

ARTICLE XIII—SCHEDULE OF REGULATIONS

and gas pumping stations. Water supply and sewage disposal plants. Water and gas tanks and holders.

8. Use of a similar character.

SECTION 1101. AREA AND BULK REQUIREMENTS:
SEE ARTICLE XIII, "SCHEDULE OF REGULATIONS" limiting the height and bulk of buildings.

ARTICLE XII—P-1 VEHICULAR PARKING DISTRICTS

PREAMBLE:
The P-1 VEHICULAR PARKING DISTRICTS are designed to accommodate the off-street parking for those nonresidential uses which are not able to provide adequate space within their own district boundaries.

The following regulations shall apply in all P-1 Vehicular Parking Districts, and shall be subject further to the provisions of ARTICLE XIV, "GENERAL PROVISIONS".

SECTION 1200. USES PERMITTED:

Premises in such district shall be used only for an off-street vehicular parking area and shall be developed and maintained subject to such regulations as are hereinafter provided.

SECTION 1201. LIMITATION OF USE:

- The parking area shall be necessary to, and for use in connection with one or more business, research or industrial establishments, or in connection with one or more existing professional or institutional offices or institutions.
- The parking area shall be used solely for parking of private passenger vehicles, for periods of less than one (1) day.
- No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area.
- No building other than those for shelter of attendants shall be erected upon premises and they shall not exceed fifteen (15) feet in height.
- Such parking lots shall be situated on premises which have an area of not less than six thousand (6,000) square feet and shall be contiguous to a P-1, P-2, P-3, O-1, RP or ML District. Parking areas may be approved when adjacent to B-1, B-3 or O-1 Districts, or on the end of a block where such areas front on a street which is perpendicular to that street serving the District. There may be a maximum driveway width of twenty (20) feet between such P-1 District and such B-1, B-2, B-3, O-1, RP, or ML Districts.
- Applications for P-1 District use shall be made to the Township Planning Commission by submitting a layout of the area requested showing the intended parking plan.

SECTION 1202. PARKING LAYOUT, ENTRANCE AND EXIT:

Such off-street parking lots shall be laid out, constructed, and maintained in accordance with the following standards and regulations:

- All spaces shall be laid out in the dimension of nine by twenty feet (9' x 20'), exclusive of the following (item b.).
- All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly on to a street shall be prohibited.
- Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.
- Plans for the layout of the parking lot shall show a total dimension across two (2) tiers of spaces and one (1) aisle (maneuvering lane) of at least the following for the various patterns:
 - A 90 Degree Pattern—Sixty (60) feet of two (2) tiers of spaces and one (1) aisle (maneuvering lane), with the minimum aisle being twenty (20) feet in width. This minimum aisle width shall permit two-way traffic movement.
 - A 60 Degree Pattern—Fifty-five (55) feet for two (2) tiers of spaces and one (1) aisle (maneuvering lane), with the minimum aisle being fifteen (15) feet in width. This minimum aisle width shall permit one-way traffic movement.
 - A 45 Degree Pattern—Fifty (50) feet of two (2) tiers of spaces and one (1) aisle (maneuvering lane), with the minimum aisle being twelve (12) feet in width. This minimum aisle width shall permit one-way traffic movement.
 - A 45 Degree Herringbone Pattern—Forty-three (43) feet for two (2) tiers of spaces and one (1) aisle (maneuvering lane), with the minimum aisle being twelve (12) feet in width. This minimum aisle width shall permit one-way traffic movement.

Each entrance and exit to and from such parking lot shall be at least twenty (20) feet distant from any adjacent property located in any residential district.

SECTION 1203. MINIMUM DISTANCES AND SETBACKS:

1. SIDE YARDS:—Where the P-1 District is contiguous to side lot lines of premises within a residentially zoned district, the required wall shall be located at least ten (10) feet from the side lot line opposite the residential unit, or vacant residential lot.

