

Just What Do Zoning Terms Mean?

Zoning has a language all its own.

Sort of a modern day hieroglyphics-gone-legal, the letter-number combinations stand for a vast number of regulations.

In Bloomfield Township's proposed zoning ordinance, there are six major categories: residential (R), business (B), office (O), research (R), manufacturing (M) and parking (P).

EACH DIVISION has a still more detailed break down:

Residential

R-1 for instance, means one-family residential district with smallest lot area requirements. R-2 means one-family residential district with average requirements. R-3 is one-family residential district with largest requirements.

Multiple Family

R-M STANDS FOR multiple-family residential district.

Designed to provide sites for apartment homes, it generally serves as a transition zone between business districts and single family districts.

The multiple dwelling zoning also provides for the limited needs of an apartment type of unit in an

otherwise low density, single family residential community.

Business

B-1 MEANS a local business district.

This area is fashioned primarily for the convenience shopping of persons living in adjacent residential areas. It permits only uses which are necessary to satisfy basic shopping or service needs.

SUCH AN AREA could include stores that sell groceries, meats, dairy products, baked goods or other foods, drugs, dry goods and notions or hardware.

Any personal service establishment would be permitted such as a shoe repair, tailor shop, beauty parlor or barber shop.

Doctors, dentists, chiropractors, osteopaths, lawyers and similar professionals would also be permitted to open offices in an area zoned B-1.

THE B-2 CATEGORY is designed to cater to the needs of a larger consumer population. It provides a few well chosen sites for major shopping centers with large establishments generating large volumes of auto, truck and pedestrian traffic.

A SHOWROOM WOULD be allowed in B-2 as well as a workshop

for an electrician or a decorator, dressmaker, tailor, baker, printer or upholsterer. Private clubs or lodge halls would also be allowed in this zoning class.

Restaurants or other places serving food or drink (except a driving-in) could be built in these areas along with a theater, assembly hall or concert hall.

THE THIRD OF the business categories is, logically, B-3.

It has been designated to include more diversified business types and is often located to serve the transient consumer.

What goes in B-3? Business schools or private schools operated for profit; a funeral home; a car wash. It could also include bus passenger stations, a new car office, sales or showroom, clinics and convalescent homes.

Governmental offices come in this classification — public utility offices, exchanges, transformer stations, pump stations and service yards.

Office

ANOTHER OF THE categories in Bloomfield Township's proposed zoning ordinance is O-1 — office building district.

Land within areas designated O-1 include office buildings for any of these occupations — executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales.

Medical offices, including clinics, would be permitted as would publicly-owned buildings and public utility offices.

Research-Park

R-P IN THE new zoning ordinance represents research park districts.

The area devoted to research park provides for a "community of research facilities" rather than for a single research establishment.

Basic research, design and pilot or experimental product development would be allowed to function in this R-P area.

Hospitals, clinics and recreation use when developed as an accessory to the main facility would be permitted.

Manufacturing

M-L, THE LIGHT manufacturing district, is designed to accommodate wholesale activities, warehouses and industrial operations whose external physical effects are restricted to the area of the district.

M-L could include warehousing and wholesale establishments along with trucking facilities.

MANUFACTURING, COMPOUNDING, PROCESSING, packaging or treatment of products such as

bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool, die, gauge and machine shops.

Things that might be manufactured in an M-L area could include such things as bone, canvas, cellophane, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (no large stampings), shell, textiles, tobacco, wax, wire, wood (no sawing or planing mills) and, perhaps, yarns.

Parking

P-1 STANDS FOR vehicular parking district.

Such an area would be designed to accommodate the off-street parking for those non-residential uses which are not able to provide adequate space within their own district boundaries.

A P-1 area would be near to and used for one or more business, research, industrial, office or institutional establishments.

The area, according to the proposed zoning, would be used solely for parking of private passenger vehicles and for less than a day at a time. No neon signs, just those indicating in and out.

For a more detailed charting of restrictions for these zoning classifications, see the chart below.

