SECTION 1410. RESIDENTIAL FENCE REGULATIONS:

- rences are permitted, or required subject to the following:

 Pences on all lots of record in all Residential Districts which enclose
 property and/or are with a required side or rear yand, shall not
 extend and shall not extend foward the front of the lot nearer than
 the front of the flouse.
- the front of the flouse. Fences on all Residential Districts which serve as architectural of decorative landscaping and are not used-to-fine close property and/or are not placed on common lot lines, may be erected within the confines of the minimum yard requirements for add yard as specified in the property of the standard of the st
- Fences on recorded lots having a lot area in sexess of two (2) scress and a frontage of at least two hundred (200) feet, and acreage or parcels not included within the boundaries of a recorded plat, in all Residential Districts, are excluded from these regulations, except as they relate to paragraph 6 of this SECTION 1410.

 Pences on John of record shell the second of the secon
- Fences on lots of record shall not contain barbed wire, electric current or charge of electricity.
- Fences which enclose public or institutional parks, play-grounds, or public landscaped areas, situated within an area developed with recorded lots shall not exceed eight (8) feet. In height, measured from the surface of the ground, and, shall not obstruct vision to an extent greater than twenty-five (25) percent of their total area.
- uent greater than twenty-five (25) percent of their total area, a corner lot, in all Residential Districts, no fence or other struction to vision obove a height of three and one-half (3½) feet over the center line grades of the intersecting streets shift placed or maintained within the triangular yard space rund by the intersecting attreet lines and a line joining points on the street lines that of street lines are the point of intersection of street lines.

SECTION 1411, SIGNS:

Any publicly displayed sign, symbol or notice on a premise to indi-cate the name of the occupant to advertise the business there transacted, or directing to some other locale, shall be regulated as follows:

USE DISTRICT

MAXIMUM AREA OF SIGN (Per Unit in Sq. Ft.)

R-1, R-2, R-3 and R-M Districts

- (Per Unit in Sq. Ft.)

 For each dwelling unit, one name plate not exceeding two (2) square feet in area, indicating measurements of the square feet in area, indicating for the square feet, except a church bulletin bond, not exceeding eighten (18) square feet, except a church bulletin bond, not exceeding eighten (18) square feet.

 For rental and/for management offices in a multiple housing development, one sign not exceeding six (6) square feet.
- B-1 and B-3 Districts
- No sign shall project beyond or overhang the wall, or any permanent architectural feature, by more than one (1) foot, and shall not project above or beyond the highest point of the roof or parapet.
- Pres standing advertising signs or advertising plons shall not be over twenty (20) feet in height and shall not be placed closer than one hundred (100) feet to any adjacent residential district.
- B.2 Districts
- No sign shall project beyond or overhang the wall, or any permanent architectural feature by more than one (1) foot, and shall not project above or beyond the highest point of the roof or parapet.
- paraper.

 Free standing advertising signs or advertising pylons shall not be over twenty (20) feet in height and shall not be placed closer than two hundred (200) feet to any adjacent residential district.
- O-1 Districts
- No sign shall project beyond or overhang the wall, fir any permanent architectural feature, by more, than one (1) foot, and shall not project above or beyond the highest point of the roof or parapet.
- parapet.
 Only one sign shall be permitted for each office unit occupying building.
- R-P Districts
- No sign shall project beyond or overhang the wall, or any permanent architectural feature by more than one (1) foot and shall not project above or beyond the highest point of the roof or paranet.
- parapet. Free standing signs identifying a Research Park shall not be over twenty (20) feet in height and shall not be closer than two hundred (200) feet to any adjacent residential district.
- M-L Districts
- No sign shall project beyond or overhang the wall, or any permanent arthitectural feature by more than one (1) foot and shall not project above or beyond the highest point of the roof or parapet.
- 2. The following conditions shall apply to all signs erected in any used intrict:
- a. Signs shall pertain to the sale, rental, or use of the premise which breated, or to goods sold or activities conducted then and if illuminated, shall not be of the flashing, moving intermittent type.
- intermittent type.

 b. Except for free standing pylons and residential name plates, all signs shall be displayed flat against the wall of the building, or parallel to the wall of the building.

