDINGS OR STRUCTURES IN SUCH A WAY AS TO AVOID THE REGULATIONS AND LIMITATIONS IMPOSED HEREUNDER.
- I. PROTECTING AGAINST FIRE, EXPLOSION, NOXIOUS FUMES AND ODORS, DUST, SMOKE, GLARE, NOISE AND OTHER NUISANCES AND HAZARDS IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.
- J. PREVENTING THE OVERCROWDING OF LAND AND UNDUE CONCENTRATION OF BUILDINGS AND STRUCTURES SO FAR AS IS POSSIBLE AND APPROPRIATE IN EACH ZONING DISTRICT BY REGULATING THE USE AND BULK OF BUILDINGS IN RELATION TO LAND SURROUNDING THEM.

SECTION 1.02 PURPOSES (continued)

- K. CONSERVING THE TAXABLE VALUE OF LAND, BUILDINGS AND STRUCTURES THROUGHOUT THE TOWNSHIP.
- L. PROVIDING FOR THE COMPLETION, EXTENSION, SUBSTATIONS OR ELIMINATION OF NONCONFORMING USES.
- M. CREATING A BOARD OF APPEALS AND DEFINING THE POWERS AND DUTIES THEREOF.
- N. DESIGNATING AND DEFINING THE POWERS AND DUTIES OF OFFICIAL OR OFFICIALS IN CHARGE OF THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE.
- O. PROVIDING FOR THE PAYMENT OF FEES FOR BUILDING PERMITS.
- P. PROVIDING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE.

SECTION 1.03 VALIDITY AND SEVERALTY CLAUSE

IF ANY COURT OF COMPETENT JURISDICTION SHALL DECLARE ANY PART OF THIS ORDINANCE TO BE INVALID, SUCH RULING SHALL NOT EFFECT ANY OTHER PROVISIONS OF THIS ORDINANCE NOT SPECIFICALLY INCLUDED IN SAID RULING.

IF ANY COURT OF COMPETENT JURISDICTION SHALL DECLARE INVALID THE APPLICATION OF ANY PROVISION OF THIS ORDINANCE TO A PARTICULAR LAND, PARCEL, LOT, DISTRICT, USE, BUILDING OR STRUCTURE, SUCH RULING SHALL NOT EFFECT THE APPLICATION OF SAID PROVISION TO ANY OTHER LAND, PARCEL, LOT, DISTRICT, USE, BUILDING OR STRUCTURE NOT SPECIFICALLY INCLUDED IN SAID RULING.

SECTION 1.04 CONFLICT WITH OTHER LAWS

- A. WHERE ANY CONDITION IMPOSED BY ANY PROVISION OF THIS ORDINANCE UPON THE USE ANY LOT, BUILDING OR STRUCTURE IS EITHER MORE RESTRICTIVE OR LESS RESTRICTIVE THAN ANY COMPARABLE CONDITION IMPOSED BY ANY OTHER PROVISION OF THIS ORDINANCE OR BY THE PROVISION UNDER ANY OTHER LAW, THE PROVISION WHICH IS MORE RESTRICTIVE OR WHICH IMPOSES HIGHER STANDARD OR REQUIREMENT SHALL GOVERN.
- B. THIS ORDINANCE IS NOT INTENDED TO ABROGATE OR ANNUL ANY EASEMENT, COVENANT OR PRIVATE AGREEMENT PROVIDED THAT WHERE ANY PROVISION OF THIS ORDINANCE IS MORE RESTRICTIVE, OR IMPOSES A HIGHER STANDARD OR REQUIREMENT, THAT SUCH EASEMENT, COVENANT OR OTHER PRIVATE AGREEMENT, THE PROVISION OF THIS ORDINANCE SHALL GOVERN.

SECTION 1.05 PERIOD OF EFFECTIVENESS

THIS ORDINANCE SHALL REMAIN IN FULL FORCE AND AFFECT HENCEFORTH UNLESS REPEALED.

SECTION 1.06 EFFECTIVE DATE

THE PROVISIONS OF THIS ORDINANCE ARE HEREBY DECLARED TO BE IMMEDIATELY NECESSARY FOR PRESERVATION OF PUBLIC HEALTH, SAFETY, AND ARE HEREBY GIVEN IMMEDIATE EFFECT. THIS ORDINANCE SHALL BE PUBLISHED IN THE HOMER INDEX, A NEWSPAPER CIRCULATED WITHIN THE TOWNSHIP OF CLARENDON, ONCE IN SAID NEWSPAPER, ON OR BEFORE THIRTY DAYS FROM THE DATE OF ITS PASSAGE.

STATE OF MICHIGAN

MADE, PASSED AND ADOPTED BY THE BOARD OF THE TOWNSHIP OF CLARENDON THIS 15TH DAY OF NOVEMBER, 1976.

ERNEST RARICK, CLARENDON TOWNSHIP SUPERVISOR

GLORIA COMBS, CLARENDON TOWNSHIP CLERK

ARTICLE 1, CONCLUDED