

ORDINANCE NO. 29

Zoning Ordinance of the Village of Beverly Hills, Michigan

ARTICLE 1. TITLE

AN ORDINANCE REGULATING AND RESTRICTING THE HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS; THE SIZE OF OPEN SPACE; THE LOCATION AND USE OF BUILDINGS AND LAND FOR TRADE, BUSINESS AND OTHER PURPOSES; CREATING DISTRICTS FOR SAID PURPOSES; PROVIDING FOR CHANGES IN REGULATIONS, REVISIONS AND BOUNDARIES OF SUCH DISTRICTS; DEFINING CERTAIN TERMS; PROVIDING FOR ENFORCEMENT, ENFORCEMENT, ESTABLISHMENT OF A ZONING BOARD OF APPEALS; AND IMPOSING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE.

ARTICLE 2. DEFINITIONS

Section 2.01. INTENT For the purpose of this Ordinance certain words and terms used herein shall be defined and interpreted as follows. Section 2.02. GRAMMATICAL USAGE DEFINITIONS A. Words used in the present tense shall include the future tense. B. The singular number includes the plural, and the plural the singular. C. The word "person" includes a corporation, association, partnership, firm, as well as an individual.

Section 2.03. OTHER DEFINITIONS ALLEY: A public way which affords a secondary means of vehicular access to abutting buildings. BUILDING: Any structure having a roof, and including, but not limited to, tents, awnings, trailers, which have a primary function other than being a means of conveyance or "Building, Accessory", "Building, Principal", "Building", and "Open Space". BUILDING, ACCESSORY: A subordinate detached building, the use of which is customarily incidental to the permitted principal use of the principal building on the same lot.

Section 2.04. ACCESSORY TO ZONING DISTRICT REGULATIONS BUILDING HEIGHT: The vertical distance measured from the bottom of the floor joists or floor slab of the first story to the highest point of the roof or parapet, whichever is higher for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. BUILDING, PRINCIPAL: A building or where the context so indicates, a group of buildings in a residential district which is situated on a lot and which said building is situated.

Section 2.05. CONFORMITY TO ZONE DISTRICT REGULATIONS Except as otherwise provided in this Ordinance, no structure or land shall hereafter be used or occupied and no structure or part thereof shall be moved, altered, except in accordance with the regulations herein specified for the Zone District in which the structure or land is located.

Section 2.06. ZONING DISTRICT BOUNDARIES SHOWN ON ZONING MAP The boundaries of the Zone Districts are hereby established as shown on the ZONING MAP which is attached hereto and forms a part of this Ordinance. Unless otherwise stated, the boundaries shown thereon are hereby confirmed and are a part of this Ordinance.

Section 2.07. ZONING DISTRICT REGULATIONS Section 2.01. INTENT For the purpose of this Ordinance certain words and terms used herein shall be defined and interpreted as follows. Section 2.02. GRAMMATICAL USAGE DEFINITIONS A. Words used in the present tense shall include the future tense. B. The singular number includes the plural, and the plural the singular.

Section 2.03. OTHER DEFINITIONS ALLEY: A public way which affords a secondary means of vehicular access to abutting buildings. BUILDING: Any structure having a roof, and including, but not limited to, tents, awnings, trailers, which have a primary function other than being a means of conveyance or "Building, Accessory", "Building, Principal", "Building", and "Open Space". BUILDING, ACCESSORY: A subordinate detached building, the use of which is customarily incidental to the permitted principal use of the principal building on the same lot.

Section 2.04. ACCESSORY TO ZONING DISTRICT REGULATIONS BUILDING HEIGHT: The vertical distance measured from the bottom of the floor joists or floor slab of the first story to the highest point of the roof or parapet, whichever is higher for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. BUILDING, PRINCIPAL: A building or where the context so indicates, a group of buildings in a residential district which is situated on a lot and which said building is situated.

Section 2.05. CONFORMITY TO ZONE DISTRICT REGULATIONS Except as otherwise provided in this Ordinance, no structure or land shall hereafter be used or occupied and no structure or part thereof shall be moved, altered, except in accordance with the regulations herein specified for the Zone District in which the structure or land is located.

Section 2.06. ZONING DISTRICT BOUNDARIES SHOWN ON ZONING MAP The boundaries of the Zone Districts are hereby established as shown on the ZONING MAP which is attached hereto and forms a part of this Ordinance. Unless otherwise stated, the boundaries shown thereon are hereby confirmed and are a part of this Ordinance.

