

tion and catering primarily to the traveling public.

1.53 TOURIST HOME. A tourist home shall be constructed to mean any dwelling occupied in such a manner that certain rooms in excess of those used by members of the family, as hereinbefore provided, and occupied as a home or family unit, are rented without cooking facilities, to the public for compensation and catering primarily to the traveling public.

1.54 TRAILER COACH. Trailer Coach is hereby defined as any vehicle used or intended for use as a conveyance upon the public highways, roads or streets, and designed as to permit the occupancy thereof as a temporary sleeping room or dwelling. It includes self-propelled and non-self-propelled vehicles.

1.55 TRAILER COACH PARK. This term applies to any lot or tract of land upon which three or more occupied trailer coaches or tents are harbored either with or without charge and shall include any building or enclosure intended for use as a part of the equipment of such park.

1.56 USE. The purposes for which land or buildings thereon are designed, arranged or intended to be occupied or used, or for which they are occupied or maintained.

1.57 USE — ACCESSORY. A use normally incidental to and subordinate to the principal use of the premises.

1.58 USE — NON-CONFORMING. The use of a building or of land that does not conform to the regulations of this Ordinance for the zoning district in which it is located.

1.59 YARD. An open space at grade line between a building and the adjoining lot lines, unoccupied and unobstructed from the ground upward, except for certain architectural features specified in Section 3.17. Yard measurements shall be the minimum horizontal distance between a lot line and the nearest line of the main building.

1.60 YARD — FRONT. A yard extending across the full width of the lot between the front line and the nearest line of the main building.

1.61 YARD — REAR. A yard extending across the full width of the lot between the rear lot line and the nearest line of the main building.

1.62 YARD — SIDE. A yard extending from the front yard to the rear yard between the side lot line and the nearest line of the main building.

## ARTICLE II DISTRICT REGULATIONS

Section 2.01. In order to regulate the use of land, to regulate and restrict the location of buildings and structures erected or altered for specific uses, to regulate and limit the height, bulk and size of buildings hereafter erected or altered, to regulate the area of yards, courts off-street parking facilities and other open spaces surrounding buildings hereafter placed or altered, and to regulate the density of population, the area of the City of Farmington, Oakland County, Michigan, is hereby divided into the following "Districts", which shall be known as the following respective names and symbols:

R-1-E Districts — Country Estates Districts.  
R-1 Districts — One Family Residential Districts.  
R-1-P Districts — One Family Parking Districts.  
R-2 Districts — Two Family Residential Districts.  
R-3 Districts — Multiple Family Residential Districts.

C-1 Districts — Local Business Districts.  
C-2 Districts — General Commercial Districts.  
M-1, M-2, M-3 Districts — Industrial Districts.  
P-Districts — Parking Districts.

2.02. The areas comprising these zoning districts and the boundaries of said districts shown upon the map attached hereto and made a part of this Ordinance, being designated as the Zoning Map of the City of Farmington, and said Map and all notations, references and other information shown thereon, shall be as much a part of this Ordinance as if the matters and information set forth by said Map were all fully described herein. Provided, however, where uncertainties exist with respect to the boundaries, the rules set forth in Section 2.04 of this Ordinance shall apply.

2.03 AMENDMENTS OF ZONING MAP. The Zoning Map of the City of Farmington may be amended from time to time, in whole or in part, by ordinance to which there shall be attached a map of the section or sections, or any part thereof, affected by the amendment or amendments set forth in such ordinance. Each map showing an amendment shall be designated "Amendment No. \_\_\_\_\_" of the Zoning Map of the City of Farmington and shall be given a number. Whenever the City Council shall cause the Zoning Map of the City of Farmington to be amended as a whole, such map shall contain and show all prior amendments. Each amendment stating or describing a change in the districts, areas or boundaries established by the provisions of this Article, shall be considered and designated as an additional paragraph of this section.

