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FARMINGTON TOWNSHIP PLANNING COMMISSION

PUBLIC HEARING

THURSDAY, MARCH 23, 1967 8 p.m. At Farmington Township Hall 31555 W. Eleven Mile Road

31555 W. Eleven Mile Road

Penant who may be interested are invited to participate, in discussion of the proposed dendage.

An Ordinance to amend Ordinance No. 29 of the Township of Farmington entitled:

"An Ordinance enacted under Act 184, Public Acts of 1943, be amended, operating the unincorporated participate, and the strength of Farmington, Ookland County, Michigan, to repulse and restrict the location and use of buildings, structures and lend for treds, industry, estimate or regulate and limit the healthy to repulse and limit the healthy to repulse and limit the healthy to repulse and to determine the size of yards, courts and open spaces; to resulted and firmt the density of populations and for said purposes to divide the Townwiding for changes in the regulation, restrictions and boundaries of such distincts, defining certain terms used herein; providing for enforcement; establishing a Board of Appects and imposing profiles for the violation of this Ordinance.

11 IS HERSEY ORDAINED by the Township Board of the

IT IS HEREBY ORDAINED by the Township Board of the nship of Farmington, Oakland County, Michigan:

That the saning map of said Ordinance No. 29, as amended, be, and the same is hereby amended to show B-3, General Business District classification where RA-4, One-Find Residential District Classification is now shown in the area described as follows:

North, Range 9 East, according to the plat thereof as recorded in Liber 26 of Plats on Page 32 of Oakland County Records is follows:

(A) Lots 46 and 47 of Block F located on the South side of Pershing Avenue between Greening and Orchard Lake Road. Each lot has a frontage of 20 feet and a depth of 115 feet.

a aepin of 113 reef.

B Lats 12 and 13 of Block H, located on the North side of Whitewood Avenue, between Greening and Orchard Lake Road. Each for has a frontage of 20 feet and a depth of 115 feet.

Property that is acreage, and not a part of a recorded plot described as follows:

PARCEL 1

Beginning at a point located North 89 degrees 48 minutes 30 seconds East 65 feet and South 0 degrees 03 minutes West 1133.35 leet, from the Northwest corner of Section 7. Town 1 North, Range 9 East, Formington Township Conkland County, Michigan Bouth of degrees, 03 minutes with the control of the control

Test not be pointed in beginning, some bring vectoral Leavino 24 inclusive and 31 to 43 inclusive of Block E, Also a parcel described as:

Also a parcel described as:

Supreming at a point foctate North 89 degrees 48 minutes 30 victorials four 45 feet and South 0 degrees 03 minutes West 1403.35 feet, from the Northwest conner of Section 2, Town 1 North, Ronge 9 East, Formington Township, Oxioland County, Michigan, thereo. South 9 degrees 03 minutes West 140.35 feet, thereo. South 9 degrees 03 minutes West 45 feet, thereo. South 9 degrees 03 minutes West 145 feet, thereo. South 9 degrees 57 minutes West 115 feet hereo. South 9 degrees 57 minutes West 115 feet hereo. South 9 degrees 57 minutes West 115 feet hereo. South 9 degrees 57 minutes West 40 feet, thence South 9 degrees 57 minutes West 40 feet, thence North 9 degrees 57 minutes West 40 feet, thence North 9 degrees 57 minutes West 40 feet, thence North 9 degrees 57 minutes West 40 feet, thence North 9 degrees 57 minutes West 40 feet, thence North 9 degrees 57 minutes West 40 feet, thence North 9 degrees 57 minutes West 40 feet, thence North 9 degrees 57 minutes West 10 feet, thence North 9 degrees 57 minutes West 10 feet, thence North 9 degrees 57 minutes West 10 feet, thence North 9 degrees 57 minutes West 10 feet, thence North 9 degrees 57 minutes West 10 feet, thence North 9 degrees 57 minutes West 10 feet, thence North 9 degrees 10 feet 10 f

Beginning at a point located Noths 89 degrees 48 minutes 30 seconds East 65 feet and South 0 degrees 03 minutes west 1933.35 feet, and South 0 degrees 03 minutes East 205 feet, from the Northwest corner of Section 7, Town 1 North, Ronge 9 East, Formington Township, Oshurus West 145 feet, thence South 89 degrees 75 minutes East, 40 feet, thence South 89 degrees 75 minutes East, 40 feet, thence North 0 degrees 03 minutes East 145 feet, thence North 30 degrees 75 minutes West 40 feet to the point of beginning, some being vocated foll 53 and 36 of Block H and the South 30 feet of vecated Broad Block and South 2016 feet of vecated Broad Block and South Broads.

