

Please note that the following is just a brief overview of the Bedford Township Zoning Ordinance. To view the complete ordinance, please go to the Bedford Township web site: <http://bedfordmi.org/> and click on “Zoning Ordinance” under the section “Doing business with us” on the home page.

400.000 ZONING Ord. No. 44 Adopted: May 5, 1977\*

THE TOWNSHIP OF BEDFORD

**ARTICLE III**

**ZONING DISTRICTS AND MAP**

**400.300 Districts established.**

Sec. 300. For the purpose of this Ordinance, the Township of Bedford is hereby divided into the following districts:

TABLE INSET:

R-1	One-Family Residential District
R-2A	One-Family Residential District
R-2B	One-Family Residential District
R-3	One-Family Residential District
RT	Two-Family Residential District
RM-1	Multiple-Family Residential District
RM-2	Multiple-Family Residential District
RME	Elderly Housing Residential District
MHP	Mobile Home Park District
AG	Agricultural District
PBO	Professional Business Office District
PBO-1	Professional Business Office District
C-1	Local Business District
C-2	Shopping Center Business District
C-3	General Business District
I-1	Planned Industrial Park District
I-2	Light Industrial District
I-3	General Industrial District
P-1	Vehicular Parking District
PUD	Planned Unit Development District

(Ord. No. 44A-216, 10-1-02)

## ARTICLE IV

### R-1 THROUGH R-3 ONE-FAMILY RESIDENTIAL DISTRICTS

#### 400.400 Intent.

Sec. 400. The R-1 through R-3 One-Family Residential Districts are designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents in the district.

## ARTICLE V

### RT TWO-FAMILY RESIDENTIAL DISTRICTS

#### 400.500 Intent.

Sec. 500. The RT Two-Family Residential Districts are designed to afford a transition of use in existing housing areas by permitting new construction or conversion of existing structures between adjacent residential and commercial, office, thoroughfares or other uses which would affect residential character. This district also recognizes the existence of older residential areas of the Township where larger houses have been or can be converted from single-family to two-family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization. This district also allows the construction of new two-family residences where slightly greater densities are permitted.

## ARTICLE VI

### RM-1 AND RM-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

#### 400.600 Intent.

Sec. 600. The RM-2 Multiple-Family Residential Districts are designed to provide sites for multiple-family dwelling structures, and related uses, which will generally serve as zones of transition between the nonresidential districts and lower-density single-family districts. The RM-1 Multiple-Family Districts are designed to serve the needs for the apartment type of unit on larger sites where multiple-family densities can be accommodated.

## **ARTICLE VII**

### **RME ELDERLY HOUSING RESIDENTIAL DISTRICTS**

#### **400.700 Intent.**

Sec. 700. The RME Elderly Housing Residential Districts are designed to provide sites for housing for the elderly and related uses which will provide for the special needs of senior citizens. The district recognizes a reduction in the need for off-street parking and allows a relatively high density because of reduced family size.

## **ARTICLE XA**

### **PBO-1 PROFESSIONAL AND BUSINESS OFFICE DISTRICTS**

#### **400.1000A Intent.**

Sec. 1000A. It is recognized by this Ordinance that the value to the public of designating certain areas of the Township for office use is represented in the employment opportunity to citizens and the resultant economic benefits to the Township. The PBO-1 Professional and Business Office Districts are designed to accommodate limited office uses for professionals and businesses at less intensity than the PBO Professional and Business Office Districts.

This district is intended for areas which will protect and be compatible with adjacent residential areas, prevent the encroachment of incompatible uses into residential areas and lessen congestion on public streets and highways. The uses permitted in this District are characterized by an insignificant amount of such factors as traffic, noise, heat, glare, and the emission of air pollutants.

(Ord. No. 44A-93, 11-21-89; Ord. No. 44A-150, § 1, 1-16-96; Ord. No. 44A-206, § 2, 4-2-02)

## **ARTICLE X**

### **PBO PROFESSIONAL AND BUSINESS OFFICE DISTRICTS**

#### **400.1000 Intent.**

Sec. 1000. The PBO Professional and Business Office Districts are designed to accommodate uses such as offices, banks and personal services. The districts may serve as a transition between residential and nonresidential districts.