 The Board of Appeals may, upon application by the property owner, modify the area of sign permitted where, in unusual with the requirements of this Section. Signs advertising developments or subdivisions shall be located on the property to which they apply in accordance with a permit issued by the Board of Appeals not to exceed two (2) years, subject to renewal upon application.
- All directional signs required for the purpose of orienta when established by the Township, County, or State governm shall be permitted in all use districts.
- Illumination of signs shall be directed or shaded downward as not to interfere with the vision of persons on the adjace highway or adjacent property owners.
- manway or adjacent property owners.

 No signs shall be located on any street corner which we obscure the vision of drivers using said streets, or conflict varaffic control signals at the intersection of any street.

 Signs used for advertising land or buildings for rent, lease, and for sale shall be permitted when located on the land or build intended to be rented, leased and/or sold. Said signs shall exceed a dimension of six (6) square feet.

 No sign shall be arreted as a long of the six of the same street with the same shall be arreted as a long of the same shall be arreted as a long of the same shall be arreted as a long of the same shall be arreted as a long of the same shall be arreted as a long of the same shall be arreted as a long of the same shall be arreted as a long of the same shall be arreted as a long of the same shall be arreted as a long of the same shall be arreted as a long of the same shall be arreted as a long of the same shall be arreted as a long of the same shall be a long
- No sign shall be erected or altered until approved by the Township Building Inspector and a permit issued,

ARTICLE XV-GENERAL EXCEPTIONS

SECTION 1500, AREA, HEIGHT AND USE EXCEPTIONS:

The regulations in this Ordinance shall be subject to the following interpretations and exceptions:

terpretations and exceptions:

—Sübsection 1. Essential Services: Essential services shall be permitted as authorized and regulated by law and other ordinances of the Township of Bloomfield; it being the intention hereof to exempts as the essential services from the application of this Ordinance Subsection 2. Voting Place: The provisions of this Ordinance shall not be acconstrued as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

property as a voting place in connection multiple decision.

Subsection 3. Height Limit: The height limitations of this Ordinance shall not apply to farm buildings, chimneys, church spfres, flag poles, public monuments or wireless transmission towers; produced, however, that the Board of Appeals may specify a height limit for any such structure when such structure requires authorization as a use permitted on special approprial or under SECTION districts with Ordinance; provided further than the height as will tensitiate an aircraft safety hazard in the judgment of the Board of Appeals.

Subsection 4. Lots Adjoining Alleys: In calculating the area of appoint a lot that adjoins a dedicated alley or lane, for the purpose of apply-

ing lot area requirements of this Ordinance, one half (½) the width of such alley abutting the lot shall be considered as part of such lot.

Subsection 5. Yard Regulations: When gard requilations cannot be compiled with, as in the case of a planned development in the nulti-family district, or where their application cannot be determined in lots existing and of record as the time beamen effective, and on lots of peculiar shape, topography, or due to architectural or site arrangement, such regulations may be modified or determined by the Board of Appeals.

Schootine 6. Multing begalas Subsection 6. Subsection 6. Multing begalas Subsection 6. Multing begalas Subsection 6. Multing begalas Subsection 6. Subsection 6. Subsection 6. Multing begalas Subsection 6. Subsection 6.

exermined by the moard of Appeals.

Subsection 6. Multiple Dwelling Side Yard; For the purpose of de yard regulations, a two-family, a terrace, a row house, or a untiple dwelling shall be considered as one (1) building occupying no (1) let (1) lot.

ne (1) lot.

Subsection 7. Terrace: An open, unenclosed paved terrace may roject into a front yard for a distance not exceeding ten (10) feet, ut this shall not be interpreted to include or permit fixed cahopies.

Subsection 8. Projections Into Yards: Architectural features, not

insulant cortical projections, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard; and may extend or project into a required front yard or rear yard not more than three (3) feet. Architecturial features shall not include those details which are nominally de-mountable.