Here It Is Specifically:

USE DISTRICTS	Minimum Size Lot Per Unit		Maximum Height Of Building		Minimum Yard Setback (Per Lot In Feet)			Minimum Floor Area	Maximum Percentage Of Lot Coverage
	Area In Sq. Ft.	Width In Feet	In Stories	In Feet	Front	Each Side	Rear	Per Unit (Sq. Ft.)	(Area of All Structures)
R-1 ONE-FAMILY RES. WITHOUT SEWER	22,000	150	2½	25	40	16	35	1,250	30%
R-1 ONE-FAMILY RES. WITH SEWER	16,000	100	2½	25	40	16	35	1,250	30%
R-2 ONE-FAMILY RES. WITHOUT SEWER	22,000	150	2½	25	40	16	35	1,650	30%
R-2 ONE-FAMILY RES. WITH SEWER	20,000	120	2½	25	40	16	35	1,650	30%
R-3 ONE-FAMILY RES. WITHOUT SEWER	30,000	150	2½	25	40	16	35	1,850	30%
R-3 ONE-FAMILY RES. WITH SEWER	22,000	130	2½	25	40	16	35	1,850	30%
R-M MULTIPLE FAMILY RES.	—	—	2	25	40	20	—	—	—
B-1 LOCAL BUSINESS	—	—	1	20	25	—	20	—	—
B-2 COMMUNITY BUSINESS	—	—	2½	35	75	—	—	—	—
B-3 GENERAL BUSINESS	—	—	2½	35	25	—	20	—	—
O-1 OFFICE BUILDING	—	—	2½	35	25	—	20	—	—
R-P RESEARCH PARK	—	—	2½	35	75	40	—	—	—
M-L LIGHT MANUFACTURING	—	—	2½	35	75	40	—	—	—

Of Course, There Are Exceptions:

The schedule of regulations chart above, like most everything, has its exceptions. Warning: this is technical so have your specific case well in mind before reading on.

The exceptions include:
1. ONE-FAMILY RESIDENTIAL—lot size:

Districts could be excepted from the lot area regulations if the "Planned Unit Development" program was in use. The plan makes each lot in a subdivision a bit smaller with the graded land lumped and put to recreational use. It would not allow for an increase in density.

2. ONE-FAMILY RESIDENTIAL—minimum front yard setback:

Where a front yard of more or less depth than specified exists at time the ordinance is passed, the depth of the front yard of any new home can not be less and does not have to be greater than the average depths of the front yards of existing homes.

This applies to one side of a street in any block. The maximum

depth under this exception is 60 feet. The minimum is 40 feet.

3. ONE-FAMILY RESIDENTIAL—minimum side yard requirement:

The side yard next to a street cannot be less than 25 feet when there is a common rear yard relationship in the block and a common side yard relationship with the block directly across the separating street.

In the case where a rear yard adjoins a side yard of an adjacent lot, or when the side yard abuts on frontages across a common street, the side yard abutting the street cannot be less than the required front yard setback of the district.

4. MULTIPLE-FAMILY RESIDENTIAL—lot size, maximum building height:

Where the development of apartments is exclusively of a two-family residential type structure, there must be provided a minimum area

of at least 6,000 square feet of gross lot area for each unit.

5. MULTIPLE-FAMILY RESIDENTIAL—yard setbacks, minimum floor area:

On every lot on which an apartment is built, a 20-foot side yard must be on each side of the lot.

Each side yard must be increased by one foot for each 10 feet of additional building length over 40 feet in over-all dimension along the adjoining lot line with a maximum limit of 125 feet in length.

Rear yards and spacing between buildings must be provided — 45 feet between buildings and 35-foot rear yards for one and two story structures.

Row houses, terraces and other such multiple type structures must comply with these floor area requirements:

One bedroom unit apartment—minimum net floor area of at least 450 square feet per unit, consisting of not more than three rooms in addition to kitchen and necessary

sanitary facilities. For computing density, it is considered a three-room unit.

Two bedroom unit apartment—minimum net floor area of at least 600 square feet per unit, consisting of not more than four rooms, in addition to the kitchen and sanitary facilities. For computing density, it is considered a four-room unit.

Three or more bedroom unit—an additional area of 150 square feet added to the minimum net floor area of 600 square feet for each additional room.

For computing density, the three bedroom unit is considered a five room unit, four bedroom unit, a six room unit and so on.

6. MULTIPLE-FAMILY RESIDENTIAL—maximum percentage of lot coverage:

The total number of rooms (other than kitchen and sanitary facilities) must not be more than the area of the land, in square feet, divided by 1,500. All units must

have at least one living room and one bedroom.

7. BUSINESS AND OFFICE CATEGORIES (B-1, B-3 and O-1)—side yard requirements:

No side yards are required along the interior side lot lines, except as otherwise specified in the Building Code.

On the exterior side yard which borders on a residential district, there must be a setback of not less than 10 feet on the side or residential street. If walls of buildings, facing interior side lot lines, contain windows or other openings, the side yards of not less than 10 feet must be provided.

8. BUSINESS AND OFFICE CATEGORIES (B-1, B-3 and O-1)—minimum rear yard:

Loading space must be provided in the rear yard in the ratio of at least 10 square feet per front foot of building in addition to the off-street parking requirements.

In O-1 districts, loading space (See EXCEPTIONS, Page 8)