(Ord. No. 44A-150, § 1, 1-16-96; Ord. No. 44A-206, § 1, 4-2-02)

## **ARTICLE VIII**

### **MHP MOBILE HOME PARK DISTRICTS**

#### **400.800 Intent.**

Sec. 800. Mobile Home Park Districts possess site development intensity characteristics and roadway systems similar to Residential Districts. Such Districts should be located reasonably near existing community facilities, utilities and services and should be physically convenient to working and shopping areas, consistent with the characteristics described in this Ordinance, the Bedford Township Subdivision Regulation Ordinance, (Bedford Township Ordinance No. 72), as amended, or any similar successor ordinance regulating subdivisions in the Township, and the Mobile Home Commission Act, (Act 419 of the Public Acts of 1976), as amended, or any similar successor Act regulating mobile home parks in the State.

(Ord. No. 44A-31, 7-6-82; Ord. No. 44A-152, § 1, 1-16-96)

## ARTICLE XI

### C-1 LOCAL BUSINESS DISTRICTS

#### 400.1100 Intent.

Sec. 1100. The C-1 Local Business Districts, as herein established, are designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas, and are generally used on small parcels of land.

#### 400.1101 Principal uses permitted.

Sec. 1101. In a Local Business District, no building or land shall be used and no buildings shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance, subject to the review and approval of the site plan by the Planning Commission:

1. Generally recognized retail businesses which supply commodities on the premises, such as, but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.
2. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe and etc.), tailor shops, beauty parlors or barber shops, health salons, photographic studios, and self-service laundries and dry cleaners.
3. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.
4. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales.
5. Medical office, including clinics.
6. Restaurants or other places serving food or beverages, except those having the character of a drive-in.
7. Banks, credit unions, savings and loan associations, and similar uses; drive-in facilities as an accessory use only.
8. Post office and similar governmental office buildings, serving persons living in the adjacent residential area.
9. Publicly owned buildings, public utility buildings, telephone exchange buildings; electric transformer stations and substations; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations.
10. Off-street parking lots.
11. Child care centers subject to the following conditions:

- a. No portions of a child care center shall be located within 300 feet of any gasoline pumps, underground storage tanks, or any other explosive material.
- b. One parking space shall be provided for each employee working during the largest shift plus one space for each eight children the facility is licensed to receive for care at any one time.
- c. A child loading/unloading area shall be provided to the Planning Commission to assure safe access to the facility and the adequacy of parking areas and maneuvering lanes to circulate peak hour traffic.
- d. On-site traffic circulation shall be restricted to a one-way traffic flow, where possible.
- e. Any on-site outdoor play area shall be enclosed by a fence that conforms to the applicable requirements of Section 1912 [Section 400.1912].
- f. Any facility boundary which abuts property which is residentially used or zoned shall be screened according to the provisions of Section 1911 [400.1911], subsections c. and h. and any other applicable regulations.
- g. Signs shall conform to the applicable requirements of Section 1922 [Section 400.1922].

12. Mortuary establishments, when adequate assembly area is provided off-street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishments.

13. Other uses similar to the above uses.

14. Accessory structure and uses customarily incident to the above permitted uses.

(Ord. No. 44A-141, 10-3-95; Ord. No. 44A-165, 12-16-97)

## ARTICLE XII

### C-2 SHOPPING CENTER BUSINESS DISTRICTS

#### 400.1200 Intent.

Sec. 1200. The C-2 Shopping Center Business Districts are designed to provide for shopping center development, and are generally characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic. No parcels of less than three acres shall be zoned C-2.

