

Eye Neighborhood Recreation Areas

Unique Plan Tells How

Subdivisions for the most part demand a great deal of planning.

There is one phase, however, that generally has not been given much thought in early development of most communities.

It's recreation. Potential homebuyers always ask:

Give Rules On Fences For Homes

If Bloomfield Township residents build a fence four feet high and don't extend it any closer to the road than the front of their house, then they'll be in line with the Township's proposed zoning ordinance if it's adopted.

Fences which serve as architectural or decorative landscaping for the residential lot—and are not used to enclose property—may be built within the front of the home providing it is not with the minimum set back. The height, however, can't be over six feet.

ON LOTS BIGGER than two acres and frontage more than 200 feet, the restrictions are not as specific.

Barbed wire? Fences wired with electricity?

The new ordinance would prohibit them.

WHAT ABOUT the fences enclosing a public park or a school playground? The ordinance says it could be a little higher—eight feet—but not obstruct vision seriously.

For the resident with a corner lot, no fence or other obstruction to vision above three and a half feet will be allowed.

Inflammables Are Regulated

The storage, use or manufacture of easily flammable products will be carefully regulated in the new ordinance.

Buildings which house such materials must meet the requirements of the Bloomfield Township Building Code.

ACCORDING TO National Fire Association standards, a building housing "fire-likened" items must be protected throughout by an automatic sprinkler system. This is included in the township zoning ordinance.

The storage and handling of flammable liquids such as oil, gas or explosives must comply with state rules and regulations.

Drive-In Movie Areas Limited

Whereabouts in Bloomfield Township would the drive-in movie theater be permitted under proposed zoning ordinance?

According to the regulations, it would be permitted only in research-park districts and only when the site abuts a business or light industry district.

TRAFFIC FROM the theater must, the ordinance says, use a major thoroughfare and not residential streets, further limiting its location.

All cars, waiting to enter, will have to be accommodated on a off-street waiting area.

Are there facilities?
If so, where?
Is the site attractive?
Is it safe for youngsters?

BLOOMFIELD TOWNSHIP has attempted to encourage more attention to recreation at the subdivision level by an innovation written into its proposed zoning ordinance.

The idea? Merely slice a bit of land from the width of every lot in a subdivision and then combine all the slices in one spot and make it into a recreation area for the whole subdivision.

THIS OF COURSE can only apply to new or sparsely settled subdivisions where land is available for slicing.

The "recreational" site would be an integral part of the neighborhood community and could be as developed or as "woody" as desired.

This plan to reduce lots for recreational land, however, must be mutually agreed to by the legislative body of the township and the subdivider or developer. It involves give and take on both sides.

ACCORDING TO the ordinances, the lot area in all one-family residential districts (except R-1 with sanitary sewers) could be reduced up to 10 per cent or 120 feet width providing the number of subdivision residents is not increased.

The formula for calculating this would be:

- R-1—Without sewer—1.5 dwelling units per acre.
- R-2—Without sewer—1.5 dwelling units per acre. With sewer—1.7 dwelling units per acre.
- R-3—Without sewer—1.2 dwelling units per acre. With sewer—1.5 dwelling units per acre.

FOR LEGAL AND maintenance reasons, the ordinance calls for the "recreational" square footage to be dedicated to the township. It would retain it either as open space for a park or for an active recreation site or related use.

The ordinance says that the area gained by the lot reductions must be at least four acres and must be in a location and shape approved by the Planning Commission when it reviews the proposed subdivision plat.

IF THE LAND includes a body of water, or swamp or if the ter-

Set Conditions For Developing Trailer Courts

Trailer courts will not be built in Bloomfield Township until a number of conditions are met.

According to the proposed zoning ordinance, trailer courts would only be allowed in a general business (B-3) district.

ONLY AFTER favorable action by the board of appeals and approval from the planning commission could a trailer court be established, the new zone law states.

The new provisions say that all trailer sites must contain a minimum of at least 50 trailer coach sites and not more than 75.

TRAILER COURTS would have to have access to major thoroughfares and a wall or fence four feet high on all sides of the court.

