

ARTICLE II

SCOPE OF ORDINANCE

SECTION 2.00 SCOPE OF ORDINANCE

Every building and structure erected, every use of any lot, building or structure established, every structural alteration or relocation of an existing building, use or structure occurring after the effective date of this Ordinance shall be subject to all regulations of this Ordinance, which are applicable in the zoning district in which such buildings or structures or lots are located.

To avoid undue hardship nothing in this Ordinance shall be deemed to require a change in the plans, construction or designated use of any building or structure on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance provided that construction shall be completed within three hundred sixty five (365) days of such effective date and be subject thereafter to the provisions of Article V of this Ordinance.

The adoption of the Ordinance shall not limit the construction of any building or structure for which a zoning permit has been obtained prior to the effective date of adoption or amendment of this Ordinance even though such building or structure does not conform to the provisions of this Ordinance, provided that work shall commence and be carried on within thirty (30) days of obtaining such permit and be subject thereafter to the provisions of Article V of this Ordinance.

SECTION 2.01 MICHIGAN CONSTRUCTION CODE

Unless otherwise specifically stated construction in Rollin Township shall be governed by the Michigan State Construction Code.

SECTION 2.02 OPEN SPACE PRESERVATION

All zoning within Rollin Township is subject to the open space preservation provisions found in Act No. 177 of the 2001 Public Acts of Michigan, as amended.

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