

TITLE, PURPOSE AND SCOPE

THE CHARTER TOWNSHIP OF EUREKA HEREBY ORDAINS:

An Ordinance enacted pursuant to the authority of Act 184, of the Public Acts of Michigan for 1943 as amended, commonly known as the Township Zoning Act to provide for the regulation of the use, location, size, shape and subdivision of land, open spaces, buildings and structures; and to provide for the enforcement and penalties for violations of this Ordinance.

SECTION 1.0 TITLE AND PURPOSE

- A. The Title of this Ordinance is the Eureka Charter Township Zoning Ordinance and may be cited as this Ordinance or the Township Zoning Ordinance.
- B. The Purpose of this Ordinance, enacted under the authority of the Township Zoning Act, shall be to promote the public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision of a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; to consider the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and to encourage orderly development.

SECTION 1.1 SCOPE

- A. Interpretation and Application - In its interpretation and application, the provisions of this Ordinance shall be held to the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience or general welfare. It is not intended by this Ordinance to impair or interfere with any other existing provision of law or Ordinance. However, where this Ordinance imposes a greater restriction than is required by existing Ordinance or by rules, regulations or permits, the provisions of this Ordinance shall control. In the event of conflicting provisions or regulations within this Ordinance, the more restrictive provision or regulation shall control.

B. Vested Rights – Except as otherwise noted in this Ordinance, nothing in this Ordinance shall be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district, zoning classification or any permissible activities therein; and all rights are hereby declared to be subject to such subsequent amendment, change or modification hereof as may be necessary to the preservation or protection of public health, safety and welfare.