

CHARTER 1
SHORT TITLE, PURPOSE, AND SCOPE

SECTION 1.01 SHORT TITLE This Ordinance shall be known as the "Plainfield Charter Township Zoning Ordinance."

SECTION 1.02 PURPOSE This Ordinance shall affect the use and occupancy of all land and every building in the unincorporated portions of the Township. In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements adopted for the promotion of the public health, safety, morals and general welfare. Among other purposes, such provisions are intended to encourage the use of lands in accordance with their character and adaptability and to limit the improper use of land, to avoid the overcrowding of population, to provide adequate light and air, to lessen congestion on the streets, to reduce hazards to life and property, to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land and resources, to conserve property values and natural resources, and to encourage orderly growth.

SECTION 1.03 SCOPE Zoning affects every structure and use and extends vertically. Except as hereinafter specified, no building, structure, or premises shall hereafter be used or occupied, and no building or part thereof or other structure shall be erected, moved, placed, reconstructed, extended, enlarged, or altered, except in conformity with the regulations herein specified for the district in which it is located.

It is not intended by this Ordinance to repeal, abrogate, or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this ordinance, or of any private restrictions placed upon property by covenant, deed, or other private agreement. Where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon the height of buildings or lot coverage, or requires greater lot areas, or larger yards or open spaces than are imposed or required by such existing provisions of law or ordinance or by such rules, regulations, or permits or by such private restrictions, the provisions of this ordinance shall control.

The existing permitted uses in the P-1, Planned Development Zone, and R-5, Residential of the Zoning Ordinance adopted April 7, 1969 which have been placed in PUD, Planned Unit Development Zone, by the zoning map adopted herewith, may continue subject to such restrictions as may have been imposed upon such use.