Section 2.07. ZONING DISTRICT REGULATIONS Section 2.01. INTENT For the purpose of this Ordinance certain words and terms used herein shall be defined and interpreted as follows. Section 2.02. GRAMMATICAL USAGE DEFINITIONS A. Words used in the present tense shall include the future tense. B. The singular number includes the plural, and the plural the singular.

Section 2.03. OTHER DEFINITIONS ALLEY: A public way which affords a secondary means of vehicular access to abutting buildings. BUILDING: Any structure having a roof, and including, but not limited to, tents, awnings, trailers, which have a primary function other than being a means of conveyance or "Building, Accessory", "Building, Principal", "Building", and "Open Space". BUILDING, ACCESSORY: A subordinate detached building, the use of which is customarily incidental to the permitted principal use of the principal building on the same lot.

Section 2.04. ACCESSORY TO ZONING DISTRICT REGULATIONS BUILDING HEIGHT: The vertical distance measured from the bottom of the floor joists or floor slab of the first story to the highest point of the roof or parapet, whichever is higher for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. BUILDING, PRINCIPAL: A building or where the context so indicates, a group of buildings in a residential district which is situated on a lot and which said building is situated.

Section 2.05. CONFORMITY TO ZONE DISTRICT REGULATIONS Except as otherwise provided in this Ordinance, no structure or land shall hereafter be used or occupied and no structure or part thereof shall be moved, altered, except in accordance with the regulations herein specified for the Zone District in which the structure or land is located.

Section 2.06. ZONING DISTRICT BOUNDARIES SHOWN ON ZONING MAP The boundaries of the Zone Districts are hereby established as shown on the ZONING MAP which is attached hereto and forms a part of this Ordinance. Unless otherwise stated, the boundaries shown thereon are hereby confirmed and are a part of this Ordinance.

Section 2.07. ZONING DISTRICT REGULATIONS Section 2.01. INTENT For the purpose of this Ordinance certain words and terms used herein shall be defined and interpreted as follows. Section 2.02. GRAMMATICAL USAGE DEFINITIONS A. Words used in the present tense shall include the future tense. B. The singular number includes the plural, and the plural the singular.

Section 2.03. OTHER DEFINITIONS ALLEY: A public way which affords a secondary means of vehicular access to abutting buildings. BUILDING: Any structure having a roof, and including, but not limited to, tents, awnings, trailers, which have a primary function other than being a means of conveyance or "Building, Accessory", "Building, Principal", "Building", and "Open Space". BUILDING, ACCESSORY: A subordinate detached building, the use of which is customarily incidental to the permitted principal use of the principal building on the same lot.

Section 2.04. ACCESSORY TO ZONING DISTRICT REGULATIONS BUILDING HEIGHT: The vertical distance measured from the bottom of the floor joists or floor slab of the first story to the highest point of the roof or parapet, whichever is higher for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. BUILDING, PRINCIPAL: A building or where the context so indicates, a group of buildings in a residential district which is situated on a lot and which said building is situated.

Section 2.05. CONFORMITY TO ZONE DISTRICT REGULATIONS Except as otherwise provided in this Ordinance, no structure or land shall hereafter be used or occupied and no structure or part thereof shall be moved, altered, except in accordance with the regulations herein specified for the Zone District in which the structure or land is located.

Section 2.06. ZONING DISTRICT BOUNDARIES SHOWN ON ZONING MAP The boundaries of the Zone Districts are hereby established as shown on the ZONING MAP which is attached hereto and forms a part of this Ordinance. Unless otherwise stated, the boundaries shown thereon are hereby confirmed and are a part of this Ordinance.

Section 2.07. ZONING DISTRICT REGULATIONS Section 2.01. INTENT For the purpose of this Ordinance certain words and terms used herein shall be defined and interpreted as follows. Section 2.02. GRAMMATICAL USAGE DEFINITIONS A. Words used in the present tense shall include the future tense. B. The singular number includes the plural, and the plural the singular.

Section 2.03. OTHER DEFINITIONS ALLEY: A public way which affords a secondary means of vehicular access to abutting buildings. BUILDING: Any structure having a roof, and including, but not limited to, tents, awnings, trailers, which have a primary function other than being a means of conveyance or "Building, Accessory", "Building, Principal", "Building", and "Open Space". BUILDING, ACCESSORY: A subordinate detached building, the use of which is customarily incidental to the permitted principal use of the principal building on the same lot.

Section 2.04. ACCESSORY TO ZONING DISTRICT REGULATIONS BUILDING HEIGHT: The vertical distance measured from the bottom of the floor joists or floor slab of the first story to the highest point of the roof or parapet, whichever is higher for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. BUILDING, PRINCIPAL: A building or where the context so indicates, a group of buildings in a residential district which is situated on a lot and which said building is situated.

