Daughter's Troth

Hannaums Reveal Society

Parties Original

By VIRGINIA COLE

Mr. and Mrs. Waiter A. Hannaum of Bloomfield Hills announce the engagement of their daughter. Lixon to Tompus Gerald Menhagon From the engagement of their daughter, Lixon to Tompus Gerald Menhagon From the time of the purpose and makes a clever sound-field. Lixon to graduate of Stephens (columbia, Mos. and Web-layer Goldens of Columbia, Mos. and Web-layer Goldens

ZONING ORDINANCE OF THE CITY OF BIRMINGHAM, MICHIGAN

ORDINANCE NO. 527

Zoning Ordinance of the City of Birmingham, Michigan

This Ordinance shall be known and may be cited as "The Zoning Ordinance of the City of Birmingham".

ARTICLE 2. DEFINITIONS

Section 2.1 INTENT
For the purposes of this Ordinance certain words and terms used herein shall be defined and interpreted as follows:

Section 2.2 GRAMMATICAL USAGE DEFINITIONS

- ords used in the present tense include the future tense, ne singular number includes the plural, and the plural the ingular.
- snip, hrm, as well as an individual. The term "shall" is always mandatory. The word "occupied" and the word "issed" shall be considered as though followed by the words "or intended, arranged, or designed to be used or occupied".

Section 2.3 OTHER DEFINITIONS

- A Drillia way which faded a secondary means of vehicular MLD3 to A Drillia way which faded a secondary means of vehicular the secondary means of vehicular the secondary means of the secondary faded to tents, awing, carports, and such devices as house trailers, which have a primary function other than being a means of conveyance, see "Building, Accessory," (Building, Principal," "Settlement of the secondary function of the secondar
- veyance. (see "Bullung, account, back" and "Open Space").

 BULLDING, ACCESSORY: A subordinate detached building, the use the subordinate detached building the use of the subordinate detached building the sub
- BULLING, ONE FAMILY: A building containing two (2) dwell-DWELLING, WELTELING, WILLY BANDING CONTAINING TO WELTELING, WE SHILLY BANDLING CONTINUED TO CONTROL BE SHILLY BANDLING BANDLI

- DWELLING, TWO FAMILY: A building containing two (2) dwelling units, see "Dwelling Unit")

 DWELLING, MULTIPLE FAMILY: A building containing three (3) or more dwelling units. (see "Dwelling Unit")

 ESSENTIAL SERVICES: The phrase "essential services" means the erection, construction, alteration, or maintenance by public and the properties of the properties of the public surface, or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communication, supply or disposal systems, including mains, drains, sewers, pipes, conduits, wires, fire alarm boxes, police call boxes, traffic signals, hydrants, driven and accessories connected therewith reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions for the public health, safety or general welfare, but not including business buildings or activities.

 EXTENSION OR ADDITION: The increases of floor area or other unit of measurement, whether by enlargement of any story, or time the public of the public assembly, (see "Seats")

 FAMILY: An individual or two (2) or more persons related by blood or marriage, or a group of not more than five (5) persons who need not be related by blood or marriage, living together as a single housekeeping unit in a dwelling unit. (see "Dwelling FILLING STATION; Buildings or premises arranged or designated

- enclosed porches, light shafts, public corridors, and public toilets, see "Story" and "Building Accessory";

 FLOOR AREA, USABLE, RESIDENTIAL: The measurement of a continuous properties of the second of the second

- thereof that are converted to commercial use if such converted floor area is ices than five-hundred (500) square feet.

