

CHAPTER 1
TITLE, PURPOSE, SCOPE AND LEGAL BASIS

SECTION 1.1 TITLE

This Ordinance shall be known and may be cited as the "Watertown Charter Township Zoning Ordinance."

SECTION 1.2 PURPOSE

A. This Ordinance is based upon the Watertown Charter Township Comprehensive Development Plan and is designed to accomplish the following objectives.

1. To promote the public health, safety and general welfare;
2. To encourage the use of land in accordance with its character and adaptability and limit the improper use of land;
3. To conserve natural resources and energy, to meet the needs of the State's citizens for food, fiber and other natural resources, places of residence, recreation, industry, trade, service and other uses of land;
4. To insure that uses of land shall be situated in appropriate locations and relationships;
5. To avoid the overcrowding of population;
6. To provide adequate light and air;
7. To ease congestion on the public roads and streets;
8. To reduce hazards to life and property;
9. To facilitate the adequate provision of a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements; and
10. To manage the expenditure of funds for public improvements and services so as to obtain the most advantageous uses of land, resources and properties.

B. This Ordinance is adopted with reasonable consideration, among other things, of the character of each zoning district, its unique suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building and population development.

SECTION 1.3 SCOPE AND INTERPRETATION

- A. This Ordinance shall not repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws, ordinances or regulations, except those repealed herein by specific reference, or with private restrictions placed upon property by covenant, deed or other private agreement, or with restrictive covenants running with the land to which the Township is a party.

- B. Where this Ordinance imposes greater restrictions, limitations, or requirements upon the use of buildings, structures, or land; the height of buildings or structures; lot coverage; lot areas; yards or other open spaces; or any other use or utilization of land than are imposed or required by such existing laws, ordinances, regulations, private restrictions, or restrictive covenants, the provisions of this Ordinance shall control.

SECTION 1.4 LEGAL BASIS

This Ordinance is enacted pursuant to the Township Zoning Act, Michigan Public Act 184 of 1943, as amended.

SECTION 1.5 THE EFFECT OF ZONING

Zoning applies to every building, structure or use. No building, structure or land shall be used or occupied, and no building or structure or part thereof shall be erected, moved, placed, reconstructed, extended, enlarged or altered, except in conformity with this Ordinance.