

GRAYLING CHARTER TOWNSHIP ZONING ORDINANCE

ORDINANCE # 2010-02

CRAWFORD COUNTY, MICHIGAN

PREAMBLE

This Ordinance is enacted to repeal Ordinance #2003-02 and to adopt a revised Zoning Ordinance, which incorporates amendments adopted since 2002 and maintains zoning districts and regulations governing the unincorporated portions of Grayling Charter Township, Crawford County, Michigan. This Ordinance is further enacted to promote the public health, safety and general welfare; to encourage and regulate the use of land and location of buildings and structures for residences, trade, industry or other purposes; to regulate dimensions and uses of lots and other spaces; to provide for the powers and duties of a Zoning Board of Appeals and a Planning Commission; to provide for the administration, enforcement, penalties for violation and amendment to this Ordinance.

No intent or written portion of this ordinance is meant to limit, but to ensure, individual property rights guaranteed under the Constitution of the United States, or the State of Michigan, and no portion of this ordinance is intended to indicate the legal "taking" of property.

It is the intent of Grayling Charter Township that this zoning ordinance remain a "living and changing document," which will continue to reflect the current needs and trends of the residents within its coverage. Toward that end, it is the policy of Grayling Charter Township to maintain an ongoing project of revision, with full revisions every three-to-five years.

Be it ordained by the Grayling Charter Township Board of Trustees, County of Crawford, State of Michigan, as follows:

ARTICLE I SHORT TITLE AND PURPOSE

SECTION 1.01 – TITLE

This Ordinance shall be known and may be cited as the "The Grayling Charter Township Zoning Ordinance," and may be referred to herein as "this Ordinance".

SECTION 1.02 – PURPOSE

- A. The purpose of this Ordinance is to promote the public health, safety, and general welfare.
- B. To encourage the use of lands in accordance with their character and adaptability, and to limit the improper use of land.
- C. To conserve natural resources and energy.

- D. To meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land.
- E. To insure that uses of the land shall be situated in appropriate locations and relationships.
- F. To avoid the overcrowding of population.
- G. To provide adequate light and air.
- H. To lessen congestion on the public roads and streets.
- I. To reduce hazards to life and property.
- J. To facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements.
- K. To conserve the expenditure of funds for public improvements and services to conform to the most advantageous uses of land, resources and properties.
- L. The Ordinance shall be made with reasonable consideration, among other things to the character of each 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.
- M. To implement the recommendations of the *Grayling Township Master Plan* adopted by the Grayling Township Planning Commission on September 16, 1997.

SECTION 1.03 – AUTHORITY

This Ordinance is ordained and enacted into law pursuant to the provisions of and in accordance with the State of Michigan's Michigan Zoning Enabling Act (Public Act 110 of the Public Acts of 2006), as amended.

SECTION 1.04 – REPEAL OF PRIOR ORDINANCE

The Grayling Township Zoning Ordinance (Ordinance #2003-02) previously adopted by the Grayling Township Board and all amendments thereto, are hereby repealed. The repeal of the above ordinance and its amendments does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired, or liability, penalty, forfeiture, or punishment incurred prior to the time enforced, prosecuted, or inflicted.