

**BEDFORD TOWNSHIP ORDINANCE NO. 44A-244**

**ZONING ORDINANCE AMENDMENT**

An Ordinance enacted pursuant to Act 184, Public Acts of 1943, as amended, better known as the "Township Zoning Act", and according to the Master Plan of the Township as has been adopted and amended from time to time; to amend Bedford Township Ordinance No. 44, as amended, known as the "Township of Bedford Zoning Ordinance", which originally became effective May 5, 1977; so as to revise site development standards in Article X (PBO Professional and Business Office Districts), Article XA (PBO-1 Professional and Business Office Districts), Article XI (C-1 Local Business Districts), Article XII (C-2 Shopping Center Business Districts), and Article XIII (C-3 General Business Districts); and for the purpose of promoting and protecting the public health, safety and general welfare of the residents and property of the Township of Bedford.

**THE TOWNSHIP BOARD OF THE TOWNSHIP OF BEDFORD, COUNTY OF MONROE, STATE OF MICHIGAN, HEREBY ORDAINS:**

**SECTION 1. AMENDMENT TO ARTICLE X PBO PROFESSIONAL AND BUSINESS OFFICE DISTRICTS, ARTICLE XA PBO-1 PROFESSIONAL AND BUSINESS OFFICE DISTRICTS, ARTICLE XI C-1 LOCAL BUSINESS DISTRICTS, ARTICLE XII C-2 SHOPPING CENTER BUSINESS DISTRICTS AND ARTICLE XIII C-3 GENERAL BUSINESS DISTRICTS.**

Ordinance No. 44, known as the "Township of Bedford Zoning Ordinance", shall be amended by modifying Section 1004 of Article X, modifying Section 1004A of Article XA, modifying Section 1104 of Article XI, modifying Section 1204 of Article XII, and modifying Section 1303 of Article XIII, such that modified Sections 1004 of Article X, 1004A of Article XA, 1104 of Article XI, 1204 of Article XII, and 1303 of Article XIII, shall hereafter read as follows:

**... ARTICLE X  
PBO PROFESSIONAL AND BUSINESS OFFICE DISTRICTS**

**... SEC. 1004. Site Development Standards for PBO Professional and Business Office Districts.**

Sec. 1004. The following development standards shall apply to all buildings, structures and uses of land in PBO Professional and Business Office Districts, and are in addition to any other applicable requirements of this Ordinance. The Bedford Township Site and

B. Exterior colors and materials.

1. Facade colors and materials shall be consistent with the recommendations and suggestions in the Bedford Township Site and Architectural Design Manual.

C. Building and unit dimensions.

1. All buildings and structures, when considered collectively as a whole, shall not exceed an area greater than 25% of the net parcel area. Net parcel area is defined as the gross parcel area minus the road right-of-way.

This is for C-1, C-2 and C-3.

- D. Site amenities. The proposed local business development project shall include sidewalk and/or pedestrian walking path connections to existing and future developments subject to unique topographic or site features.

- E. Signage. Any site signage, including entrance monuments and wall signage, shall meet the sign regulation requirements of Section 1922 of this Ordinance.

... ARTICLE XII

C-2 SHOPPING CENTER BUSINESS DISTRICTS

... SEC. 1204. Site Development Standards for C-2 Shopping Center Business Districts.

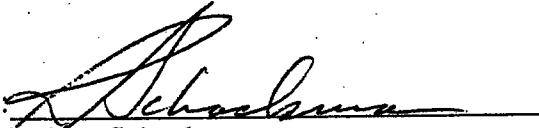
Sec. 1204. The following development standards shall apply to all buildings, structures and uses of land in C-2 Shopping Center Business Districts, and are in addition to any other applicable requirements of this Ordinance. The Bedford Township Site and Architectural Design Manual, as may be separately adopted and amended from time to time by the Planning Commission, shall be reviewed and referred to, in order to provide clarity, guidance, insight and suggestions with regard to the design of properties, which shall serve to assist both the Planning Commission and the developer/owner to understand and meet the requirements of this Zoning Ordinance, the Township's Development Design Standards Ordinance, and other applicable Township Ordinances, or other laws relating to site plan review and development:

A. Architectural elements.


1. Building facades shall incorporate recesses and projections, architectural, or landscaping features, which visually reduce the mass of the building facade as shown by example in the Bedford Township Site and Architectural Design Manual.
2. Architectural interest shall be provided by referencing the Bedford Township Site and Architectural Design Manual.

I, Robert Schockman, do hereby certify that I am the duly elected and acting Township Clerk of the Township of Bedford, and I do hereby certify that a Notice of Adoption of Ordinance No. 44A- 244, an amendment to the Township of Bedford Zoning Ordinance, was published on the 27th day of September, 2005, in the Monroe Evening News newspaper, Monroe County, Michigan, a newspaper of general circulation in the Township of Bedford, within fifteen (15) days after adoption.

Dated: 9/20/05

By:   
Robert Schockman,  
Bedford Township Clerk

**ATTEST:**

  
Walt Wilburn,  
Bedford Township Supervisor

ADOPTED: September 20, 2005  
PUBLISHED: September 27, 2005  
EFFECTIVE: October 5, 2005