

- 5. Two or more buildings or uses may collectively provide the required off-street parking...
6. In the instance of dual function of off-street parking spaces...
7. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited.
8. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accordance with a use which the Board of Appeals considers as being similar in type.
9. For the purpose of computing the number of parking spaces required, the definition of USABLE FLOOR AREA in ARTICLE III, B.1, DEFINITIONS, SECTION 200, Subsection 7, PARKING TERMS, shall govern.
10. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

Table with 2 columns: USE and NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE. Rows include Residential, Community Business District, Banks, Business offices, Professional offices, Retail stores, Furniture and appliance, Laundry, Beauty parlor, Mortuary establishments, Motor vehicle sales, Bowling alleys, Establishments for sale, Churches or temples, Theaters and auditoriums, Elementary and junior high schools, High school, Golf clubs, Dance halls, Hospitals, Home for the aged, Housing for the elderly, Motel, Trailer-Court, Stadium and sports arena, Industrial or research establishments, Wholesale establishments, Auto service and/or repair stations.

SECTION 1105. OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE:

Wherever the off-street parking requirements in Section 1104 above require the building of an off-street parking facility, or where P-1 Vehicular Parking Districts are provided, such off-street parking space shall be laid out, constructed and maintained in accordance with the following standards and regulations:
1. All spaces shall be laid out in the dimension of nine by twenty feet (9' x 20'), or one hundred and eighty (180) square feet of space (exclusive of following item 2).
2. All spaces shall be provided adequate access by means of maneuvering lanes.
3. Adequate ingress and egress to the parking lot by means of clearly marked and defined drives shall be provided for all vehicles. All drives shall be surfaced in a manner equivalent to that which is provided for the parking areas under ARTICLE XII, SECTION 1205. Screening and landscaping shall be provided in keeping with the requirements of Sections 1204 and 1206 of ARTICLE XII.
4. 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. A 45 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.
b. A 60 Degree Pattern—Fifty-five (55) feet of 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 two-way traffic movement.

- c. 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.
d. 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.
e. Off-street parking areas for all uses except for residential dwelling units, shall be continuous and completely all-siding, or all-siding wood or masonry wall or fence four (4) feet in height and measured from the surface of the parking area on all sides which the zoning district is designated as a residential district.

SECTION 1106. OFF-STREET LOADING AND UNLOADING:

On the same premises with every building, structure or part thereof, involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading in order to avoid undue interference with public use of dedicated rights-of-way. Such space shall be provided as follows:
1. All spaces in B-1, B-2, B-3 and O-1 Districts shall be provided in the ratio required in ARTICLE XIII, under minimum rear yards (foot-note a).
2. All spaces in R-P and M-L Districts shall be laid out in the dimension of at least ten by fifty feet (10' x 50'), or five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height. Loading dock approaches shall be provided with a pavement having a minimum 200 psi concrete finish under so as to provide a permanent, durable and dustless surface. All spaces shall be provided in the following ratio of spaces to usable floor area:

Table with 2 columns: GROSS FLOOR AREA LOADING & UNLOADING SPACE FEET (IN SQUARE FEET) OF USABLE FLOOR AREA. Rows include 0-1,400, 1,401-20,000, 20,001-100,000, 100,001 and over.

SECTION 1107. USES NOT OTHERWISE INCLUDED WITHIN A RESIDENTIAL USE DISTRICT:

Because the use hereinafter referred to possess unique characteristics making it impractical to include them in a specific use district classification, they shall be permitted by the Board of Appeals under the conditions specified, and after public hearing. In every case, the use hereinafter referred to shall be specifically provided from any R-1, R-2, R-3, or R-M Districts.

These uses require special consideration since they service an area larger than the Township and require sizable land areas, creating problems of control and maintenance. Reference to those uses falling specifically within the intent of this section, is as follows:

- 1. Outdoor Theaters
Because outdoor theaters possess the unique characteristic of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall be permitted in R-P Districts only when the site in question abuts a B-2 or M-L District. Outdoor theaters shall further be subject to the following conditions:
a. The proposed internal design shall receive approval from the Building Inspector and Township Engineer as to adequacy of drainage, heating and other facilities.
b. Points of ingress and egress shall be available to the outdoor theater from abutting major thoroughfares (120 foot right-of-way or greater), and shall not be available from any residential street.
c. All vehicles, waiting or standing to enter the facility, shall be provided off-street parking space. No vehicle shall be permitted to stop or stand within the right-of-way.
2. Commercial Television and Radio Towers and Public Utility Mergers, Poles and Public Utility T.V. Transmitting Towers
Radio and television towers, public utility towers and public utility T.V. transmitting towers, and their attendant facilities shall be permitted in R-P Districts, provided such uses shall be located centrally on a continuous parcel of not less than 1 1/2 times the height of the tower measured from the base of said tower to all points on each property line.

3. Trailer Courts

Trailer Courts may be permitted in B-3 General Business Districts by the Board of Appeals, after having received the recommendation of the Planning Commission, and after it finds the use as not being contrary to the public health, safety and morals, and subject further to the following requirements and conditions:
a. The land area being proposed for Trailer Courts shall be of such size as to provide for a minimum of at least fifty (50) trailer coach sites and shall not exceed a maximum of seventy-five (75) trailer coach sites.
b. Eighty (80) per cent of the trailer coach sites shall contain a minimum area of at least three thousand (3,000) square feet, and twenty (20) per cent shall contain a minimum area of at least two thousand four hundred (2,400) square feet. All such trailer sites areas shall be equipped exclusive of service drives, facilities, and recreation space.
c. All Trailer Courts shall have access to major thoroughfares of at least two hundred and forty (240) foot right-of-way within the Township by directly abutting thereon. Frontage on said highway shall be equal to at least four hundred (400) feet in width.
d. A completely-obscuring wall or fence, four (4) feet in height shall be provided on all sides of the Trailer Court, with the exception of that portion providing ingress and egress to the site.
e. All Trailer Court developments shall further comply with Act 243 of Public Acts of the State of Michigan, 1950, as amended.
f. The parking of a trailer coach for periods exceeding twenty-four (24) hours on lands for Trailer Courts, shall be expressly prohibited, except that the Building Inspector may extend temporary permits allowing the parking of a trailer coach in a rear yard, on private property, not to exceed a period of two (2) weeks. All trailer coaches owned by residents of the Township and stored on their individual lots shall be stored within a completely enclosed accessory structure or attached garage. All trailer coaches, parked or stored, shall not be connected to sanitary facilities and shall not be occupied.

4. Karting Tracks

Because karting tracks develop a concentration of vehicular traffic in terms of ingress and egress, as generated by the use and its parking area, and may if uncontrolled, cause noise levels which may project beyond the property so used, they shall be permitted in B-3 Districts when located adjacent to an M-L District and a major thoroughfare (120' wide right-of-way or greater). Further, they shall be subject to the following conditions and such other controls as the Board of Appeals deems necessary to promote health, safety and general welfare in the Township:
a. All Karting Tracks be operated on the basis of the then current Karting Track Specifications of the United States Kart Association on file with the Township Clerk.
b. All bulk storage of fuels and lubricants shall be outside the "go-cart" roadway area and shall be stored in such manner as may be directed by the Fire Chief of the Township.
c. Ingress and egress to and from the spectator area and off-street parking area shall be from a major thoroughfare.
d. All side of the development not abutting a major thoroughfare shall be provided with a twenty (20) foot greenbelt, planting and a fence or wall so as to obscure from view all activities within the development.
e. No public address system shall be permitted.
f. Racing shall be prohibited.
g. All other uses permitted in the B-3 District are expressly prohibited from the Karting Track development site, except that soft drink and candy dispensing machines may be permitted.

