

ORDINANCE NO. 126

REAR YARDS: On interior lots there shall be a rear yard having a minimum depth of sixteen feet, which shall be increased by four feet for each additional story of the building above any story. On corner lots the above rear yard depth may be decreased by not more than six feet.

FRONT YARD: In a "C" dwelling district in a fifty-foot height and bulk district and in any adjacent district...

NUMBER OF FAMILIES HOUSED: No dwelling shall hereafter be erected or altered to accommodate or make provision for more than eight families on any acre of land, nor for more than a proportionate number of families on a fractional part of any acre of land.

Dump Trucking Thomas L. Foster 102 W. RUFFNER Phone 862-R

MONEY TO LOAN IN OR NEAR BIRMINGHAM 6% Interest 10 1/4 Years to Pay Graves Lumber Co. 1021 S. Main St. ROYAL OAK Telephones 183 and 1780

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FRED W. PARKS - R. E. RAMSEY 113 Brownell Street BIRMINGHAM PHONE 850

interior lot, or sixty-five per cent of a corner lot.

SECTION 12. Fifty Foot Height Commercial or Industrial Districts: In a fifty foot height and bulk commercial or industrial district: HEIGHT: No building shall exceed fifty feet or four stories in height.

SECTION 13. Height and Bulk Districts: The foregoing requirements in the height and bulk districts shall be subject to the following exceptions and regulations:

HEIGHT: 1. In a thirty-five or fifty foot height and bulk district, where allowed, a church, hospital, sanitarium, or institution of an educational character, shall be permitted to be built to a height of seventy feet, but not exceeding six stories, provided it sets back from every street and set-back requirements, one foot for every ten feet of height, and in no case less than ten feet.

AREA: 3. Where there is an alley of a rear of a lot upon which the lot builds for its full width the measurement of depth of rear yard for all buildings may be made to the center line of such alley.

4. Every part of a required yard shall be open from its lowest point to the sky unobstructed except for the ordinary projections of awnings, porches, balconies, porches, and other ornamental features, to the extent of not more than four inches.

5. Grant a permit in a residential district for a temporary building or use incidental to the residential development, such permit to be issued for an initial period of not more than two years, and in the case of a building, the application accompanied by a bond and bill of sale to the Village, effective in case of building is not removed prior to the expiration of the permit.

6. A one-story building not more than eighteen feet high and on the same lot as the building to which its use is accessory, may be located in and occupy not more than thirty per cent of the area of the lot.

7. Grant a permit in any "C" residential district for a public garage or stable, or in a residential thirty-five foot height and bulk district for a community garage, provided that any such garage or stable shall not be located within fifty feet of the front line of the lot.

8. Grant a permit in a commercial district for a gasoline filling station, public garage or stable after notification of the time and place of hearing on the petition therefor on both sides of every street to which the filling station, garage or stable is in both directions as an intersecting street.

9. Interpret the provisions of this ordinance in such a way as to carry out the intent and purpose of the USE AND HEIGHT AND BULK DISTRICT MAP accompanying and made a part of this ordinance, where the street or alley layout actually shown on said map.

10. Adopt from time to time such other regulations as may be deemed necessary to carry into effect the provisions of this ordinance.

SECTION 15. Enforcement: The Village Manager shall enforce the provisions of this ordinance. No permit shall be issued for excavation or for the construction or alteration of any building or part thereof where the plans, specifications, or intended use is not in accordance with the provisions of this ordinance.

SECTION 16. Plans: All applications for building permits shall be accompanied by a plat in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building to be erected, and such other information as may be deemed necessary to provide for the enforcement of these regulations. No yard, court, or other open space provided about any building for the purpose of complying with the provisions of this ordinance shall be used as a yard, court or other open space for another building.

