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for a one story dwelling and eight (8) feet for a two story dwelling.

Such courts, if opening on a rear yard, shall extend to within thirty (30) feet of the front wall of the dwelling or to within thirty (30) feet of another court opening on the front yard or front lot line; and, if opening on a front yard or front lot line, shall extend to within thirty (30) feet of the rear wall of the dwelling or to within thirty (30) feet of another court opening on the rear yard. On a lot thirty (30) feet or less in width, or where a court, as measured above, has a width of more than one-third of the width of the lot, the court on one side of such lot may be omitted, provided all walls erected along the side lot line are wholly without windows or other openings, but in no case shall the width of lot between two courts, or between a court and a side yard, or side street lot line be more than fifty (50) feet.

Variation from the above requirements relative to the arrangement and position of outer courts for dwellings, in cases where such variation does not alter total area of yards and courts provided about any dwelling nor impair the light or ventilation of any room, may be permitted by the Board of Appeals.

Inner courts in dwellings shall comply with the provisions of the Housing Law of Michigan.

REAR YARDS: In a Commercial 1 Zone there shall be on each lot a rear yard the depth of which shall be not less than 15 feet. Such yard shall at all times be kept free from obstructions for the ingress and egress of fire fighting equipment. Where the rear of a lot abuts upon a street the depth of the rear yard shall be the same as that required for a front yard of a building on an adjoining lot fronting on such rear street.

HEIGHT: In a Commercial 1 Zone no dwelling or

portion of building used as a dwelling shall exceed a height of two (2) stories or of thirty (30) feet. Buildings or portions of buildings not used for dwelling purposes shall not exceed a height of two and one-half (2½) stories or of forty (40) feet, except that towers, steeples, and similar structures may be erected to a greater height when permitted by the Board of Appeals.

AREA: In a Commercial 1 Zone no dwelling shall be erected or used on any lot having an area of less than four thousand (4,000) square feet for each family housed thereon.

AREA OF BUILDING: No building shall be erected or altered in this zone which provides less than six hundred (600) square feet at first floor level exclusive of any garage area or area in any accessory building. Excepting a motor supply station may be built with an area of not less than four hundred (400) square feet.

BUILDINGS ON THE SAME LOT: Where any building on a lot is used in whole or part as a dwelling, accessory buildings erected thereon shall conform to the provisions of the Housing Law of Michigan for buildings on the same lot with dwellings. In any other case, accessory buildings may be erected in addition to the principal building on a lot in such manner as to occupy in the aggregate the total space permitted for single building on such lot.

BOOTH: Booths for the sale of farm produce shall not be considered commercial structures when located on their owners' property and used for the sale of their owners' produce. These booths must, however, comply with the regulation for front yards provided for structures in commercial zones.

#### SECTION IX — LIGHT INDUSTRIAL ZONES

Part 1. Any lawful use of land or buildings not herein expressly prohibited, shall be a lawful use in all industrial zones.

Part 2. In all industrial zones there shall be provided about each industrial building or buildings, an area, other than the front yard, which shall be sufficient in size to provide adequate facilities for the parking of the automobiles and other motor vehicles used by the persons employed or doing business thereon.

Part 3. In all industrial zones no building used exclusively as a dwelling shall be erected, altered or moved which shall contain less than ten thousand (10,000) cubic feet of content, and six hundred (600) square feet at the ground floor level.

Part 4. In all industrial zones, no building shall be erected, altered or moved and no land shall be used for carrying on of manufacturing activities of the character of or similar to tanneries, slaughter houses, stock yards, glue factories, soap factories, oil refineries, garbage or waste disposal plants, drop forging, or other factories which by normal operation of which produce or cause noxious, offensive, unhealthful and harmful odors, fumes, dust, smoke, waste, noise or vibration.

Part 5. AREA OF BUILDINGS: No principal building shall be erected, altered or moved in this zone which provides less than seven hundred fifty (750) square feet of floor space at the first floor level, exclusive of any area in an accessory building, except motor supply stations and temporary real estate offices when permitted by the Board of Appeals.

Part 6. SIZE OF BUILDING: No principal building shall be erected, altered or moved in this zone which provides less than seventy-five hundred (7,500) cubic feet of content, except motor supply stations and temporary real estate offices when permitted by the Board of Appeals, and buildings used exclusively as dwellings shall not be erected, altered or moved in this zone unless they shall contain ten thousand (10,000) cubic feet of content

as provided in Part 3 of this section.

Part 7. BUILDING LINE: In a Light Industrial Zone, no building or structure shall be erected, altered or moved, so that any part or portion thereof is nearer than fifty (50) feet from the street property line.

Part 8. SIDE YARD: In a Light Industrial Zone, side yards are not required along interior side lot lines if all walls abutting or facing such lot lines are of fireproof construction and wholly without windows or other openings, but if the sidewalk is not of fireproof construction, or if of fireproof construction but containing windows or other openings (other than fireproof emergency exits or vents), either a side yard or outer court or courts not less than five (5) feet in width for a one story structure, or eight (8) feet for a two story structure shall be provided.

Part 9. AREA OF LOT REQUIRED FOR DWELLING: In a Light Industrial Zone, no dwelling shall be erected or used on any lot having an area of less than seventy-five hundred (7,500) square feet for each family housed thereon.

Part 10. BUILDINGS ON THE SAME LOT: In a Light Industrial Zone, where any building on a lot is used in whole or in part as a dwelling, accessory buildings erected thereon shall conform to the provisions of the Housing Law of Michigan for buildings on the same lot with dwellings. In any other case, accessory buildings may be erected in addition to the principal building on a lot in such manner as to occupy in the aggregate the total space permitted for a single building on such lot.

#### SECTION X — BOARD OF APPEALS

Part 1. The Township Zoning Board of Appeals, in accordance with Act No. 184 of the Public Acts of 1945, shall be composed of three members as follows:

A. The Chairman of the Township Zoning Board.

B. A member of the Township Board appointed by the Township Board.

C. A third member chosen by the aforementioned two members.

Part 2. This Zoning Board of Appeals, in addition to the general duties and powers conferred upon it by law, may, in specific cases and subject to appropriate conditions and safeguards, interpret and determine the application of the regulations herein established in harmony with their general purpose and intent as follows:

A. Permit the erection of additional buildings or the enlargement of existing buildings or uses on the same parcel of land or one contiguous thereto or directly across an alley therefrom, each in the same single ownership of record at the time of passage of this Ordinance, for a business or activity located in a zone restricted against such use, where the enlargement or expansion of such business or activity will not be detrimental to or tend to alter the character of the neighborhood or the district.

B. Where the boundary line of a zone divides a lot in a single ownership at the time of passage of this Ordinance, permit the extension of a use permitted in the less restricted portion of such lot to the entire lot but not for a distance of more than fifty (50) feet beyond the zone boundary line.

C. The Board of Appeals shall have the power to permit the erection and use of a building, or an addition to an existing building, or a public service corporation or for public utility purposes, in any district to a greater height or of larger area than the district requirements herein established, and permit the location in any use district of a public utility building, structure, or use, if the

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## ZONING MAP, FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN

