

# **ARTICLE 1**

## **TITLE, PURPOSE, SCOPE, AND LEGAL BASIS**

### **1.01 TITLE**

This ordinance shall be known and may be cited as the “Clyde Township Zoning Ordinance.”

### **1.02 PURPOSE**

- A. This ordinance is based upon the Clyde Township General Development Plan and is designed to:
1. Promote the public health, safety, morals, and general welfare.
  2. Encourage the use of land according to its character and adaptability and limit the improper use of land.
  3. Avoid the overcrowding of population.
  4. Provide adequate light and air.
  5. Lessen congestion on the public roads and streets.
  6. Reduce hazards to life and property.
  7. Facilitate the adequate provision of a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements.
  8. Conserve the expenditure of funds for public improvements and services to obtain the most advantageous uses of land, resources, and properties.
- B. This ordinance is adopted giving reasonable consideration, among other things, to the character of each zoning district. In particular, the ordinance considers each zoning district’s peculiar suitability for particular uses, conservation of property values, natural resources, and the general and appropriate trend and character of land, building, and population development.

### **1.03 SCOPE AND INTERPRETATION**

This ordinance shall not repeal, abrogate, annul, or in any way impair or interfere with

existing provisions of other laws, ordinances, or regulations, except those repealed herein by specific reference. Neither will this ordinance interfere with private restrictions placed upon property by covenant, deed, nor 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 than are imposed or required by other existing laws, ordinances, regulations, private restrictions, or restrictive covenants, the provisions of this ordinance will take precedence.

#### **1.04 THE EFFECT OF ZONING**

Zoning applies to every building, structure, or use. No building, structure, or land shall be used or occupied, and no building or structure or part thereof will be erected, moved, placed, reconstructed, extended, enlarged, or altered, except in conformity with this ordinance.

#### **1.05 LEGAL BASIS**

This ordinance is enacted pursuant to Michigan Act 184 of 1943, as amended, and its successor statute, being Michigan Act 110 of 2006, as it may from time to time be amended.

*[amended 8-9-06]*