ARTICLE XVI-ADMINISTRATION

SECTION 1600. ESTABLISHING OF ADMINISTRATIVE OFFICIAL

Except where herein otherwise stated, the provisions of this Ordi-nance shall be administered by the Building Inspector or such other flicial or officials as may be designated by the Township Board. The uilding Inspector shall have the power to:

- 1. Issue Building Permits.
- 2. Grant Certificates of Occupancy permits.
- Make inspections of buildings and premises necessary to carr out the duties of administration and enforcement of this Ordinance
- Perform such other further functions necessary and proper to enforce and administer the provisions of this Ordinance.

SECTION 1600 BUILDING PERMIT APPLICATION

ECTION 1600. BUILDING PERMIT APPLICATION—
Subsection 1. No building or structure within the Township of Bloomfield shall hereafter be erected, moved, repairedy aftered or razed, nor shall any work be started to erect, move, yearin or raze until a building permit shall have been obtained from the Township form the Building in permit shall have been obtained from the Building in paretor, except that no building permit shall be required for non-structural alterations costing less than \$\$50.00. No such building permit shall be issued to erect a building or structure or make any change of use of a building or land unless it is in conformity with the provisions of this Ordinance and all amendments hereto. Unless construction is started within 6 months after the date of issuance of a building permit that has become void for failure to commence construction without payment of further fees in his discretion. Fees for inspection and the issuance of permits or certificated. The Building Inspector may reinstate a building permit that has become void for failure to commence construction without payment of further fees in his discretion. Fees for inspection and the issuance of permits or certificates or copies thereof required, or issuand under the progisions of this Ordinance shall be collected by the Building Inspector in advance of issuance. The amount of such fees shall be established by resolution of the Township Board.

Subsection 2. The Building Inspector shall record all non-conform-

y resolution of the Township Board.

Subsection 2. The Building Inspector shall record all non-conforming uses existing at the date of this Ordinance for the purposes of arrying out the provisions of SECTION 1402 hereof.

Subsection 3. The Building Inspector shall not refuse to issue permit when conditiong imposed by this Ordinance are complied in by the applicant despite violations of contracts, such as covennts or private agreements which may occur upon the granting of ach permit.

Subsection 4. The Building Inspector shall require that all appli-cations for building permits be accompanied by plans and specifica-tions including a plot plan, in duplicate, drawn to scale, showing the following:

- The actual shape, location and dimensions of the lot drawn to scale.
- The shape, size and location of all buildings or other structures upon it, including, in residential areas, the number of dwelling units the building is intended to accommodate.

units the obtaining is intended to accommodate.

c. Such other information concerning the lot or adjoining lots as may be essential-for-determining whether the provisions of this Ordinance are being observed.

One copy of the plans shall be returned to the applicant by Building Inspector, after he shall have marked such copy either as approved or disapproved. The second copy shall be retained in the office of the Building Inspector.

Subsection 5. Upon the completion of the work authorized by a building permit, the holder thereof shall seek final inspection thereof by notifying the Building Inspector. The Building Inspector shall make such final inspection promptly.

SECTION 1602. CERTIFICATE OF OCCUPANCY:

No land, building, structure, or part thereof shall be occupied by or or any use for which a building permit is required by this Ordinance alses and until a Certificate of Occupancy shall have been issued for ich new use. The following shall apply in the issuance of any crifficater.

Subsection 1. Certificates Not to be Issued: No Certificates of ceupancy pursuant to the Building Code of the Township of Bloomed shall be issued for any building, structure or part thereof, or r the use of any land, which is not in accordance with all the rovisions of this Ordinance.

rovisions of this Ordinance.

Subsection 2. Certificates Required: No building or structure, or parts thereof, which is hereafter erected or altered, shall be occupied or used or the same caused to be done, unless and until a Certificate of Occupancy shall have been issued for such building or structure.

Subsection 3. Certificates Including Zoning: Certificates of Occupancy as required by the Building Code for new buildings or structures, or parts thereof, or for alterations, to or changes of use of existing buildings or structures, shall also constitute Certificates of Occupancy as required by this Ordinance.

Subsection 5. Certificates for Existing Buildings: Certificates of Occupancy will be issued for existing buildings, structures, or parts thereof, or existing uses of land if, after inspection, it is found that such buildings, structures, or parts thereof, or such use of land are in conformity with the provisions of this Ordinance.

re in conformity with the provisions of this Ordinance.

