

*Butler Township Zoning Ordinance*

**THE TOWNSHIP OF BUTLER, BRANCH COUNTY, MICHIGAN  
ZONING ORDINANCE  
ORDINANCE NO. 12  
PREAMBLE**

An ordinance enacted under Act [484110](#), of the State of Michigan Public Acts of [19432006, as amended](#), to provide for the establishment in Butler Township those areas lying outside of incorporated cities and villages, districts or zones within which the use of land and structures, the height, the area, the size, and location of buildings may be regulated by ordinance, and within which districts regulations shall be established for the light and ventilation of those buildings, and within which districts or zones the density of population may be regulated by ordinance; to designate the use of certain state licensed residential facilities; to provide by ordinance for the acquisition by purchase, condemnation, or otherwise of private property which does not conform to the regulations and restrictions of the various zones or districts provided; to provide for the administering of this act; to provide for the establishment of a Board of Appeals; to provide for amendments, supplements, or changes hereto; to provide for conflict with the state housing code or other acts, ordinances, or regulations; and to provide penalties for the violation of the terms of this act.

**ENACTING CLAUSE**

The legislative body of the Township of Butler, Branch County, Michigan may regulate and restrict the use of land and structures; to meet the needs of the Township's residents for natural resources, places of residence, recreation, industry, trade, service, and other use 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 provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs; and to promote public health, safety, and welfare, and for those purposes may divide the Township into districts of the number, shape, and area considered best suited to carry out this section. For each of those districts, regulations may be imposed designating the uses for which buildings or structures shall or shall not be erected or altered, and designating the trades, industries, and other land uses or activities that shall be permitted or excluded or subjected to special regulations.

The land development regulations and districts authorized by this ordinance shall be made in accordance with a Butler Township Master Plan designed to promote and accomplish the objectives of this ordinance. The Township of Butler ordains:

***Butler Township Zoning Ordinance***

**CHAPTER 1  
Scope, Title, Ordinance Construction**

**SECTION 1.01 SHORT TITLE**

This Ordinance shall be known and may be cited as the "Butler Township Zoning Ordinance." Within the following text it may be referred to as the "Ordinance".

**SECTION 1.02 CONFLICTING REGULATIONS**

Whenever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, then the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such law or ordinance shall govern.

**SECTION 1.03 SCOPE**

No building or structure, or part thereof, shall hereafter be erected, constructed or altered, and no land use commenced or continued within Butler Township except in conformity with the regulations specified in this ordinance text and map. Special land uses may be granted by the Township Planning Commission only upon finding that specified conditions are met in accordance with Chapter 19 of this ordinance.

**SECTION 1.04 USE REGULATIONS**

Except as otherwise provided herein, regulations governing land and building use is hereby established in each district specified in Chapter 2 of this Ordinance. Uses permitted in each district after special use approval shall be permitted only in accordance with the special approval standards and procedures of this Ordinance as established in Chapter 19.

**SECTION 1.05 USES NOT OTHERWISE SPECIFIED WITHIN A USE DISTRICT**

Uses which have not been specifically mentioned within any use district may be processed under the Special Use Permit procedure, in accordance with Chapter 19 upon determination by the Township Planning Commission that such use is similar in nature and intent to those uses identified within the district. Such uses and related structures shall be subject to the area, height, bulk, and placement requirements for the district in which it is proposed.

## ***Butler Township Zoning Ordinance***

### **SECTION 1.06 LAND REQUIRED TO SATISFY REGULATIONS**

No portion of a lot used in or necessary for compliance with the provisions of this ordinance shall through sale or otherwise be reduced beyond said minimums or again be used to satisfy the zoning requirements of another lot.

### **SECTION 1.07 PUBLIC UTILITY BUILDINGS**

When operating requirements necessitate the locating of public utility buildings and uses (without storage yards) within a district in order to serve the immediate vicinity, such facilities shall be permitted in all zoning districts, subject to Special Land Use Approval by the Planning Commission in accordance with Chapter 19 of this Ordinance, review and approval of a submitted site plan, and a finding by the Planning Commission that the use is compatible to the surrounding area.