2.04 BOUNDARIES OF DISTRICTS. Unless otherwise shown, the district boundaries are the center line of streets, alleys, or the subdividing or boundary lines of recorded plats, or the extensions thereof, and where the districts designated on the map accompanying and made a part of this Ordinance are approximately bounded by the center line of streets, alleys or the subdividing or boundary lines of recorded plats, such lines shall be the center thereof shall be considered to be the district boundaries.

2.05 BOUNDARY LINE AFTER STREET VACATION. The boundary lines of districts affected by street or alley vacation, shall remain at the center line of said street or alley before vacation, unless this conflicts with the lot boundary line thus affected by the vacation, in which case the district boundary line shall follow the boundary line of the lots created most nearly to the boundary.

2.06 ANNEXED AREAS. Territory which may hereafter be annexed to the City of Farmington shall remain as zoned previous to annexation and if not zoned, shall be placed in the R-1 District until the required amendments to this Ordinance have been adopted.

## ARTICLE III GENERAL PROVISIONS

Section 3.01 SCOPE. Except as hereinafter provided, no building, structure, land or part thereof, shall be used, erected, reconstructed or structurally altered except in conformity with the provisions of this Ordinance, and with the provisions which apply to the district in which it is located.

3.02. The erection, the reconstruction or alteration of all structures, buildings and land in all districts and zones shall comply with the provisions of all Ordinances of the City of Farmington including by way of enumeration and not by way of limitation the following Ordinances, as now or hereafter amended.

A. Ordinance No. C-50-56 known as the 1956 Plan-

ning Ordinance.

B. Ordinance No. C-47-55 known as the Smoke Abatement Ordinance.

C. Ordinance No. C-31-53 forbidding removal of Top Soil, etc.

D. Ordinance No. C-32-53, an Ordinance regarding interference with drainage and compelling owners to construct culverts, etc.

E. Ordinance No. C-39-54 forbidding moving of buildings.

F. Ordinance No. C-40-54 known as the Private Off-Street Parking Ordinance.

3.03 HEIGHT. Except as hereafter provided, no building shall be erected, reconstructed or structurally altered to exceed, in height, the limits herein established for the district in which such building is located.

3.04 OPEN SPACE ENCROACHMENT. No building shall be erected, reconstructed or structurally altered in any manner which will encroach upon or reduce in any manner the yards, lot area per family or size of building regulations or increase the percentage of occupancy of the lot by building regulations, established and specified for the use and the district in which such building is located.

3.05 BUILDING GRADES. A sloping grade away from the walls of all buildings requiring yard space shall be established and maintained in such condition as to cause surface water to drain away from the walls.

A sloping grade from the front wall of the building at the finished grade line thereof to the center of the front line of the lot and to the sidewalk level shall be established and maintained; and likewise from the rear wall of the building to the finished grade to the rear of the lot; Provided, however, that sunken or terraced areas may be established if proper means are provided to prevent run-off of surface water to flow into adjoining property.

When a new building is being constructed on a vacant lot between two existing buildings or adjacent to an existing building, the existing established grade shall have priority over determining the grade around the new building and the yard around the new building shall be graded in such a manner as to meet existing grades and so as not to permit run-off of surface water to flow onto the adjacent premises.

Grade elevation of buildings, grades and slopes for drainage, grades of sidewalks, and all other grades and elevations shall be approved and established by the City Engineer or the Building Inspector and a record of the same filed with and kept in the Building Department of the City.

3.06 BUILDING UNDER CONSTRUCTION. Any building or structure for which a building permit has been issued and the construction of the whole or a part of which has been started, or for which a contract or contracts have been entered into pursuant to a building permit issued prior to the effective date of this Ordinance, may be completed and used in accordance with the plans and applications on which said building permit was granted.

3.07 TRAILER COACH PARKS, MOTELS, TOURIST CABINS, ETC. No automobile or vehicular trailer coach park, tourist cabins or motels shall be established, located, maintained or permitted in the City after the effective date of this Ordinance, and no extension, addition or enlargement of any such presently existing enterprise shall be permitted after such date.

