

**Article: 1.0 TITLE, PURPOSES AND LEGAL CLAUSES****ARTICLE 1.0  
TITLE, PURPOSES AND LEGAL CLAUSES****SECTION 1.01-TITLE**

This Ordinance shall be known and may be cited as “The Zoning Ordinance of Lodi Township.”

**SECTION 1.02-REPEAL OF ORDINANCE**

The Lodi Township Zoning Ordinance adopted on March 20,1957 and all amendments thereto are hereby repealed effective coincident with the effective date of this Ordinance.

**SECTION 1.03-PURPOSES**

This Ordinance has been prepared and adopted for the purpose of providing standards and regulations for land development, for the use of land and structures, and for all other purposes described in Section 201 and 203 of the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended). This Ordinance is based on the Township’s General Development Plan, and is intended to carry out the objectives of the plan. This Ordinance has further been established for the purposes of:

- A. Promoting and protecting the public health, safety and general welfare;
- B. Protecting the character and the stability of the agricultural, recreational, residential, commercial and industrial areas within the unincorporated portions of Lodi Township and promoting the orderly and beneficial development of such areas;
- C. Providing adequate light, air, privacy and convenience of access to property;
- D. Regulating the intensity of use of land and lot areas and determining the area of open spaces surrounding buildings and structures necessary to provide adequate light and air and to protect the public health;
- E. Lessening and avoiding congestion on the public highways and streets;
- F. Providing for the needs of agriculture, recreation, residence, commerce, and industry in future growth;
- G. Promoting healthful surroundings for family life in residential and rural areas;
- H. Fixing reasonable standards to which buildings and structures shall conform;
- I. Prohibiting uses, buildings or structures which are incompatible with the character of development, or the uses of buildings or structures permitted within specified zoning districts;
- J. Preventing such additions to or alteration or remodeling of existing buildings or structures in such a way as to avoid the regulations and limitations imposed hereunder;
- K. Protecting against fire, explosion, noxious fumes and odors, heat, dust, smoke, glare, noise, vibration, radioactivity, and other nuisances and hazards in the interest of the public health, safety and general welfare;
- L. Preventing the overcrowding of land and undue concentration of buildings and structures so far as is possible and appropriate in each zoning district by regulating the use and bulk of buildings in relation to the land surrounding them;
- M. Conserving the taxable value of land, buildings, and structures throughout the unincorporated portions of the Township;
- N. Providing for the completion, restoration, reconstruction, extension or substitution of nonconforming uses;

**Article: 1.0 TITLE, PURPOSES AND LEGAL CLAUSES**

- O. Creating a Board of Appeals and defining the powers and duties thereof;
- P. Designating and defining the powers and duties of the official or officials in charge of the administration and enforcement of this Ordinance;
- Q. Providing for the payment of fees for building permits; and
- R. Providing penalties for the violation of this Ordinance.

**SECTION 1.04-VALIDITY AND SEVERABILITY CLAUSE**

If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not effect any other provisions of this Ordinance not specifically included in said ruling.

If any court of competent jurisdiction shall declare invalid the application of any provision of this Ordinance to a particular land, parcel, lot, district, use, building or structure, such ruling shall not effect the application of said provision to any other land, parcel, lot, district, use, building, or structure not specifically included in said ruling.

**SECTION 1.05-CONFLICT WITH OTHER LAWS**

- A. Where any condition imposed by any provision of this Ordinance upon the use of any lot, building or structure is either more restrictive or less restrictive than any comparable condition imposed by any other provision of this Ordinance or by the provision of an ordinance adopted under any other law, the provision which is more restrictive or which imposes a higher standard or requirement shall govern.
- B. This Ordinance is not intended to abrogate or annul any easement, covenant or other private agreement provided that where any provision of this Ordinance is more restrictive or imposes a higher standard or requirement than such easement, covenant or other private agreement, the provision of this Ordinance shall govern.

**SECTION 1.06-PERIOD OF EFFECTIVENESS**

This Ordinance shall remain in full force and effect henceforth unless repealed.

**SECTION 1.07-EFFECTIVE DATE**

This Ordinance was adopted by the Township Board of the Township of Lodi, Washtenaw County, Michigan, at a meeting held on September 4, 1973, and ordered published in The Saline Reporter, a newspaper having general circulation in said Township, as required by Act 184 of the Public Acts of 1943, as amended. Effective date: September 14th, 1973 with amendments pursuant to that act and pursuant to the Michigan Zoning Enabling Act.

Date: \_\_\_\_\_

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Township Supervisor  
Jan Godek

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Elaine Masters, Township Clerk