



SENATE BILL No. 820

September 21, 1993, Introduced by Senators SCHWARZ and
DUNASKISS and referred to the Committee on Technology
and Energy.

A bill to amend section 1 of Act No. 184 of the Public Acts
of 1943, entitled as amended

"The township rural zoning act,"

being section 125.271 of the Michigan Compiled Laws.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Section 1. Section 1 of Act No. 184 of the Public Acts of
2 1943, being section 125.271 of the Michigan Compiled Laws, is
3 amended to read as follows:

4 Sec. 1. (1) The township board of an organized township in
5 this state may provide by zoning ordinance for the regulation of
6 land development and the establishment of districts in the por-
7 tions of the township outside the limits of cities and villages
8 which regulate the use of land and structures; to meet the needs
9 of the state's citizens for food, fiber, energy, and other
10 natural resources, places of residence, recreation, industry,

1 trade, service, and other uses of land; to insure that use of the
2 land shall be situated in appropriate locations and relation-
3 ships; to limit the inappropriate overcrowding of land and con-
4 gestion of population, transportation systems, and other public
5 facilities; to facilitate adequate and efficient provision for
6 transportation systems, sewage disposal, water, energy, educa-
7 tion, recreation, and other public service and facility require-
8 ments; and to promote public health, safety, and welfare. For
9 these purposes, the township board may divide the township into
10 districts of such number, shape, and area as it considers best
11 suited to carry out this act. The township board of an organized
12 township may use this act to provide by ordinance for the regula-
13 tion of land development and the establishment of districts which
14 apply only to land areas and activities which are involved in a
15 special program to achieve specific land management objectives
16 and avert or solve specific land use problems, including the reg-
17 ulation of land development and the establishment of districts in
18 areas subject to damage from flooding or beach erosion, and for
19 that purpose may divide the township into districts of a number,
20 shape, and area considered best suited to accomplish those
21 objectives. Ordinances regulating land development may also be
22 adopted designating or limiting the location, the height, number
23 of stories, and size of dwellings, buildings, and structures that
24 may be erected or altered, including tents and trailer coaches,
25 and the specific uses for which dwellings, buildings, and struc-
26 tures, including tents and trailer coaches, may be erected or
27 altered; the area of yards, courts, and other open spaces, and

1 the sanitary, safety, and protective measures that shall be
2 required for the dwellings, buildings, and structures, including
3 tents and trailer coaches; and the maximum number of families
4 which may be housed in buildings, dwellings, and structures,
5 including tents and trailer coaches, erected or altered. The
6 provisions shall be uniform for each class of land or buildings,
7 dwellings, and structures, including tents and trailer coaches,
8 throughout each district, but the provisions in 1 district may
9 differ from those in other districts. A township board shall not
10 regulate or control the drilling, completion, or operation of oil
11 or gas wells, or other wells drilled for oil or gas exploration
12 purposes and shall not have jurisdiction with reference to the
13 issuance of permits for the location, drilling, completion, oper-
14 ation, or abandonment of those wells. The jurisdiction relative
15 to wells shall be vested exclusively in the supervisor of wells
16 of this state, as provided in Act No. 61 of the Public Acts of
17 1939, being sections 319.1 to 319.27 of the Michigan Compiled
18 Laws.

19 (2) AN ORDINANCE ADOPTED PURSUANT TO THIS ACT IS SUBJECT TO
20 THE HIGH-VOLTAGE TRANSMISSION CERTIFICATION ACT.

21 Section 2. This amendatory act shall not take effect unless
22 Senate Bill No. 814

23 of the 87th Legislature is enacted into law.