SECTION 1108. PERFORMANCE STANDARDS:

No use otherwise allowed shall be permitted within any Use District which does not conform to the following standards of use, occupancy, and operation, and these standards are hereby established as the minimum requirements to be maintained within said area:

- 1. Smoke
It shall be unlawful for any person, firm or corporation to permit the emission of any smoke from any source whatever to a density greater than that density described as No. 1 of the Ringelmann Chart; provided that the following exceptions shall be permitted; smoke, the shade or

appearance of which is equal to but not darker than No. 2 of the Ringelmann Chart for a period, or periods, aggregating four minutes in any 30 minutes.

Method of Measurement: For the purpose of grading the density of smoke, the Ringelmann Chart, as now published and used by the United States Bureau of Mines, which is hereby made a part of this Ordinance, shall be the standard. However, the Unbrassco readings of smoke densities may be used when correlated with Ringelmann's Chart.

2. Dust, Dirt and Fly Ash

No person, firm or corporation shall operate or cause to be operated, or cause to be operated, any process for any purpose, or use of any combustion device for the burning of coal or other material or synthetic fuels, without maintaining and operating, while using said process or furnace or combustion device, recognized and approved equipment, means, method, device or contrivance to reduce the quantity of dust, dirt or fly ash emitted into the open air, which is operated in conjunction with said process, furnace, or combustion device so that the quantity of gaseous or airborne solids shall not exceed 0.30 grains per cubic foot of the carrying medium at a temperature of 500 degrees Fahrenheit.
Method of Measurement: For the purpose of determining the adequacy of such devices, these conditions are to be conformed to when the percentage of excess air in the stack does not exceed 50 per cent at full load. The foregoing requirement shall be measured by the A.S.M.E. Test Code for dust-separating apparatus. All other forms of dust, dirt and fly ash shall be completely eliminated insofar as escape or emission into the open air is concerned. The Building Inspector may require such additional tests as are deemed necessary to show that adequate and approved provisions for the prevention and elimination of dust, dirt and fly ash have been made.

3. Open Storage

The open storage of any equipment, vehicles and all materials including wastes, shall be screened from public view, from a public street and from adjoining properties by an enclosure consisting of a wall not less than the height of the equipment, vehicle and all materials to be stored.

4. Clare and Radioactive Materials

Glove from any process (such as or similar to arewelding or acetylene torch cutting) which emits harmful rays shall be performed in such a manner as not to extend beyond the property line, and as not to create a public nuisance or hazard along lot lines. Radioactive materials and wastes, including electrical magnets, shall be stored in such a manner that operation shall not be emitted or exceed quantity established or set by the U.S. Bureau of Standards, when measured at the property line.

5. Fire and Explosive Hazards

- a. The storage, utilization or manufacture of materials or products ranging from incombustible to moderate burning, as determined by the Township Fire Chief, is permitted, subject to compliance with all other performance standards, above mentioned.
b. The storage, utilization, or manufacture of materials, foods, or products ranging from free of active burning to intense burning, as determined by the Fire Chief, is permitted subject to compliance with all other yard requirements and performance standards previously mentioned, and providing that the following conditions are met:
(1) Said materials or products shall be stored, utilized or produced within completely enclosed buildings or structures having incombustible exterior walls, which meet the requirements of the Township Code of the Township of Bloomfield.
(2) All such buildings or structures shall be set back at least forty (40) feet from lot lines and all such buildings or structures shall be protected throughout by an automatic sprinkler system complying with installation standards prescribed by the National Fire Protection Association.
(3) The storage and handling of flammable liquids, liquefied petroleum, gases and explosives shall comply with the State Rules and Regulations as established by Public Act No. 207 of 1941 as amended.
c. Noise. The intensity level of sounds being emitted from any operation in B-1, B-2, B-3, O-1, R-1 or M-L District, shall not exceed the decibel level emitted by their adjacent use.

Adjacent Use

Table with 2 columns: Abutting street or thoroughfare, Residential District, Other uses. Right-of-way, Common property line, Common property line.

Objectionable noises, due to intermittence, high frequency, or shrillness shall be muffled so as not to become a nuisance to adjacent uses.

