

ARTICLE I
PRELIMINARY PROVISIONS

§ 130.1. General purposes.

The general purposes of this chapter are to:

- 130.1.1. Promote and protect the health, safety and general welfare of the inhabitants of the TOWNSHIP and the general public.
- 130.1.2. Encourage and maintain the most appropriate USE of LOTS, facilitate the orderly growth and expansion of the TOWNSHIP, and encourage adequate transportation to, from, and within the TOWNSHIP by methods other than private vehicle.
- 130.1.3. Protect the character of the TOWNSHIP and stabilize the value of LOTS and BUILDINGS and encourage a broader tax base within the TOWNSHIP.
- 130.1.4. Provide adequate light, air and privacy and consider all environmental factors in developing the TOWNSHIP.
- 130.1.5. Establish BUILDING LINES and the location of BUILDINGS designed for appropriate USE within those lines so as to prevent the overcrowding of LOTS.
- 130.1.6. Divide the TOWNSHIP into zones and districts to regulate therein the location, CONSTRUCTION, reconstruction, STRUCTURAL ALTERATION, and USE of BUILDINGS, STRUCTURES and LOTS for residential, commercial, industrial, and other specified USES.
- 130.1.7. Ensure the LOT USES, BUILDINGS, and STRUCTURES are compatible with the character of DEVELOPMENT and permitted USES within each ZONING DISTRICT and among adjacent ZONING DISTRICTS.
- 130.1.8. Lessen congestion in the STREETS by providing for adequate off-street parking of motor vehicles and sufficient space for loading and unloading of commercial vehicles.
- 130.1.9. Facilitate the adequate provision of water, sewerage, transportation, schools, parks, playgrounds, neighborhood professional services, other neighborhood needs and other requirements of the public.
- 130.1.10. Facilitate the programming and execution of PUBLIC and private DEVELOPMENT in harmony with the above purposes so as to safeguard the health, safety, morals, and general welfare of the community, all within the guidance of a COMPREHENSIVE PLAN and in accordance with this chapter.

130.1.11. Encourage variety in housing opportunities; provide for the growing demand for housing of all types and design; encourage innovation and quality in residential development; and provide for a fair share of the region's population growth and housing demand.

130.1.12. Preserve the character of the TOWNSHIP as a visually attractive, semi-rural setting and to enhance the appearance of the TOWNSHIP as it develops especially by the preservation of trees, steep slopes, water courses and historic sites. **[Added 10-1-90 by Ord. No. 1453]**

130.1.13. Promote the goals and policies of the COMPREHENSIVE PLAN and the COMMUNITY DEVELOPMENT OBJECTIVES.¹ **[Added 10-1-90 by Ord. No. 1453]**

130.1.14. Allow residents a broad choice of the use of their DWELLING UNIT for HOME OCCUPATIONS that do not conflict with the residential character of the neighborhood. **[Added 12-6-93 by Ord. No. 1605]**

§ 130.2. Interpretation of requirements; illustrations and addendum.

130.2.1. Minimum requirements. The provisions of this chapter are minimum requirements, adopted for the promotion of the health, safety, morals, and general welfare of the public.

130.2.2. Application of requirements.

130.2.2.1. The requirements of this chapter shall apply to all ZONING DISTRICTS, LOTS, and STRUCTURES in the TOWNSHIP, except that the TOWNSHIP and its lessees shall be exempt from the provisions of the ZONING CODE. **[Amended 5-6-96 by Ord. No. 1712]**

130.2.2.2. No STRUCTURE of LOT may be used or occupied and no STRUCTURE or part thereof may be erected, constructed, reconstructed, moved or structurally altered unless in conformity with this chapter.

130.2.2.3. Any conflicts in the provisions of this chapter are to be interpreted in a manner that the general purposes of this chapter are fulfilled.

130.2.3. Illustrations and addendum.

130.2.4. Illustrations numbered 130-1 through 130-6 referenced throughout the text of this chapter are incorporated herein by reference for the purpose of providing graphic

¹Editor's Note: The new MPC states that when new policy goals are developed in light of changing circumstances there is no need to revise the overall COMPREHENSIVE PLAN, only to prepare a new statement of the COMMUNITY DEVELOPMENT objectives.

representations of certain requirements and definitions.² [**Amended 10-6-97 by Ord. No. 1750**]

130.2.4.1. Zoning Addendum A is incorporated by reference in Article VI governing PLANNED DEVELOPMENTS.³ [**Amended 10-1-90 by Ord. No. 1453**]

²Editor's Note: Illustrations 130-1 through 130-6 are located at the end of this chapter.

³Editor's Note: See Chapter A140, Zoning Addendum A.

PAGES 10-20 RESERVED FOR FUTURE USE.