VILLAGE OF WESTWOOD

Oakland County, Michigan

ORDINANCE NO. 1

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AN ORDINANCE TO REGULATE AND RESTRICT THE LOCATION OF TRADES AND INDUSTRIES AND THE LOCATION OF BUILDINGS DESIGNED FOR SPECIFIED USES, TO REGULATE AND LIMIT THE HEIGHT AND BULK OF BUILDINGS HEREAFTER ERECTED, TO REGULATE AND DETERMINE THE AREA OF YARDS, COURTS, AND OTHER OPEN SPACES, TO LIMIT AND RESTRICT THE MAXIMUM NUMBER OF FAMILIES WHICH MAY BE HOUSED IN DWELLINGS HEREAFTER REFCEED OR ALTREED, AND FOR SAID PÜRPOSES DIVIDE THE VILLAGE OF WESTWOOD INTO ZONES, TO PROVIDE A METHOD OF ADMINISTRATION, AND TO PRESCRIBE THE PENALTIES FOR THE VIOLATION OF ITS PROVISIONS.

The Village of Westwood Ordains:

ARTICLE I - SHORT TITLE

ection 1.01. This ordinance shall be known and may be cited as the lage of Westwood Zoning Ordinance" and will be referred to in as "this ordinance".

n as "this ordinance".

ARTICLE II — ZONES
Section 2.01. For the purpose of this ordinance wood is hereby drived into the following zones:

1— Residence 1 Zones
2— Residence 2 Zones
4— Residence 4 Zones
5— Residence 4 Zones
6— ERO Zones
7— ERO Zones
8— Victoria Parking Zones
8— Victoria Parking Zones
8— Victoria Parking Zones
9— bundaries of said zones shown upon the m

r designated as C. I. Vehicular Parking Zones may be ensur-grated as P.

ations concerning 'the exact location of boundary lines of shall be determined by the Board of Appeals as hereinafter coording to the rules and regulations which may be adopted loard of Appeals. The Board may hase its determination in ers upon the nearest established line or boundary consistent tarrying into effect the policies established in this ordinance, tory annexed to the Village of Westwood shall automatically de as Residence 1 Zone.

as Residence 1 Zone, any street, alley, or other public way shall be vacated, alley or other public way shall automatically be classified as the property to which it attaches.

ARTICLE III - GENERAL PROVISIONS

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01. Except as hereinafter provided no building or land or la

and the control of any building or wall declared unsafe by the the control of any building or wall declared unsafe by the No yard, court or other open space provided about or the purpose of complying with the provisions of a shall again be used as a yard, court or other open re building existing or intended to exist at the name

regulations smal again be used as a yard, court or other open for another building existing or intended to exist at the same tion 3.05. No dwelling shall be built upon a lot having a width or front of less than fifty (60) feet and fronting upon a public or upon a permanent unebstructed easement of access to a public, and the same of the sam

outside stairways fire escapes, fire towers, platforms, balconies, projections and accessory buildings. projections and accessory buildings or tourist cabins shall stabilished subsequent to the effective date of this Ordinance, automobile trailers, similar portable dwellings or tents shall be permitted to be used or occupied as dwellings, or tents shall be permitted to be used or occupied as dwellings are similar to the buildings or tents shall be permitted to be used or occupied as dwellings, or tents shall be sent to be buildings or tents shall be restent to the section as a state of the buildings or tents and the section as t

ready built buildings or structures in woosafter be moved within or into this village
after be moved within or into this village
be toilets shall be erected. All sewage and
to sewers when available. Where sewers are
peration all sewage and toilets shall be conings and business buildings shall be set on
ing extending at least thirty-six (36) inches
and shall not be less than eight (8) inches
and shall not be less than eight (8) inches
than four (4) inches in thickness, provided,
shall control if this section conflicts with
a sin all dwellings and business buildings
amsonry foundation, extending at least thirtysir and in and shall be lined, provided,
services shall be permitted as authorized and
acrycics shall be permitted as authorized and
ther ordinances of this village, it being the
pt essential services from the provisions of
the services of the village, it being the

d by law and other ordinances of this village, it being the hereof to except easential services from the provisions of inance. In hereof to except easential services from the provisions of inance. The provision of the provision