#### 400.1201 Principal uses permitted.

Sec. 1201. In a Shopping Center Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance; subject to the review and approval of the site plan by the Planning Commission:

1. Any principal uses permitted in Sections 1101 [Sections 400.1101] or 1103 [Sections 400.1103] of the C-1 Districts, subject to the regulations applicable in the following sections of this Article.
2. All retail business, service establishments or processing uses as follows:
  - a. Any retail business whose principal activity is the sale of merchandise in an enclosed building.
  - b. Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.
  - c. Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.
  - d. Business schools and colleges or private schools operated for profit.
3. Private clubs, fraternal organizations and lodge halls.
4. Child care centers subject to the following conditions:
  - a. No portion of a child center shall be located within 300 feet of any gasoline pumps, underground storage tanks, or any other explosive material.
  - b. One parking space shall be provided for each employee working during the largest shift plus one space for each eight children the facility is licensed to receive for care at any one time.

- c. A child loading/unloading area shall be provided to the Planning Commission to assure safe access to the facility and the adequacy of parking areas and maneuvering lanes to circulate peak hour traffic.
- d. On-site traffic circulation shall be restricted to a one-way traffic flow, where possible.
- e. Any on-site outdoor play area shall be enclosed by a fence that conforms to the applicable requirements of Section 1912 [Section 400.1912].
- f. Any facility boundary which abuts property which is residentially used or zoned shall be screened according to the provisions of Section 1911 [Section 400.1911], subsections c. and h. and any other applicable regulations.
- g. Signs shall conform to the applicable requirements to Section 1922 [Section 400.1922].

5. Other uses similar to the above uses.

6. Accessory structures and uses customarily incident to the above permitted uses.

(Ord. No. 44A-141, 10-3-95)

## ARTICLE XIII

### C-3 GENERAL BUSINESS DISTRICTS

#### 400.1300 Intent.

Sec. 1300. The C-3 General Business Districts are designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the Local Business District or the Community Business District.

#### 400.1301 Principal uses permitted.

Sec. 1301. In a General Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance; subject to the review and approval of the site plan by the Planning Commission:

1. Any principal use permitted in Section 1201 [Section 400.1201] of the C-2 District, subject to the applicable regulations of this Article.
2. Bus passenger station.
3. Dance hall or catering hall when conducted within completely enclosed buildings.
4. Hotel or motel, subject to the following conditions:
  - a. Each unit shall contain not less than 250 square feet of floor area.
  - b. No guest shall establish permanent residence at a motel for more than 30 days within any calendar year.
5. Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed building and no outdoor kennels are constructed.
6. Bowling alley, indoor archery range, indoor tennis courts, indoor skating rink, or similar forms of indoor commercial recreation, provided that all buildings are set back at least 100 feet from any abutting residential districts.
7. Tire, battery and accessory sales.
8. Billiard hall, billiard room, pool hall or pool room, or an establishment for the operation of coin-operated amusement devices, or other similar indoor recreation uses.
9. New car, truck or boat sales provided that:
  - a. The main use is carried out within an enclosed building with open-air display of new or used vehicles as an accessory use only.
  - b. The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained as to dispose of all surface water accumulated within the area.



- c. Access to the outdoor sales area shall be at least 60 feet from the intersection of any two street rights-of-way.
- d. The requirements of Section 1816 [Section 400.1816] shall apply if there is open-air display on the site.
- e. No major repair or major refinishing shall be done on the lot.
- f. A minimum parcel area of five acres shall be required.

10. Business in the character of a drive-in or open front store, subject to the following conditions:

- a. A setback of at least 60 feet from the right-of-way line of any existing or proposed street must be maintained.
- b. Access points shall be located at least 60 feet from the intersection of any two street rights-of-way.
- c. Development of the site shall be in accordance with Section 1916 [Section 400.1916].
- d. A six foot high completely obscuring wall shall be provided when abutting or adjacent districts are zoned for R, PBO, C-1, C-2 or C-3 Districts. The height of the wall shall be measured from the surface of the ground. Said wall shall further meet the requirements of Article XVIII, General Provisions.

11. Mortuary establishments, when adequate assembly area is provided off-street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishments.