### 3.08 TRAILER COACH REGULATIONS.

(a) It shall be unlawful, within the limits of the City of Farmington, for any person, firm or corporation to park overnight, or permit the parking overnight, of any Trailer Coach on any public highway, street or alley. No occupied Trailer Coach shall be parked on any site, lot, field or tract of land within the City of Farmington.

3.09 TOILETS AND SEWAGE. No outside toilets shall be permitted to exist. All sewage and toilets shall be connected to sewers within such time after sewers are available as shall be required by State and County Health Authorities, but in any event not later than 6 months after the sewage service is available. In cases when sewers are not available, sewage shall be disposed of in the manner required by the Building Inspector, subject to the approval of State and County Boards of Health.

3.10 SANITARY PROVISIONS. Every building and structure designed for human occupancy, including residence, business, industry and places of assembly, shall be provided with a sufficient number of approved fixtures, located and installed to conform to the minimum code requirements of the State of Michigan, for the removal of human excreta and other wastes, for the purpose of cleaning persons, apparel and utensils and for providing a potable water supply.

3.11 OVER-CROWDING. In no case shall a room, suite or group of rooms comprising a family unit, in any dwelling, be so occupied as to provide less than eight hundred cubic feet of air space per occupant, exclusive of cubic air space of bathrooms, toilet rooms, closets, stairways, attics, utility rooms and basements. No bedroom or room used as a bedroom, in any dwelling, shall be so occupied as to provide less than 300 cubic feet of air space per occupant, exclusive of the cubic air space of bathrooms, toilet rooms and closets.

3.12 TEMPORARY OR GARAGE DWELLINGS. All substandard temporary basement dwellings, and garage dwellings, which have been heretofore erected or occupied, are hereby declared to be unlawful dwellings and shall be vacated within a period of 2 years or otherwise altered so as to comply with the provisions of this Ordinance. Buildings erected as garages shall in no case be occupied for dwelling purposes unless they comply with all the provisions of this Ordinance.

3.13 SIZE OF DWELLINGS. All one family dwellings hereafter erected or altered shall have a ground floor area of not less than 768 sq. ft. if one or one and one-half stories in height, or 728 sq. ft. if two stories in height; provided, however, that the aggregate floor area of a two story dwelling shall not be less than 1456 sq. ft.

Any building used as a two-family dwelling or a multiple dwelling, single-family dwelling or as an efficiency apartment, shall provide not less than 728 sq. ft. of livable space for each dwelling unit with a maximum load of 3 persons and an additional 120 sq. ft. for each additional inhabitant.

Each 2 family and/or multiple dwelling unit shall provide a utility room and/or storage space, in addition to the above requirements, which shall not be less than 100 sq. ft. in area. Equal basement area, not including area for stairs, may be substituted for utility room or storage space.

3.14. No building shall be erected in any district,

unless the land or lot upon which the same is proposed to be placed provides adequate access to and from a public road or street.

3.15 FRONT YARD EXCEPTIONS. In R-1-E, R-1, R-1-P, R-2, M-1, M-2 and M-3 Districts there shall be a minimum front yard required as stated in the yard requirements for that particular district; provided, however, that when the majority of buildings have been built in a block at the time of the adoption of this ordinance, no building hereafter erected or altered shall project beyond the minimum front yard building line thus established, provided, that no building shall be required by this Ordinance to set back more than 50 feet.

3.16 REAR YARD-ABUTTING PUBLIC ALLEY. Wherever there is a public alley at the rear of a lot upon which the lot abuts for its full width, measurements of any abutting rear yard, required under this Ordinance, unless otherwise provided for, may be made to the centerline of such alley.

3.17 OCCUPIED SPACES. Outside stairways, fire escapes, fire towers, porches, platforms, balconies, boiler flues and other projections shall be considered as part of the building and not as a part of the yard or courts or unoccupied spaces; provided, however, that this provision shall not apply to one fireplace or one chimney projecting not more than 12 inches into side yard space, and not more than 8 feet in length, nor to platforms, terraces or steps below the first floor level, or to unenclosed porches which may extend into a front or rear yard not more than 12 feet or into a side yard not more than 8 feet, but not nearer than 3 feet from a side or rear boundary; nor to cornices not exceeding 16 inches in width including the gutter.

