

ARTICLE 1.00 TITLE, PURPOSE AND ENABLING AUTHORITY

Section 1.01 Title

This Ordinance shall be known and cited as the Charter Township of Bangor Zoning Ordinance and may herein be referred to as “this Ordinance.”

Section 1.02 Purpose

An Ordinance to establish zoning districts within the unincorporated portions of the Charter Township of Bangor, Bay County, Michigan, to promote and protect the public health, safety, standards and general welfare; to encourage the use of lands in accordance with their character and adaptability; to limit the improper use of land; to conserve natural resources and energy; to avoid overcrowding of population; to provide adequate access to light and air; to avoid or reduce congestion on public streets and roads; to guard against hazards to persons and/or property; to ensure that uses of the land shall be situated in appropriate locations and relationships; to facilitate provision of adequate transportation and recreational facilities; to ensure that meaningful educational opportunities will be available to all citizens of the Township; to protect the Township water supply; and to conserve the expenditure of funds for public improvements and services by promoting and encouraging a thoughtful and careful pattern and process of land utilization within each district and from one district to another in concert with recommendations contained in the Charter Township of Bangor Master Plan.

Section 1.03 Relationship to Master Plan

This Ordinance has been developed and designed to implement the Charter Township of Bangor Master Plan and to ensure that the guidelines detailed in that Plan will be considered and adhered to as future decisions regarding requested zoning changes are made.

Section 1.04 Enabling Authority

An Ordinance enacted under 2006 P.A. 110, as amended, known as the Michigan Zoning Enabling Act, governing the unincorporated portions of the Charter Township of Bangor, Bay County, Michigan to regulate the proper use of land and resources, to regulate and restrict the location, size, and use of buildings, structures, and land for trade, industry, residence and for public and semi-public or other specified uses; and to regulate and limit the height and bulk of buildings and other structures; to regulate and limit the height and bulk of buildings and other structures; to regulate and to specify standards such as minimum area, setbacks, bulk and the maximum number of families that may be housed in structures to assure sufficient open space, sanitary conditions, safety and other protective measures; to regulate and limit the density of populations; and for said purposed to divide the Township into districts and establish the boundaries thereof; to provide for changes in the regulations, restrictions, and boundaries of such districts; to define certain terms used herein; to provide for enforcement; establish a board of appeals; and impose penalties for the violations of this ordinance.

Section 1.05 Enactment

The provisions of this Ordinance are hereby declared to be immediately necessary for the preservation of the Public peace, health, safety, and welfare of the people of the Charter Township of Bangor, Bay County, Michigan, and are hereby ordered to be given immediate effect from and after the date of its passage by the Township Board of Trustees and subsequent publication as required by law.