Subsection 5. Temporary Certificates: Nothing in this Ordinance
hall prevent the Building Inspector from the issuing of a Tempoary Certificate of Occupancy for a portion of a building or structure
ary Certificate of Occupancy for a portion of a building or structure
in process of erection or alteration, provided that such temporary
certificate shall not be effective for a period of time in excess of
ix (6) months nor more than five (5) days after the completion of
the building ready for occupancy, and provided further that such
ortion of the building, structure, or premises is in conformity with
the provisions of this Ordinace.

The provisions of this Ordinace,
such control of the Certificate
such

Subsection 6. Records of Certificates: A record of all Certificates sued shall be kept on file in the office of the Building Inspector, id copies shall be furnished upon request to any person_having proprietary or tenancy interest in the property involved.

Subsection 7. Certificates for Dwelling Accessory Buildings: Buildings accessory to dwellings shall not require separate Certificates of Occupancy but may be included in the Certificate of Occupancy for the dwelling when shown on the plot plan and when completed at the same time as such dwellings.

he same time as such awellings.

Subsection 8, Application for Certificates: Application for Certates of Occupancy shall be made in writing to the Building Instance of Certates of Occupancy shall be made in writing to the Building Instance of the Subsection of the Certate of the Subsection of the Su

ARTICLE XVII-BOARD OF ZONING APPEALS

SECTION 1700. CREATION AND MEMBERSHIP:

There is hereby established a Board of Zoning Appeals, hereinafter conceines called "Board", which shall perform its duties and exercise spowers as provided in Act 184 of the Public Acts of 1943, as a mended, and in such a way that the objectives of this Ordinance shall observed, public safety and welfare secured and substantial justice one. The Board shall be composed of the three following members:

2. The nature and intensity of the or The nature and intensity of the or

- one. The Board shall be composed of the three following members:
 The first member shall be the Chairman of the Township Planning
 Commission for the period of his term of office.

 The second member shall be a member of the Township Board appointed by the Township Board, for the period of his term of office.

 The second member shall be a member of the Township Board appointed by the Township Board, for the period of his term of office.

 The assembly of persons in connection with it will not be hazardous

SECTION 1701. PROCEDURE OF ZONING BOARD OF APPEALS:
Meetings of the Board shall be heard at the call of the Chairman and at such other times as the Board may determine by rule. Such Chairman, or in his absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall adopt the own rules or procedures and shall maintain a record of its proceedings which shall be filled in the office of the Township Clerk and shall be a public record. The fees to be charged for appeals shall be set by resolution of the meeting beard in these instances and the public record. The fees to be charged for appeals shall be set by resolution of the meeting beard in these instances more compiled with and must therefore be reviewed by the Board, the required fees for appeal, in whole ogin part, may be refunded to the petitioner at the discretion of the Board of Appeals.

SECTION 1702. APPEALS, HOW TAKEN:

SECTION 1702. APPEALS, HOW TAKEN:

An appeal to the Board of Zoninz Appeals based in whole or in nort on the provisions of this Ordinance may be taken by any person, firm, or corporation agrieved or by any government officer, department, board, of bureau affected by the decision of the Building Inspector. Such appeal shall be taken by filing a notice of appeal with the Board of Zoning Appeals on appropriate forms provided by the Building, Inspektor, payment of the required fee, and shall specify the Building, Inspektor, payment of the required fee, and shall specify the Building, Inspektor, payment of the required fee, and shall specify the papers consideration for the repair of the Board may require the applicant to furnish such surveys, plans or other information as may be reasonably required to said Board for the proper consideration of the matter. Upon a hearing before the Board may person or party may appear in person, or by agent, or by attorney, and present or party may appear in person, or by agent, or by attorney, and give due notice thereof to parties, including all owners of record of property within a radius of 300 feet. of the premises in question, such notice to be delivered personally of by mail addressed to the respective owners at the addresses given in the latest assessment roll, and shall decide the same within a reasonable time. The Board may ment, decision, or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the officer from whom the appeal is taken. The concurring vote of the majority of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision or determination of the Building Inspector creditive to the action appealed from unless the Building Inspector certifies to the action appealed from unless the Building Inspector certifies to the action appealed from unless the Building Inspector certifies to the action appealed from unless the Building Inspector and on the creditate as asy would be accesse