 GARAGE, COMMUNITY: An accessory building for the storage in the converted of the converted

- photomal alterations or construction features or equipment or machinery not customary in residential areas. In case a question arises as to the degree of traditional custom, the Board of Zoning Appeals shall rule. (see "Floor Area, Usable, Residential Obditional Custom and Compared of Design (1998) and the Compared of Loring International Compared of Loring International Compared of Loring International Compared of Loring International Compared on the Ordinarce (1998) and the Compared of Loring International Compared Compared

- MOTHET: to engue of a stanger time there assesses on the content of the content o

- northortally at right angles to the rear lot line. (see "Lot" and "Open Space" (SIDE: The open space extending from the front open space to the rear open space and of a width equal to the required side setback measured horizontally at right angles to the side lot line. (see "Lot" and "Open Space")
 PARKING AREA, TOTAL: The actual parking area and the area of the access drives thereto.
 SEATS: The seating capacity of a particular building as determined by the specifications and plans filed with the Building Inspector, the specifications and plans filed with the Building Inspector, inches of better to displace are not provided, each eighteen (18) inches of better to displace and the considered as one (1) seat.
- scat.

 SCREENING: A masonry wall, uniformly painted or stained wooden fence, or vogetable hedge of sufficient height and density to prevent passage of persons, lights from weblies and the scattering vert passage of persons, lights from weblies and the scattering delives or refuse on abuting residential property.

 ST ALL ST
- IAI IONS, between any lot line and a line parallel thereto on the and "Building".

 STORY: That portion of a building included between the upper surface of any floor and the upper surface of any floor and the upper surface of any floor and the roof any floor and the proof the usable floor area of the floor immediately below it. A top floor area under a sloping roof with less than fifty (50) percent of the usable floor area is a baid story. The first story shall be consulted to the slope of the s

OF REGULATIONS AND ZONING MAP

3.1 CLASSIFICATION OF ZONE DISTRICTS

The City of Birmingham shall be and is hereby divided into Zone Districts as enumerated on the SCHEDULE OF REGULATIONS with a latached hereto. Said SCHEDULE OF REGULATIONS with all notations, references, and other information shown thereon shall be a part of this Orthodoxide of the control of the control

MAP
The boundaries of said Zone Districts are hereby established as shown on the ZONING MAP which is attached hereb. Said ZONING MAP with all notations, references, and other information shown thereon shall hereby by incorporated herein and shall be a part of this Ordinance. Unless otherwise shown, the boundaries of the Zone Districts shall be lot lines, centerlines of streets, alleys, railroads or such lines extended, and the City Limit Line.

Section 3.5 CLASSIFICATION OF ANNEXED AREAS

Section 3.6 ZONING ON VACATED STREETS

Except as otherwise provided herein, regulations governing land and building use are hereby established as shown on the SCHEDE ULE OF RECULATIONS which is attached hereto. Uses requiring Board of Zoning Appeals permit are permissible in the opinion of the Board of Zoning Appeals conditions exist or can be imposed that will make such uses commatible with the purposes or this Ordinance; otherwise, such uses shall be denied.

ARTICLE 5. AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS Section 5.1 GENERAL Except as otherwise

ection 5.1 GENERAL Except as otherwise provided herein, regulations governing the percentage ratio of usable floor area to lot area, lot size, lot area per dwelling unit, required open spaces, height of buildings, and other pertinent factors are as shown on the SCHEDULE OF REGULA-TIONS which is attached hereto.

Section 5.2 LAND REQUIRED TO SATISFY REGULATIONS

No portion of a lot used in or necessary for compliance with provisions of this Ordinance shall through sale or otherwise be used to satisfy the Zoning requirements of another lot.

ection 5.3 EXCEPTIONS TO HEIGHT LIMITS.
The maximum height limit set forth on the SCHEDULE OF REGULATIONS, shall not apply to radio or television antennae, chimneys, or flagplose that do not exceed the required maximum by more than 1n any case the height limits of this Ordinance may be modified by the Board of Zoning Appeals in its application to church spires, belfries, cupolas, penthouses, domes, water towers, observation towers, prove transmission towers, movers, and acrials, flagpoles, chimneys, smoke-stacks, ventilators, skylights, derricks, conveyors, coding towers, and other similar and necessary mechanical appartenances pertaining to and necessary to the permitted uses of the Zone Districts in which they are located.

uses of the Zone Districts in which they are located.