7. Soil, Sand, Clay, Gravel or Similar Materials Removal; Filling

a. From and after the effective date of this Ordinance, it shall be unlawful for any person, firm, corporation, partnership or other person or entity to stockpile, pile, dump, pile, gravel, top soil, or other substance, as removed from the site where such a permit shall be required, on the property or on any other property owned by the same owner as above mentioned will be required.
b. No permits will be required for the following:
(1) Excavations for building construction purposes, pursuant to a duly issued building permit under the Bloomfield Township Building Code.
(2) Where the moving, grading or leveling of the aforesaid materials is caused by the land owner for the immediate use or development of the land upon which these substances are found; provided, however, that where sand, gravel, top soil, or other substance, are removed from the site where such a permit shall be required, the Township Board, and procuring a permit therefor from the Building Inspector.
c. Application. Before approving and authorizing a permit, the Bloomfield Township Board may conduct a public hearing concerning such application. A separate permit shall be required for each separate site. Each application for a permit shall be made in writing to the Township Clerk and shall contain the following information as a condition precedent to the obligation to consider such request:
(1) Names and addresses of parties of interest in said premises setting forth their legal interest in said premises.
(2) Full legal description of the premises wherein operations are proposed.
(3) Detailed proposal as to method of operation, what type of machinery or equipment will be used, and estimated period of time that such operation will cover.
(4) A dated statement as to exactly what type of deposit is proposed to be made on the site.
(5) Proposed method of filling excavation.
(6) Topographical survey map showing existing grades and final grades after material removal. To be prepared by a registered civil engineer, and drawing shall be submitted for review by Township Board.
(7) Such other information as may be reasonably required by the Township Clerk at the time of filing any application as a condition precedent to the Township Board's decision as to whether a permit should be issued or not.

d. Permits. After reviewing all of the information submitted by the applicant and such other information as may be in the hands of the Township Board, said Board shall determine whether or not a permit shall be issued. The permit shall be issued in the event the Township Board determine that the requirements under item f. of this Section 7 can be met.

e. Permit fees. In removal of filling operations a fee shall be paid to the Township Clerk at the time of filing any application as follows:
Five (5) acres or less \$20.00
More than five (5) acres but ten (10) acres or less \$30.00
More than ten acres but twenty (20) acres or less \$50.00
More than twenty (20) acres \$100.00

A receipt shall be issued to the applicant showing the payment of the permit fee. The permit fee shall be returned to the applicant shall be paid into the General Fund of the Township, said sums to be used to defray the administrative expenses occasioned by processing such application.

f. Requirements. The following requirements shall be met:

- (1) Regulations for stripping or removal operations:
(a) No soil, sand, gravel, clay or similar materials shall be

removed below a point twelve (12) inches above the mean elevation of the center line of the nearest existing or proposed street or road established or approved by the Planning Commission, except as hereinafter provided. Further, for the installation of utilities and as required by the Ordinance of removal of water, the applicant shall obtain and approval of Oakland County Drain Commission.

(b) Any roads used for the purpose of ingress or egress to and excavation sites which are located within three hundred (300) feet of occupied residences shall be kept dust free by hard-topping with cement, bituminous substance or chemical treatment.

(c) No soil, sand, clay, gravel or similar materials shall be removed in such a manner as to cause water to collect or to result in a place of danger or a menace to the public health or safety. The premises shall at all times be graded so that surface water drainage is not interfered with.

(d) Whenever top soil exists, suitable for growing turf or for other land use, at the time the operations being a sufficient quantity of top soil shall be stock-piled on said site so that the entire site, when stripping or removal operations are completed, may be recovered with a minimum of four (4) inches of top soil and the replacement of top soil shall be made immediately following the termination of the stripping or removal operation. In the event, however, that such stripping or removal operations continue over a period of time greater than thirty (30) days, the applicant shall, upon completion of top soil over the stripped areas as he progresses. Such replacement shall be in a manner suitable for growing turf or for other land uses.

(e) The Township Board may require such other and further requirements as it deems necessary in the interest of the public health, safety, morals and general welfare of the citizens of Bloomfield Township.

(2) Regulations for Filling Operations.

(a) The filling of land with garbage or any other burnable waste material is prohibited in Bloomfield Township. The filling of land with unburnable rubbish or wastes, may be permitted by the Township Board; provided that in no case shall any said permit be issued for filling with any Residential District or within five hundred (500) feet of any residence unless written consent is obtained from all land owners and residences to waive this prohibition, and provided further that the following conditions shall be met:
(1) Only natural top soils, not located in flood plain areas, shall be brought to a grade established by the Township engineer.
(2) New excavations shall not be filled with any form of unburnable rubbish or waste.

(b) No rubbish shall be burned, permitted to burn or smolder as a result of voluntary igniting of said material, nor shall any such burning or smoldering of said rubbish or fill material deposited at the site of the permitted operation.

(c) The Township Board may require a temporary fence to be erected to prevent the scattering of rubbish, and other waste material.

(d) All rubbish fill when deposited must be thoroughly compacted with heavy equipment weighing not less than ten (10) tons.

(e) All rubbish fill, within twenty-four (24) hours of depositing in the place, shall be covered by a layer of soil material eighteen (18) inches thick of a kind and texture that will be suitable for growing turf or for other land uses permitted within the District, provided that such certain acceptable circumstances applying the standards of public health, sanitation and welfare of Bloomfield Township and Oakland County, the Township Board may extend the above twenty-four (24) hour period to such longer period as satisfactory under the circumstances.

(f) Any rubbish that is dropped in transit shall be recovered by the carrier operator and the affected area restored to its prior condition. Further, any undue collection of soil matter deposited on the street or public highways by the trucking of the vehicles shall be immediately removed by the carrier operator and the affected area restored to its prior condition.

8. Surety Bond Requirement.

(1) The Township Board shall, to insure strict compliance with any regulation contained herein or required as a condition of the issuance of a permit either for top soil and any other material stripping and removal or filling operations, require the permittee to furnish a Surety Bond executed by a reputable surety company authorized to do business in the State of Michigan in an amount determined by the Township Board to be reasonably necessary to insure compliance herewith; provided, however, that in no case will the sum of the Surety Bond be less than Five Hundred dollars (\$500) for each acre or fraction thereof of land as shown on original application. In fixing the amount of such Surety Bond the Township Board shall take into account the size and scope of the proposed operation, current prevailing cost of rehabilitating the premises upon default of the operator, estimated expenses to comply with the Township Board's orders, and such other factors and conditions as might be relevant in determining the sum reasonable in the light of all facts and circumstances surrounding such application.

SECTION 1109. PLANT MATERIALS:

Wherever in this Ordinance a greenbelt or planting is required, it shall be placed within 6 months of the date of issuance of a Certificate of Occupancy and shall thereafter be planted in compliance with permanent plant materials to provide a screen to abutting properties. Suitable materials equal in characteristics to the plant materials listed with the spacing as required shall be provided.

- 1. Plant material spacing:
a. Plant materials shall not be placed closer than four (4) feet from the fence line or property line.
b. Where plant materials are planted in two or more rows, plantings shall be staggered in rows.
c. Evergreen trees shall be planted not more than thirty (30) feet on centers.
d. Narrow evergreens shall be planted not more than three (3) feet on centers.
e. Deciduous trees shall be planted not more than thirty (30) feet on centers.
f. Tree-line shrubs shall be planted not more than ten (10) feet on centers.
g. Large deciduous shrubs shall be planted not more than four (4) feet on centers.
2. Suggested plant materials:

Table with 2 columns: Plant material name and Minimum Size (In height, In feet) or Price. Rows include Evergreen trees (Juniper, Red Cedar), Narrow Evergreens (Pyramidal Arbor-Vitae, Columbian Juniper, Irish Juniper), Tree-line Shrubs (Flowering Crabs, Russian Olives, Mountain Ash, Large Deciduous Shrubs, Honey Suckle, Viburnum, Mock-Orange), Large Deciduous Trees (Oaks, Hackberry, Hard Maple, Ash), Trees not permitted (Box Elder, Elm, Sycamore, Poplars, Ailanthus).