Section 3.18. The use of land for the storage or collection or disposal of scrap iron, junk, automobiles, trucks, boats, garlages, rubbin or other refuse or of sahes, slag or other industrial wastes at Temporary Certificate from the Building inspector after approval of the Village Council which may be issued in appropriate cases upon the filing of an application accompanied by a suitable agreement of the Willage or cause stagrant water to collect, or leave the surface of the hind, at the expiration date of such permittic and uses permitted in any district provided the surface of such material is graded within a reasonable time in a manner preventing the collection of within a reasonable time in a manner preventing the collection of the powers of the provided the surface of such material is graded in the district. Such building, so the surface of such material is graded in the district such building to such the surface of such material is graded in the district such building, so the surface of such material is graded in the district such building to such the surface of such material is graded in the district such building to such the surface of such material is graded in the district such building to structure required for the performance of its governmental or proprietary functions. Ordinance, and be built so as to conform with the surrounding conforming uses in so far as possible online in the village of the power to construed as depriving the Village only building or structure required for the performance of its governmental or proprietary functions. Ordinance, and be built so as to conform with the surrounding conforming uses in so far as possible online in the surface of the power to construed as depriving the Village of the vi

special assessment against the area especially benefited in accordance with any special assessment roflance of the Village which may be applicable.

21. No activity or use shall be permitted in the Village of Westwood on any property which by reason of the emission of odor, fumes, dust, smoke, wibration or noise, or disposal of waste is deleterious to other activities lawfully conducted in the district or if commercial districts.

Section 3.2.2. It shall be unlawful for any person to install, erect or cause or permit to be installed or erected any permanent structure on or across an assement of execut, of the material of the commercial districts. Section 3.2.2. It shall be unlawful for any person to install, erect or cause or permit to be installed or erected any permanent structure on or across an assement of execut, of the material or permanent structure. The commercial districts of the commercial districts. Section 3.2.2. It shall be unlawfulled or erected any permanent structure of the commercial districts of the comme

ARTICLE IV — RESIDENCE ZONES

RESIDENCE 1 ZONE
RESIDENCE 2 ZONE
RESIDENCE 3 ZONE
RESIDENCE 4 ZONE
RESIDENCE 5 ZONE

RESIDENCE 2 ZONE
RESIDENCE 4 ZONE
RESIDENCE 4 ZONE
RESIDENCE 5 ZONE
RESIDENCE 5 ZONE
Section 4.01. Uses: In Residence 1 zones, Residence 2 zones, Residence 2 zones, Residence 2 zones, Residence 2 zones, Residence 3 zones, Residence 4 zones, Residence 5 zones/no building except as a contract of the con

granted by the Beard of Appeals as being not injurious to the surrounding neighborhood and in accord with the spirit and purpose of
this Ordinance.

Section 40.2 In all residence zones there shall be a front yard or
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Section 40.2 In all residence zones there shall be a front yard or
section 40.2 In all residence zones there shall be a front yard or
section 40.2 In all residence zones there shall be a front yard or
any building subsequently erected on any lot in said block need not
be greater than the depth of the front yard of such existing dwelling,
On a corner lot where no building line exists the front yard shall be
a minimum of forty (40) feet in depth. In the event the front yard
is a greater depth than fifty (50) feet on any corner lot then the
side yard on the street side of the lot shall be not less than forty (40)
Section 4.03. In all Residence Zones there shall be a side yard on
each side of every lot. The minimum width of any side yard in the
respective Residence Zones, shall, be as follows:

Residence 1 Zone
Residence 4 Zone
Section 4.03 thall not be loss than the
following:

Residence 1 Zone
20 Zene
20 Z

d and the total width of both sides of any lot shall not be loss than the following:

Residence 1 Zone 29 feet Residence 2 Zone 25 feet Residence 3 Zone 40 feet Residence 5 Zone 40 feet Residence 5 Zone 40 feet Government 20 feet Residence 5 Zone 40 feet Residence 5 Zone 5 feet Residence 6 Zone 6 feet Residence 6 Zone 6 feet Residence 7 feet Residence 7

s adjacent.

use shall comply with all of the zoning regulations to see managements and the control of the co

ection.

(c) To establish the size, area@ sideyard, front yard and/or height imitations, provided that no building shall be constructed placed or cated within fifteen (15) feet of the rear or side boundary lines, cated within fifteen to proposed building shall be exceed the height in the proposed building shall be exceed the height must be considered in this Ordinance for adjacent readential zoned roperty.

- COMMERCIAL 1 ZONES

Section 6.01. Uses: In all Commercial 1 Zones, no buildings or land, except as otherwise provided in this Ordinance, shall be erected or used except for one or more of the following specified purposes:

(b) Public buildings and properties.

(c) Schools and hospitals when permitted by the Board of Appeals (that not institutions for the care of the feeble-minded or insanc.)