SECTION 17. Occupancy Permits: The Board of Appeals on Zoning established in accordance with law, may in specific cases, after public notice as provided by statute and subject to appropriate conditions and safeguards, determine in any case the application of the use and height and bulk district regulations herein established, in harmony with their general purpose and intent as follows:

1. Grant a permit where the boundary line of a use district divides a lot in a single ownership at the time of the adoption of this ordinance, after the expiration of the authorized on the less restricted portion of such lot to the entire lot for a distance of not more than fifty feet.

hereafter erected or altered shall be occupied or used in whole or in part for any purpose whatsoever, and no change of use shall hereafter be permitted on any land or in any building or part thereof until a certificate of occupancy and compliance shall have been issued by the Village Manager, and in the case of dwellings and buildings accessory to dwellings, until the Health Officer, stating that the building and use complies with the provisions of this ordinance and other ordinances or state laws.

Applications for certificates of occupancy and compliance shall be filed coincident with the application for building permits and shall be issued or refused in writing for or against within five days after the Village Manager has been notified in writing that the erection or alteration of such buildings has been completed. A record of all certificates shall be kept on file in the office of the Village Manager and copies shall be furnished on request to any person having a proprietary or tenancy interest in the property. Buildings accessory to dwellings when completed at the same time shall not require a separate certificate of occupancy.

2. Grant a permit for the erection of additional buildings, or for the enlargement of existing buildings on the same parcel of land or one directly adjacent to an alley therefrom, each in the same single ownership of record at the time of the adoption of this ordinance, for trade, business or industry located in a district restricted against such use, where the enlargement or expansion of such trade, business or industry will not be detrimental to and will not alter the character of the neighborhood.

3. Grant a permit for the reconstruction within twelve months of a non-conforming building destroyed to the extent of more than fifty per cent but not more than ninety per cent of its assessed value by fire, explosion, act of God or act of the public enemy, when such building is located in a district restricted against its use.

4. Grant a permit for the erection and use of a building or the use of premises in any location to a public service, corporation or for public utility purposes, and make exceptions to the height and bulk district requirements herein established, which the Board considers reasonably necessary for the public convenience or welfare.

5. Grant a permit in a residential district for a temporary building or use incidental to the residential development, such permit to be issued for an initial period of not more than two years, and in the case of a building, the application accompanied by a bond and bill of sale to the Village, effective in case of building is not removed prior to the expiration of the permit.

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A Year From Today What will your Car be worth Then? Or in Two Years? Or in FIVE?

These vital questions create no worry in the minds of Dodge Brothers owners.

Six, eight and even ten years of faithful service—with mileage running well into six figures—is not an uncommon record for Dodge Brothers Motor Car.

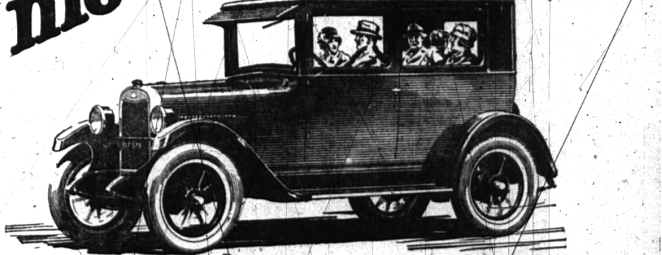
In fact, 90% of all the cars Dodge Brothers have built are still in service—an astonishing record, when you think of it—and ample justification for Dodge Brothers well known slogan—Long Life!

Evans-Jackson Motor Co. 119 SOUTH WOODWARD AVE. PHONE 301 Birmingham, Michigan

DODGE BROTHERS MOTOR CARS

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Offering every modern feature essential to motoring satisfaction, Chevrolet is the world's finest low-priced car. It is winning new buyers by tens of thousands every month. Such world-wide popularity and gigantic volume production make possible Chevrolet's amazingly low prices. See it! Drive it! Know the superior principles of design and construction that make Chevrolet a revelation in performance and value.

So Smooth - So Powerful

BERGER SALES CO. Birmingham, Mich. WOODWARD AT HARMON PHONE 851

QUALITY AT LOW COST

Table with car models and prices: The Coach \$645, Touring \$510, Roadster \$510, Coupe \$645, Sedan \$735, Landau \$765, 1/2-Ton Truck \$395, 1-Ton Truck \$550.