Section 2.05. CONFORMITY TO ZONE DISTRICT REGULATIONS Except as otherwise provided in this Ordinance, no structure or land shall hereafter be used or occupied and no structure or part thereof shall be moved, altered, except in accordance with the regulations herein specified for the Zone District in which the structure or land is located.

Section 2.06. ZONING DISTRICT BOUNDARIES SHOWN ON ZONING MAP The boundaries of the Zone Districts are hereby established as shown on the ZONING MAP which is attached hereto and forms a part of this Ordinance. Unless otherwise stated, the boundaries shown thereon are hereby confirmed and are a part of this Ordinance.

Section 2.07. ZONING DISTRICT REGULATIONS Section 2.01. INTENT For the purpose of this Ordinance certain words and terms used herein shall be defined and interpreted as follows. Section 2.02. GRAMMATICAL USAGE DEFINITIONS A. Words used in the present tense shall include the future tense. B. The singular number includes the plural, and the plural the singular.

Section 2.03. OTHER DEFINITIONS ALLEY: A public way which affords a secondary means of vehicular access to abutting buildings. BUILDING: Any structure having a roof, and including, but not limited to, tents, awnings, trailers, which have a primary function other than being a means of conveyance or "Building, Accessory", "Building, Principal", "Building", and "Open Space". BUILDING, ACCESSORY: A subordinate detached building, the use of which is customarily incidental to the permitted principal use of the principal building on the same lot.

Section 2.04. ACCESSORY TO ZONING DISTRICT REGULATIONS BUILDING HEIGHT: The vertical distance measured from the bottom of the floor joists or floor slab of the first story to the highest point of the roof or parapet, whichever is higher for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. BUILDING, PRINCIPAL: A building or where the context so indicates, a group of buildings in a residential district which is situated on a lot and which said building is situated.

Section 2.05. CONFORMITY TO ZONE DISTRICT REGULATIONS Except as otherwise provided in this Ordinance, no structure or land shall hereafter be used or occupied and no structure or part thereof shall be moved, altered, except in accordance with the regulations herein specified for the Zone District in which the structure or land is located.

Section 2.06. ZONING DISTRICT BOUNDARIES SHOWN ON ZONING MAP The boundaries of the Zone Districts are hereby established as shown on the ZONING MAP which is attached hereto and forms a part of this Ordinance. Unless otherwise stated, the boundaries shown thereon are hereby confirmed and are a part of this Ordinance.

Section 2.07. ZONING DISTRICT REGULATIONS Section 2.01. INTENT For the purpose of this Ordinance certain words and terms used herein shall be defined and interpreted as follows. Section 2.02. GRAMMATICAL USAGE DEFINITIONS A. Words used in the present tense shall include the future tense. B. The singular number includes the plural, and the plural the singular.

Section 2.03. OTHER DEFINITIONS ALLEY: A public way which affords a secondary means of vehicular access to abutting buildings. BUILDING: Any structure having a roof, and including, but not limited to, tents, awnings, trailers, which have a primary function other than being a means of conveyance or "Building, Accessory", "Building, Principal", "Building", and "Open Space". BUILDING, ACCESSORY: A subordinate detached building, the use of which is customarily incidental to the permitted principal use of the principal building on the same lot.

Section 2.04. ACCESSORY TO ZONING DISTRICT REGULATIONS BUILDING HEIGHT: The vertical distance measured from the bottom of the floor joists or floor slab of the first story to the highest point of the roof or parapet, whichever is higher for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. BUILDING, PRINCIPAL: A building or where the context so indicates, a group of buildings in a residential district which is situated on a lot and which said building is situated.

Section 2.05. CONFORMITY TO ZONE DISTRICT REGULATIONS Except as otherwise provided in this Ordinance, no structure or land shall hereafter be used or occupied and no structure or part thereof shall be moved, altered, except in accordance with the regulations herein specified for the Zone District in which the structure or land is located.

Section 2.06. ZONING DISTRICT BOUNDARIES SHOWN ON ZONING MAP The boundaries of the Zone Districts are hereby established as shown on the ZONING MAP which is attached hereto and forms a part of this Ordinance. Unless otherwise stated, the boundaries shown thereon are hereby confirmed and are a part of this Ordinance.

Section 2.07. ZONING DISTRICT REGULATIONS Section 2.01. INTENT For the purpose of this Ordinance certain words and terms used herein shall be defined and interpreted as follows. Section 2.02. GRAMMATICAL USAGE DEFINITIONS A. Words used in the present tense shall include the future tense. B. The singular number includes the plural, and the plural the singular.

