

CLARENDON TOWNSHIP

ORDINANCE NO. 1 OF 2018

AN ORDINANCE TO AMEND THE ZONING ORDINANCE IN CLARENDON TOWNSHIP TO COMPLY WITH THE MICHIGAN ZONING ENABLING ACT, 2006 PA 110, AS AMENDED (MCL 125.3101, ET SEQ.)

CLARENDON TOWNSHIP ORDAINS:

Section 1. Ordinance Amended. The 1976 Zoning Ordinance of Clarendon Township is hereby amended to read as follows:

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, Amended."

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 public 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 incompatible 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.
- 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 affect 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 affect 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 effect henceforth unless repealed.

SECTION 1.06. EFFECTIVE DATE.

This Ordinance shall take effect seven (7) days after the date of publication pursuant to MCL 42.22, which publication shall take place within fifteen (15) days from the date of adoption and shall be in a local newspaper of general circulation. Publication of a summary of this Ordinance, as part of the published proceedings of the Township Board, shall constitute publication of the Ordinance.