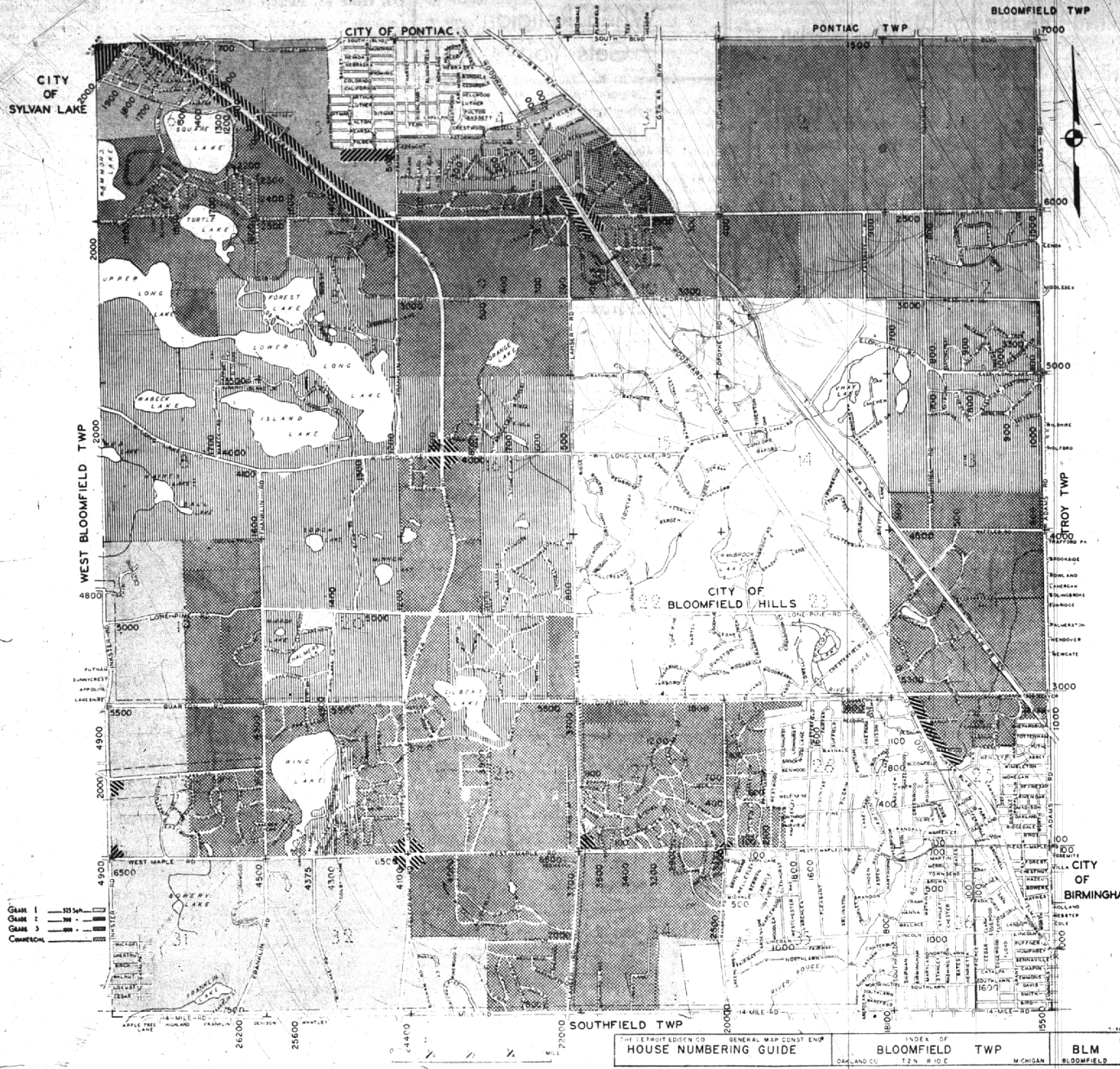


NEW ZONING MAP FOR BLOOMFIELD TOWNSHIP



(Continued from Preceding Page)

At Woodward Ave. and Square Lake road, one thousand feet (1,000) each way, North and South from Square Lake Road, with the exception of the North East corner which is the South Bloomfield Highlands Subdivision, which is zoned against business. The Crescent Subdivision to the North is all commercial.

On Telegraph Road from Franklin Road to Orchard Lake Road is commercial on both sides of the road. The entire parcel Northerly of Orchard Lake Road and along Pontiac Drive is all commercial.