Section 2.03. OTHER DEFINITIONS ALLEY: A public way which affords a secondary means of vehicular access to abutting buildings. BUILDING: Any structure having a roof, and including, but not limited to, tents, awnings, trailers, which have a primary function other than being a means of conveyance or "Building, Accessory", "Building, Principal", "Building", and "Open Space". BUILDING, ACCESSORY: A subordinate detached building, the use of which is customarily incidental to the permitted principal use of the principal building on the same lot.

Section 2.04. ACCESSORY TO ZONING DISTRICT REGULATIONS BUILDING HEIGHT: The vertical distance measured from the bottom of the floor joists or floor slab of the first story to the highest point of the roof or parapet, whichever is higher for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. BUILDING, PRINCIPAL: A building or where the context so indicates, a group of buildings in a residential district which is situated on a lot and which said building is situated.

Section 2.05. CONFORMITY TO ZONE DISTRICT REGULATIONS Except as otherwise provided in this Ordinance, no structure or land shall hereafter be used or occupied and no structure or part thereof shall be moved, altered, except in accordance with the regulations herein specified for the Zone District in which the structure or land is located.

ARTICLE 6. PARKING, LOADING AND UNLOADING FACILITIES

Section 6.01. REQUIRED OFF-STREET PARKING In all Zone Districts off-street parking facilities shall be provided in an amount not less than that required for the parking of the occupants, employees, visitors, patrons, members and clientele of buildings erected after the effective date of this Ordinance. The effective date of this Ordinance shall be the effective date of the Ordinance for the Zone District in which the building is located.

Section 6.02. REQUIRED OFF-STREET LOADING AND UNLOADING FACILITIES In all Zone Districts, there shall be provided, an amount not less than that required for the parking of the occupants, employees, visitors, patrons, members and clientele of buildings erected after the effective date of this Ordinance.

Section 6.03. REQUIRED IMPROVEMENTS AND MAINTENANCE Property which is utilized for off-street parking facilities in Section 6.01, 6.02, or in any P, B-1 or B-2 Zone Districts, shall be improved and maintained in accordance with the following regulations:

Section 6.04. CERTIFICATE OF OCCUPANCY No certificate of occupancy shall be issued upon completion of any building or addition thereto unless and until all off-street parking and off-street loading space or area requirements, shown on the building or addition, shall be provided and shall be in place.

Section 6.05. REQUIRED IMPROVEMENTS AND MAINTENANCE Property which is utilized for off-street parking facilities in Section 6.01, 6.02, or in any P, B-1 or B-2 Zone Districts, shall be improved and maintained in accordance with the following regulations:

Section 6.06. CONTROL BUMPER A control bumper shall be provided where the boundary of such parking facility abuts a street, alley or other public way in any Zone District. When the front lot line of the parking facility abuts a street, a control bumper shall be provided along the front lot line of the parking facility abut a side street or residential or Public Property Zone District in the same block, a control bumper shall be provided along the rear lot line of the parking facility abut a rear street or a residential or Public Property Zone District.

Section 6.07. SETBACKS Plans for a control bumper shall set back from the property lines as follows: 1. Front and rear street lot line-The control bumper shall have a minimum setback of ten (10) feet from the front or rear street lot line. 2. Side street and alley lot line-The control bumper shall have a minimum setback of three (3) feet from the side street lot line or alley lot line.

Section 6.08. SIGNAGE Signs for off-street parking facilities shall be provided in accordance with the following regulations:

Section 6.09. SIGNAGE Signs for off-street parking facilities shall be provided in accordance with the following regulations:

Section 6.10. SIGNAGE Signs for off-street parking facilities shall be provided in accordance with the following regulations:

Section 6.11. SIGNAGE Signs for off-street parking facilities shall be provided in accordance with the following regulations:

Section 6.12. SIGNAGE Signs for off-street parking facilities shall be provided in accordance with the following regulations:

Section 6.13. SIGNAGE Signs for off-street parking facilities shall be provided in accordance with the following regulations:

Section 6.14. SIGNAGE Signs for off-street parking facilities shall be provided in accordance with the following regulations:

Section 6.15. SIGNAGE Signs for off-street parking facilities shall be provided in accordance with the following regulations:

Section 6.16. SIGNAGE Signs for off-street parking facilities shall be provided in accordance with the following regulations:

Section 6.17. SIGNAGE Signs for off-street parking facilities shall be provided in accordance with the following regulations:

Section 6.18. SIGNAGE Signs for off-street parking facilities shall be provided in accordance with the following regulations: