

**ZONING ORDINANCE
FRENCHTOWN CHARTER TOWNSHIP
MONROE COUNTY, MICHIGAN
ZONING ORDINANCE NO. 200**

**ARTICLE 1.00
TITLE, PURPOSE AND ENABLING AUTHORITY**

Section 1.01 TITLE

An ordinance to regulate and restrict the use of land and buildings by dividing Frenchtown Charter Township into districts; defining certain terms used therein; imposing regulations, prohibitions and special use restrictions governing the erection, construction, reconstruction of structures and buildings and lands to be used for the purpose of agriculture, residence, business, industry, social, and other specified purposes; regulating and limiting the height and bulk of buildings and other structures, regulating and limiting lot occupancy and the size of yards and other open spaces, establishing the boundaries of districts, regulating and limiting the density of population; establishing floor space requirements to assure adequate light and ventilation of buildings; limiting congestion upon the public streets by providing for the off-street parking and loading of vehicles; providing for the gradual elimination of non-conforming uses of land, buildings and structures; creating a Board of Zoning Appeals, defining and limiting the powers and duties of said Board, and setting standards to guide actions of said Board, and providing for administration, supplements, or changes there to; providing for resolution of conflicts with other acts, ordinances, or regulations, and providing a penalty for violation of said Ordinance.

Section 1.02 SHORT TITLE

This ordinance shall be known as and cited as the Frenchtown Charter Township Zoning Ordinance.

Section 1.03 PURPOSE

The purpose of this Zoning Ordinance is to provide the regulation of land development and the establishment of zoning districts in the portions of Frenchtown Charter Township outside the limits of cities and villages which regulate the use of land and structures; to meet the needs of the state's citizens for food, fiber, energy and other natural resources, places of residence, recreation, industry, trade, service and other uses of land; to ensure

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that the use of the land shall be situated in appropriate locations and relationships; to limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities; to facilitate adequate and efficient provisions for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements; and to promote public health, safety and welfare for these purposes, Frenchtown Charter Township shall divide the Township into districts of such number, shape and area as it considers best suited to carry out this Ordinance; to provide for the regulation of land development and the establishment of districts which apply only to land areas and activities which are involved in a special program to achieve specific land management objectives and avert or solve specific land use problems, including the regulation of land development and the establishment of districts in areas subject to damage from flooding or erosion and for that purpose may divide the Township into districts of a number, shape, and area considered best suited to accomplish those objectives; to designate or limit the location, the height, number of stories, and size of dwellings, buildings, and structures that may be erected or altered, including tents and trailer coaches and the specific uses for which dwellings, buildings, and structures including tents and trailer coaches may be erected or altered; the area of yards, courts, and other open spaces, and the sanitary, safety and protective measures that shall be required for the dwellings, buildings and structures, including tents and trailer coaches, and the maximum number of families which may be housed in buildings, dwellings, and structures, including tents and trailer coaches erected or altered.

Section 1.04 ENABLING AUTHORITY

This Ordinance is adopted pursuant to Act 184 of the Public Acts of 1943 of the State of Michigan, as amended. Said act, covering Township rural zoning is hereby made a part of this Ordinance just as if said Act were repeated verbatim herein.