

**STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CHARTER TOWNSHIP OF BLOOMFIELD**

**ORDINANCE NO. 636**

**NONCONFORMING LOT REGULATIONS**

AN ORDINANCE TO AMEND ARTICLE 7.0 ADMINISTRATION, APPEALS AND ENFORCEMENT BY AMENDING THE PROVISIONS REGULATING NONCONFORMING LOTS IN CHAPTER 42, ZONING, OF THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF BLOOMFIELD.

THE CHARTER TOWNSHIP OF BLOOMFIELD ORDAINS:

Section 1.

Section 42-7.12 Nonconforming Lots, Land Use, Structures, Use of Structures and Premises, of the Bloomfield Charter Township Code, is hereby amended to read as follows:

1. through 4. No change.
5. Nonconforming lots. In any district in which single family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Chapter, 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 from which this Chapter is derived. 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 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 Zoning Board of Appeals.
  - A. This provision shall not apply to a lot that when combined with another lot(s) to thereafter conform to the regulations for the district in which such lots are located, and the nonconforming lots may not thereafter be recreated.
  - B. Change of tenancy or ownership. There may be a change of tenancy, ownership or management of any existing nonconforming lot provided there is no change in the nature or character of such nonconforming lot.
6. through 12. No change.

Section 2. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect, are saved and may be consummated according to the law when they were commenced.

Section 4. Severability.

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 5. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect immediately upon publication in the manner prescribed by law.

Section 6. Adoption.

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Bloomfield at a meeting thereof duly called and held on the 24<sup>th</sup> day of June, 2013, and ordered to be given publication in the manner prescribed by law.

Janet Roncelli, MMC  
Township Clerk

Introduced & Adopted by the Board of Trustees: June 24, 2013  
Published: June 30, 2013