
Article 7.01 Short Title

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This ordinance shall be known and may be cited as the City of Lapeer Zoning Ordinance.

7.01.02 Purpose

The purpose of this ordinance is to regulate the use of land and structures to meet the needs of the City's residents for places of residence, recreation, industry, trade, service, and other uses of land, to ensure that use of the land is situated in appropriate locations and relationships, to facilitate orderly development which is harmonious with the surrounding area and preserves community character, to limit the inappropriate overcrowding of land and congestion of population, 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 requirements, and to promote public health, safety, and welfare.

7.01.03 Enabling Authority

This chapter is enacted in accordance with the authority granted cities under the *Michigan Zoning Enabling Act, P.A. 110 of 2006 (M.C.L. 125.3101)*, as amended.

7.01.04 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 ordinance shall govern.

7.01.05 Interpretation

The provisions of this ordinance 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 and conditional use permit where such higher or more restrictive standards or requirements are found necessary by the City Planning Commission to attain the intent of this ordinance. Should any provision or section of this ordinance be held invalid or unconstitutional, such ruling shall not affect the validity of remaining portions of the ordinance.

7.01.06 Vested Right

Nothing in this ordinance shall be interpreted or construed to provide any permanent vested rights in the continuation of any particular use, district, zoning classification or any permissible activities therein, other than noted in *Article 7.21*. Such uses, structures, and activities are hereby declared to be subject to subsequent amendment, change or modification as may be necessary for the preservation or protection of public health, safety and welfare.