

ARTICLE I
Title, Purpose, Scope and Legal Basis

§ 220-1-1. Title.

This chapter shall be known as the "Zoning Ordinance of Rutland Charter Township." It includes the ordinance and the Zoning Map.

§ 220-1-2. Purpose.

A. This chapter is based upon the Rutland Charter Township Master Plan and is designed:

1. To promote the public health, safety, morals and general welfare;
2. To encourage the use of land in accordance with its character and adaptability and limit the improper use of land;
3. To avoid the overcrowding of population;
4. To provide adequate light and air;
5. To lessen congestion on the public roads and streets;
6. To reduce hazards to life and property;
7. To facilitate the adequate provision of a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public improvements and services so as to obtain the most advantageous uses of land, resources and properties.

B. This chapter is adopted with reasonable consideration, among other things, of the character of each zoning district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building and population development.

§ 220-1-3. Scope and interpretation.

This chapter 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annul or in any way impair or interfere with existing provisions of other laws, ordinances or regulations, except those repealed herein by specific reference, or with private restrictions placed upon property by covenant, deed or other private agreement, or with restrictive covenants running with the land to which the Township is a party. However, where this chapter imposes greater restrictions, limitations, or requirements upon (1) the use of buildings, structures, or land; (2) the height of buildings or structures; (3) lot coverage; (4) lot areas; (5) yards or other open spaces; or (6) any other use or utilization of land than are imposed or required by such existing laws, ordinances, regulations, private restrictions, or restrictive covenants, the provisions of this chapter shall control.

§ 220-1-4. Legal basis.

This chapter is enacted pursuant to the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and its predecessor, the Township Zoning Act, Public Act 184 of 1943, as amended, that was in effect until July 1, 2006.