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ZONING ORDINANCE

Adopted: November 23, 1982

111.100 SHORT TITLE AND PURPOSE

111.101 Short title. This Ordinance shall be known as the Zoning Ordinance of Porter Township.

111.102 Scope. Nothing in this Ordinance affects the use or occupancy of lands, buildings, structures or business at the time of its adoption. Any person, or persons, firms, corporations or organizations wishing to enlarge, change or establish a business or recreation center not listed under the District classification, shall make such a request to the Zoning Board of Appeals in writing, giving full detailed information as to their request, which will be handled according to plans as set out elsewhere in this Ordinance.

111.103 Boards. Two official Township boards are involved with the creation and administration of the Zoning Ordinance. The members of the Planning Commission and the Board of Appeals shall be appointed by the Township Board in accordance with Michigan Compiled Laws (M.C.L.) 125.274 and 125.288 as amended, respectively, and shall meet all requirements stated therein. The eight member Township Planning Commission, prepares a zone plan for all portions of the Township as a whole, which plan shall be based upon an inventory of existing conditions and upon a long range plan for development of the Township. The Commission holds one or more public hearings upon its proposed zoning plan and submits the Ordinance and Map to the County Planning Commission, which body has not more than 30 days after receipt of the Ordinance to notify the Township Clerk if it disapproves the proposal. The Commission then submits the Ordinance to the Township Board for adoption. After adoption of the Zoning Ordinance, the Planning Commission continues to serve as judgment board on matters referred to it, revises and makes suggestions for amendments to the Ordinance as changing conditions occur. The Zoning Board of Appeals is a separate Board, composed of a member of the Planning Commission, appointed by the Planning Commission, a member of the Township Board and three members appointed by the Township Board. This Board acts upon matters referred to it by the Ordinance and acts upon and decides appeals from the provisions of the Ordinance (Amended 07-25-05).

111.104 Purpose. The Zoning Districts provided in this Ordinance and the regulations specified for each District have been developed in accordance with the continuing formulation of a plan for the physical development of the Township. In their application and interpretation, the provisions of this Ordinance shall be held to be minimum requirements adopted to promote the public safety, health, moral and general welfare. Among other purposes, these provisions are designed to conserve lands, waters and other natural resources in the Township for their most suitable purposes; to protect productive agricultural lands for agricultural uses; to reduce hazards to life and property from flooding and air and water pollution; to secure safety from fire and other dangers; to promote the orderly development of urbanizing areas and to reduce the dangers of excessive public costs which result from unguided community development; to avoid

undue concentration of population by regulating and limiting the density of use of land; to facilitate the economical provision of adequate streets and highways, educational and recreational facilities, sewage, drainage and water supply systems while avoiding the installation of utility services to illogical locations; and to enhance the social and economic stability of the Township..

111.105 **Other laws and restrictions.** It is not intended by this Ordinance to repeal, abrogate, annul or interfere with the existing provisions of other laws or ordinances. Where this Ordinance imposes a greater restriction than is imposed or required by such rules, regulations or private restrictions, the provisions of this Ordinance shall control.