

Article 1.

Short Title and Purpose

Section 1.01 Short Title

This Ordinance shall be known and may be cited as the Bois Blanc Township Zoning Ordinance.

Section 1.02 Purpose

In accordance with the authority and intent of Act 184 of the Public Acts of 1943, as amended, the Township of Bois Blanc desires to provide for the orderly development of the Township which is essential to the well-being of the community. Accordingly, there is hereby established a comprehensive zoning ordinance, which is adopted for the following purposes:

1. To protect and promote the public health, safety and general welfare of all persons and property owners within the Township.
2. To guide and protect the future growth and development of the Township in accordance with the Bois Blanc Master Plan for Future Land Use Plan and the goals contained therein.
3. To protect the rural character and the social and economic stability of all parts of the Township, and to encourage its orderly and beneficial development for the well being of the Township as a whole.
4. To protect and preserve the value of land throughout the Township and the value of buildings appropriate to the various districts established by this Ordinance.
5. To prevent conflicts among the uses of land and buildings, to provide for the free movement of vehicles upon the public roads of the Township, and to assure that all uses of land and buildings within the Township are so related as to provide for economy in government and mutual support.
6. To provide a guide for public policy and action in the efficient provision of public facilities and services, and for private enterprise in building development, investment and other economic activity relating to uses of land and buildings throughout the Township.
7. To protect the natural environment; to prevent the pollution of air, streams, lakes and ponds; to assure the adequacy of drainage facilities; to safeguard the water table and shore line; and to encourage the wise use and sound management of the natural resources throughout the Township in order to preserve the integrity, stability and beauty of the community and the value of the land.
8. To preserve the natural beauty of the topography of the Township and to discourage development which is destructive of or inappropriate to these natural features.

The Zoning Ordinance shall be made with responsibility, consideration, among other things, to the character of each zoning district and its suitability for particular uses; the conservation of property values and natural resources; and the general and appropriate trend and character of the land, building, and population development.

Section 1.03 Interpretation

In their interpretation and application, the provisions of this Zoning Ordinance shall be held to be the minimum requirements for the promotion of the public health, safety and general welfare.

Section 1.04 Validity

This Ordinance and various parts, sections, subsections, sentences, phrases and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section, subsection, phrase or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of this Ordinance shall not be affected thereby. The Township Board hereby declared that it would have passed this Ordinance and each part, section, subsection, phrase, sentence and clause thereof irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

Section 1.05 Limitations of Zoning Ordinance

The provisions of this Ordinance shall not impact the continued use of any dwelling, building or structure or any land or premises, which was lawful and existing on the adoption date of this Ordinance.

Section 1.06 – Repeal of Previous Zoning Ordinance

This ordinance repeals and replaces any previous Bois Blanc Township Zoning Ordinance in its entirety.

The repeal of the previous Bois Blanc Township Zoning Ordinance (adopted 1995), as provided, shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred thereunder or actions involving any provisions of said ordinance sections repealed is hereby continued in force and effect after the passage, approval and publication of this Ordinance for the purpose of such rights, fines, penalties, forfeitures, liabilities and actions therefore.