

## **ARTICLE I    PURPOSE**

### **Sec. 20-100    Purpose.**

The purpose of this chapter is to promote the public health, safety, morals and general welfare; to encourage the use of lands in accordance with their character and adaptability and to limit the improper use of land; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties, and with reasonable consideration among other things, to the character of each district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building and population development, as studied and recommended within a general plan by the Township Planning Commission, and endorsed, and regulations adopted, therefore, by the Township Board.

### **Sec. 20-101    Interpretation.**

The provisions of this chapter shall be considered as minimum standards and requirements within each respective zoning district and shall not preclude the establishment of higher or more restrictive standards, or requirements for the authorization of any conditional use permit, where such higher or more restrictive standards or requirements are found necessary by the Township Planning Commission to attain the intent of this chapter.

### **Sec. 20-102    Conflicting laws, ordinances, regulations, or restrictions.**

Any state statute more restrictive than this chapter shall be controlling. The text and map of the 1983 Flushing Township Zoning Ordinance, Ordinance No. 82 and all ordinances or parts of ordinances inconsistent or in conflict herewith, with the exception of the township building code (Chapter 5), are hereby repealed. Where the provisions of this ordinance with respect to mobile home parks is inconsistent with any provision of the Mobile Home Commission Act, MCL 125.2301, et seq., as amended from time to time; the rules (as amended from time to time) promulgated by the Mobil Home Commission of the Michigan Department of Commerce, in accordance with authority granted under the Mobile Home Commission Act, these rules currently being R 125.1101 through R 125.3069 as designated in the Michigan Administrative Code; and, the rules (as amended from time to time) promulgated by the Michigan Department of Public Health, with authority granted under MCL 125.1106 and MCL 333.2333, currently R 325.3311 through R 325.3393, as designated in the Michigan Code, shall control.

### **Sec. 20-103    Severability**

The provisions of this ordinance are severable. If any provision or any part of any provision is determined to be unconstitutional or invalid for any reason, by any Court, such invalidity shall not affect the remaining provisions or parts of any provision of this ordinance which can be given effect without the invalid portion of application.