All trailers owned by residents of the township and stored on their individual lots will have to be stored within a completely enclosed accessory structure or attached garage.

rain is excessively uneven, the ordinance would deem it unsuitable for recreation.

This is a safeguard against a developer who would dump an unusable parcel of land on the township and call it a recreation site.

IN APPROVING THE applica-

tion for this "Planned Unit Development" program, the Planning Commission of the township is told by the ordinance to be conscious of three objectives:

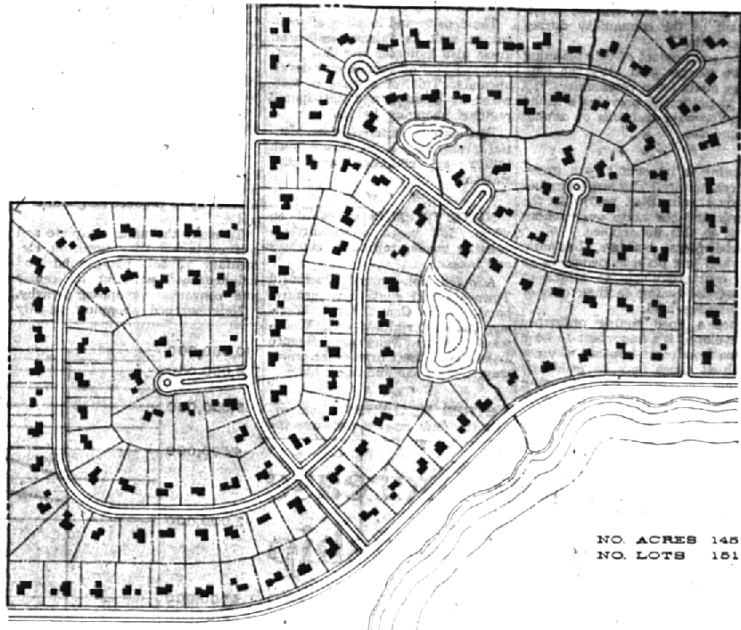
—Provide more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, lakes and hills.

—Encourage developers to use a more creative approach in the development of residential areas.

—Encourage a more efficient, aesthetic and desirable use of open area while recognizing a reduction in development costs and by allowing the developer to bypass natural obstacles in the site.

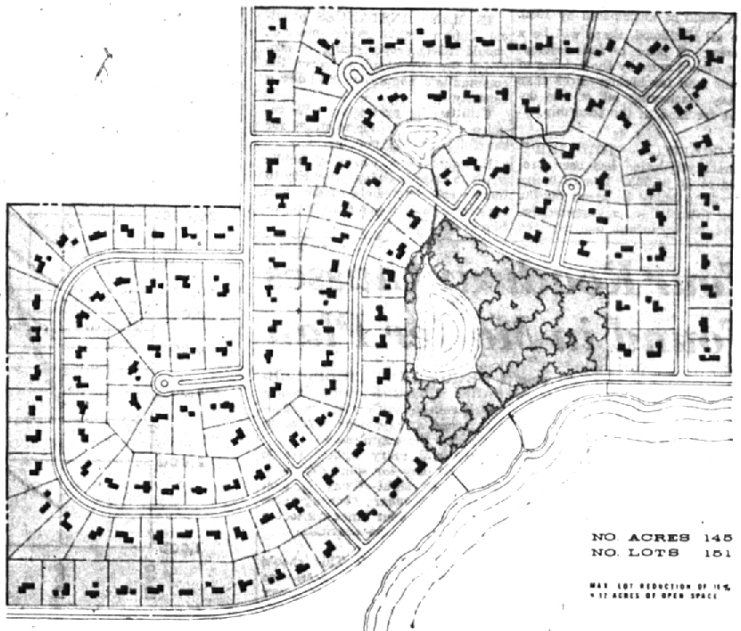
Subdivisions Like This . . .

SUBDIVISION DESIGN



1. DEVELOPMENT UNDER SCHEDULE OF REGULATIONS

. . . Or Like This?



2. DEVELOPMENT UNDER PLANNED UNIT