

BEDFORD TOWNSHIP ORDINANCE NO. 44A-214

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 add new 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); and to modify Section 1800 in Article XVIII Schedule of Regulations (Notes to Schedule of Regulations), regarding front yard parking; and to provide site development standards for architectural elements, building dimensions, site orientation and parking, site amenities, signage and other similar items; 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 renumbering current Section 1004 of Article X to be Section 1005, amend Section 1004A of Article XA to be Section 1005A, current Section 1104 of Article XI to be Section 1105, current Section 1204 of Article XII to be Section 1205, and current Section 1303 of Article XIII to be Section 1304, and to add new Section 1004 to Article X, new Section 1004A to Article XA, new Section 1104 to Article XI, new Section 1204 to Article XII, and new Section 1303 to Article XIII, such that new Sections 1004 of Article X, 1004 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.

A. ARCHITECTURAL ELEMENTS

All buildings and structures within a C-1 Local Business District shall utilize residential-type exterior materials and design features. Exterior building wall materials shall meet or exceed the minimum requirements for residential structures. Rooflines shall provide a minimum pitch of 5:12 on all visible portions of each building. Covered walkways, canopies, pavilions or awnings shall be utilized in all primary pedestrian areas which are directly adjacent to principal buildings and structures. These provisions shall be construed to be in addition to the building facade regulation requirements of Section 1925 which, along with that required as part of the site plan review, shall also be complied with. The Planning Commission may determine the architectural style, color, and color scheme that enhances the character of the Township's visual environment and that is aesthetically compatible, attractive, harmonious, and pleasing, and which preserves property values and is not so unsightly so as to substantially reduce nearby property values.

Wherever possible, primary entrances into primary buildings and structures shall be recessed or protruded from the facade. The facade shall also be designed to provide three-dimensionality to the building or structure.

Pedestrian level lighting shall be provided and shall compliment the architecture of the proposed buildings and structures. Decorative lighting shall be provided at the entrance to the development and shall be consistent with the style chosen for the pedestrian level lighting. Lighting shall also conform to the lighting regulation requirements of Section 1908 of this Ordinance and as required as part of the site plan review.

B. COLOR AND MATERIAL

1. Facade colors shall be of a low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited.
2. Building trim may consist of brighter colors, but neon tubing as a building accent is prohibited.
3. These provisions shall be construed to be in addition to the building facade regulation requirements of Section 1925, which, along with that required as part of the site plan review, shall also be complied with.

C. BUILDING AND UNIT DIMENSIONS

1. No individual building or structure may exceed a gross area of 15,000 square feet on the first floor.

2. These provisions shall be construed to be in addition to the loading and unloading regulation requirements of Section 1906, and those other regulations of this Ordinance, which, along with that required as part of the site plan review, shall also be complied with.
3. The Planning Commission, subject to Monroe County Road Commission approval and requirements, may designate the location of curb openings for drives so as to assist in safe vehicular traffic flow.

D. BUILDING AND UNIT DIMENSIONS.

1. There shall not be more than one (1) individual unit or business which utilizes more than 70,000 square feet.

E. SITE AMENITIES.

The proposed shopping center business development project shall include sidewalk and/or bike path connections to existing and future developments in accordance with the requirements of the Planning Commission.

1. One or more of the following features, or similar amenities may be provided within the C-2 Shopping Center Business District: bell or clock tower, sculpture, fountain, gazebo or other form of public art, etc. These features shall not be used to display commercial advertisement.

F. SITE ORIENTATION AND PARKING

1. All buildings and structures may be oriented around a courtyard, square or village green.
2. All parking shall be located as provided in Article XVIII or elsewhere in this Ordinance, and shall conform to the parking regulation requirements of Sections 1904 and 1905 of this Ordinance, or elsewhere in this Ordinance, and as required as part of the site plan review. The Planning Commission may impose requirements regarding the location, orientation, landscaping, and screening of parking areas so as to make parking areas less visible and obtrusive to nearby streets and roads, and residentially zoned properties. On corner lots, the Planning Commission may determine which of the streets or roads adjacent to which the parking areas shall be located, generally providing for said parking areas to be located nearest the street or road that has the higher usage or which is designed for higher usage.
3. All sites shall be provided with open green space, not including public or private road right-of-ways, parking areas, wetlands, or detention ponds, in an amount equal to 30% of the gross first floor area of the building. Only

3. These provisions shall be construed to be in addition to the building facade regulation requirements of Section 1925, which, along with that required as part of the site plan review, shall also be complied with.

C. MISCELLANEOUS DESIGN ELEMENTS

1. Loading docks, trash collection, outdoor storage including seasonal storage, and similar facilities and functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Use of screening materials that are different from or inferior to the principal materials of the building and landscape is prohibited. No delivery, loading, trash removal, exterior property maintenance, or similar operations are permitted between the hours of 9 p.m. and 7 a.m., except in special circumstances and where steps are taken to reduce noise impacts. There shall be no parking of trucks, cars, recreational vehicles, or any other vehicles at any time, other than to supply or serve a business on-site or as the vehicle of an owner, employee or patron of a business on-site. There shall be no utility hook-up permitted for parked vehicles.
2. These provisions shall be construed to be in addition to the loading and unloading regulation requirements of Section 1906, and those other regulations of this Ordinance, which, along with that required as part of the site plan review, shall also be complied with.
3. The Planning Commission, subject to Monroe County Road Commission approval and requirements, may designate the location of curb openings for drives so as to assist in safe vehicular traffic flow.

D. BUILDING AND UNIT DIMENSIONS

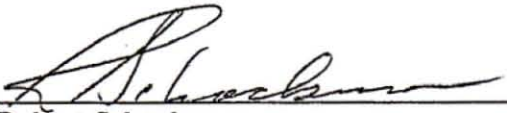
1. No individual building or structure may exceed a gross area of 25,000 square feet on the first floor.

E. SITE ORIENTATION AND PARKING

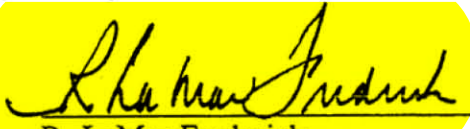
1. All buildings and structures may be oriented around a courtyard, square or village green.
2. All parking shall be located as provided in Article XVIII or elsewhere in this Ordinance, and shall conform to the parking regulation requirements of Sections 1904 and 1905 of this Ordinance, or elsewhere in this Ordinance, and as required as part of the site plan review. The Planning Commission may impose requirements regarding the location, orientation,

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- 214 , an amendment to the Township of Bedford Zoning Ordinance, was published on the 29 day of August, 2002, 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: August 29, 2002

By: 
Robert Schockman,
Bedford Township Clerk

ATTEST:


R. LaMar Frederick,
Bedford Township Supervisor

ADOPTED: August 20, 2002
PUBLISHED: August 29, 2002
EFFECTIVE: September 6, 2002