The Board of Zoning Appeals shall not have the power to alter or change the Zone district classification of any property, nor to make any change in the terms of this Ordinance, but does have power to act on those matters where this Ordinance provides for an adminis-rative review, interpretation, exception or special approval permit and to authorize a variance as defined in this Section and laws of the State of Michigan. Said powers include:

- Administrative Review: To hear and decide appeals where it is alleged by the appellant that there is an error in any order requirement, permit, decision or refusal made by the Building In-spector or any other, administrative official in carrying out or enforcing any provisions of this Ordinance.
- Special Exceptions: To Hear and decide in accordance with the provisions of this Ordinance request for special exceptions, and the provisions of this Ordinance request for special exceptions, for interpretation of the Zoning Map, and for decisions on special approval situations on which this Ordinance specifically authorizes the Board to pass. Any special exception or special approval permit shall be subject to such conditions as the Board may require to preserve and promote the character of the Zone District in question and otherwise promote the purpose of this Ordinance....
- and otherwise promote the purpose of this Ordinance.

 Variance: To authorize, upon an appeal, a variance from the strict applications of the provisions of this Ordinance where by reason of exceptional narrowness, shallowness, shape or area of a specific piece of property at the time of enactment of this Ordinance or by reason of exceptional temperature of this Ordinance or by reason of exceptional temperature of the provisions of exceptional temperature of this Ordinance or by release the provisions of the prov
- apon wance it justines the granting of a variance.

 a) Permit the following character of use in a Research Park District or Light Manufacturing District for periods not to exceed 10 years, with the granting of 2 year renewal extentions being permissible; commercial Recreation, when said use requires substantial land area on the document of the period of the period of the period of the commercial period of the period years, the period of the period of the period of the period of the Town-thip Planning Commission to espatowe such use by a majority vote, of its members of the period of the p vote SECTION 2201, PUBLIC NUISANCE PER SE:
- (c) The granting of permits under (a) and (b) shall be done under the following conditions:
- (1) The granting of a temporary permit shall in tute a change in the basic Zoning District and te a change in t rmitted therein
- (2) The granting of the temporary permit shall be granted in writing, stipulating all conditions as to time, nature of de-velopment permitted, and arrangements for removing the use at the termination of said temporary permit.
- vengineth permittes, and arangements for tenome view of the termination of said temperary permitted.

 (3) All setbacks, land coverage, off-street parking, lighting and other necessary requirements to be considered in protecting of the Township of Bloomfield shall be made at the differention of the Board of Appeals or Township Planning Commission as the case may be.

 Permit a carrival, outdoor circus or migratory anuscement enterprise in a "B.3" District provided that attacheds to the application for a permit shall be a letter of consent from the owner of the property to be used for such purpose; also an affoliavit that such is located a minimum distance of 1500 feet from any existing residence buildings and the such property of the control of the
- Permit the erection and use of a building or use of premises for public utility purposes and make exceptions therefore to the heigh and bulk requirements herein established which said Board consider necessary for the public safety and welfare.

SECTION 1704. STANDARDS:

Each case before the Board of Zoning Appeals shall be considered an individual case and shall conform to the detailed application of the following standards in a manner appropriate to the pertuents of the pertuents of

- Vehicular turning movements in relation to routes of traffic flow relation to street intersections, site distance and the general character and intensity of development of the neighborhood.
- The location and height of buildings; the location, nature and height of walls, fences and the nature and extent of landscaping of the site shall be such that the use will not hinder or discotiffice the appropriate development and use of adjacent land and buildings or impair the value thereof.
- the value thereot.

 The nature, location, size and site layout of the uses shall be such that it will be a harmonious part of the district in which it is situated taking into account among other things, prevailing shoping habits, convenience—aff access by prospective partons, the physical and economic relationship of one type of use to another and characteristic.
- and characteristic.

 The location, size, intensity and site layout of the use shall be such that his operations will not be objectionable to nearby dwellings, by reason of noise, fumes or flash of lights to a greater degree than so normal with respect to the proximity of commercial to residential uses, nor interfere with an adequate supply of light and air, nor increase the danger of fire or otherwise endanger the public safety.

