

ARTICLE I
PURPOSE OF ZONING

An Ordinance to establish zoning districts and regulations governing the development and use of land within Waucedah Township, Dickinson County, in accordance with the provisions of Act 184, Public Acts of 1943, as amended; to provide for regulations governing nonconforming uses and structures; to provide for a Board of Appeals and for its powers and duties; to provide for permits, fees, penalties and other administrative provisions to enforce this Ordinance; and to provide for regulations regarding conflicts with other ordinances or regulations.

THE TOWNSHIP OF WAUCEDAH HEREBY ORDAINS:

Section 101 Purpose

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

1. Promoting and protecting the public health, safety, and general welfare;
2. Implementing appropriate concepts, objectives, and directions of various local development plans;
3. Protecting the character and stability of the Township's most valuable natural resources-- its forests, lakes agricultural lands, and scenic resources;
4. Promoting the orderly and beneficial development of residential and non-residential areas within Waucedah Township;
5. 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, air, access and privacy to protect the public health;
6. Lessening and avoiding congestion or other traffic related problems on the public highways and roads;
7. Providing for the needs of forest resource and agricultural production, housing, and commerce in future growth;
8. 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;
9. 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;
10. Enhancing social and economic stability in the Township;
11. Conserving the taxable value of land, buildings and structures in the Township;
12. Enhancing the aesthetic desirability of the environment throughout the Township; and
13. Conserving the expenditure of funds for public improvements and services to conform with the most advantageous uses of land.

Section 102 Short Title

This Ordinance shall be known and may be cited as the Zoning Ordinance of Waucedah Township, County of Dickinson, Michigan.