2. FRONT YARDS:—Where the P-1 District is contiguous to a residentially zoned district which has a common frontage on the same block with residential structures, or where no residential structures have been yet erected, there shall be a setback equal to the required residential setback for said residential district, or a minimum of twenty-five (25) feet, or whichever is the greater. The required wall shall be located on this minimum setback line.

SECTION 1204. SCREENING AND LANDSCAPING:

- The parking area shall be provided with a continuous and completely obscuring wall, or masonry wall or fence, four (4) feet in height measured to the top surface of the wall. This wall or fence shall be provided on all sides where the next zoning district is designated as a residential district. Whenever such wall is required, all land between said wall and boundaries of the P-1 District shall be kept free from refuse and debris and shall be landscaped with deciduous shrubs, evergreen material and ornamental trees. Ornamental trees shall be planted at thirty (30) foot intervals, six (6) feet from wall. The ground area shall be planted and kept in lawn.
- All such landscaping and planting shall be maintained in a healthy, growing condition, neat and orderly in appearance.

SECTION 1205. SURFACE OF PARKING AREA:

1. The entire parking area, including parking spaces and maneuvering lanes, required under this Section, shall have asphaltic or concrete surfacing in accordance with specifications approved by the Township Engineer. Such facilities shall be drained so as to dispose of all surface water accumulated in the parking area.

2. The parking area shall be surfaced within one (1) year of occupancy of the use it is to serve if it is for a new use, and within six (6) months of the effective date of rezoning for P-1 Vehicular Parking use if the parking area is to serve an existing use or uses.

SECTION 1206. LIGHTING:

1. All lighting used to illuminate any P-1 District off-street parking area shall not exceed twenty (20) feet in over-all height above ground level and shall be so installed as to be confined within and directed on the parking area only.

SECTION 1207. APPROVAL AND MODIFICATIONS:

- The Board of Appeals, upon application by the property owner of the parking area, may modify the yard and wall requirements where, in unusual circumstances no good purpose would be served by compliance with the requirements of this ARTICLE.
- In all cases where a wall extends to an alley which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten (10) feet from such alley line in order to permit a wider means of access to the parking area.
- In addition to the above requirements, such parking area shall comply with such other requirements or conditions as may be prescribed by the Board of Appeals for the protection of the residential district abutting such parcel or parcels in which the parking area is to be located.

SECTION 1300. LIMITING HEIGHT, BULK, DENSITY AND AREA BY LAND USE

USE DISTRICTS	MINIMUM SIZE LOT PER UNIT	MAX. HEIGHT OF BUILDING	MINIMUM YARD SETBACK			MINIMUM FRONT PORCH AREA PER (SQ. FT.) STRUCTURES	Maximum Percentage of Lot Coverage
			IN FRONT	EACH SIDE	REAR		
R-1 ONE-FAMILY RES. WITH SEWER	22,000(a) 150	2 1/2	25	40(b)	16(c)	35	1,250 30%
R-1 ONE-FAMILY RES. WITH SEWER	16,000(a) 100	2 1/2	25	40(b)	16(c)	35	1,250 30%
R-2 ONE-FAMILY RES. WITHOUT SEWER	22,000(a) 150	2 1/2	25	40(b)	16(c)	35	1,650 30%
R-2 ONE-FAMILY RES. WITH SEWER	20,000(a) 120	2 1/2	25	40(b)	16(c)	35	1,650 30%
R-3 ONE-FAMILY RES. WITHOUT SEWER	30,000(a) 150	2 1/2	25	40(b)	16(c)	35	1,850 30%
R-3 ONE-FAMILY RES. WITH SEWER	22,000(a) 130	2 1/2	25	40(b)	16(c)	35	1,850 30%
R-M MULTIPLE FAMILY RES. B-1 LOCAL BUSINESS	(d) (g)	2(d)	25(a)	40(e)	20(e)	(e)	(f) (g)
B-2 COMMUNITY BUSINESS	—	—	20 25(j)	(h,l)	20(l)	—	—
B-3 GENERAL BUSINESS	—	—	2 1/2 30 25(j)	(h,l)	20(l)	—	—
O-1 OFFICE BUILDING	—	—	2 1/2 30 25(j)	(h,l)	20(l)	—	—
R-P RESEARCH PARK	—	—	2 1/2 30 75 40(m,l)	(n)	—	—	—
M-L LIGHT MANUFACTURING	—	—	2 1/2 30 75 40(m,l)	(n)	—	—	—

