



Title, Purpose and Objectives

Lake Township hereby ordains these regulations for the use of land and structures within the township.

SECTION 101. SHORT TITLE

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

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.

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- 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.

SECTION 103. INTERPRETATION

Where this Ordinance imposes a greater restriction upon the use of land or buildings than is imposed by other laws or ordinance, or by rules, regulations, permits, easements, covenants or agreements that may be in force, the provision of this Ordinance shall control. Where provisions of any other Ordinance or Regulation of Lake Township impose stricter requirements for the use of land or buildings, the provisions of the other Ordinance or regulation shall govern.

SECTION 104. ADMINISTRATIVE LIABILITY

No officer, agent, employee, or member of the Planning Commission, Township Board, or Board of Appeals shall render himself personally liable for any damage that may accrue to any person as the result of any act, decision or other consequence or occurrence arising out of the discharge of his duties and responsibilities pursuant to this Ordinance.

SECTION 105. 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 affect the validity of the remaining portions of the Ordinance. It is intended that this Ordinance shall stand, notwithstanding the invalidity of any part thereof.

SECTION 106. REPEAL

The existing zoning regulations of Lake Township as amended are hereby repealed. However, said repeal shall not abate any action now pending review under or by virtue of the ordinance herein repealed. Nor shall said repeal discontinue, abate, modify, or alter any penalty accrued or to occur. Nor shall it affect the rights of any person, firm, or corporation. Nor shall said repeal waive any right of the Township under any section or provision of the Ordinance hereunder repealed that was existing at the time of the passage and effective date of this Ordinance.

SECTION 107. EFFECTIVE DATE

This Ordinance shall take effect upon January 5, 2007, seven days following publication of notice of adoption in the Huron Daily Tribune on December 29, 2006, pursuant to the Michigan Zoning Enabling Act, Act 110 of 2006.