

# **BIG RAPIDS TOWNSHIP ZONING ORDINANCE**

## **ARTICLE I - PREAMBLE**

### **SECTION 1.1 - PURPOSE**

1. To promote the public health, safety, morals and general welfare of the Township of Big Rapids.
2. To encourage the use of lands in accordance with their characters and capabilities and to limit the improper use of land.
3. To avoid overcrowding of land.
4. To lessen congestion on the public roads.
5. To reduce hazards to life and property.
6. To conserve expenditure of funds for public improvements and services to conform with the most advantageous use of land and resources.

### **SECTION 1.2 - CONTINUANCE OF NON-CONFORMING USES AND BUILDINGS**

The lawful use of any building, land or premises existing prior to the enactment of this Ordinance may be continued on such terms as hereinafter provided, (see Section 3.2) although such use does not conform to all of the provisions of this Ordinance or amendment.

### **SECTION 1.3 - ESSENTIAL SERVICE CLAUSE**

The erection, construction, alteration or maintenance by public utilities or municipal departments or commissions, of overhead or underground gas, electrical, steam, or water, distribution or transmission systems, collection, communication, supply or disposal systems, including mains, drains, sewers, pipes, conduits, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers, poles, electrical substations, gas regulator stations and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utility or municipal department or commission or for the public health or safety or general welfare, shall be permitted as authorized by law and other ordinances of the County of Mecosta and Big Rapids Township in any use district, it being the intention hereof to exempt such erection, construction, alteration, and maintenance from the application of this Ordinance.