AN ORDINANCE TO REGULATE AND RESTRICT THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE AND FOR PUBLIC AND SEMIPUBLIC OR OTHER SPECIFIED USES; AND TO REGULATE AND LIMIT THE HEIGHT; AND BULK OF BUILDINGS AND OTHER STRUCTURES; TO REGULATE AND TO DETERMINE THE SIZE OF YARDS, COURTS AND OPEN SPACES; TO REGULATE AND LIMIT THE DENSITY OF POPULATION; TO PREVENT THE CONGESTION OF TRANSPORTATION SYSTEMS; AND FOR SAID PURPOSES TO DIVIDE THE CITY INTO DISTRICTS AND ESTABLISHING THE BOUNDARIES THEREOF AND REGULATION THEREIN; PROVIDING FOR CHANGES IN THE REGULATIONS, RESTRICTIONS AND BOUNDARIES OF SUCH DISTRICTS; DEFINE CERTAIN TERMS USED HEREIN; PROVIDE FOR ENFORCEMENT; ESTABLISHING A ZONING BOARD OF APPEALS; AND IMPOSING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE.

INTENT

All land zones are hereby declared to be exclusive and restricted to the designated areas.

PREAMBLE

Pursuant to the authority conferred by Public Act No. 110 of the Public Acts of 2006 of the State of Michigan, and acts amendatory thereto, in such case, made and provided and for the purpose of promoting and protecting the public health, safety, peace, moral comfort, convenience, and general welfare of the inhabitants fo the City of Walled Lake by protecting and conserving the character and social and economic stability of the residential, commercial, industrial and other use areas; by securing the most appropriate use of land and structures; preventing overcrowding of land and the undue congestions of population; providing adequate light, air, and reasonable access and facilitating adequate and economical provision of energy, transportation, water, sanitary sewer, education, recreation, and other public service and facility requirements, and by other means, all in accordance with a comprehensive plan; now therefore:

ENACTING CLAUSE

THE CITY OF WALLED LAKE ORDAINS:

ARTICLE 1.00

Section 1.01 -- SHORT TITLE

This Ordinance shall be known and may be cited as "The City of Walled Lake Zoning Ordinance." Within the following text it may be referred to as the "Ordinance."