Along the West side of Franklin Road, just South of the Pontiac City Limits, a parcel three hundred (300) feet in width by fourteen hundred (1,400) feet in length is commercial.

At the corner of West Maple Avenue and Telegraph Road, the commercial zone is five hundred (500) feet each way along both roads, except the North West corner which is five hundred (500) feet along Maple Avenue and runs North along Telegraph Road to the property which is restricted to residential as recorded.

At the corner of W. Maple and Inkster, the North East corner is commercial five hundred (500) feet on Inkster and six hundred and seventy five (675) feet on West Maple Ave., unless otherwise recorded.

At the South East corner of Inkster and Walnut Lake Roads, the commercial is five hundred (500) feet each way unless otherwise recorded.

All commercial property to have a depth of two hundred feet (200), unless otherwise stated.

Property at the North East corner of Lahser and West Maple Road and property at the North West corner, the North East corner, and South West corner of Cranbrook and West Maple is according to the site on the recorded plats.

SECTION VIII—BOARD OF APPEALS

The Board of Appeals shall consist of three members, who shall be appointed and have the duties, responsibilities and powers that are provided for them to have herein and by Act 184 of the Public Acts of the State of Michigan for 1943 and all amendments thereto, and which may be made or granted by new statutes hereafter passed and in addition may in specific cases where there are practical difficulties or unnecessary hardships in complying strictly with the provisions of this Ordinance, adjust such conditions in harmony with the purpose and intent of this Ordinance so that public health, safety and general welfare may be secured and substantial justice done and issue appropriate orders and permits in such case, and may:

Permit the erection of additional buildings or the enlargement; of existing buildings or uses on the same parcel of land or one contiguous thereto or directly across an alley thereon, each in the same single ownership of record at the time of passage of this Ordinance, for a business or activity located in a zone restricted against such use, where the enlargement or expansion of such business or activity

will not be detrimental to or tend to alter the character of the neighborhood in the district.

Where the boundary line of a zone divides a lot in a single ownership at the time of passage of this Ordinance, permit the extension of a use permitted on the less restricted portion of such lot to the entire lot but not for a distance of more than fifty (50) feet beyond the zone boundary line.

Permit the erection and use of a building or the use of land in any location for a public service corporation or for public utility purposes, and make exceptions thereto to the height, area, size, yard and court requirements herein established, which the Board considers reasonably necessary for the public convenience or welfare.

Permit in a Residence 1 Zone, Residence 2 Zone and Residence 3 Zone a temporary building or use incidental to the residential development, including real estate signboards located on the premises to which they apply, such permit to be granted for an initial period of not more than two years, and in the case of a building only upon application accompanied by a bond and bill of sale to the Township, effective in case the building is not removed prior to the expiration of the permit. Permits may be renewed by the Board of Appeals for successive periods of not more than two (2) years each.

Permit in a Residence 1 Zone, Residence 2 Zone and Residence 3 Zone the erection of billboards, memorial markers or other signs not used for purposes of commercial advertising, in excess of eight (8) square feet in surface area, under such temporary permit or permanent conditions as will prevent them from becoming dilapidated or unsightly or a menace to the public health, safety or general welfare.

Permit the structures or uses requiring the approval of the Board of Appeals under previous sections of this Ordinance; provided that the applicant for a Building Permit for any such use shall cause a written notice of the proposed building or use to be mailed or delivered to the owners of all lots of record lying more than one-third by area within three hundred (300) feet of the lot on which it is proposed to establish such use; and provided further that if there are filed with such board within fifteen (15) days after such notice shall have been mailed or delivered written protests from the owners of twenty per cent (20%) by frontage of the lots herein specified, the Board shall not approve such application except by three-fourths (¾) vote of its membership.

Permit exceptions to the height for buildings or portions of buildings not used for dwelling purposes and which do not in the aggregate occupy more than ten per cent (10%) of the area of the lot.

Permit variations in the requirements for outer courts in dwellings.

