

ARTICLE 1

**TITLE, ENABLING AUTHORITY, PURPOSE, INTERPRETATION,
SEVERABILITY, RIGHTS AND REPEAL.**

Section 1.1. Title.

This Ordinance shall be known and cited as the **St. Clair Township Zoning Ordinance**.

Section 1.2. Enabling Authority.

This Ordinance is adopted pursuant to the authority conferred by Public Act Number 184 of the Public Acts of 1943, of the State of Michigan, as amended, governing the unincorporated portions of the Township of St. Clair, St. Clair County, Michigan.

Section 1.3. Purpose.

The zoning districts and regulations specified for each district established by this Ordinance have been constructed in accordance with a general plan for the physical development of the Township and its surrounding land area. This plan, called the St. Clair Township Community Master Plan, provides thoroughly considered objectives for the sound and orderly development of the Township.

It is the purpose of this Ordinance to regulate and restrict the use of land and structures to meet the needs of the Township's residents and other public service and facility needs and to promote public health, safety, and welfare. The Township may therefore be divided into districts of the number, shape, and area considered best suited to carry out this purpose. For each of those districts, regulations shall be imposed designating the uses for which buildings or structures shall or shall not be erected or altered, and designating the trades, industries, and other land uses or activities that shall be permitted or excluded or subjected to special regulations.

Section 1.4. Interpretation.

In interpreting and applying the provisions of this Ordinance, the requirements shall be held to be minimum for the promotion of the public health, safety, convenience, comfort, prosperity and general welfare. Where any condition imposed by any provision of this Ordinance upon the use of any lot, building, or structure is either more restrictive or less restrictive than any comparable condition imposed by any other provision of this Ordinance, or by the provision of an ordinance adopted under any other law, the provision which is more restrictive or which imposes a higher standard or requirement shall govern.

Section 1.5. Validity and Severability Clause.

If any Court of competent jurisdiction shall declare any part of this Ordinance or the application of any part of this Ordinance to be invalid, such ruling shall not affect any other provisions of this Ordinance or its application.

Section 1.6. Vested Right.

Nothing in this Ordinance shall be interpreted to provide vested rights of any provision of this Ordinance. All provisions are declared to be subject to subsequent amendment as may be necessary to the preservation or protection of public health, safety and welfare.

Section 1.7. Conflicting Provisions Repealed.

All other ordinances and parts of ordinances in conflict with this Ordinance, to the extent of such conflict and no further, are repealed. The former St. Clair Township Zoning Ordinance, St. Clair County, Michigan, effective and as amended, is specifically repealed in its entirety.