

Requirements for Off-Street Parking Depend on Type of Property Served

Off-street parking is a necessity in any automotive suburb and Bloomfield Township is no exception.

According to the township's proposed ordinance, off-street parking for other than residential use must be within 300 feet of the building it serves.

For the homeowner, off-street parking would have to be either a parking strip, driveway, or garage or combination of all three.

Any area designated to meet minimum requirements for off-street parking could not be changed to any other use unless equal facilities were provided elsewhere under the ordinance.

According to the ordinance, two

Go Kart Track Allowed Only In Special Area

Go karts?

The township's proposed ordinance says the little variety of auto will be permitted only in the B-3 business districts located adjacent to an M-L district and a major thoroughfare.

The ordinance states that all kart tracks must be operated on the basis of the current rental track specifications of the United States Kart Association on file with the township clerk.

ALL BULK STORAGE of fuels and lubricants would have to be outside the go kart roadway area and must be stored as directed by the township fire chief.

Entrance and exit from the spectator area and off-street parking would have to be from a major thoroughfare.

ALL SIDES OF the roadway not abutting a major thoroughfare would have to be screened by a 20-foot greenbelt and a fence or wall. No public address system would be permitted.

Racing would be prohibited.

Must Screen View Of Open Storage

The open storage of all equipment, vehicles, and materials including wastes, will have to be screened from the public view, under Bloomfield Township's proposed ordinance.

A wall as high as the equipment, vehicles or materials — must be built, the ordinance says.

or more buildings could collectively provide required off-street parking but the number of spaces could not be less than the total required for both.

The Board of Appeals could grant an exception in the case, however, where operating hours of the two establishments do not overlap. Storage of merchandise, or vehicles, or the space to repair them would not be permitted.

The minimum number of off-street parking spaces has been tied to the facilities served.

Specifically: Residential—two for each dwelling unit.

Community Business District — one for each 60 square feet of usable floor space.

Banks—one for each 200 square feet of usable floor area.

Business offices or professional offices—one for each 300 square feet of usable floor area.

Medical offices — one for each 100 square feet of usable floor area in waiting room and one for each examining room, dental chair or similar use area.

Retail stores except as otherwise mentioned in this list—one for each 150 square feet of usable floor area.

Furniture, appliances, and hardware stores, household equipment repair shops, showrooms of plumbers, decorators, electricians, shoe repairers or similar tradesmen — one for each 300 square feet of usable floor area. (For floor-area used in processing, one additional space must be provided for each two employees.)

Laundromats—one for each two washing machines.

Beauty parlor or barber shop—

Radioactivity, Glare Can't Be Nuisance

Even glare and radioactive materials are discussed in the township zoning ordinance.

Glare from any process (such as welding or acetylene torch cutting) cannot create a public nuisance.

RADIOACTIVE MATERIALS and wastes and even electro magnetic radiation such as x-ray machine operation, will not be allowed in unsafe quantities.

The degree of safety is established by the U. S. Bureau of Standards.

one for each beauty or barber shop chair.

Funeral homes—one for each 50 square feet of assembly room usable floor space.

Auto and truck sales and service firms—one for each 400 square feet of usable floor area of sales room and one for each service stall in the service room.

Bowling alleys — four for each bowling lane.

Bars, cocktail lounges and restaurants — one for each 100 square feet of usable floor area.

Churches or temples — one for each three seats in the main area of worship.

Theaters and auditoriums (except schools)—one for each four seats.

Elementary and junior high schools—one for each two teachers, employees or administrators.

TV, Radio Tower Sites Designated In Township Area

Research-park zoning districts will be the only area where commercial television and radio towers will be allowed to locate, according to the proposed Bloomfield Township zoning ordinance.

The towers must be located centrally on at least five acres of property. The land cannot have a dimension less than one and a half times the height of the tower to protect adjacent property should the tower fall.

Measure Density Of Smoke to Find Annoyance Point

The Ringlemann Chart—a method of measuring smoke—is a part of Bloomfield Township's proposed ordinance.

The chart helps grade the density of smoke indicating when it's at a dangerous or annoying point.

THE CHART, used by the United States Bureau of Mines, will help township officials determine when persons or companies are creating a disturbance by creating excessive or obnoxious smoke.

High school—one for each two teachers, employees or administrators and one for each 10 students.

Golf clubs or swimming pool clubs—one for each five members.

Dance halls, roller rinks, exhibition halls and assembly halls without fixed seats—one for each 100 square feet of usable floor area.

Private clubs or lodges—one for each five members.

Fraternity or sorority—one for each five active members.

Hospitals — one for each four beds and one for each two employees and staff members.

Home for the aged and convalescent homes—one for each four beds and one for each two employees and staff members.

Housing for the elderly—one for each two dwelling units and one for each employee.

Motel—one for each two dwell-

ing units and one for each employee.

Trailer court—one for each trailer site and one for each employee of the trailer court.

Stadium and sports arena or similar outdoor place of assembly —one for each six seats or 12 feet of benches.

Industrial or research establishments—one space for every two employees in the largest working shift. Space on site would have to be provided for all construction workers during periods of plant construction.

Wholesale establishments — one for every one employee in largest working shift or one for every 1,700 square feet of usable floor space or whichever is greater.

Auto service or repair stations—one for each lubrication stall, rack or pit and one for each two gasoline pumps.

'Greenbelt Clause' Takes Close Look At Plants, Trees

A greenbelt?

In Bloomfield Township's proposed new zoning ordinance, the horticulturist would be almost as much an authority as an attorney.

In a special classification, the ordinance sets several major definitions of a greenbelt—which acts as a buffer between homes and non-residential uses.

FIRST, PLANT materials could not be planted any closer than four feet to the fence line or the property line.

The second point could require plant materials to be in staggered rows—if the plan calls for two or more rows of plantings.

SEVERAL REQUIREMENTS deal with the location of trees. Evergreens, the ordinance states, can not be planted more than 30 feet on centers; neither can deciduous (leaf-droppers).

Narrow evergreens must be located not more than three feet on centers and tree-like shrubs not more than ten feet, and large deciduous shrubs not more than four feet.

ALONG WITH A list of suggested trees and their size are five varieties "not" permitted.

Poplars, Box Elders and Soft Maples get the thumbs down treat-

ment in the ordinance along with Elms (prone to disease) and Ailanthus (better known as the messy "Tree of Heaven").

SUGGESTED PLANT materials in the greenbelt section of the ordinance include a number of popular varieties.

Evergreens, a minimum of five feet tall at planting time, include Juniper, Red Cedar, White Cedar and Pines.

The suggested narrow variety of Evergreen (three feet tall) includes the Pyramidal Arbor-Vitae, Columnar Juniper and Irish Juniper.

TREE-LIKE SHRUBS (required four feet high at planting) include the lovely Flowering Crab, the delicate Dogwood, Redbud, Rose of Sharon, Russian Olive and Mountain Ash.

Honeysuckle, Viburnum, Mock-Orange, Forsythia, Lilacs and Ninebark are the recommended large deciduous shrub selections. Requirements call for at least six feet in height at planting time for these.

THE LARGE deciduous trees, of course, include Oaks, Hard Maples, Ash, Hackberry and Sycamore. At least an eight-foot tall tree would be required for use in the greenbelt requirements in the proposed zoning ordinance.

RESEARCH PARK, LIGHT INDUSTRIAL

Introduce Two New Zone Categories

Residential, business, industry. These three categories are the major ones in zoning a community.

In Bloomfield Township's proposed ordinance, however, there are two new areas described—research park and light industrial.

THE LIGHT INDUSTRIAL category is suggested for an area northwest of Orchard Lake Road and land northeast of Telegraph. This is a 15.4-acre area and is presently zoned commercial.

Actually it has developed as a light industrial "pocket" that bears no adverse relationship to any residential district.

Zoning this "light industrial" would be calling it what it is.

THE RESEARCH DISTRICT proposal, however, would be a major addition to the township's land use pattern.

The GM Tech Center in Warren, the proposed Chrysler Tech Center

in Troy and the developing research facilities on Northwestern Highway in Southfield are examples of this type of zoning.

THE TOTAL ACREAGE proposed for this new use in Bloomfield Township is 228 acres. Approximately 106 acres is presently zoned commercial and 122 acres residential.

Prospects are dim for the stable development of this land in its present category.

MORE REASONS for the research zoning category:

—The sites, in general, are vacant.

—Most parcels are big enough for a single facility so there would not be a complex purchasing problem.

—Close to Woodward, Telegraph and the Chrysler Expressway to give a regional transportation network.

—Utilities are being made available.

—A prestige address.

—Close to high quality housing for the high percentage of upper income personnel employed by research firms.

IN TERMS OF potential taxes, the research category would bolster the economic base.

While it is impossible to estimate precisely the taxes, it would not be unreasonable to expect about \$200,000 worth of land, buildings and equipment per acre.

ON THIS BASIS, the 228 acres of land could conceivably develop to represent an investment of \$45.7 million. It could yield an additional \$12.6 million assessed valuation to the current \$62.8 million.

Full development of the research facilities would likely yield a 20 per cent addition to local property tax revenues.

Exceptions

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must be provided in a ratio of five square feet per front foot of building.

Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of the alley.

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

Parking will be permitted in the front yard after approval of the parking plan layout and points-of-access by the Board of Appeals. The setback shall be measured from the nearest side of existing DISTRICT (B-2)—a yard requirement or proposed right-of-way lines, whichever is greater.

10. COMMUNITY BUSINESS

ments: No building will be closer than 50 feet to the outer perimeter (property line) of the district when the property line abuts any residential district.

11. BUSINESS, OFFICE, RESEARCH-PARK AND LIGHT MANUFACTURING (B-1, B-2, B-3, O-1, R-P and M-L)—yard requirements:

—A four foot obscuring wall or fence or a 20-foot greenbelt must be provided on those sides of the property next to land zoned for residential use. The greenbelt must conform with standard township requirements and the planting plan must be reviewed and approved by the Board of Appeals.

12. RESEARCH PARK AND LIGHT MANUFACTURING —yard requirements:

Parking shall be permitted on the side yard after approval of the parking plan layout and points of access by the Board of Appeals.

All storage must be in the rear yard and must be screened with an obscuring wall or fence, not less than six feet high or with a chain link fence and a greenbelt planting to obscure the view from any adjacent district or public street.