ECTION 1705. MISCELLANEOUS:

SECTION 1705. MISCELLANEOUS:

No order of the Board of Zoning Appeals permitting the erection or alteration of buildings shall be valid for a period longer than one sear. Junkes a building permit for such erection or alteration is obtained within such period and such erection or alteration is commenced and proceeds to completion in accordance with the terms of such permit.

No order of the Board of Zoning Appeals permitting a use of a building or premises shall be valid for a period longer than one year nuless such use is established within such period; provided, however, that the use of such permit is dependent upon the erection or alteration of a building, such order shall continue in full force and effect if a building permit for such use erection or alteration is obtained within such period and such erections or alterations are commenced and proceed to completion in accordance with the terms of such permit.

ARTICLE XVIII-CHANGES AND AMENDMENTS

The Township Board may, from time to time, on recommendation from the Township Planning Commission, or on its own motion, or on petition, amend, supplement, modify or, change this Ordinance in accordance with the authority of Act 184 of the Public Acts of 1945, as a petition for a mendment of act of the public Acts of 1945, as a petition for amendment of act of ordinance by a nowner of real estate to be affected, such petition shall be accompanied by a fee. The amount of such fee shall be set by resolution of the Township Board and shall be used to defray the expense of publishing the required notices and the expense of a said Planning Commission.

ARTICLE XIX-REPEAL OF PRIOR ORDINANCE

The Zening Ordinalve adopted by the Township, Board of the Town hip, of Bloomfield of the 30th day of January, 1952 and all amend ents thereto are hereby repealed. The repeal of the above Ordinance and its amendments does not affect or impair any act done, offens ommitted or right accruing, accrued or acquired or liability, penalty orfeiture or punishment incurred prior to the time enforced, prose-uted or inflation.

ARTICLE XX-INTERPRETATION~

ARTICLE XX—INTERPRETATION—
In the interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, morals, safety, comfort, convenience or general welfare. It is not intended by this Ordinance torrepeal, abbroacte, annul or in any way to impair or interfere, with any existing provision of law or ordinance other than the above described Zoning Ordinance, or with any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to the law relating to the use of buildings on premises; provided, however, that they existing ordinance or by rules, regulations or permits, the provisions of this Ordinance shall centre.

trict
Any person, firm, or corporation
violating any of the provisions of
cars, therefore, shall be find not less than \$2.00 nor more than \$10.00.00
for each such convertion, or shall be jounshed by impresonment for a
less person not to exceed minety (90) plays, for each offense, or by both
and give the property of the prosecution.

Any building or structure which is creted, altered or converted, or ny use of premises or land which is begun or changed subsequent to the time of passage of this Ordinance and in violation of any of he provisions thereof is hereby declared to be a public nuisance per se. SECTION 2202. FINES, IMPRISONMENT, ETC.:

The owner of any building, structure or premises or part thereof, where any condition in violation of this Ordinance shall exist or shall be created, and any person who has assisted knowingly in the commission of such violation shall each be guilty of a separate offense and upon conviction thereof shall be liable to the fines and imprisonment herein provided.

SECTION 2203. EACH DAY A SEPARATE OFFENSE: A separate offense shall be deemed committed upon each day during or when a violation occurs or continues.

SECTION 2204. RIGHTS AND REMEDIES ARE CUMULATIVE:

The right and remedies provided herein are cumulative and in addition to any other remedies provided by law: ARTICLE XXIII—SEVERANCE CLAUSE

Sections of this Ordinance shall be deemed to be severable and should any section, subsection or providen hereof be declared by the courts to be unconstitutional or invalid, such holdings shall not affect the validity of this Ordinance as a whole or any part hereof other than the part so declared to be unconstitutional or invalid.

I, Deloris V, Little, the duly elected and qualified Clerk of the Township of Illoomfeld, Oakland County, Michigan, do hereby certify that the foregoing Ordinance was published in full on July 19. 1982 in the Birmingham Eccentric, a newspaper circulated within said Township.

DELORIS V. LITTLE Clerked Bloomfield Township Oakland County, Michigan