NOTES: (IN ORDER TO SECTION 1300):

- See Section 1301. PLANNED UNIT DEVELOPMENT regarding exceptions as to lot area and density controls.
- Where a front yard of greater or less depth than the above specified depth exists in the front of a dwelling or dwellings in existence at the time of the passage of this Ordinance, on one side of a street in any block, the depth of the front yard of any building subsequently erected that side of the street shall not be less than the depth of the front yard of any building existing at the time of the passage of this Ordinance, but this shall not be deemed to require a front yard of greater depth than sixty (60) feet, or existing a depth less than forty (40) feet in any case.
- The side yard abutting upon a street shall not be less than twenty-five (25) feet when there is a common rear yard relationship in said block and a common side yard relationship with the block directly across the common separating street. In the case of a rear yard abutting a side yard of an adjacent lot, or when said side yard abuts on frontages across a common street, the side yard abutting a street shall not be less than the required front yard of the district.
- See Section 501 for multiple story apartments. Where development is exclusively of a two-family residential type structure, there shall be provided a minimum area of at least six thousand (6,000) square feet of gross lot area for each unit (or 12,000 square feet per two-family structure).
- Every lot on which a multiple dwelling structure is erected shall be provided with a 20 foot side yard on each side of such lot. Each side yard shall be increased by one (1) foot for each ten (10) feet or part thereof by which the length of the multiple dwelling structure exceeds forty (40) feet, in overall dimension, along the adjoining lot line. In order to preserve the general character of the district, structures shall not be less than one hundred twenty-five (125) feet. Rear yards and spacing between buildings shall be provided on the following basis: 1. and 2 story structures—45 feet between buildings and 35 foot rear yards.
- See definitions under Section 200, subsection 6a, Row Houses, Terraces and other such multiple type structures shall comply with the floor area requirements under Apartments (Section 200, subsection 5a, (1), through (4)).
- The total number of rooms (other than kitchen and sanitary facilities) shall not be more than the area of the parcel, in square feet, divided by fifteen hundred (1500). All units shall have at least one (1) living room and one (1) bedroom.
- 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 shall be provided a setback of not less than ten (10) feet on the side or residential street. If walls of structures, facing such interior side lot lines, contain windows, or other openings, side yards of not less than ten (10) feet shall be provided.
- Loading space shall be provided in the rear yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from the off-street parking requirements; except in the instance of "0-1" Districts loading space shall be provided in the ratio of five (5) 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 said alley.
- Parking shall 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 and/or proposed right-of-way lines, whichever is greater.
- No building shall be closer than fifty (50) feet to the outer perimeter (property line) of such district when said property line abuts any residential district.
- A four (4) foot obscuring wall or fence or a twenty (20) foot greenbelt shall be provided on those sides of the property abutting land zoned for residential use. The greenbelt planting plan shall be reviewed and approved by the Board of Appeals in conformity with the requirements of SECTION 1409.
- 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 shall be in the rear yard and shall be completely screened with an obscuring wall or fence, not less than six (6) feet high, or with a chain link fence and a greenbelt planting so as to obscure all view from any adjacent district or public street.

SECTION 1301. PLANNED UNIT DEVELOPMENT:

The intent of this section is to permit one-family residential subdivisions to be planned as a comprehensive unit allowing, therefore, certain modifications to the standards as outlined in the "SCHEDULE OF REGULATIONS" to be made in R-1, R-2, and R-3 ONE-FAMILY RESIDENTIAL DISTRICTS when the following conditions are met:

- The lot area in all One-Family Residential Districts (except R-1 With Sewer) may be reduced by ten (10) per cent and the lot widths of all said districts may be reduced to one hundred and twenty (120) feet provided that the population density shall be no greater than if the land area to be sub-divided were developed in the minimum square foot lot areas as required under R-1, R-2, and R-3. All calculations shall be predicated upon the One-Family Districts having the following number of dwelling units per acre:
 - R-1—Without sewer = 15 dwelling units per acre.
 - With sewer = 17 dwelling units per acre.
 - R-2—Without sewer = 15 dwelling units per acre.
 - With sewer = 17 dwelling units per acre.
 - R-3—Without sewer = 12 dwelling units per acre.
 - With sewer = 15 dwelling units per acre.

2. For each square foot of land ranged, under the provisions of Item 1 above of this Section 1301, within a residential subdivision, through the reduction of lot size below the minimum requirements as outlined in the "SCHEDULE OF REGULATIONS", equal amounts of land shall be dedicated to the Township of Bloomfield. These dedications shall be either rights in fee or easement, and retained as open space for park, recreation and related uses. All lands dedicated in fee or easement shall meet the requirements of the Township Board of Bloomfield.

3. The area shall be dedicated only for park and recreation purposes and shall in no instance be less than four (4) acres and shall be in a location and shape approved by the Planning Commission in reviewing the proposed subdivision plan. Said land area shall include bodies of water, swamps or other natural grades making the land unsuitable for recreation, as part of the four acres; and shall be so graded and developed as to have natural drainage. Areas with natural groupings of trees without regard to shade, may be dedicated as passive recreation areas.

4. In approving the application of "Planned Unit Development" technique, the Planning Commission must be cognizant of the following objectives:

- to provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, lakes, hills and similar natural uses;
- to encourage developers to use a more creative approach in the development of residential areas;
- to 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;

5. This plan for reduced lot sizes shall only be permitted if it is mutually agreeable to the Legislative Body and the subdivider or developer.

6. Under this planned unit approach, the developer or subdivider shall dedicate the total park area (see Item 2) at the time of filing of the final plat on any or portion of the plat.

ARTICLE XIV—GENERAL PROVISIONS

SECTION 1400. CONFLICTING REGULATIONS:

Wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, then the

SECTION 1401. SCOPE:

No building or structure, or part thereof, shall hereafter be erected, constructed, altered or maintained, or any use or change shall be made or maintained of any building, structure and lot, or part thereof, except in conformity with the provisions of this Ordinance.

SECTION 1402. NON-CONFORMING LOTS, NON-CONFORMING USES OF LAND, NON-CONFORMING STRUCTURES, AND NON-CONFORMING USES OF STRUCTURES AND PREMISES:

1. Intent
Within the districts established by this Ordinance or amendments that may later be adopted there exist lots, structures, and uses of land and structures which were lawful before this Ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendment.

It is the intent of this Ordinance to permit these non-conformities to continue until they are removed, but not to encourage their survival. Such uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. It is further the intent of this Ordinance that non-conformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

A non-conforming use of a structure, a non-conforming use of land, or a non-conforming use of a structure and land shall not be extended or enlarged after passage of this Ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises by the adjoining or other districts. A structure which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building had been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.

2. Non-Conforming Lots

In any district in which single-family dwellings are permitted, notwithstanding anything imposed by other provisions of this Ordinance, a single-family dwelling and customary accessory buildings may be erected on any single lot of record or any single lot situated in a plat which has received approval of the Planning Commission and Township Board at the effective date of adoption or amendment of this Ordinance. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements not involving obscuring area or width or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained through action of the Board of Appeals.

