

## SUMMARY OF PROPOSED NEW ZONING ORDINANCE

Article 2 – Definitions contains definitions for items referenced in the ordinance. Many of the definitions are taken from the current Zoning Ordinance Article II definitions with new definitions added as needed.

Article 3 – Mapped Districts defines the township zoning districts and uses. It replaces Article III from the current Zoning Ordinance and Articles VII, VIII, IX, X, XI, XII, XIII, XIV which refer to the current zoning districts. New zoning districts R-3 – Lake Lapeer Residential District, R-4 – Big Fish Lake Residential District and C-2 – Village Commercial are defined. See the proposed new zoning map for location of the zoning districts.

Section 3.07 Table of Uses has all the land uses permitted listed along with the districts they can be used in. It includes many new land uses that have developed since the current Zoning Ordinance was created.

Section 3.08 Table of Use Requirements defines the uses listed in Section 3.07 and lists parking requirements and design standards where applicable.

Article 4 – General Provisions was largely taken from Article IV of the current Zoning Ordinance. Much of the content remains the same as it was in the current ordinance.

Article 5 – Signs is a new article with most of the content taken from the current Zoning Ordinance Section 4.14 with some updates to make it more current.

Article 6 – Nonconforming Lots, Structures and Uses was taken from Article V of the current Zoning Ordinance with some updates to make it more current.

Article 7 – Off-street Parking Requirements was taken from Article VI of the current Zoning Ordinance with the Table of Off-Street Parking Requirements removed because it is in the new Section 3.08 Table of Use Requirements.

Article 8 – Schedule of Regulations was taken from Article XV of the current Zoning Ordinance and update to include the new zoning districts.

Article 9 – Administration and Enforcement was taken from Article XVI of the current Zoning Ordinance and was updated to make it current.

Article 10 – Site Plan Review was taken from Article XVII of the current Zoning Ordinance and was updated to reflect current requirements for site plans.

Article 11 – Special Land Use Approval was taken from Article XVIII of the current Zoning Ordinance. It was updated to reflect current requirements for special land use approval.

Article 12 – Zoning Board of Appeals was taken from Article XIX of the current Zoning Ordinance with some minor changes.

Article 13 – Interpretation and Application was taken from Article XX of the current Zoning Ordinance.

Article 14 – Violations and Penalties was taken from Article XXI of the current Zoning Ordinance.

Article 15 – Conflicting Provisions Repealed replaces the current Zoning Ordinance with the proposed new Zoning Ordinance.

Articles 16 and 17 deal with the validity of the proposed new Zoning Ordinance and its adoption.

## What is a Zoning Ordinance

A zoning ordinance is a township living document that establishes land development districts and regulates land development. A new zoning ordinance is usually adopted after a new master plan is adopted to reflect current demographic, land use and technology environments.

It is comprised of two parts: the zoning ordinance and the zoning map.

The zoning ordinance sets out the text of the applicable regulations and the zoning map identifies the zoning districts to which the applicable section of the zoning ordinance applies.

A zoning ordinance:

- Promotes wise use of local resources.
- Helps protect property values and keep residents safe.
- Is developed in partnership with the township board and the community.
- Provides consistency and fairness in decision making.
- Helps to preserve the safety and health of a community.
- Preserves township character.
- Helps achieve orderly growth and development.
- Provides a legal basis for zoning decisions.

## Why do we need a new Zoning Ordinance?

The current Zoning Ordinance was originally adopted in 2001 and amended in 2007, 2011, 2014, 2020, and 2022. During this time, new legal requirements have been added to the required content of zoning ordinances in Michigan. A new zoning ordinance is usually adopted after a new master plan is adopted to reflect current demographic, land use and technology environments. Hadley Township adopted a new Master Plan in 2021. The proposed new Zoning Ordinance will provide the basis for future master plan and zoning ordinance updates and decision making in the township.

## How was the new draft Zoning Ordinance Created?

It started with current Zoning Ordinance and a new ordinance in the latest format was created. The proposed new Zoning Ordinance incorporates easy to use cross references and tables. It provides clarification to items that have caused confusion. New zoning districts were created for higher density residential areas like lake front property and unique commercial areas like the village commercial area to alleviate ZBA requests and provide common sense regulations.

The proposed new Zoning Ordinance document was created in a new 'Smart' document format to make future amendments/updates easier and incorporate all existing text amendments into one the one document.

## Summary of Changes in Proposed New Zoning Ordinance

The document format was changed to be easier to use and amend in the future. This includes page numbers based on the article number and easy to use tables for items like land uses and land use requirements.

Article 1 is new and contains the Ordinance Reference and Scope. It replaces the Title and Preamble sections and Article I in the current Zoning Ordinance.