PARCEL 3

Beginning at a point located North 89 degrees 48 minutes 30 accords fout 65 feet and South 0 degrees 03 minutes West 1933 35 feet, from the Northwest corner of Section 2, Town 1 North, Range 9 East, Farmington Township, Oak-land County, Michigan, thence South 89 degrees 57 minutes East 125 feet, thence South 80 degrees 57 minutes West 120 feet, thence North 90 degrees 03 minutes West 120 feet, thence North 90 degrees 03 minutes West 120 feet, thence North 90 degrees 103 minutes West 125 feet, thence North 90 degrees 103 minutes West 125 feet, thence North 90 degrees 103 minutes West 125 feet, thence North 90 degrees 103 minutes West 125 feet of the Doppin four Section Being vocated Class 100 feet of the West 125 feet of vocated Broad Broad Broad Broad Section 125 feet of the West 1000 at 125 feet of vocated Broad Bro SECTION TWO.

SECTION THREE.

The provisions of this Ordinance are hereby ordered to take effect upon publication of the Ordinance in the Farmington Observer, Farmington, Michigan. SECTION FOUR.



Area blue prints and zoning text may be observed at the Farmington Township Hall, on any business day between 8:30 a.m. tand 4:30 p.m.

Chairman Planning Commission Forminaton Township Publish dates: March 1, March 15, 1967

Thisspay is the proof of the control of the control

THURSDAY, MARCH 23, 1967

8 p.m. At Farmington Township Hall

31555 W. Eleven Mile Road Persons who may be interested are invited to participate in discussion of the proposed change.

An Ordinance to amend Ordinance No. 29 of the Township of Farmington entitled:

Didinonce to amend Ordinance No. 29 of the Township ington entitled:

"An Ordinance enacted under Act 184, Public Act 1943, or summeded, governing the unincoproted portions of the Township of Farmington, Ockland Courty, Michigan, to regulate and restrict the location and use of buildings, structures and land to require the total courts, and the structures and land to require and land to the structures; to regulate and building and other structures; to regulate and to determine the structure of the production of the structure of

IT IS HEREBY ORDAINED by the Township Board of the nship of Farmington, Ookland County, Michigan: SECTION ONE:

SECTION ONE:

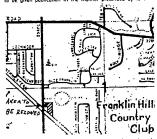
The property of the property of

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect. SECTION THREE:

TION I THREE:
The provisions of this Ordinance are hereby ordered to take
the upon publication of the Ordinance in the Farmington
treer, Farmington, Michigan.

SECTION FOUN:

This Ordinance is hereby declared to have been adopted by the Township Board of the Township of Formington, County of Ookland, State of Michigan, at a meeting thereof duly colled and held on the office of the college of the property of the declaration of the college of the the owner prescribed by low.



Area blue prints and zoning text may be observed at the Farmington Township Hall on any business day between 8:30 a.m. and 4:30 p.m.

CHARLES O. LORION, Chairman Planning Commission Fermington Township

Publish dates: March1-15, 1967

of Formington entitled:

"An Ordinance ensisted unser Act 184, Public Acts of, 1943, as amended, governing the unincaprosted portion of the Townshit and County, Michigan, to regulate and restrict the location and use of buildings, structures and lend for trade, industry, residence and for public and semi-public or other specified users; and to requiste and femily the height and built of buildings and other structures and lend for public and semi-public or other specified users; and to requiste and limit the height and built of buildings and other structures of semi-public or other specified users; and to requisite and limit the density of population; and for said purposes to divide the Township into districts and establishing the Boundaries the study districts, definition, and act stabilishing the Boundaries to such districts, definition, and act of Appeals; and imposing penalties for the violation of this Ordinance."

IT IS HEREBY ORDAINED by the Township Board of the Township of Formington, Ookland County, Michigan:

SECTION ONE:

That Section 1409, Subsection 3, of soid Ordinance No. 29, of the Township of Farmington, as amended, is hereby amended in the following particulars:

in the following particulars:

SUBSECTION 3 TRAILER COURTS, Because of the effects of trailer courts on traffic, and insamuch as trailer courts constitute a business use of land for the storage of transient trailer courts conscious, such courts are operated commercially and shall be excluded from any "R" districts, and may be permitted only in o"B-3" General Business District upon the opportual of the Board of Appecia Surface Substrate upon the opportual of the Board of Appecia Substrate Upon the Planning Common of the Courts shall further be subject to the following conditions:

(d) Trailer courts shall not be permitted within one thousand (1,000 feet of a residential district unless eighty (80) percent of the property owners within one thousand (1,000) feet to said trailer court development.

