

ARTICLE 1

TITLE, LEGAL BASIS AND SCOPE

1.1 TITLE

This Ordinance shall be known as the “Clark Township Zoning Ordinance”, hereinafter referred to as this Ordinance.

1.2 LEGAL BASIS

This Ordinance was adopted pursuant to the provisions of the Michigan Zoning Enabling Act, Act 110 of 2006, MCLA 125.3101 et seq. and the Michigan Planning Enabling Act, Act 33 of 2008, MCLA 125.3801 et seq.

1.3 SCOPE

1.3.1 Defined Area

The provisions of this Ordinance shall apply to all lands within the boundaries of Clark Township.

1.3.2 Application

No parcel, building, structure, use or part thereof shall hereafter be located, erected, altered, occupied or used except in conformity with this Ordinance.

1.3.3 Continued Conformance with Regulations

The maintenance of yards, open spaces, lot areas, height and bulk limitations, fences, walls, clear vision areas, parking and loading spaces, and all other requirements, including the proper maintenance and repair of screening arrangements, for a building or use specified within this Ordinance shall be a continuing obligation of the owner of such building or property on which such building or use is located.

1.3.4 Relationship to Other Documents

This Ordinance is not intended to repeal, abrogate, annul or in any way impair or interfere with existing provisions of: deed restrictions; subdivision regulations; private restrictions placed upon property by covenants; condominium rules; ownership association rules; ordinances, laws, or regulations of any federal, state or county agency. However, when this Ordinance has more restrictive regulations, limitations or requirements, then this Ordinance shall control.