

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

ORDINANCE NO. 652

An ordinance to amend the Township Zoning Ordinance Chapter 42, Section 42-3.1.9 O-1 Office Building District to add a second special land use, to amend Section 42-4.8 Places of Worship to modify use standards, and to amend the parking requirements.

THE CHARTER TOWNSHIP OF BLOOMFIELD ORDAINS:

Section 1 of the Ordinance

Article 3.0, Zoning Districts, Section 42-3.1.9 O-1 Office Building District is amended by adding the following:

- (C) Special Land Use
- ii. Places of worship.

Section 2 of the Ordinance

Article 4.0, Use Standards, Section 42-4.8 Places of Worship, is hereby amended as follows:

Places of worship shall be subject to the following:

1. The site shall be located as to provide for ingress to and egress from said site directly onto a major or secondary thoroughfare having an existing or planned right-of-way of at least eight-six (86) feet in width.
2. Wherever the parking plan is so laid out as to beam automobile headlights toward any residential land, an obscuring wall or fence, four (4) feet in height, or a heavily planted greenbelt, ten (10) feet in width, shall be provided along that entire side of the parking area.
3. In the R-1, R-2 and R-3 one family residential districts, front and side yards shall be equal to at least one and one-half (1 1/2) times the height of the structure. The height limitations of the district shall not apply to places of worship. Accessory structures shall, however, be limited by the height regulations of the district, and the accessory structures shall provide yards equal to at least those required of the place of worship.

4. In R-1, R-2 and R-3 one family residential districts, parking shall not be permitted in the front yard or in the required side yard. A landscape greenbelt twenty (20) feet in width shall be provided on those sides abutting one-family residential districts so as to serve as a physical transition.
5. In the RP District, the site shall have a common boundary with a residential district and serve as a further transition with the abutting residential district.
6. In the O-1 office building district, a place of worship shall locate within an existing or new building, and shall comply with the requirements of subsections 1 and 2 of this Section.
7. In the O-1 office building district, a place of worship shall provide the floor plans to determine the maximum occupancy for purposes of establishing the required parking per Section 42-5.2.

Section 3 of the Ordinance

Article 5.0, Site Standards, Section 42-5.2 Parking Requirements, is hereby amended as follows:

(B)Institutional

i. Places of worship – One (1) for each three (3) people permitted by the adopted Fire Code, plus parking for accessory uses, if determined necessary, by the Township.

Section 4 of the Ordinance

Should any section, subdivision, sentence, clause or phrase of this ordinance, be declared by the courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

Section 5 of the Ordinance

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 in force when they are commenced.

Section 6 of the Ordinance

The provisions of this Ordinance shall take effect immediately upon publication.

Section 7 of the Ordinance

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 14th day of January, 2019, and ordered to be given publication in the manner prescribed by the Charter Township of Bloomfield.

CERTIFICATION

I hereby certify that the foregoing Ordinance was adopted by the Board of Trustees of the Charter Township of Bloomfield at a meeting held on January 14, 2019, and that the original of this Ordinance is on file in my office.

Janet Roncelli, Township Clerk

Introduced: December 10, 2018
Published: December 16, 2018
Adopted: January 14, 2019
Published: January 20, 2019 (correction made: January 27, 2019).