

ARTICLE: 1.0 - TITLE, PURPOSES, AND LEGAL CLAUSES

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SECTION 1.01 - TITLE

This Ordinance shall be known and may be cited as "The Zoning Ordinance of Freedom Township".

SECTION 1.02 - REPEAL OF ORDINANCE

The Freedom Township Zoning Ordinance adopted on July 18, 1957 and 1975 and all amendments thereto are hereby repealed effective coincident with the effective date of this Ordinance.

SECTION 1.03 - PURPOSES

This Ordinance has been established for the purposes of:

- A. Promoting and protecting the public health, safety and general welfare;
- B. Protecting the character and stability of the agricultural, recreational, residential, commercial, and industrial areas within the unincorporated portions of Freedom Township and promoting the orderly and beneficial development of such areas;
- C. Providing adequate light, air, privacy and convenience of access to property;
- D. Regulating the intensity of use of land and lot areas and determining the area of open spaces surrounding buildings and structures necessary to provide adequate light and air and to protect the public health;
- E. Lessening and avoiding congestion in the public highways and streets;
- F. Providing for the needs of agriculture, recreation, residence, commerce, and industry in future growth;
- G. Promoting healthful surroundings for family life in residential and rural areas;
- H. Fixing reasonable standards to which buildings are incompatible with the character of development or the uses, buildings or structures permitted within specified zoning districts;
- J. Preventing such additions to or alteration or remodeling of existing buildings or structures in such a way as to avoid the regulations and limitations imposed hereunder;
- K. Protecting against fire, explosion, noxious fumes and odors, heat, dust, smoke, glare, noise, vibration, radioactivity, and other nuisances in the interest of the public health, safety, and general welfare;
- L. Preventing the overcrowding of land and undue concentration of buildings and structures so far as is possible and appropriate in each zoning district by regulating the use and bulk of buildings in relation to the land surrounding them;
- M. Conserving the taxable value of land, buildings, and structures throughout the unincorporated portions of the township;
- N. Providing for the completion, restoration, reconstruction, extension or substitution or removal of non-conforming uses;
- O. Creating a Board of Appeals and defining the powers and duties thereof;

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- P. Designating the defining the powers and duties of the official or officials in charge of the administration and enforcement of this Ordinance;
- Q. Providing for the payment of fees for zoning permits; and
- R. Providing penalties for the violation of this Ordinance.

SECTION 1.04 - VALIDITY AND SEVERABILITY CLAUSE

If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not affect any other provision of this Ordinance not specifically included in said ruling.

If any court of competent jurisdiction shall declare invalid the application of any provision of this Ordinance to a particular land, parcel, lot district, use, building, or structure, such ruling shall not affect the application of said provision to any particular land, parcel, lot, district, use, building, or structure not specifically included in said ruling.

SECTION 1.05 - CONFLICT WITH OTHER LAWS

- A. Where any condition imposed by any provision of this Ordinance upon the use of any lot, building, or structure is either more restrictive or less restrictive than any comparable condition imposed by any other provision of this Ordinance or by the provision of this Ordinance or by the provision of an ordinance adopted under any other law, the provision which is more restrictive or which imposes a higher standard or requirement shall govern.
- B. This Ordinance is not intended to abrogate or annul any easement, covenant or other private agreement provided that where any provision of this Ordinance is more restrictive or imposes a higher standard or requirement that such easement, covenant, or other private agreement, the provision of this Ordinance shall govern.

SECTION 1.06 - EFFECTIVE DATE

This Ordinance was adopted by the Township Board of the Township of Freedom, Washtenaw County, Michigan at a meeting held on January 9, 2001 and ordered published within 30 days thereafter in The Manchester Enterprise, a newspaper having general circulation in said Township, as required by Act 168 of the Public Acts of 1959, as amended. This Ordinance shall be effective January 25, 2001.

Date: _____, 2001 _____ Township Supervisor

Date: _____, 2001 _____ Township Clerk

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SECTION 1.07 - CERTIFICATES

A. We, the undersigned members of the Township Board of Freedom Township, Washtenaw County, Michigan, duly assembled in a regular meeting of said Board Township on January 9, 2001 at Freedom Township Hall do hereby unanimously approve and adopt this Zoning Ordinance of Freedom Township, and annexed Official Zoning Map.

Supervisor: Robert Little

Clerk: A. Teresa Schenk

Treasurer: Stephen Anthony

Trustee: Dale Weidmayer

Trustee: Jeffery Horning

B. I, A. Teresa Schenk, Clerk of Freedom Township, Washtenaw County, Michigan, hereby certify that the within Zoning Ordinance of Freedom township was duly adopted by the Township Board of the Township of Freedom, at a regular meeting held on January 9, 2001 and that public notice of said meeting was given pursuant to Act 261, Public Acts of Michigan, 1968, at which all members of said Board were present. That, after duly noticed public hearing upon such proposed Zoning Ordinance, the Planning Commission of said Township theretofore held such public hearing and following such public hearing such proposed zoning ordinance was submitted to the Planning Commission of Said County, all in accordance with Act 184, Public Acts of Michigan, 1943, as amended.

I further certify that Robert Little moved adoption of said ordinance and Stephen Anthony supported said motion.

I further certify that the following Members moved for adoption of said Ordinance:

Robert Little
A. Teresa Schenk
Stephen Anthony

Dale Weidmayer
Jeffery Horning

and the following Members moved against adoption of said Ordinance:

NONE

I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and that such recording has been authenticated by the signatures of the Supervisor and Township Clerk.

Dated: _____, 2001

_____ Freedom Township Clerk