

*too clearly evident upon the American scene. A city, village, or township is entitled to work out a better destiny for itself under such statutory authority."*

### **Statutory Authority**

A township is authorized to adopt zoning by state statute. The Township Rural Zoning Act, Public Act 184 of 1943, as amended, permits, but does not require a township to zone. Under the Act, zoning may promote the public health, safety and general welfare through reasonable regulations which are adopted and implemented in accord with the statute. These regulations are contained in the Township Zoning Ordinance. Zoning is not retroactive and does not prevent uses of land which do not conform with the regulations of the district in which they are located. Zoning must provide for reasonable use of land and cannot be arbitrary or confiscatory. The ordinance must be adopted in accordance with the procedures stated in the Township Rural Zoning Act and after adoption must be administered consistent with statutory procedures.

Once enacted, a zoning ordinance is not static. Changes can be obtained in several ways. An amendment to the text of the ordinance or a rezoning of the map can be adopted by the township board of trustees. Permission to establish a special land use may be obtained after a review of a proposed site plan by the planning commission to insure conformance to the standards stated in the ordinance. Appeal of an administrator's decision or a request for a variance due to a practical difficulty or unnecessary hardship can be sought from the zoning board of appeals. These various actions can be confusing. Which is the appropriate action in a particular situation? This and other questions will be addressed in the following sections of this guide.