SECTION IX—BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY

It shall be unlawful to build or erect or permit the building or the use of any structure or land or part thereof hereafter created, erected, or altered, or to change or enlarge the use of any building or land or part thereof using a Building Permit in accordance with the provisions of this Ordinance, properly endorsed as to occupancy in a manner

herein provided shall have been issued by the Building Inspector hereinafter authorized and that a change to be set by the Township Board be made for the issuance of such permits. An application for a building permit shall be made to the Building Inspector not less than ten days prior to the time when a new or enlarged use of a structure or land or part thereof is intended to begin. Such application shall be accompanied by a plat in duplicate, drawn to scale, showing the exact dimensions of the land and structures to which the permit is to apply; the lines of all lots or parcels under separate ownership contained therein, the width of and alignment of all abutting streets, alleys, easements of access and public open spaces, the area, size, position and height of all buildings or structures erected or to be erected or altered thereon, plans in duplicate drawn to scale, of the proposed structure or alteration and such other information as may be deemed necessary for the proper enforcement of this Ordinance. Accessory buildings, when erected at the same time as the principal building on a lot and shown on the application therefor shall not require a separate Building Permit. A record of all such applications shall be kept on file by the Building Inspector. Wherever the buildings, land, and uses thereof as set forth on the application conform with the provisions of this Ordinance it shall be the duty of the Building Inspector to issue within ten (10) days after the receipt of such application a Building Permit, and when such Permit is refused, to state such refusal in writing with cause.

Within five (5) days after notification that the building or premises or part thereof is ready for occupancy, the Building Inspector shall make final inspection thereof and, if it is found to be in conformity with the provisions of this Ordinance, shall endorse such fact on the Building Permit in a statement properly signed and dated and such statement shall have the force of a Certificate of Occupancy.

The Building Inspector may issue a Temporary Certificate of Occupancy for a part of a building prior to the completion of the entire building, but such temporary Certificate shall not remain in force for a period in excess of six (6) months nor more than five (5) days after the completion of the building ready for occupancy.

SECTION X—ENFORCEMENT

The provisions of this Ordinance shall be administered by the Building Inspector, who shall be appointed by the Township Board for such term and subject to such conditions and at such rate of compensation as said Board shall determine; and the duty of enforcement hereof shall rest with such administrative official or officials as shall be authorized therewith by law.

SECTION XI—PENALTIES

Any firm, corporation or person who violates any of the provisions of this Ordinance shall be fined not less than twenty-five (\$25.00) dollars nor more than one hundred (\$100.00) dollars for each offense, or shall be punished by imprisonment in the county jail for a period of not to exceed ninety (90) days for each offense, or may be both fined and imprisoned, as provided herein. Any building which is erected, altered or converted or any use of land or building is begun or changed subsequent to the time of passage of this Ordinance and in

violation of any of the provisions thereof is hereby declared a nuisance per se. The Building Inspector, the Legislative Body of the Township, the Board of Appeals or any court having jurisdiction shall order such nuisance abated and the owner or agent in charge of such building or land shall be adjudged guilty of maintaining a nuisance per se. Each day that a violation is permitted to exist shall constitute a separate offense. The rights and remedies provided herein are cumulative and in addition to all other remedies provided by law.

SECTION XII—AMENDMENTS

In the manner prescribed by Act No. 184 of the Public Acts of Michigan for 1943 as amended, the Township Board may from time to time on petition amend, supplement or change the boundaries of said District and on its own motion or petition may amend or supplement regulations hereinafter established.

SECTION XIII—INTERPRETATION; PURPOSE

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience, prosperity and general welfare. It is not intended by this Ordinance to repeal, abrogate, annul or in any way to impair or interfere with any existing and unexpired provision of law or Ordinance or any rules, regulations or permits previously adopted or issued pursuant to law relating to the use of buildings or land; and provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or structures of land or upon the height, area or size of buildings or requires larger yards, courts or other open spaces than are imposed or required by such existing provision of law or Ordinance or by such rules, regulations or permits, the provisions of this Ordinance shall control. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

SECTION XIV—VALIDITY

Should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be invalid.

SECTION XV—EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days after its first publication as required by Sections 41.191 and 41.192 C. L. 1948.

Approved by the Township Board of Bloomfield the 30th day of January, 1952.

I, Robert H. Dudley, Clerk of the Township of Bloomfield, do hereby certify that the foregoing is a true and correct copy of the Bloomfield Township Zoning Ordinance, which was approved and adopted by the Bloomfield Township Board at a special meeting thereon duly called and held on the 30th day of January, 1952, and was ordered to be given publication in the manner prescribed.

Robert H. Dudley
Clerk of Bloomfield Township,
Oakland County, Michigan.

HOUSE NUMBERING GUIDE BLOOMFIELD TWP BLM BLOOMFIELD