

ARTICLE 1 – TITLE AND PURPOSE

Section 1.1 Title

This Ordinance shall be known as the “Florence Township Zoning Ordinance.”

Section 1.2 Purpose

The regulations pertaining to the use of lands and structures are intended to ensure that use of land shall be situated in appropriate locations and relations; to limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities; to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements; and to promote public health, safety and welfare.

Section 1.3 Scope

- A. It is not intended by this Ordinance to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this Ordinance, nor any private restrictions placed upon property by covenant, deed, or other private agreement. Where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon the height of buildings or lot coverage, or requires greater lot areas, or larger yards, courts or other open spaces than are imposed or required by such existing provisions of law or ordinance or by such rules, regulations, or permits or by such private restrictions, the provisions of this Ordinance shall control.
- B. For the purposes of this Ordinance, except as hereafter specifically provided, no lot, land or premises shall be used, maintained or occupied, and no building or structure or part thereof shall be constructed, erected, moved, placed, maintained, reconstructed, used, extended, enlarged or altered, except in conformity with the regulations herein specified for the Zoning District in which it is located; these limitations being construed as the minimum legislation necessary to promote and protect the general safety and welfare of the community. Zoning affects every structure and use and extends vertically.
- C. In case any building or part thereof is used, erected, altered or occupied contrary to Law or to the provisions of this Ordinance, such building shall be declared a nuisance and may be required to be vacated, torn down or abated by any legal means and shall not be used or occupied until its been brought into conformation.

- D. If construction on a building is lawfully begun prior to the adoption of this Ordinance, nothing in this Ordinance shall be deemed to require any change in the planned or designed use of any such building, provided that actual construction is being diligently carried on, and further provided that such building shall be entirely completed within two (2) years from the effective date of this Ordinance.

Section 1.4 Legal Basis

This Ordinance was enacted in accordance with the Township Zoning Act, being PA 184 of 1943, which was repealed as of July 1, 2006 and in accordance with the Zoning Enabling Act being PA 110 of 2006, as amended.

Where in this Ordinance reference is made to the Township Zoning Act and has not been changed by official amendment to this Ordinance, the reference shall be to the Zoning Enabling Act, PA 110 of 2006, as amended. Where, in this Ordinance reference is made to the "TZA" meaning the "Township Zoning Act" (PA 184 of 1943 repealed effective July 1, 2006), that reference shall be to the Michigan Zoning Enabling Act. The acronym "ZEA" as it may be utilized throughout this Ordinance shall mean the Zoning Enabling Act, PA 110 of 2006, as amended.