

CHAPTER 17.01 PURPOSE

17.01.010 PURPOSE

The purpose of this title is to regulate and restrict the use of land and buildings by dividing the City of Hazel Park into districts; defining certain terms used therein; imposing regulations, prohibitions and special use restrictions governing the erection, construction, reconstruction of structures and buildings and lands to be used for business, industry, residence, social and other specified purposes; regulating and limiting the height and bulk of buildings and other structures and regulating and limiting lot occupancy and the size of yards and other open spaces; regulating and limiting the density of population; establishing floor space requirements to assure adequate light and ventilation of buildings; limiting congestion upon the public streets by providing for the off-street parking and loading of vehicles; providing for the gradual elimination of nonconforming uses of land, buildings and structures through purchase, condemnation or otherwise; creating a Board of Zoning Appeals, defining and limiting the powers and duties of said board, and setting standards to guide actions of said board; providing for administration of this title and for amendments, supplements or changes thereto; providing for the resolution of conflicts with the State Housing Code or other acts, ordinances or regulations; and providing penalties for violation of this title.

17.01.20 PREAMBLE

In accordance with the authority and intent of Act 110, of Public Acts of 2006, as amended, the city desires to provide for the orderly development of the city, consistent with the City's Master Plan, which is essential to the well being of the City, and which will place no undue burden upon developers, industry, commerce or residents. The City further desires to meet the needs of the City's residents for food, fiber, energy and other natural resources, places of residence, recreation, industry, trade, service and other uses of land; to insure that uses of the land shall be situated in appropriate locations and relationships to limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities; to facilitate adequate and efficient provisions for transportation systems, sewage disposal, water, energy, education, recreation and other public service and facility needs; and to promote public health, safety and welfare of the residents, shoppers and workers in the city.

17.01.030 SHORT TITLE

This title shall be known and may be cited as the "Zoning Ordinance of the City of Hazel Park."

17.01.040 CONSTRUCTION OF LANGUAGE

The following rules of construction apply to the text of this title:

- A.** The particular shall control the general.
- B.** In the case of any difference of meaning or implication between the text of this title and any caption or illustration, the text shall control.
- C.** The word “shall” is always mandatory and not discretionary. The word “may” is permissive and discretionary.
- D.** Words used in the present tense shall include the future. Words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- E.** A “building” or “structure” includes any part thereof.
- F.** The phrase “used for” includes “arranged for,” “designed for,” “intended for,” “maintained for,” or “occupied for.”
- G.** The word “person” includes an individual, a corporation, a partnership, an incorporated association or any other similar entity.
- H.** The word “he” includes “she.”
- I.** Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions or events connected by the conjunction “and,” “or,” or “either.... or,” the conjunction shall be interpreted as follows:
 - 1.** “And” indicates that all the connected items, conditions, provisions or events shall apply.
 - 2.** “Or” indicates that the connected items, conditions or provisions, or events may apply singly or in any combination.
 - 3.** “Either. . .or” indicates that the connected items, conditions, provisions or events shall apply singly, but not in combination.
- J.** Terms not defined in Chapter 17.02, *Definitions*, or elsewhere in this title shall have the meaning customarily assigned to them.
- K.** The phrase “such as” shall mean “such as, but not limited to.”
- L.** The word “including” shall mean “including, but not limited to.”