12. Child care centers subject to the following conditions:

- a. No portion of a child care center shall be located within 300 feet of any gasoline pumps, underground storage tanks, or any other explosive material.
- b. One parking space shall be provided for each employee working during the largest shift plus one space for each eight children the facility is licensed to receive for care at any one time.
- c. A child loading/unloading area shall be provided to the Planning Commission to assure safe access to the facility and the adequacy of parking areas and maneuvering lanes to circulate peak hour traffic.
- d. On-site traffic circulation shall be restricted to a one-way traffic flow, where possible.
- e. Any on-site outdoor play area shall be enclosed by a fence that conforms to the applicable requirements of Section 1912 [Section 400.1912].
- f. Any facility boundary which abuts property which is residentially used or zoned shall be screened according to the provisions of Section 1911 [Section 400.1911], subsections c. and h. and any other applicable regulations.
- g. Signs shall conform to the applicable requirements of Section 1922 [Section 400.1922].

13. Other uses similar to the above uses.

14. Accessory structures and uses customarily incident to the above permitted uses.

## ARTICLE XVIIIA

### PLANNED UNIT DEVELOPMENT DISTRICTS

#### 400.1700A Intent.

Sec. 1700A. The Planned Unit Development District, and the provisions relating thereto within this Article provide the standards for the submission, design, review and approval of planned unit development (PUD) projects, subject to the approval of a separate zoning district, which achieves integration of site planning criteria and land use allowance, and which accomplishes the objectives of this Ordinance. The application of these planned unit development (PUD) regulations are intended to:

1. Encourage the use of land in accordance with its character and adaptability;
2. Conserve natural features and provide for open space;
3. Encourage innovation, flexibility, variety, economy and efficiency in land use planning;
4. Provide enhanced housing, employment, shopping, traffic circulation and recreational opportunities for the people of the Township; and
5. Bring about a greater compatibility of design and use between neighboring properties.

The provisions of this Article are not intended as a device for ignoring this Ordinance or the planning upon which it has been based. To that end, the provisions of this Article are intended to result in land development substantially consistent or compatible with the pre-existing zoning, with modifications and departures from generally applicable requirements made in accordance with standards provided in this Article to ensure appropriate, fair and consistent decision-making.

(Ord. No. 44A-187, § 2, 12-7-99; Ord. No. 44A-211, § 1, 7-16-02)

## ARTICLE XVIIB

### VILLAGE OVERLAY DISTRICTS

#### **400.1700B Intent.**

Sec. 1700B. The purpose of the Village Overlay District is to encourage traditional pedestrian-friendly, local service character within a more or less established village town center area. Through the use of standards unique to the Overlay District for area, bulk, height, and orientation, as well as for design, parking, accessory uses, signage, lighting and screening, this Article will empower the town center area to develop in a manner complimentary to, and compatible with, existing development. It is the intent of the Village Overlay District to encourage existing and new local and convenience commercial and office uses, residential dwellings, civic and downtown entertainment and social uses, and similar village uses, which are compatible with the existing development. There may be one or more separate Village Overlay Districts within the Township.

(Ord. No. 44A-232, § 1, 5-18-04)

#### **400.1701B Temperance Village Overlay District.**

Sec. 1701B. There is hereby established the Temperance Village Overlay District. The purpose of the Temperance Village Overlay District is to encourage traditional, pedestrian-friendly, local service character within the established town center area of Temperance. Through the use of standards unique to the Overlay District for area, bulk, height, and orientation, as well as for design, parking, accessory uses, signage, lighting, and screening, this Section will empower the Temperance Village to develop in a manner complimentary to, and compatible with, existing development. It is the intent of this Overlay District to encourage C-1 and C-2 District zoning, and to promote the proliferation of local and convenience commercial uses, traditional downtown entertainment and social uses, and the development of new buildings that ensure the desired character of the area. In addition to commercial uses, the Overlay will permit the development of office uses, residential dwellings, civic uses, and other uses common to, and desirable within, the traditional Temperance Village environment.