

ARTICLE 1

ENACTING CLAUSE, TITLE, PURPOSES

SECTION 1.01 ENACTING CLAUSE

An Ordinance adopted under the authority of, and in accordance with the provisions of the City and Michigan Zoning Enabling Act 110 of 2006, to establish comprehensive zoning regulations for the City of Chelsea, Washtenaw County, Michigan, and to provide for the administration, enforcement and amendment thereof, and the repeal of all ordinances in conflict herewith.

SECTION 1.02 TITLE

This Ordinance shall be known and may be cited as "The Zoning Ordinance of the City of Chelsea". The Zoning Map referred to herein is entitled "Zoning Map, City of Chelsea".

SECTION 1.03 PURPOSE

This Ordinance has been established for the purpose of:

- A.** Promoting and protecting the public health, safety, and general welfare;
- B.** Protecting the character and stability of recreational, residential, commercial, and industrial areas, and promoting the orderly and beneficial development of such areas;
- C.** Preventing overcrowding of land and undue concentration of population by regulating the intensity of use of land and the area of open spaces surrounding buildings and structures necessary to provide adequate light, air, and privacy to protect the public health;
- D.** Lessening and avoiding congestion on public highways and streets;
- E.** Providing for the needs of recreation, residence, commerce, and industry in future growth to conform with the most advantageous uses of land, resources, and properties, with reasonable consideration of other things, the general and appropriate trend and character of land, building, and population development as studied and recommended by the Planning Commission and the City of Chelsea;
- F.** Encouraging the most appropriate use of land in accordance with its character and adaptability, and prohibiting uses that are incompatible with the character of development permitted within a specified zoning district;

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1.03 Cont.

PURPOSE

- G.** Conserving the taxable value of land and structures;
- H.** Conserving expenditures of funds for public improvements and services;
- I.** Protecting against fire, explosion, noxious fumes and odors, heat, dust, smoke, noise, vibration, radioactivity, and other nuisances and hazards in the interest of the people;
- J.** Providing for completion, restoration, reconstruction, extension or substitution of non-conforming uses.