

CHAPTER 16
TITLE, PURPOSE, SCOPE AND LEGAL BASIS

SECTION 16.01 TITLE

This Ordinance shall be known and may be cited as the "Courtland Township Zoning Ordinance."

SECTION 16.02 PURPOSE

- A. This Ordinance is based upon the Courtland Township Master Land Use Plan and is designed to promote the public health, safety and general welfare; to encourage the use of land in accordance with its character and adaptability and limit the improper use of land; to conserve natural resources and energy, to meet the needs of the State's citizens for food, fiber and other natural resources, places of residence, recreation, industry, trade, service and other uses of land; to insure that uses of land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate the adequate provision of a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements; and to conserve the expenditure of funds for public improvements and services so as to obtain the most advantageous uses of land, resources and properties. (10-19-93)

- B. This Ordinance is adopted with reasonable consideration, among other things, of the character of each District, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building and population development.

SECTION 16.03 SCOPE

- A. This Ordinance shall not repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws, ordinances or regulations, except those repealed herein by specific reference, or with private restrictions placed upon property by covenant, deed or other private agreement, or with restrictive covenants running with the land to which the Township is a party.

- B. Where this Ordinance imposes greater restrictions, limitations, or requirements upon the use of buildings, structures, or land; the height of buildings or structures; lot coverage; lot areas; yards or other open spaces; or any other use or utilization of land than are imposed or required by such existing laws, ordinances, regulations, private restrictions, or restrictive covenants, the provisions of this Ordinance shall control.

SECTION 16.04 LEGAL BASIS

This Ordinance is enacted pursuant to the Zoning Act.

SECTION 16.05 REPEAL

Any Ordinance or any provision of any Ordinance inconsistent with the terms hereof shall be an is hereby repealed. This Ordinance replaces Ordinance No. 20 of the Ordinances of Courtland Township, adopted September 1, 1984, as amended.

SECTION 16.06 SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance shall be found to be invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Ordinance which shall be in effect.

SECTION 16.07 EFFECTIVE DATE

This Ordinance shall be effective January 6, 1993.