

ZONING ORDINANCE

MANLIUS TOWNSHIP, MICHIGAN

Adopted:

1994

Prepared by:

**GOVE ASSOCIATES INC.
1601 Portage Street
Kalamazoo, Michigan 49001**

HOW TO USE THIS ORDINANCE

This ordinance, adopted in accordance with P.A. 184 of 1943, as amended (The Township Rural Zoning Act) contains a comprehensive set of regulations and requirements to provide for the optimum development of land within the framework of the Manlius Township Comprehensive Plan. This ordinance is also intended to adequately protect property owners and residents within the Township. These regulations are often cross-referenced within the Ordinance and the user is therefore urged to be diligent in identifying and using those cross-references as they apply to his or her particular situation.

Before any construction or expansion of a structure or use regulated by this zoning ordinance, a zoning permit must be applied for and obtained. The procedure for doing so is explained in Article XXVII, beginning on page XXVII-1. Associated with that procedure is the description of duties and responsibilities of the Zoning Administrator pertaining to the issuance of zoning permits and certificates of occupancy. No building that is to be constructed under this ordinance can be inhabited without a zoning permit and certificate of occupancy.

The applicant for a zoning permit must refer to the official zoning map to identify the district in which the development or improvement is to occur and reference the requirements for the specific proposed use within that district.

Each use within any district is classified as permitted by right or permitted by special use. All special permitted uses and specific identified uses permitted by right must conform to the Site Development Requirements in Article XV and associated special approval use permit procedures in Article XIX and site plan review procedures in Article XIV. New construction or expansion must also conform to the Grading and Soil Erosion provisions in Article XX.

Users must also be aware of the General Provisions in Article III. These provisions apply to specific uses, activities and conditions that apply to situations in all or most districts.

Persons proposing larger scale property development (residential, commercial, industrial) have the option of developing their properties under the Subdivision Control Act, which would require adherence to the specific use and setback requirements for the specific district in which the development is to be located, or as a Planned Unit Development which allows for greater site design flexibility (see Article XXII) or a Site Condominium Development, which provides for the flexible site design options of a Planned Unit Development project while shortening the approval process normally required for a Subdivision Development.

Any questions pertaining to the interpretation of a word or term included in this ordinance can be addressed by locating the specific word or term in Article II - Definitions.

The conditions under which a zoning decision may be appealed and the steps to bring an appeal are described in Article XXVI - Board of Appeals.

Finally, the duties, responsibilities and powers of the Zoning Administrator, including the issuance of zoning permits and certificates of occupancy are defined in Article XVIII - Administration and Enforcement.