

## CHAPTER 1 PURPOSE AND SCOPE

**Section 1.1 Short Title.** This Ordinance shall be known as the “Oakfield Township Zoning Ordinance.”

**Section 1.2 Purpose.** This Ordinance has the following purposes:

- (a) To encourage the use and preservation of lands and other resources of the Township in accordance with their character, adaptability and suitability for particular uses and purposes.
- (b) To provide for the orderly and wholesome development of the Township.
- (c) To create safe and favorable conditions for living, economic progress and other activities in the Township.
- (d) To provide security from fire, safety in traffic and reduce hazards to life and property.
- (e) To provide, in the interests of health and safety, standards under which certain buildings and structures may hereafter be erected and used.
- (f) To protect, stabilize and enhance property and property values.
- (g) To facilitate the development of adequate systems of transportation, fire protection, education, recreation, safe sewage disposal, safe and adequate water supplies and other public requirements.
- (h) To conserve life and natural resources and the use of public funds for public services and improvements to conform with the most advantageous uses of land, resources and properties.

**Section 1.3 Scope of this Ordinance.** This Ordinance shall affect and regulate the uses and occupancy of all land and structures in the Township. If, in any circumstance, this Ordinance imposes greater restrictions than those imposed or required by provisions of other ordinances, private restrictions, covenants, deeds or other private instruments affecting land titles or land uses, the provisions of this Ordinance shall control.

**Section 1.4 Interpretation.**

- (a) In their interpretation and application of the provisions of this Ordinance, the Township, any enforcement officer or agency, any court having jurisdiction and the members of the Township Zoning Board of Appeals shall determine the provisions of this Ordinance to be the minimum acceptable standards and requirements adopted for the promotion, health, safety and general welfare of the Township.

- (b) This Ordinance is subject to state and federal laws which may preempt or affect the application of this Ordinance. Examples include but are not limited to the Michigan Right to Farm Act, licensing provisions for congregate living or care facilities, laws pertaining to communications equipment, mineral extraction, and public utilities, the Americans with Disabilities Act, and other statutes. This Ordinance has been drafted and is updated from time to time for consistency with these laws. However, in the event of conflict between this Ordinance and a state or federal law, the zoning administrator, enforcement officers, and administrative bodies will interpret and apply this Ordinance consistently with law without the need to amend the language of the ordinance.

**Section 1.5 Legal Basis.** This Ordinance is adopted in accordance with the Michigan Zoning Enabling Act, Michigan Public Act 110 of 2006, as amended.