ARTICLE 1
GENERAL PROVISIONS

SECTION 100 PURPOSE

This ordinance is designed to implement and be consistent with the goals, objectives, policies, and strategies of the adopted master plan through complete, integrated, effective, and concise land development regulations.

- The zoning and land-use regulations set forth in **ARTICLE 2**, **Definitions**, and **ARTICLE 3**, **Zoning**, of this ordinance promote the public health, safety, morals, or general welfare of the state, the region, and the local government, and protect and preserve places and areas of historical, cultural, architectural, or environmental importance and significance.

- The subdivision regulations set forth in **ARTICLE 4, Procedures**, and **ARTICLE 5, Development Standards**, of this ordinance promote the health, safety, morals, or general welfare of the local government and the safe, orderly, and healthful development of the local government, taking into account all factors both on and off the site of the subdivision. The processing procedures set forth in **ARTICLE 4** consolidate regulations governing the processing of approvals for the development of land. They ensure that notification and procedures comply with state law, provide ample opportunity for public participation in the land development process, provide for the efficient and timely processing of development approvals, and promote the readability of the document for the general public and for applicants requesting development approvals. The development standards in **ARTICLE 5** consolidate the substantive standards relating to the issuance of development approvals for zoning and subdivision approval in order to provide clarity and certainty in the development approval process.

- **ARTICLE 6, General Use Regulations,** of this ordinance establishes specific standards and exceptions to standards, for certain uses, structures, and facilities.

- **ARTICLE 7, Supplemental Use Regulations**, of this ordinance provides specific development standards for designated uses. These establish supplemental conditions that protect the public while establishing predictable standards for the applicant.

- **ARTICLE 8, Nonconformity**, of this ordinance protects legal nonconforming uses and vested rights in accordance with state and federal decisional and statutory law.

- **ARTICLE 9, Submittal Requirements,** of this ordinance provides standards for Application submittal requirements to provide guidance to applicants in the submittal of development approval applications, to avoid the unnecessary expenditure of public resources for the processing of incomplete applications, and to avoid unnecessary delay in the approval of applications for development approval.

- **ARTICLE 10, Administration**, of this ordinance establishes various administrative agencies involved in the development approval process, as well as the role of administrative and legislative bodies.

- **ARTICLE 11, Legal Status,** establishes the validity and severability of the ordinance.

SECTION 101 CITATION
This ordinance shall be known and may be cited as the Charter Township of Garfield Zoning Ordinance of 2015.

SECTION 102 AUTHORITY
This ordinance is authorized by the following statutes:

- Charter Township Act, Public Act 359 of 1947
- Michigan Planning Enabling Act, Public Act 33 of 2008
- Joint Municipal Planning Act, Public Act 226 of 2003
- Michigan Zoning Enabling Act, Public Act 110 of 2006
- Land Division Act, Public Act 288 of 1967
- Condominium Act, Public Act 59 of 1978

SECTION 103 APPLICABILITY
This article applies to all buildings, structures, lands, and uses over which the township has jurisdiction under the constitution and law(s) of the State of Michigan and of the United States.

SECTION 104 CONSISTENCY WITH MASTER PLAN
This ordinance is consistent with the adopted master plan. Any amendments to this ordinance, including, but not limited to, zoning map amendment (rezoning) approval pursuant to Article 4, Procedures, of this ordinance, and all development approvals, should consider the following:

A. The adopted master plan, as it may be amended from time to time, in effect at the time of the request for amendment; and
B. Any neighborhood, area, or specific plan adopted.

An amendment to the text of this ordinance is consistent and in accordance with the master plan if it complies with the goals, objectives, policies, and strategies and any vision statement contained in the master plan.

SECTION 105 COORDINATION WITH OTHER REGULATIONS

A. Generally

The use of buildings and land within the township is subject to all other regulations as well as this ordinance, whether or not such other provisions are specifically referenced in this ordinance. References to other regulations or provisions of this ordinance are for the convenience of the reader. The lack of a cross-reference does not exempt a land, building, structure, or use from other regulations.

B. Zoning

If a regulation adopted by this ordinance requires a greater width or size of a yard, court, or other open space; requires a lower building height or fewer number of stories for a building; requires a greater percentage of lot to be left unoccupied; or otherwise imposes higher standards than those required under another statute or local ordinance or regulation, the regulation adopted under this ordinance controls. If the other statute or local ordinance or regulation imposes higher standards, that statute, ordinance, or regulation controls.

C. Rules of Construction

(1) Interpretation and application of this ordinance are the basic and minimum requirements for the protection of public health, safety, comfort, morals, convenience, prosperity, and welfare. This

ordinance shall be liberally interpreted in order to further its underlying purposes. The meaning of any and all words, terms, or phrases in this ordinance shall be construed in accordance with **ARTICLE 2,** of this ordinance.

(2) This ordinance contains numerous graphics, pictures, illustrations, and drawings in order to assist the reader in understanding and applying this ordinance. However, to the extent that there is any inconsistency between the text of this ordinance and any such graphic, picture, illustration, or drawing, the text controls unless otherwise provided in the specific section.

SECTION 106 DEVELOPMENT APPROVALS

No development activity shall occur on any property within the jurisdiction of this ordinance until an applicable development approval for the activity has been granted (refer to ARTICLE 4, Procedures, of this ordinance).

SECTION 107 CONSULTANT REVIEW

In the course of reviewing any application, the Township may determine that outside consulting services such as, but not limited to, legal, planning, engineering, traffic and environmental services, are required. Such determination shall be made by the Zoning Administrator, Director of Planning or the Planning Commission at the earliest possible time based upon available information. The revelation of information during the review process shall not preclude the approval authority from halting proceedings at any time and requiring that escrow funds, in an amount determined by the approval authority to be necessary to complete a full and proper review of an application, be deposited with the Township.