

# **ZONING ORDINANCE CITY OF DEXTER, MICHIGAN**

An ordinance relative to the designation, regulation and restriction of the location and use of buildings, structures and land for agricultural, residence, commerce, trade industry or other purposes; the regulation and limitation of the height, number of stories and size of buildings and other structures, hereinafter erected or altered; the regulation and determination of the size of yards and other open spaces; the regulation and limitation of the density of population; and pursuant to the aforesaid purposes, to divide the City of Dexter into Zoning Districts of such number, shape and area as may be deemed best suited to carry out the provisions of this ordinance and provide for the enforcement thereof pursuant to Act 207 of the Public Acts of 1921, as amended, known as the Zoning and Enabling Act of Michigan.

THE CITY OF DEXTER ORDAINS:

## **ARTICLE I ENACTING CLAUSE, TITLE, PURPOSES**

### **Section 1.01 ENACTING CLAUSE**

An ordinance adopted under the authority of, and in accordance with the provisions of the City and City Zoning Act 207 of the 1921 Public Acts of Michigan, to establish comprehensive zoning regulations for the City of Dexter, Washtenaw County, Michigan, and to provide for the administration, enforcement and amendment thereof, and the repeal of all ordinances in conflict herewith.

### **Section 1.02 TITLE**

This Ordinance shall be known and may be cited as "The Zoning Ordinance of The City of Dexter". The Zoning Map, referred to herein is entitled "Zoning Map, City of Dexter".

### **Section 1.03 PURPOSES**

This ordinance has been established for the purpose of:

- A. Promoting and protecting the public health, safety and general welfare;
- B. Protecting the traditional City character and stability of the residential, commercial and industrial areas, and promoting the orderly and beneficial development of such areas;

- C. Preventing the overcrowding of land and undue concentration of population by regulating the intensity of use of land and the area of open spaces surrounding buildings and structures necessary to provide adequate light, air, and privacy to protect the public health;
- D. Lessening and avoiding congestion on public highways and streets;
- E. Providing for the needs of residents, commerce, and industry in future growth to conform with the most advantageous uses of land, resources, and properties, with reasonable consideration of other things;
- F. Encouraging the most appropriate use of lands in accordance with their character and adaptability, and prohibiting uses which are incompatible with the character of development permitted within the specified zoning district; the general and appropriate trend and character of land, building, and population development as studied and recommended by the Planning Commission and the City of Dexter;
- G. Conserving the taxable value of land and structures;
- H. Conserving the expenditure of funds for public improvements and services;
- I. Protecting against fire, explosion, noxious fumes, and odors, heat, dust, smoke, noise, vibration, radioactivity, and other nuisances and hazards in the interest of the people;
- J. Regulate the completion, restoration, reconstruction, extension or substitution of nonconforming uses.
- K. Encourage use of the land and natural resources in accordance with their character and capacity, thus preserving the sensitive and important environmental features in the City such as wetlands, rivers, topography, open space, mature vegetation and wildlife habitat. The ordinance acknowledges the importance of these features for the long term economic climate of all uses in the City and the overall quality of life for City residents.