

AMENDMENT & ADOPTION**ARTICLE 1****PURPOSE & AUTHORITY****Section 1.0 Purpose**

An Ordinance enacted under Public Act 110 of 2006, as amended, governing Greenbush Township in Alcona County, Michigan to establish districts or zones within which the use of land and structures, the height, the area, the size, and location of buildings shall be regulated by this ordinance, and within which districts regulations shall be established; to provide for the enforcement of this ordinance, and for any amendments, supplements, or changes hereto; and to provide penalties for the violation of this ordinance.

The fundamental purpose of this Ordinance is to promote and safeguard the public health, safety, and general welfare of the people of Greenbush Township.

- A. The provisions herein are intended to regulate land development; establish districts within Greenbush Township which regulate the use of land and structures:
1. to meet the needs of citizens for food, fiber, energy, natural resources, places of residence, recreation, industry, trade, service, and other uses of land;
 2. to ensure that use of the land is situated in appropriate locations and relationships; to provide for adequate light, air, water, and health conditions in dwellings and buildings hereafter erected or altered;
 3. to facilitate multiple housing opportunities; to integrate residential and non-residential uses where appropriate and beneficial to the community;
 4. to promote the establishment of mixed-use development on appropriate properties; to facilitate adequate and efficient provision for transportation systems, parking, public facilities, sewage disposal, water, energy, education, recreation, and other public service and facility requirements;
 5. to promote the use of lands and natural resources of the Township in accordance with their character and adaptability and in turn, limit their improper use;
 6. to reduce hazards to life and property;
 7. to conserve life, property and natural resources and the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties;
 8. and to be one means of implementing the policies, goals, and objectives as set forth in the current Master Plan.
- B. It is the purpose of this Ordinance to manage the location of trades and industries, the location of buildings designed for specified uses, and for such purposes, to promote development in Greenbush Township that enhances the quality of the built and natural environment and the overall quality of life of both residents and visitors, and to provide a reasonable and serviceable means to safeguard the economic structure of development in the Township.
- C. Within each district, regulations shall be provided designating the allowed uses for buildings and structures and designating the trades and industries that are permitted or

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excluded or subjected to special regulations. The designations shall be made in accordance with a plan designed to lessen the congestion on the public streets, to promote the public health, safety, and general welfare and shall be made with reasonable consideration given to the character of the district and its structures, its particular suitability for particular uses, the preservation of property values, and the general trend and character of building and population development.

Section 1.1 Authority

This Ordinance is enacted into law pursuant to Act 110, Public Acts of 2006, as amended. Such enabling act is hereby made a part of this Ordinance just as if said Act were repeated word for word herein.

Section 1.2 Title

This Ordinance shall be known as the Greenbush Township Zoning Ordinance of 2014 and shall be referred to herein as "this Ordinance."