

**ARTICLE I
TITLE AND PURPOSE**

SECTION 1.01 SHORT TITLE

The Ordinance shall be known as the “Fruitland Township Zoning Ordinance.”

SECTION 1.02 PURPOSE

The purpose of this Ordinance is to:

- A. promote and safeguard the public health, safety, morals, prosperity and general welfare of the people;
- B. encourage the use of lands, waters and other natural resources in the Township in accordance with their character and most suitable use;
- C. to limit the improper use of land and resources;
- D. to provide reasonable terms under which the lawful use of nonconforming buildings, structures and land may be continued;
- E. to limit hazards to life and property;
- F. to provide for orderly development within the Township;
- G. to avoid overcrowding of the population;
- H. to provide for adequate light, air and health conditions in dwellings and buildings hereafter erected or altered;
- I. to lessen congestion on the public roads and streets;
- J. to protect and preserve the natural features and views of our lands and waters;
- K. to facilitate the establishment of an adequate and economic system of transportation, sewage disposal, safe water supply, education, recreation and other public requirements;
- L. to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties.

SECTION 1.03 THE EFFECT OF ZONING

- A. For the purpose of this Ordinance, except as hereafter specifically provided, no lot, land or premises shall be used, maintained or occupied, and no building or structure or part thereof shall be constructed, erected, moved, placed, maintained reconstructed, used, extended, enlarged or altered, except in conformity with the regulations for the Zoning District in which it is located; these limitations being the minimum legislation necessary to promote and protect the general safety and welfare of the community.
- B. In case any land, building, structure, or part thereof is used, erected, altered or occupied contrary to Law or to the provisions of this Ordinance, such use of land, building or structure shall be unlawful and shall be declared a nuisance and such use of land may be required to cease and buildings or structures may be required to be vacated, torn down, or abated by any legal means and such land, building, or structure shall not be used or occupied until brought into conformance.

- C. If construction on a building or structure is lawfully begun prior to adoption of this Ordinance, nothing in this Ordinance shall be deemed to require any change in the planned or designed use of any such building, provided that actual construction is being diligently carried on, and further provided that such building shall be entirely completed for its planned or designed use within two (2) years from the effective date of this Ordinance.

SECTION 1.04 LEGAL BASIS

This Ordinance was enacted pursuant to Act 184 of 1943 of the Public Acts of Michigan, as amended (Township Zoning Act, MCL 125.271, et seq). The continued administration of this ordinance, amendments to the Ordinance and all other matters concerning operation of this Ordinance shall be done pursuant to Act 110 of 2006 of the Public Acts of Michigan, as amended (Michigan Zoning Enabling Act, MCL 125.3101, et seq), referred to herein as the Zoning Act.