

**BEDFORD TOWNSHIP ORDINANCE NO. 44A
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 provisions 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), Article XIII (C-3 General Business Districts), modify Sections 1916 and 1918 in Article XIX, to revise the requirements for limiting building dimensions 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. AMENDMENTS 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 substituting the revised sections below for the corresponding sections in the currently enacted Ordinance No. 44 as of October 2009.

ARTICLE X
PBO PROFESSIONAL AND BUSINESS OFFICE DISTRICTS

400.1004 Site development standards for PBO Professional Business Office Districts.
Sec. 1004

C. BUILDING DIMENSIONS

1. No individual building or structure may exceed a gross area of 25,000 square feet in total.
2. Subject to the limitation of Subsection C.1. all buildings and structures, when considered collectively as a whole, shall not exceed an area greater than 25 percent of the net parcel area. Net parcel area is defined as the gross parcel area minus the road right-of-way, any and all required open space accommodations, parking surfaces, and easements and utility rights of way, and other requirements of this Ordinance.
3. Subject to the limitation of Subsection C.1., no building or structure shall exceed three stories, where one story is considered a habitable floor level.

ARTICLE XA
PBO-1 PROFESSIONAL AND BUSINESS OFFICE DISTRICTS

SEC. 1004A. Site Development Standards for PBO-1 Professional and Business Office Districts.

C. BUILDING DIMENSIONS

1. No individual building or structure may exceed a gross area of 17,000 square feet in total.
2. Subject to the limitation of Subsection C.1. all buildings and structures, when considered collectively as a whole, shall not exceed an area greater than 25 percent of the net parcel area. Net parcel area is defined as the gross parcel area minus the road right-of-way, any and all required open space accommodations, parking surfaces, and easements and utility rights of way, and other requirements of this Ordinance.
3. Subject to the limitation of Subsection C.1., no building or structure shall exceed three stories in height, where one story is considered a habitable floor level.

ARTICLE XI
C-1 LOCAL BUSINESS DISTRICTS

400.1104. Site Development Standards for C-1 Local Business Districts.

Sec. 1104. The following development standards shall apply to all buildings, structures and uses of land in C-1 Local Business Districts, and are in addition to any other applicable requirements of this Ordinance:

C. BUILDING DIMENSIONS

1. No individual building or structure may exceed a gross area of 25,000 square feet in total.

2. Subject to the limitation of Subsection C.1. all buildings and structures, when considered collectively as a whole, shall not exceed an area greater than 25 percent of the net parcel area. Net parcel area is defined as the gross parcel area minus the road right-of-way, any and all required open space accommodations, parking surfaces, and easements and utility rights of way, and other requirements of this Ordinance.

3. Subject to the limitation of Subsection C.1., no building or structure shall exceed two stories where one story is considered a habitable floor level.

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:

C. BUILDING DIMENSIONS

1. No individual building or structure may exceed a gross area of 50,000 square feet in total.

2. Subject to the limitation of Subsection C.1. all buildings and structures, when considered collectively as a whole, shall not exceed an area greater than 25 percent of the net parcel area. Net parcel area is defined as the gross parcel area minus the road

right-of-way, any and all required open space accommodations, parking surfaces, and easements and utility rights of way, and other requirements of this Ordinance.

3. Subject to the limitation of Subsection C.1., no building or structure shall exceed one story, where one story is considered a habitable floor level.

ARTICLE XIII C-3 GENERAL BUSINESS DISTRICTS

SEC. 1303. Site Development Standards for C-3 General Business Districts.

Sec. 1303. The following development standards shall apply to all buildings, structures and uses of land in C-3 General Business Districts, and are in addition to any other applicable requirements of this Ordinance:

D. BUILDING DIMENSIONS

1. No individual building or structure may exceed a gross area of 75,000 square feet in total.

2. Subject to the limitation of Subsection D.1. all buildings and structures, when considered collectively as a whole, shall not exceed an area greater than 25 percent of the net parcel area. Net parcel area is defined as the gross parcel area minus the road right-of-way, any and all required open space accommodations, parking surfaces, and easements and utility rights of way, and other requirements of this Ordinance.

2. Subject to the limitation of Subsection D.1., no building or structure shall exceed one story, where one story is considered a habitable floor level.

SECTION 8. SEVERABILITY

This Ordinance, and the various parts, sentences, paragraphs, sections, subsections, phrases and clauses thereof are hereby declared to be severable and if any of them are adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinance shall not be affected.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective eight (8) days: after publication of a Notice of Adoption in a newspaper of general circulation in the Township of Bedford, Monroe County, Michigan, unless otherwise provided by law.