

1.0 TITLE AND PURPOSE

1.1 SHORT TITLE

This ordinance shall be known as the "Tittabawassee Township Zoning Ordinance."

1.2 PURPOSE

The provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, safety and general welfare. Among other purposes, such provisions are intended to provide for adequate light, air, and convenience of access to secure safety from fire and other dangers, to avoid undue concentration of population by regulating and limiting the height and bulk of buildings, limiting and determining the size of yards, courts, and other open spaces, regulating the density of population and regulating and restricting the location of uses and buildings.

1.3 INTENT

This Ordinance is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this Ordinance or of any private restrictions placed upon property by covenant, deed, or other private agreement. Where this ordinance imposes a greater restriction upon the use of buildings or premises or upon the heights of buildings or lot coverage, or requires greater lot areas, or larger yards, courts, or other open spaces than are imposed or required by such existing provisions of law or ordinance, or by such rules, regulations or permits, or by such private restrictions, the provisions of this Ordinance shall control.

1.4 PRIOR REGULATIONS AND REQUIREMENTS

The adoption of this Ordinance does not nullify or make void any previous judgments and agreements between the Township and a property owner or agent under any zoning ordinance in effect before the adoption of this Ordinance nor does it nullify the requirements and standards that were applied in any particular instance under a zoning ordinance in effect before the adoption of this Ordinance.

