

CHAPTER 1

TITLE, PURPOSE, CONSTRUCTION AND SCOPE

SECTION 1.01 TITLE

This Ordinance shall be known and may be cited as "The Zoning Ordinance of Grass Lake Charter Township." The Zoning Map referred to herein and made a part of this Ordinance is entitled the "Zoning Map of Grass Lake Charter Township".

SECTION 1.02 PURPOSE

- A. This Ordinance has been established for the purposes explicitly permitted by the Zoning Act to provide for the regulation of land development and the establishment of districts in the portions of the township outside the limits of cities and villages.
- B. This Ordinance is intended:
1. To meet the needs of the township residents for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land;
 2. To ensure that the use of the land shall be situated in appropriate locations and relationships;
 3. To limit the inappropriate overcrowding of land and congestion of population, transportation systems and other public facilities;
 4. To facilitate adequate and efficient provision of transportation systems, sewage disposal, water, energy, education, recreation and other public service and facility requirements; and
 5. To promote the public health, safety, and welfare.
- C. In order to most efficiently protect and promote the public health, safety and welfare, and to accomplish the stated goals of the Grass Lake Charter Township Master Plan, the Township shall be divided into districts of such number, shape and area as it considers best suited to carry out the Zoning Act.

SECTION 1.03 CONSTRUCTION AND SCOPE

- A. Every building and structure erected, every use of any lot, building, or structure established, every structural alteration or relocation of an existing building or structure occurring, and every enlargement of or addition to an existing use, building or structure occurring after the effective date of this Ordinance shall be subject to all regulations of this Ordinance which are applicable in the zoning district in which the building, structure or lot is located.

- B. To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building or structure on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance, provided that construction shall be completed within three hundred sixty-five (365) days from the effective date and be subject thereafter to the provisions of Section 3.21, Nonconforming Lots, Uses, and Buildings.

SECTION 1.04 INTERPRETATION AND CONFLICT

- A. In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comforts, morals, prosperity and general welfare.
- B. It is not intended by this Ordinance to interfere with or abrogate or annul any ordinance, rules, regulations or permits previously adopted or issued, and not in conflict with any of the provisions of this Ordinance, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises and likewise not in conflict with this Ordinance; nor is it intended by this Ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon height of buildings, or required larger open spaces, or larger lot areas than are imposed or required by any other ordinance or agreements, the provisions of this Ordinance shall control.