3.18 LOADING SPACE. On the same premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage, warehouse, foods display, department store, wholesale store, market, retail store, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt or distribution of vehicles, or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets or alleys. Such space, unless otherwise adequately provided for, shall include a 10 foot by 25 foot loading space, with 14 feet height clearance for every 20,000 square feet or fraction thereof, in excess of 3,000 square feet of building floor use or land use for the above mentioned purposes.

3.19 MOVING OF BUILDINGS. Any building or structure which has been wholly or partially erected on any premises located whether within or outside of this City shall not be moved to and be placed upon any other premises in this City.

3.20 STORAGE AND PARKING OF MOVING VANS, TRAILERS, ETC. The storage, parking or use of moving vans, automobile trailers, trailer coaches, bus or street-car bodies, as dwellings, shall not be allowed or considered a legal accessory use in an R-1-E, R-1, R-1-P, R-2, R-3, C-1, C-2, M-1, M-2 and M-3 Districts.

3.21 BILLBOARDS PROHIBITED. The use of land for the erection of billboards or poster panels or outdoor advertising signs shall not be permitted, provided this shall not prohibit signs, billboards, poster boards or outdoor advertising signs in a permitted district under conditions specified in this ordinance.

All rotating blinker or flasher signals similar to traffic lights, police or ambulance signals are prohibited.

3.22 CIRCUSES, FAIRS, CARNIVALS AND SIMILAR USES. On and after the date this Ordinance becomes effective it shall be unlawful to use any land, public highway, buildings or other structures for a circus, a fair, a carnival, a parade, or similar amusements, celebrations, or enterprises in any District unless application is made to the Building Inspector for a temporary permit, which shall be issued only on approval of the Board of Appeals.

### 3.23 NON-CONFORMING USES.

(a) CONTINUANCE. Any lawful non-conforming use of a building, existing at the time of the effective date of this Ordinance may be continued, except as herein prohibited or restricted provided that the building shall not be structurally changed, altered or enlarged, unless such altered, enlarged building or structure and its use shall conform to the provisions of this Ordinance for the district in which it is located.

(b) EXTENSION. A non-conforming use may be extended throughout the building, provided no structural alterations or changes are made therein, except those required by law or ordinance or such as may be required for safety, or such as may be necessary to secure or insure the continued advantageous use of the building during its natural life.

(c) BUILDINGS DAMAGED BY FIRE, ETC. Any non-conforming building or structure damaged more than 60 per cent of its then appraised value, exclusive of the foundations at the time of damage by fire, collapse, explosion or acts of God or public enemy, shall not be restored or reconstructed and used as before such happening; but if less than 60 per cent damaged above the foundation, it may be restored, reconstructed or used as before provided that it is done within 6 months of such happening and that it be built of like or similar material, and that ground floor area and height be no greater than prior to such damage.

(d) CHANGE. A non-conforming use may be changed to another non-conforming use of the same or greater restrictions, provided no structural changes are made in the building. Whenever a non-conforming use has been changed to a conforming use, or to a use permitted in a district of greater restrictions, it shall not thereafter be changed to a non-conforming use or a less restricted use.

(e) NON-CONFORMING USE OF A CONFORMING BUILDING. A non-conforming use of a conforming building or structure shall not be expanded or extended into any other portion of the conforming building, and if such non-conforming use is discontinued, any future use of such building shall be in conformity with the provisions of this Ordinance; provided, however, that all non-conforming uses of a conforming building shall be discontinued not later than 3 years from the effective date of this Ordinance.

(f) USES TO CONFORM AFTER DISCONTINUANCE. In the event that a non-conforming use of any building or land is discontinued for a period of 6 months, the use of the same shall conform thereafter to the uses permitted in the district in which it is located.

(g) EXISTING NON-CONFORMING USE OF LAND. The non-conforming use of land where a structure thereon is not so employed, existing at the time this Ordinance becomes effective, may be con-