

# Village of Lake Isabella - Codified Ordinances

## Article XII – Planning & Zoning

### Chapter 1202 – Intent

Adopted August 4, 1998 – Ordinance 1998-01

Last amended July 15, 2008 – Ordinance 2008-02

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Chapter 1202.01	Purpose
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#### **1202.01 PURPOSE**

The zoning districts provided in this zoning code, and the regulations specified for each such district, have been developed in accordance with the recommendations adopted after public hearings conducted in compliance with the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amend. In their application and interpretation, the provisions of this Article shall be held to be minimum requirements adopted to promote the public safety, health and general welfare.

Among other purposes, these provisions are designed to conserve lands, waters and other natural resources in the Village of Lake Isabella for their most suitable purposes; to protect productive agricultural lands for agricultural uses; to reduce hazards to life and property from flooding, air, and water pollution; to secure safety from fire and other dangers; to promote the orderly development of urbanizing areas; to reduce the dangers of excessive public costs which result from unguided community development; to avoid undue concentration of population by regulating and limiting the density and use of land; to lessen congestion in the public highways and streets; to facilitate the economical development of adequate streets and highways, educational and recreational and other public facilities and services; to insure appropriate locations and relationships of land uses; to ensure proper development of housing and commerce; and to enhance the social and economic stability of the Village of Lake Isabella.

#### **1202.03 INTERPRETATION**

The provisions of this Article shall be held to be minimum requirements adopted for the promotion of the public health, safety, convenience, comfort, prosperity, and economic welfare. Where this Article or Code imposes greater restrictions upon the use of buildings, or other structures, or requires larger yards, or other open spaces, than are imposed or required by other provisions of law, ordinance, or deed restrictions, the provisions of this zoning code shall prevail.

#### **1202.05 SCOPE**

This zoning code shall affect and regulate the use and occupancy of all land and every structure under Village zoning jurisdiction. Where this zoning code imposes

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greater restrictions than those imposed or required by provisions of other laws, ordinances, private restrictions, covenants, deeds or other agreements, the provisions of this ordinance shall control.

No structure, land or premises shall hereafter be used or occupied and no structure shall be erected, moved, reconstructed, extended or altered except in conformity with the regulations and provisions of this zoning code.