

TOWNSHIP OF SANILAC
SANILAC COUNTY, MICHIGAN

ORDINANCE NO. ____

THE TOWNSHIP OF SANILAC ORDAINS:

ARTICLE 1
TITLE, PURPOSE, SCOPE, CONSTRUCTION,
VALIDITY, SEVERABILITY, CONFLICT AND VESTED RIGHT

Section 1.1 Title.

This Ordinance shall be known and cited as the Zoning Ordinance of the Township of Sanilac.

Section 1.2 Purpose.

The fundamental purposes of this Ordinance are to: promote public health, safety, moral, comfort, and general welfare; conserve and protect property and property values; reduce the hazards to life and property; promote the use of lands and resources of the Township in accordance with their character and adaptability and future benefits to the entire Township; secure the most appropriate agricultural and economical provision of public improvements, all in accordance with a Master Plan. The Township Board of Sanilac finds it necessary and advisable to regulate the growth of said Township, according to the Ordinance as presented herein. Divisions in the unincorporated areas are graphically presented on the map to be found in the Township offices.

The Township is divided into districts which include regulations designating land uses or activities that shall be permitted or subjected to special regulations.

It is also the purpose of this Ordinance to provide for the establishment of a Zoning Board of Appeals and its powers and duties; to provide for the administration and enforcement hereof and for penalties for its violation; and to provide for the repeal of any and all ordinances inconsistent herewith.

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Section 1.3 Scope and Construction of Regulations.

- (a) This Ordinance shall be liberally construed in such manner as to best implement its purpose. In interpreting and applying the provisions of this Ordinance, the requirements shall be held to be the minimum for the promotion of the public health, safety, convenience, comfort, prosperity, and general welfare.
- (b) No building or structure, or part thereof, shall hereafter be erected, constructed, reconstructed, or altered, and no new use or change shall be made of any building, structure, or land, or part thereof, except as permitted by the provisions of this Ordinance.
- (c) Where a condition imposed by a provision of this Ordinance upon the use of any lot, building, or structure is conflicting with a condition imposed by any other provision of this Ordinance, or by the provision of an ordinance adopted under any other law, the provision which is more restrictive shall govern.
- (d) Nothing within this Ordinance shall be construed to prevent compliance with an order by the appropriate authority to correct, improve, strengthen, or restore to a safe or healthy condition, any part of a building or premises declared unsafe or unhealthy.

Section 1.4 Validity and Severability Clause.

If a court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not affect any other provisions of this Ordinance not specifically included in said ruling.

If a court of competent jurisdiction shall declare invalid the application of any provision of this Ordinance to a particular land, parcel, lot, district, use, building, or structure, such ruling shall not affect the application of said provision to any other parcel, lot, district, use, building, or structure not specifically included in said ruling.

Section 1.5 Conflict with Other Laws, Regulations, and Agreements.

Where any condition imposed by any provision of this Ordinance upon the use of any lot, building, or structure is either more restrictive or less restrictive than any comparable conditions imposed by any other provision of this Ordinance, or by the provision of any Ordinance adopted under any other law, the provision which is more restrictive or which imposes a higher standard or requirement shall govern.

This Ordinance is not intended to modify or annul any easement, covenant, or other private agreement provided that where any provision of this Ordinance is more restrictive or

imposes a higher standard or requirement than such easement, covenant, or other private agreement, the provision of this Ordinance shall govern.

Section 1.6 Vested Right.

It is hereby expressly declared that nothing in this Ordinance be held or construed to give or grant to any person, firm, or corporation any vested right, license, privilege or permit.