RESIDENTIAL ZONE DISTRICTS

Every corner lot in any residential Zone District which has on its

Every corner lot in any residential Zone District which has on its

stude from the side street equal to the minimum front sethack from the Zone District in which such building is located. Provided, that his requirement shall not reduce the buildable width of any lot to less than twenty-five (25) feet. Where there is no abutting interior residential lot on said side street, the minimum side street setback and the control of the permitted accessory buildings.

Section 5.5 OBSTRUCTIONS TO VISION ON CORNER LOTS

On any corner lot in any Zone District, no wall, fence or other structures or any hedge, shrub or other growth shall be maintained at a height which would obscure vision of drivers properly using the street.

Section 5.6 MINIMUM DISTANCE BETWEEN RESIDENTIAL BUILD-

NOS
The sum of the minimum required side setbacks for residential buildings on two (2) lots which abut each other along a common side tool line shall be not less than the total of the two (2) required side setbacks of either of the lots.

Section 5.7 ACCESSORY BUILDINGS AND USES IN RESIDENTIAL ZONE DISTRICTS

- ZONE DISTRICTS

 A. No accessory building shall be erected in the front or side open space.

 B. Accessory buildings may occupy a portion of the rear open space and shall be at least three (3) feet from all adjoining lots except as otherwise provided herein.

 C. Accessory buildings shall not exceed fifteen (15) feet in height.

 D. On corner lots where a rear open space abuts a side open space, buts to the provided herein to be a feet of the side set back from the rear Iol, line a distance equal to the least of the side setback required for the lot abutting the corner lot.

ection 5.8 ACCESSORY BUILDINGS AND USES IN P, B-1, B-2, B-3 AND I ZONE DISTRICTS No accessory building shall be erected in the front, side or rear open space.

Where the owner of a lot cannot acquire sufficient adjacent land to the control of the control o

- Saction 5-10 FENCE REGULATIONS

 Saction 5-10 FENCE REGULATIONS

 Fences are permitted or required subject to the following:

 A. Fences which enclose public or institutional playgrounds shall not exceed seven (7) feet in height above grade, and shall not obstruct vision to an extent greater than twenty-five (25) percent of their total area.

 B. Fences shall not exceed six (6) feet in height above grade when located in any portion of the rear or side open space and shall not of the front open space except as otherwise provided herein. See Section 5.6 for fence regulations on corner lots.

 C. Fences are required in B-3 and I/Zone Districts for the enclosing of areas of outside storage of godds, material or equipment. Such fences shall be not less than six (6) feet in height above grade.

 D. Fences all contain no barbed wire, electrical current or charge of electricity. Provided, that fences in B-3 and I/Zone Districts therewith provided said barbed wire is more than six (6) feet in height above grade.

ARTICLE 6. PARKING AND LOADING

e schedule set forth for new buildings:

I ZONE DISTRICTS

New Industrial buildings erected within 1 Zone Districts shall provide off-street parking in the following amounts:

Total Floor Area of the Building |

1000 square feet or less |

1501-2000 square feet or more |

1501-2000 square feet or more |

1501-2000 square feet or more |

1501-2001 square feet or

- the case of the purpose of constructing a Municipal Parking in the case of churches only, by securing the consent to use the parking facilities of other buildings within five hindres (500) feet of the church building to be served when such other building is not normally open, in use, or in operation during the principal hours of use of said church building, The consent to use such other parking facilities shall be evidenced in URPOSE 50.

Section 6.1 REQUIRED OFF-STREET PARKING

HURGHES, SCHOOLS AND STUDENCE of public assembly hurches, schools, theatres, and other places of public assembly any Zone District shall be required to provide parking spaces it a ratio of one (1) parking space for each six (6) seals or quarrements shall be determined by the scaling capacity of the main auditorium or place of general assembly.