

SECTION 102. PURPOSE AND OBJECTIVES

This Zoning Ordinance is based on the adopted Lake Township Master Plan and any amendments to the Master Plan addressing future development patterns and development goals. This Ordinance is intended to implement the Master Plan by regulating the use of land, buildings and structures to promote the public health, safety and general welfare by accomplishing the following:

- A. Establishment of zoning districts and uniform regulations applicable to each district governing the use of the land and dimensions for building and site development with such minimum regulations as are deemed necessary to carry out the provisions of this Ordinance.
- B. Accommodate and promote land uses which are compatible with the Township's character and conserve the property values and stability of prime farmlands, rural residential areas, residential neighborhoods, conservation/recreation areas, residential/business districts and general business districts.
- C. Encourage use of the lands and natural resources in accordance with their character and capability, thus preserving the sensitive and important environmental features in the Township, such as wetlands, lakes, prime farmland, topography, open space, mature vegetation and wildlife habitat. The Ordinance acknowledges the importance of these features on the long-term economic climate of all uses in the Township and the overall quality of life for Township residents.
- D. Limit or prohibit improper use of land.
- E. Reduce hazards to life and property.
- F. Balance the Township's right to compatible and quality development with the property owners' right to a reasonable rate of return on investment.
- G. Provide property owners with reasonable, though not always direct, access to property.
- H. Establish controls over potential conflicting land uses and uses which may need special regulations as Special Land Uses to be compatible with surrounding development patterns and zoning.

- I. Promote the gradual elimination of uses, buildings and structures which do not conform to the regulations and standards of this Ordinance.
- J. Provide for administering this Ordinance, including resolving conflicts with other ordinances, collection of fees, procedures for petitions, hearings and appeals; and to provide for any other matters authorized by the Rural Township Zoning Act.