

CHAPTER 1

Intent and Authority

Section 1.1 Title

This Ordinance shall be known as the *Gaines Charter Township Zoning Ordinance* (“*Ordinance*”).

Section 1.2 Authority

This Ordinance is enacted pursuant to Public Act 110 of 2006 (MCL 125.3101 et seq.).

Section 1.3 Purpose

The purpose of this zoning ordinance, among other things, is to encourage the use of lands, waters, and other natural resources in the Township in accordance with their character and in a reasonable manner; to limit the improper use of land and resources; to provide for orderly development within the Township; to provide for adequate light, air, and health conditions in dwelling and buildings hereafter erected; to manage the impact on public roads and streets resulting from development; to protect and conserve natural recreational and residential areas; to facilitate the establishment of an adequate and economic system of transportation, sewage disposal, safe water supply, education, recreation and other public requirements; to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties; and to improve and protect the public health, safety, and general welfare of the Township and its residents.

Section 1.4 Scope

The provisions of this Ordinance shall apply to any and all uses and development of land within the municipal boundaries of the Township, unless expressly and specifically exempted or provided otherwise in this Ordinance. No use or development shall be undertaken or commenced without prior and proper approval or authorization pursuant to the terms of this Ordinance. All uses and development shall comply with the applicable terms, conditions, requirements, standards and procedures established in this Ordinance.

Except as hereinafter provided, no building, structure or land shall be used and no building or structure or part thereof shall be erected, constructed, reconstructed, altered, repaired, moved or structurally altered except in conformance with this Ordinance and also the regulations specified for the district in which it is located. Nor shall a yard, lot or open space be reduced in dimensions or area to an amount less than the minimum requirements set forth herein or increased to an amount greater than the maximum requirements set forth herein.

It is not intended by this Ordinance to repeal, abrogate, annul or in any other way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this Ordinance, or of any private restrictions placed upon property by covenant, deed or other

private agreement; provided, however, that where any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations upon the erection or use of land and buildings, or upon the height of buildings and structures, or upon safety and sanitary measures, or requires larger yards or open spaces than are imposed or required by the provisions of any other law or ordinance, or any said rules, regulations, private restrictions, permits or easements, then the provisions of this Ordinance shall govern.

The requirements of this Ordinance are to be construed as minimum requirements, and shall in no way impair or affect any covenant or restriction imposing greater requirements.

Section 1.5 Districts

For the purposes of this Ordinance, Gaines Charter Township is divided into the following Zoning Districts:

Zoning Districts	
A-B	Agricultural/Agri-Business
A-R	Agricultural/Rural-Residential
RL-14	Single Family Residential
RL-10	Residential
R-3	Multiple Family Residential
R-4	Mobile Home
O-S	Office Service
C-1	Neighborhood Commercial
C-2	General Commercial
I-1	Light Industrial
I-2	Heavy Industrial
PUD	Planned Unit Development
PUD-MR	PUD – Mineral Removal
PUD- LSP	PUD – Long Site Phase
PUD-OS	PUD – Open Space

Section 1.6 Zoning Map

The locations and boundaries of the Zoning Districts are shown upon the official map, which is incorporated herein by reference. This map is designated as the *Zoning Map of Gaines Charter Township, Kent County, Michigan* (the Zoning Map). The Zoning Map and all the notations, references, and other information thereon shall be a part of this Ordinance. For any rezoning which occurs after the effective date of this Ordinance, the Zoning Map shall be deemed automatically amended and revised to reflect the rezoning (*i.e.*, the designation of the new zoning district or districts) for the property or properties involved, regardless of whether the rezoning references this Section 1.6 or the Zoning Map is physically changed to reflect the rezoning.