

**ARTICLE 1**  
**Introduction and Applicability**

**§ 170-1.1. Long title.**

The long title of this chapter is "An ordinance enacted pursuant to Michigan Zoning Enabling Act (Public Act 110 of 2006), to provide for the establishment of zoning districts within which the proper use of land and natural resources may be encouraged or regulated, and within which provisions designate the location, size and type of uses permitted, minimum open spaces, sanitary, safety and protective measures, buildings, structures and vehicles; to provide for amendments thereto; to provide for the administration hereof; to provide for conflicts with other ordinances; to provide for public hearings; to provide for appeals and for the establishment of a Zoning Board of Appeals; to provide control and regulation of nonconforming uses and property; to provide for prior ordinances to be saved; to provide for the collection of fees; to provide for the enforcement of the provisions and imposing penalties for the violation of the provisions of the ordinance."

**§ 170-1.2. Short title.**

This chapter shall be known and may be cited as the "Township of Northville Zoning Ordinance."

**§ 170-1.3. Purpose.**

This Zoning Ordinance is based on the Charter Township of Northville Master Plan, including sub area plans, corridor plans, design standards, amendments to those plans and similar plans adopted by the Planning Commission addressing future development patterns and development goals. This ordinance is intended to implement the Master Plan through regulations on use of land, buildings and structures to promote the public health, safety and general welfare.

**§ 170-1.4. Interpretation and application.**

- A. References to the effective date of this ordinance shall include any amendments hereto.
- B. In its interpretation and application, the provisions of this chapter shall be held to the minimum requirements adopted for the promotion of the public health, safety or general welfare.
- B. This chapter is not intended to impair or interfere with other provisions of law or ordinances. However, where this chapter imposes greater restrictions than required by

existing ordinances or rules, regulations or permits, the provisions of this chapter shall control.

- C. Except as otherwise noted, nothing in this chapter shall be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district, zoning classification or any permissible activities therein. In addition, all rights are hereby declared to be subject to such subsequent amendment, change or modification hereof as may be necessary to the preservation or protection of public health, safety and welfare.
- D. If the meaning of this chapter is unclear in a particular circumstance, the Zoning Board of Appeals shall construe the provision to carry out the intent of this chapter if such can be discerned from the provisions of this chapter or law.

**§ 170-1.5. Scope.**

No building, or part thereof, shall hereby be erected, constructed, renovated, altered or maintained and no new use shall be made of any building or land except in conformity with the provisions of this chapter.

**§ 170-1.6. Severability.**

Should any section, subsection, paragraph, sentence, clause or word of this chapter be held invalid for any reason, such decision shall not affect the validity of the remaining portions of the ordinance.

**§ 170-1.7. Savings.**

This amendatory ordinance shall not affect violations of the Code of the Charter Township of Northville or any other ordinance existing prior to the effective date of this chapter, and such violation shall be governed and continue to be separately punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

**§ 170-1.8. Repeal of prior ordinance.**

The Zoning Ordinance adopted by the Township of Northville, and all amendments hereto, are hereby repealed. The repeal of the above ordinance and its amendments does not affect or impair any act done, offense committed or right occurring, accrued or acquired or liability, penalty, forfeiture or punishment incurred prior to the time enforced, prosecuted or inflicted, nor change the status of previous nonconforming situations.