

**ARTICLE I
TITLE, PURPOSES, ENABLING AUTHORITY
AND CONDITIONS OF ENACTMENT**

Section 1.01 TITLE.

This Ordinance shall be known and cited as the Howell Township Zoning Ordinance.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 1.02 PURPOSES OF THIS ZONING ORDINANCE.

An Ordinance for the protection of the public health, safety and other aspects of the general welfare of Howell Township through the establishment in the unincorporated portions of Howell Township, Livingston County, Michigan of zoning districts for the planned orderly growth and development of the Township within which the proper uses of land and natural resources may be encouraged or regulated, and within which zoning districts' provisions may also be adopted designating the location of, the size of, the land and structural uses that may be permitted without or with special use conditions, the minimum open spaces, sanitary, safety and protective measures that shall be required for, and the maximum number of families that may be housed in dwellings, buildings and structures that may be erected or altered; to provide, based upon the planned orderly growth and development of the Township, in an orderly manner and through the wise and efficient use of public services required to be provided to the residents of Howell Township; to provide for the conservation of the use of energy; the conservation of agricultural, forest and open space lands, wetlands and land areas containing natural or cultural resources or features necessary to the social and economic well-being of present and future generations; to provide for a method for adoption of amendments to this Ordinance, to provide for the administration of this Ordinance; to provide for conflicts with other state laws and state administrative rules and regulations and local ordinances and regulations with this Ordinance; to provide for the penalties for violations of this Ordinance; to provide for the assessment, levy and collection of taxes on property zoned, developed and used in accordance with the provisions of Public Act 110 of 2006, as amended, being MCLA 125.3101 - 125.3701 and this Ordinance; to provide for the collection of fees for zoning permits required under this Ordinance; to provide for petitions, public hearings and referenda in accordance with the provisions of Public Act 110 of 2006, as amended, and this Ordinance, and to provide for appeals of the provisions of this Ordinance.

(Ord. No. 1 eff. Jan. 8, 1983, (Amended by Ord. No. 202 eff. Dec. 21, 2006)

Section 1.03 STATE LEGISLATION ENABLING AUTHORITY.

This Ordinance is adopted pursuant to Public Act 110 of 2006 (MCLA 125.3101 - 125.3701), and insofar as it is applicable, Public Act 33 of 2008 (MCLA 125.3801 - 125.3885), as amended, of the State of Michigan. Said Public Acts covering Michigan Planning (Act 33) and Zoning (Act 110) are hereby made a part of this Ordinance as if contained verbatim in their complete textual forms, as amended.

(Ord. No 1 eff. Jan. 8, 1983, further amended by Ord. No. 202 eff. Dec. 21, 2006)

Section 1.04 ENACTMENT DECLARATION.

This Zoning Ordinance and its contained provisions are hereby declared to be necessary to the providing of a planned orderly growth and development of Howell Township, in the interest of providing for the public health, safety, peace, enjoyment, convenience, comfort and other aspects of the general welfare of the residents of this Township in order to provide adequately for the necessities in the pursuit of their daily living patterns. This Zoning Ordinance is hereby ordered to be given immediate effect upon its passage by the Howell Township Board of Trustees and subsequent publication of notice as required by law.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 1.05 ADOPTION OF THIS ZONING ORDINANCE AND REPEAL OF PRESENT ZONING ORDINANCE.

The Howell Township Zoning Ordinance previously adopted on June 2, 1979, and all amendments thereto, are hereby repealed on the effective date of this Ordinance; provided, however, if this Zoning Ordinance as a whole shall subsequently be judicially determined to have been unlawfully adopted, such judicial determination shall then automatically reinstate the present Zoning Ordinance and all of its amendments to their full effect.

(Ord. No. 1 eff. Jan. 8, 1983)