(d) Parish houses, community buildings and clubs when permitted by the security or administrative offices or departments of professional, philanthropic and commercial activities, theatres and other places of amusement and recreation conducted primarily for the residence of the properties of the provided there is not of any process or activity or the storage or display of goods in such manner as to be obnoxious or offensive by reason of the emission of odor, fumes, dust, smoke, waste, or vibration. No Commercial activity employing more than five mechanics or workers on the repair, containing the properties of the proper

compleying more than five mechanics or workers on the repair, conversion, alteration, finishing, assembling or fabrication of goods shall be begun or enlarged except with the approval of the Board of Jappeals.

The peak of the peak of the peak of the Board of Jappeals of the Board of Appeals of the Board of Appea

than fifty (50) feet, the control of the arrangement to residirements relative to the arrangement outs for dwelling, in cases where such variatotal area of yards and courts provided about air the light or ventilation of any room, may ard of Appeals.

lings shall comply with the provisions of the

r are designed, arranged, remodelled, or normally used for the congregation of persons, the width of each side yard shall not be less than to be less than the state of the st

ARTICLE VII — PARKING AND LOADING REQUIREMENTS

ARTICLE VII — PARKING AND LOADING REQUIREMENTS
Section 7.01. Off street vehicular parking in conjunction with all land or building uses shall be provided as follows:

(a) Whenever a use requiring off-street parking is increased in the provided set of the conjunction of the conjunction with all land or building uses shall be beared on the conjunction of the conjunction of

requirentents some testing at the experiment of such area for parknever by changed to any other use unless and unun
are provided elsewhere. Upon the abandonment of such area for parkmonths, such area shall revert to its prior
zoning classification.

(f) Off-street parking estisting at the effective date of this Ordinance
in connection with the operation of an existing building or use shall
not be reduced to an amount tess than hereinafter required for a

(g) Two or more buildings or uses may collectively provide the
required off-street parking in which case, the required number of
parking ispaces shall not be less than the sum of the requirements

(h) The required off-street parking halls be for occupants, employees,
visitors, patrons and shall be limited in use to motor vehicles. The
storage of merchandise, motor vehicles for saile, or the repairof street parking thall be for occupants, employees,
visitors, patrons and shall be limited in use to motor vehicles. The
storage of merchandise, motor vehicles for saile, or the repairof storage of merchandise, motor vehicles for saile, or the repairvisitors, patrons and shall be limited in use to motor vehicles. The
storage of merchandise, motor vehicles for saile, or the repairvisitors, patrons and shall be imitted in use to motor vehicles. The
storage of merchandise, motor vehicles for saile, or the repairvisitors, patrons and shall be for occupants in which we have
very summer of the parking where operating hours do not overlap, the Board of Appeals may grant an extermined in accordance with the following table.

(I) Where lighting facilities are provided, they shall be so arranged
the storage of the parking where operating hours do not overlap, the Board of Appeals may grant an exparking where operations are summer as bollows;

(I) Where lighting facilities are provided, they shall be so arranged
to a summer of the parking where operations are residential districts.

(I) Where lighting facilities are provided, they shall be so arranged
to a USE

1. Residential

2. Hospitals, Convents
Homes for the Aged, Convalesgent Homes

3. Private Clubs, Fraternities Dornitories

4. Tourist Home, Hotel

5. Theatres & Auditoriums

7. Elementary School
io W. Three (3) Active member 1. Guest bedroom
Four (4) seats
Eight (8) feet of pew
Two (2) Teachers, employees
or Administrators in addition
to the requirements of the
Auditorium or Assembly Hall
Ten (10) students in addition
to the requirements of the
Auditorium or Assembly mentary Schools, Jun-High Schools

9. Dance Halle, Exhibition Halls, & Assembly Mails without fixed seats 10. Banks, business offices or professional offices of Lawyers, Architects, Engineers of Seating Confessions of the Confession of Alleys of Seating Confession of Confess

Retail store, except as other specified herein

Furniture & Appliances, household equipment, repair shops, showroom of a Plumber, Decorator, Elec-trician or similar trade, clothing & shoe repair & laundry, motor vehicle sales showroom. Beauty parlor or Barber shops

Fifty (50) square feet of assembly room used for assembly room used for assembly room used for One hundred fifty (150) square feet of usuable floor area, exclusive of the usable floor area secupied in processing requirements see industrial establishments below

Four hundred (400) square feet of usable floor area

One hundred (100) square feet of usable floor area Per each alley One hundred (100) square feet of usable floor area

shops;

(1) Off-street parking lot layout, construction and maintenance, thenever the required off-street parking requires the building of no off-street parking lot, such off-street parking lot, such off-street parking lot, such off-street parking lot shall be laid out, onstructed and maintained in accordance with the following regulations:

structed and maintained in accordance with the control of the cont

which is hereinafter provided for the parking area.

2. Where the parking lot abutts side to lines of a residential zoned district, there shall be established a setback line ten (10) feet from a street that the street has been also been