

# Article 1

## Miscellaneous Provisions

### Township of Alabaster Rural Zoning Ordinance

Adopted November 2006

and Amended in 2013

by the

Alabaster Township Board of Trustees

## Article 1: Miscellaneous Provisions

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### **Enacting Clause**

The Township of Alabaster, Iosco County, Michigan ordains:

### **Section 101. Short Title**

This Ordinance shall be known as the “Township of Alabaster Rural Zoning Ordinance” and may be cited as such.

### **Section 102. Purpose**

It is the general purpose of this Ordinance to provide for the establishment of zoning districts within which the proper use of land and natural resources may be encouraged and regulated, and further to:

- A. Promote public health, safety and welfare;
- B. Encourage the use of the lands in accordance with their character and adaptability and to limit the improper use of land;
- C. Conserve natural resources and energy;
- D. Meet the needs of residents for food, fiber and other natural resources, places of residence, recreation, industry, trade, service and other uses of the land;
- E. Insure that uses of the land shall be situated in appropriate locations and relationships;
- F. Avoid overcrowding of the populations;
- G. Provide adequate light and air;
- H. Minimize congestion on public roads and streets;
- I. Minimize hazards to life and property;
- J. Facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements;

- K. Conserve the expenditure of funds for public improvements and services to conform to the most advantageous uses of land, resources and properties;
- L. Adopt provisions for each designated zoning district that shall control: the use of land and property; the use , size and location of buildings; the minimum yard, courts and other open spaces; and the maximum number of families to be housed in buildings or structures.

**Section 103. Conflict with Other Acts, Ordinances or Regulations**

Whenever any provision of this Ordinance imposes requirements for lower heights of buildings, or a lower percentage of lots that may be occupied, or requires wider or larger courts or deeper yards than are imposed or required by existing provisions of Acts, Ordinances or Regulations of the Township of Alabaster, the provisions of this Ordinance shall govern. Whenever such other existing provision imposes requirements for lower height of buildings, lower percentage of lots that may be occupied, or wider or larger courts or deeper yards than are required by this Ordinance, the provisions of the other Act, Ordinance or Regulation shall govern. In the interpretation and application of this Ordinance, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit, nor repeal, any other powers granted under State statutes.

It is not the intent of this Ordinance to repeal, abrogate, annul, impair or interfere with existing provisions of other laws or ordinance, except those repealed by this Ordinance. Nor is it the intent of this Ordinance to remove any private restrictions placed upon property by covenant, deed, or other private agreement; provided, however, that any provisions of this Ordinance that imposes more stringent requirements or limitation upon the use of land or erection of buildings than are imposed or required by the provisions of any other law or ordinance, or any said rules, regulations, permits or easements, then the provisions of this Ordinance shall govern.

**Section 104. Severability**

It is the legislative intent that this Ordinance be liberally construed and should any provision or section of this Ordinance be held unconstitutional or invalid, such ruling shall not be construed as affecting the validity of remaining portions of the Ordinance; it being the intent that this Ordinance shall stand notwithstanding the invalidity of any provision or section therein.

**Section 105. Repeal**

The Township of Alabaster Rural Zoning Ordinance, including zone district classifications enacted and amended, is hereby repealed and all other Ordinances, or parts of Ordinance, inconsistent or in conflict herewith, are also hereby repealed; provided, however, said repeal shall not abate any action now pending under, or by virtue of, the Ordinance herein repealed, nor shall said repeal discontinue, abate, modify, or alter any penalty accrued to or to occur, or affect the rights of any person, firm or corporation or waive any right of the Township of Alabaster under any section or provision of the Ordinance herein repealed at the time of the passage of this Ordinance.

**Section 106. Effective Date**

The Rural Zoning Ordinance, as presented in Articles 1-10, was originally adopted in 1994, was corrected, consolidated and clarified in May, 1998 and is most recently amended and corrected in 2013.

This Ordinance, as revised, shall take effect immediately upon approval by the Township Board.