



## SCHEDULE OF REGULATIONS — VILLAGE OF BEVERLY HILLS, MICHIGAN

Zone Districts	USE REGULATIONS		Area, Height, Bulk and Placement Regulations for Permitted Principal Uses											
	Permitted Principal Uses	Permitted Accessory Uses	Uses Requiring Zoning Board of Appeals Permit	Required Minimum Lot Width in Feet	Required Minimum Lot Area in Square Feet Per Dwelling Unit	Required Minimum Usable Floor Area in Square Feet Per Dwelling Unit	Required Minimum Open Spaces			Maximum Building Height				
							Front Setback in Feet as Measured From the Front Lot Line or Centerline of the Front Street	Side Setbacks in Feet One Side Shall Be at Least Other Side Shall Be at Least	Rear Setback in Feet	In Feet	In Stories			
<b>PP</b> Public Property	1. Buildings and uses of the Village, County or State. 2. Schools, municipal buildings, water towers, auditoriums, libraries, fire and police stations, wells, cemeteries, essential services and any use similar in character to those permitted herein. 3. Parks, playgrounds, playfields, stadiums, flood plains, lakes and rivers. 4. Public off-street parking in connection with the uses permitted herein.													
<b>R-1</b> Single Family Residential	1. Any permitted principal use in Public Property Zone District subject to the minimum regulations of R-1 Zone District. 2. One family dwellings. 3. Farms. 4. Churches, parish houses and public and private schools which are operated on a non-business basis. 5. Public off-street parking in connection with items #1, and #4 above and provided said parking areas are improved and maintained in accordance with Section 6.05. 6. Any use which is similar in character to those permitted herein.	1. Private garage, swimming pool and private greenhouse. 2. Private off-street parking facilities. 3. Signs. 4. Fences. 5. Any use customarily incidental to the permitted principal use.	1. Public utility buildings. 2. Private and social clubs which operate on a non-business basis.	100 feet	16,000 square feet	1,000 square feet for a one-story building and 2,000 square feet for a one and one-half or two-story building.	40 feet from the front street lot line, however, when there are two or more single family residences on the same side of the street in the same block, the setback may be the average setback of all such lots but in no case less than twenty-five feet.	15 feet 20 feet	40 feet	30 feet	2 stories			
<b>R-2</b> Single Family Residential	Any permitted principal use in R-1 Zone District subject to the minimum regulations of R-2 Zone District.	Same as R-1 Zone District	Same as R-1 Zone District	75 feet	12,000 square feet	1,200 square feet for a one-story building and 1,600 square feet for a 1 1/2 or 2 story building.	Same as R-1 Zone District.	12.5 feet 17.5 feet	40 feet	30 feet	2 stories			
<b>R-3</b> Single Family Residential	Any permitted principal use in R-1 Zone District subject to the minimum regulations of R-3 Zone District.	Same as R-1 Zone District.	Same as R-1 Zone District.	60 feet	8,000 square feet	999 square feet for a one-story building and 1,200 square feet for a one and one-half or two-story building.	Same as R-1 Zone District.	10 feet 15 feet	30 feet	30 feet	2 stories			
<b>P</b> Parking	Off-street parking facilities for the parking of self-propelled motor vehicles for periods not exceeding twenty four (24) hours at any one time with no business use transacted on or within the parking area. Such off-street parking facilities shall be improved and maintained in accordance with the regulations of Section 6.05.	1. Signs. 2. Fences. 3. Screening.	Public utility buildings.				Except in cases where the off-street parking facilities abut a residential Zone District, then the front, side and rear setbacks shall be required in conformance with the regulations of Section 6.05.							
<b>B-1</b> Non-Retail Business	1. Any permitted principal use in P Zone District subject to the minimum regulations of P Zone District. 2. Business uses which do not entail the sale, lease, processing or servicing of personal property. Examples of permitted principal offices, occupations and professions are: Advertising, architectural, artist, attorney, banking, building, chiropractic, credit bureau, designing, employment, engineering, financing, foundations, insurance, investment, legal, manufacturers representative, medical, planning, real estate, secretarial and any similar uses. 3. Community buildings and uses, private and social clubs, which operate on a non-business basis. 4. Publicly-owned building, public utility buildings, telephone exchange buildings, electric transformer stations and sub stations and gas regulator stations with service yards but without storage yards.	1. Same as P Zone District. 2. Any use customarily incidental to the permitted principal use.	Nursery schools.				60 feet from the centerline of the front street, except that when a front street has a greater distance than 60 ft. between front lot line and front street center line, then no front setback is required.	0 0	20 feet. Said rear setback may be measured to the centerline of an existing alley or street.	30 feet	2 stories			
<b>B-2</b> Retail Business	1. Any permitted principal use in P Zone District subject to the minimum regulations of P Zone District. 2. Any permitted principal use listed under items #2, #3 and #4 of B-1 Zone District. 3. Retail business uses to serve neighboring Zone Districts and Community needs such as: Grocery stores, bakeries, drug stores, dry dyeing establishments, delicatessens, paint stores, hardware stores, greenhouses, flower and gift stores, furniture stores, clothing stores, department stores, bus passenger stations, electrical stores, plumbing stores, veterinary hospital provided the animals and birds are kept entirely within the permitted principal building, business schools, places serving food and drink provided such use is conducted entirely within the permitted principal building, and any similar use to those permitted herein. 4. The uses permitted herein shall be conducted without the outside sale or display of products or the outside storage of goods, material or equipment.	1. Same as B-1 Zone District. 2. Any use customarily incidental to the permitted principal use.	1. Same as B-1 Zone District. 2. Filling stations. 3. Hospitals. 4. Public garages. 5. Funeral homes. 6. Dance halls. 7. Bowling alleys. 8. Drive-in restaurants				102 feet from the centerline of the front street.			20 feet from the rear property line.	30 feet	2 stories		

SCHEDULE OF REGULATIONS adopted with, and made a part of, Ordinance Number 29 of the Village of Beverly Hills by the Village Council of the Village of Beverly Hills, Michigan at a regular meeting in the Village Hall, August 31, 1959.

MARVIN B. CLINE  
Village President

ALICE M. SPENCER  
Village Clerk