

# HOUSE BILL No. 4135

January 28, 1997, Introduced by Rep. Dobb and referred to the Committee on Public Utilities.

A bill to amend 1921 PA 207, entitled

"An act to provide for the establishment in cities and villages of districts or zones within which the use of land and structures and the height, area, size, and location of buildings may be regulated by ordinance, and for which districts regulations shall be established for the light and ventilation of those buildings, and for 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 that 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 amendments, supplements, or changes in zoning ordinances, zones, or districts; to provide for conflict with the state housing code or other acts, ordinances, or regulations; and to provide sanctions for the violation of this act,"

by amending section 1 (MCL 125.581), as amended by 1995 PA 36.

## **THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1       Sec. 1. (1) The legislative body of a city or village may  
2 regulate and restrict the use of land and structures; to meet the  
3 needs of the state's residents for food, fiber, energy and other

1 natural resources, places of residence, recreation, industry,  
2 trade, service, and other uses of land; to insure that uses of  
3 the land shall be situated in appropriate locations and relation-  
4 ships; to limit the inappropriate overcrowding of land and con-  
5 gestion of population and transportation systems and other public  
6 facilities; to facilitate adequate and efficient provision for  
7 transportation systems, sewage disposal, water, energy, educa-  
8 tion, recreation, and other public service and facility needs;  
9 and to promote public health, safety, and welfare, and for those  
10 purposes may divide a city or village into districts of the  
11 number, shape, and area considered best suited to carry out this  
12 section. For each of those districts regulations may be imposed  
13 designating the uses for which buildings or structures shall or  
14 shall not be erected or altered, and designating the trades,  
15 industries, and other land uses or activities that shall be per-  
16 mitted or excluded or subjected to special regulations.

17 (2) The land development regulations and districts autho-  
18 rized by this act shall be made in accordance with a plan  
19 designed to promote and accomplish the objectives of this act.

20 (3) An ordinance adopted ~~pursuant to~~ UNDER this act is  
21 subject to ~~the electric transmission line certification act~~  
22 PART 43 OF THE MICHIGAN UTILITY CODE, MCL 460.4301 TO 460.4313.

23 Enacting section 1. This amendatory act does not take  
24 effect unless Senate Bill No. \_\_\_\_\_ or House Bill No. \_\_\_\_\_  
25 (request no. 00135'97) of the 89th Legislature is enacted into  
26 law.