3. Non-Conforming Uses of Land

Where, at the effective date of adoption or amendment of this Ordinance, lawful use of land exists that is made no longer permissible under the terms of this Ordinance as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance;
- No such non-conforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Ordinance;
- If any such non-conforming use of land ceases for any reason for a period of more than 30 days, any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.

4. Non-Conforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- No such structure may be enlarged or altered in a way which increases its non-conformity;
- Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance for the district in which it is located;
- Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

5. Non-Conforming Uses of Structures and Premises

If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of this Ordinance, that would not be allowed in the district under the terms of this Ordinance, the use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- No existing structure devoted to use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located;
- Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building;
- If no structural alterations are made, any non-conforming use of a structure, or structure and premises, may be changed to another non-conforming use provided that the Board of Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Board of Appeals may require appropriate conditions and safeguards in accord with the provisions of this Ordinance;
- Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the non-conforming use may not thereafter be resumed;
- When a non-conforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months or for 18 months during any three-year period, the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located. Structures occupied by seasonal uses shall be exempt from this provision.
- Where non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land.

6. Repairs and Maintenance

On any building devoted in whole or in part to any non-conforming use, any building devoted in whole or in part to any non-conforming use, or on any repair or replacement of non-bearing walls, fixtures, wiring or plumbing, to an extent not exceeding 10 percent of the current replacement value of the building, it shall be provided that the cubic content of this Ordinance shall be increased at the time of passage or amendment of this Ordinance shall not be increased.

Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by an order of the Board of Appeals or the public safety, upon order of such official.

7. Uses Under Exception Provisions Not Non-Conforming Uses

Any use for which a special exception is permitted as provided in this Ordinance shall not be deemed a non-conforming use, but shall without further action be deemed a conforming use in such district.

8. Change of Tenancy or Ownership

There may be a change of tenancy, ownership or management of any existing non-conforming uses of land, structures and premises provided there is no change in the nature or character of such non-conforming use.

SECTION 1403. ACCESSORY BUILDINGS:

Accessory buildings, except as otherwise permitted in this Ordinance shall be subject to the following regulations:

- Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this Ordinance, applicable to main buildings.
- Accessory buildings shall not be erected in any required yard, except a rear yard.
- An accessory building not exceeding one (1) story or fourteen (14) feet in height may occupy not more than twenty-five (25) per cent of a required rear yard, plus twenty (20) per cent of any nonrequired rear yard, provided that in no instance shall the accessory building exceed one-half (1/2) the ground floor area of the main building.
- No detached accessory building shall be located closer than twenty (20) feet to any main building or structure. If a detached accessory building is sixteen (16) feet to any side or rear lot line.
- No detached accessory building in an R-1, R-2, R-3, or R-M District shall exceed one (1) story or fourteen (14) feet in height. Accessory buildings in all other districts may be constructed to equal the maximum height of the district subject to Board of Appeals review and approval.
- When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard line required on the lot in rear of such corner lot. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the side lot line of the lot to its rear, said building shall not project beyond the side yard line on the lot in rear of such corner lot.
- When accessory buildings are intended for other than private motor vehicles, the accessory use shall be subject to the review and approval of the Board of Appeals, in which case a determination shall be made as to whether or not said intended use is accessory to the principal use.

SECTION 1404. PARKING REQUIREMENTS:

There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automatic off-street parking space with adequate access to all spaces. The number of off-street parking spaces, in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed:

- Off-street parking for other than residential uses shall be either on the lot or on an adjacent lot or on a street. The building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.
- Residential off-street parking spaces shall consist of a parking strip, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve, and subject to the provisions of SECTION 1403, ACCESSORY BUILDINGS, of this Ordinance.
- Any area once designated as required off-street parking shall never be changed to any other use unless utility equipment facilities are provided elsewhere.
- Off-street parking existing at the effective date of this Ordinance in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or new use.