

PREAMBLE

An Ordinance to provide for the establishment of Zoning Districts to encourage and regulate the use of land and proper location of buildings and structures for residence, trade, industry, or other purposes; to regulate dimensions of yards, and other spaces; to provide for the duties and powers of a Zoning Board of Appeals and Planning Commission; to provide for the administration, enforcement, penalties for violation, and amendment of this ordinance.

The Township of Curtis ordains:

ARTICLE 1: SHORT TITLE AND PURPOSE

Section 1.01 - Title

This Ordinance shall be known and may be cited as the "*Curtis Township Zoning Ordinance*", and within the following text, it may be referred to as the "Ordinance" or the "Zoning Ordinance."

Section 1.02 - Purpose

The purposes of this ordinance are designed to:

1. Meet the needs of the citizens for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land;
2. Insure that use of land shall be situated in appropriate locations and relationships;
3. Encourage the use of lands in accordance with their character and adaptability, and to limit improper use of land;
4. Limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities;
5. Facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements;
6. Promote public health, safety, and general welfare;
7. Conserve natural resources and energy;
8. Reduce hazards to life and property;
9. Conserve the expenditure of funds for public improvements and services to conform to the most advantageous uses of land, resources and properties;
10. Implement the recommendations of the Curtis Township Master Plan adopted on April 12, 2007 or any amendments and updates adopted there after.

Section 1.03 - Authority

This Ordinance is ordained and enacted into law pursuant to the provisions and in accordance with the State of Michigan, Zoning Enabling Act, Act 110 of Public Acts of 2006, as amended.

Section 1.04 - Validity

This Ordinance and various parts, sections, subsections, sentences, phrases and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section, subsection, phrase or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of this Ordinance shall not be affected thereby. The Township Board hereby declared that it would have passed this Ordinance and each part, section, subsection, phrase, sentence and clause thereof irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

Section 1.05 "Special Zone Descriptions"

A. "Zone descriptions for specific parcels of land"

Parcel #1 "tax ID 031-021-200-010-01"

MR (Mixed Residential)

T.25N. - R.6E., Section 21, the W ½ of the NW ¼ of the NW ¼ and a part of the E ½ of the NW ¼ of the NW ¼ more particularly described as commencing at the NW corner of Section 21; thence East 660 feet to the Point of Beginning; thence South 300 feet along the 1/8 line; thence East to the West right-of-way line of M-65; thence Northeasterly along said right-of-way line to the intersection of the North Section line; thence West along the North Section line to the Point of Beginning.

CBCC (Central Business Corridor Commercial)

T.25N. - R. 6E., Section 21, all that part of E ½ of the NW ¼ of NW ¼ lying West of the West right-of- way line of M-65; except commencing at the NW corner of Section 21; thence East 660 feet to the Point of Beginning; thence South 300 feet along the 1/8 line; thence East to the West right-of-way line of M-65; thence Northeasterly along said right-of-way line to the intersection of the North Section line; thence West along the North Section line to the Point of Beginning.

Parcel #2 "tax ID 031-016-300-055-00"

CBCC (Central Business Corridor Commercial)

T.25N.-R.6E., Section 16, all that part of the N ½ of the SW ¼ lying West of the West right-of-way line of M-65.

MR (Mixed Residential)

T.25N.-R.6E., Section 16, all that part of the S ½ of the SW ¼ lying West of the West right-of-way line of M-65.

Parcel #3 "Tax ID 031-034-100-025-00"

AG (Agricultural)

T.25N.-R.6E., S ½ of SW ¼ of NE ¼ of Section 34; except the NW ¼ of S ½ of SW ¼ of NE ¼ of Section 34

CBCC (Central Business Corridor Commercial)

T.25N. - R.6E., NW ¼ of S ½ of SW ¼ of NE ¼ of Section 34

B. Individual parcels listed in Section 1.05 have two zones. Before a zoning permit can be issued they must be split or rezoned in their entirety.