(e) The trailer court site shall be enclosed by a fifteen (15) foot greenbelt adjacent to all abutting properties and public rights-of-way. The greenbelt shall be located within the trailer court site and shall provide a continuous year around obscuring screen.

(g) Each trainer cooch site shall have the following myord requirements:
Side Yard ten (10) feet
-Reor Yard eight (8) feet
Front Yard ten (10) feet

(ii) No trailer cook shall be located closer than twenty five (25) feet from any building within the court or any property line bounding the court. No building or trailer cook shall be located closer than twenty five (25) feet from any public street right.-d-way nor less than droyt (40) feet from any molpir thorstore (section line roots and including Grand River, Northwestern Highwey and Expressions).

(N've, Northwestern Frigmen) and Expressions.

(I'wo (2) hand surface automobile parking ascores shall be required for each trailer cooch site. One (1) such space may be placed in the service drive provided porking in perfect that the provided shall be a minimum of twenty there (23) feet in length. Off-street spaces shall meet the minimum requirements of Sections 1004 and 1005 where applicable.

(k) Service Drives and Sidewalk Requirements

(1) Trailer cooch lots shall abut a service drive. All service drives shall have widths as scheduled below and shall be disigned and praced for proper district and shall be districted and praced for proper district. The shall be desired to be a shall be constructed of black top or poured concrete within one (1) year after issuance of permit. A cash security approaches for such or such as the shall be desired for such as the shall be desired to be abused to be abused to the formation of the shall be shall be shall be abused to the formation in the anount of a bore filed but from portise performing auch work.

(5) Street and yord lights sufficient to permit sale movement of vehicles and pedestrians at night shall be provided and shall be so located and shaded as to direct the light away from adjacent properties.

the light away from adjacent properties.

(I) Underground Wiring
Ammagnement shall be made for all local distribution lines
for telephone or electric services, exclusive of main supply
and perimeter feed lines when located on section or quarter
section lines, to be placed entirely underground throughout
the trailer court area, provided, however, that when a
supply and perimeter feed lines located on such scalin or
quarter section line shall be placed underground. The Planning Commission may wolve or modity this requirement
where, in Its judgment circumstances exist which render
compliance impractical.

compiance impractical.

Conduits or cobles shall be placed within private eosements provided to the service companies by the proprietor and/or developer or within public ways. Those telephone and electrical facilities placed in defected public ways placed to go the control to control t

Additional Requirements for Trailer Courts

(1) There shall not be less than three hundred and sixty (360) square feet of floor space within each trailer for the first two occupants, and an additional one hundred (100) square feet of floor space for each occupant over two (2).

over two (2).

There shall be provided for each Trailer Court a recreation area equal in size to at least two hundred (200) square feet per trailer cooks hits. Soil recreation area shall be no longer than one and one holf (1/5) times it width. Such area shall be graded, developed, acoded and mointained by the monagement, so as to provide recreation for the residents of the trailer court.

(3) The front yard, and any side yard adjacent to a street shall be landscaped within one year, and the entire trailer court shall be maintained in a good clean, pre-sentable condition at 01 times.

(4) No business of any kind shall be conducted in any trailer court except for separate, permanent structures which contain facilities such as the monagement's office, lounday and dry cleaning facilities or similar uses which are designed to serve only the residents of the trailer court.

(5) All fuel oil and all gas tanks located on each site shall be placed in a uniform monner and scr from view. All tanks shall be equipped with vent and fused valves.

(6) There shall be no storage of any kind under trailers; unless skirted.

(7) All fences, other than the greenbelt surrounding the court, shall be uniform in height, and shall not exceed thirty (30) inches in height, and shall be constructed in such a monner as to provide firemen access to all sides of each trailer coach.

All ordinances and parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION THREE

SECTION FOUR

This Ordinance is here. declared to have been adopted by the Township Board of the Township Board of the Township of Formington, County of Ookland, State of Michigan, at a meeting three duly called and held on the doy of meeting the product of the given publication in the manner prescribed by low.

Area blue prints and zoning text may be observed at the Farmington Township Half, on any business day between 8:30 a.m. and 4:30 p.m.

CHARLES O. LORION. Chairman Planning Commit Farmington Town

Publish dates: March 1, March 15, 1967