

ZONING ORDINANCE

TOWNSHIP OF MORAN

TITLE

An Ordinance enacted under Act 110 of 2006 as amended governing the unincorporated areas of Moran Township to provide for:

- the establishment of Zoning Districts within which the proper use of land and natural resources may be encouraged and regulated;
- the regulation of building heights, sizes, and locations along with sizes of yards and open spaces;
- the establishment of population and building densities along with necessary land treatments between buildings;
- the protection of properties from nuisance matters;
- the administration and amendment of said Ordinance including enforcement and penalties;
- the establishment of a Zoning Board of Appeals and its respective organization and procedures;

PREAMBLE

Pursuant to the authority conferred by the Public Acts of the State of Michigan in such case, made and provided and for the purpose of promoting, and protecting the public health, safety, peace, morale, comfort, convenience and general welfare of the inhabitants of the Township of Moran by protecting and conserving the character and social and economic stability of the residential, commercial, industrial and other use areas; by securing the most appropriate use of land; preventing overcrowding of the land and undue congestion of population; providing adequate light, air and reasonable access; and facilitating adequate and economical provision of transportation, water, sewers, schools, recreation and other public requirements, and by other means, all in accordance with the Moran Township Master Land Use Plan now therefore:

ENACTING CLAUSE

The Township of Moran ordains:

ARTICLE ONE (1) - SHORT TITLE

This Ordinance shall be known and cited as the "Moran Township Zoning Ordinance of 2006". The 2006 version shall replace the 1989, 1995, and 2004 versions in their entirety and shall supercede all previous editions, revisions and versions.

Sec. 1.01 Purpose

Pursuant to the authority conferred by the Public Acts of the State of Michigan, this Ordinance has been established for the purpose of:

- a. Promoting and protecting the public health, safety, and general welfare;
- b. Promoting and protecting the natural ecology, resources, and environmental features of Moran Township;
- c. Protecting the character and the stability of the agricultural, residential, and non-residential areas within Moran Township and promoting the orderly and beneficial development of such areas;
- d. Providing adequate light, air, privacy and convenience of access to property;
- e. Regulating the intensity of use of land and lot areas and determining the area of open spaces surrounding buildings and structures necessary to provide adequate light and air and to protect the public health;
- f. Lessening and avoiding congestion on the public highways and streets;
- g. Providing for the needs of the environment, agriculture, housing, and commerce in future growth;
- h. Promoting healthful surroundings for family life in residential and rural areas;
- i. Protecting the public and adjacent uses from fire, explosion, noxious fumes or odors, excessive heat, dust, smoke, glare, noise, vibration, radioactivity, and other health and safety hazards;
- j. Preventing the overcrowding of land and undue concentration of buildings and structures so far as possible and appropriate in each zoning district by regulating the use and bulk of buildings in relation to the land surrounding them;
- k. Enhancing social and economic stability in the Township;
- l. Conserving the taxable value of land, buildings and structures in the Township;

- m. Enhancing the aesthetic desirability of the environment throughout the Township;
and
- n. Conserving the expenditure of funds for public improvements and services to conform with the most advantageous uses of land.

Sec. 1.02 Legislative Intent

By their very nature, zoning cases force a confrontation between landowner and the public interest, or landowners against each other. In this light the primary consideration of this Ordinance has been to devise technical solutions that minimize or eliminate conflicts promoted by traditional zoning regulations. This Ordinance contains performance criteria to protect the community's general welfare.

Each zoning district has a different purpose and is based on the Moran Township Land Use Plan. The districts are sized to be adequate to handle long-term needs yet must be monitored relative to any necessary changes or updating as time passes.

Sec. 1.03 Application of Ordinance Program and Articles

All standards and regulations set forth in this Article apply to all parts of this Ordinance without exception.