

ORDINANCE NO. 2024-02d
AN ORDINANCE TO AMEND CHAPTER 216 ZONING ORDINANCE 216.1200 SCHEDULE OF REGULATIONS
OF THE VILLAGE CODE FOR THE VILLAGE OF BLISSFIELD.

WHEREAS, the Village Council has established council goals and objectives with one of them being to update ordinances; and

WHEREAS, the following ordinance amendments would align the Village with the Master Plan; and

WHEREAS, the amendment would clarify the process for applying for a planned unit development; and

NOW, THEREFORE, be it ordained by the governing body of the Village of Blissfield, Michigan that Chapter 216.1200 be adopted following passage and publication to adopt hereinafter specified:

Article XII- Schedule of Regulations

216.1200- Area, Height, Bulk and Placement Regulations.

Sec. 1200.

Zoning District	Minimum Lot Size Per Dwelling		Maximum Building Height		Maximum Coverage of Lot by All Buildings in Percent of Lot Area	Front	Side Yard ^{A,B,C}		Rear	Minimum Floor Area Per Dwelling Unit ^D
	Area (sq ft)	Width (ft)	In Stories	In Feet			Least	Total		
R-1 One Family Residential	9,600	80	3	30	35	30 ^l	5	15	20	960
R-2 One Family Residential	7,500	66	3	30	35	30 ^l	5	15	20	720
RM Multiple Family Residential	E	--	3	30	40	50	25	50	50	F
C-1 Local Commercial	5,000	50	3	30	35	30	G	G	H	--
C-2 Central Business	--	--	3	30	100	--	G	G	H	--
C-3 General Commercial	10,000	80	3	30	60	30	G	G	H	--
I-1 Industrial	20,000	100	3	30	50	50	20	40	50	--
I-2 Heavy Industrial	20,000	100	3	70	50	50	20	40	50	--

ORI Office, Research, and Industry	80,000	150	3	30	50	50	20*	40*	50*	--
MU Mixed Use	5,000	50	3	30	50	20 ⁱ	5	10	10	F

*Unless abutting a residential zone property where a 100-foot setback is required.

**The height limit for buildings located within the Village of Blissfield Industrial Park shall be 50 feet.

216.1201- Footnotes to Schedule of Regulations.

Sec. 1201.

- A. In all residential districts and the C-1 district, the required front yard setback shall not be used for off-street parking, loading, or unloading, and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping plant materials or vehicle access drives. All yards abutting upon a public street shall be considered as front yards for setback purposes. In all commercial (except C-1) and Industrial districts, the same requirements shall apply except that only the first 10 feet of required front setback may not be utilized for parking and loading purposes.
- B. In determining required yard spaces for all land uses in zoning districts, the determination of such yard spaces shall be the distance from the building or structure on the lot and the nearest lot line.
- C. In all residential subdivisions, the width of side yards, which abut upon a street or road on the same side or on the opposite side of the same block, upon which other residential lots front, shall not be less than the required front yard setback for said homes which front upon said side street. If no other residential lots front the same said or on the opposite side of the same block, the width of the side yard may be reduced to 10 feet.
- D. Required minimum floor area for each dwelling unit shall not include area of basements, utility rooms, breezeways, porches, or attached garages.
- E. Minimum land area required for each dwelling unit in the RM district shall be:

Dwelling Unit Size	Area in Sq. Feet	
	Apartment	Condominium
Efficiency or one-bedroom unit	3,000	4,200
Two-bedroom unit	4,200	5,400
Three-bedroom unit	5,400	7,200
Four or more-bedroom units	7,200	7,200

- F. Required minimum floor area for each dwelling unit in the RM district shall be:

Dwelling Unit Size	Area in Sq. Feet	
	Apartment	Condominium
Efficiency unit	400	--
One-bedroom unit	600	600
Two-bedroom unit	750	800
Three-bedroom units	950	1,000

- G. In any commercial district, side yards are not required except where a commercial district borders on a side street and a residential district exists in the same block there shall be provided a setback of 20 feet for all buildings, parking, and loading areas. Where a residential district exists adjacent to a business district and on the same side of the street, there shall be provided setback of 20 feet for all buildings, parking, and loading areas.

- H. Loading space shall be provided in accordance with Section 216.1306. Where an alley exists or is provided at the rear of buildings the rear building setback and loading requirements may be computed from the center of said alley.
- I. Where a front yard of greater or less depth than 30 feet exists in front of a dwelling or dwellings in existence at the time of passage of this Ordinance, on one side of a street in any block, the depth of the front yard of any building subsequently erected on that side of the street on that block shall not be less and need not be greater than the average depth of the front yard of such existing dwelling, but this shall not be deemed to require a greater depth than 40 feet or permit a less depth than 20 feet in any case.

Yeas:

Nays:

Absent:

PASSED, APPROVED AND ADOPTED this ____ day of January, 2024.

Planning Commission Public Hearing Publication: January 17, 2024

Planning Commission Hearing: February 5, 2024

Council Public Hearing Publication: January 24, 2024

Council Public Hearing: February 12, 2024

Ordinance Adoption Publication: February 21, 2024