

**Chapter 1
Title and Purpose**

Section 1.01 Short Title

This Ordinance Shall be known as the “Crystal Township Zoning Ordinance”

Section 1.02 Purpose

The purpose of this Ordinance is to promote and safeguard the public health, safety, prosperity and general welfare of the people. The provisions are intended to, among other things:

1. Encourage the use of lands, waters and other natural resources in the Township in accordance with their character and most suitable use;
2. Limit the improper use of land and resources;
3. Reduce hazards to life and property;
4. Provide for orderly development within the Township;
5. Avoid overcrowding of the population;
6. Provide for adequate light, air, and health conditions in dwellings and buildings hereafter erected or altered;
7. Lessen congestion on the public roads and streets;
8. Protect and conserve natural recreational areas, agricultural, residential, and other areas naturally suited to particular uses;
9. Facilitate the establishment of an adequate and economic system of transportation, sewage disposal, safe water supply, education, recreation, and other public requirements;
10. Conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties.

Section 1.03 The Effect of Zoning

A. For the purpose of this Ordinance, except as hereafter specifically provided, no lot, land, or premises shall be used, maintained or occupied, and no building or structure or part thereof shall be constructed, erected, moved, placed, maintained, reconstructed, used, extended, enlarged or altered, except in conformity with the regulations of this Zoning Ordinance and the Zoning District in which it is located: these limitations being the minimum legislation necessary to promote and protect the general safety and welfare of the community.

B. In case any land, building, structure, or part thereof is used, erected, altered or occupied contrary to Law or the provisions of this Ordinance, such use of land,

building or structure shall be unlawful and shall be declared a nuisance and such use of land may be required to cease and buildings or structures may be required to be vacated, torn down or abated by any legal means and such land, building or structures shall not be used or occupied until brought into conformance.

C. If construction on a building or structure is lawfully begun prior to adoptions of this Ordinance, nothing in this Ordinance shall be deemed to require any change in the planned or designed use of any such building, provided that actual construction is being diligently carried on, and further provided that such building shall be entirely completed for its planned or designed use within two (2) years from the effective date of this Ordinance.

D. Please contact the Zoning Administrator to see if you need a permit. Permits are required in Crystal Township.

E. (Amended 2015, Added "E")

1. Zoning and Building permits requirements & exceptions.

No building permit shall be issued until a zoning permit is first issued. Zoning permits are required for and shall be obtained prior to the use, construction, enlargement, alteration, conversion, or moving of any structure or any part thereof, except under the following circumstances:

a. The erection and/or placing of a temporary portable structure incident to any going construction operation in any district, so long as the placement of said structure shall conform to the setback and height requirements of the district in which it is located.

b. Repairs of a minor nature such as painting and general maintenance which do not change the use, occupancy, area, structural strength, fire protection, exits, or ventilation of a structure.

2. Permits-voidable

Any zoning, building, special use permit, or any variance or other permit issued under this Ordinance shall be deemed null & void if there has not been undertaken, on a material & substantial basis, commencement of construction on the project within 1 year of issuance of said permit.

The Zoning Administrator may suspend or revoke any permit issued in error or on the basis of incorrect information supplied by the applicant or its agents or if the development is or will be in violation of any other ordinance of the Township, County, State or Federal Government, or if the construction or use of the premises deviates from the plans or information submitted with the application upon which such permit was issued.

3. Enforcement of Zoning by Corrective Action & Lien

Upon the violation of this Ordinance, and in addition to all other remedies provided herein, the Township Board may correct the violation and assess the premises for the cost thereof, as well as attorney fees & court costs, which said assessment shall become a lien upon the premises and shall be collected in the same manner as township property taxes.

Section 1.04 Legal Basis

This Ordinance was adopted pursuant to the provisions of the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended). (Amended 2011)