

ORDINANCE NO. 280

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF BESSEMER BY ADDING A NEW ARTICLE AND NEW SECTIONS, WHICH SECTIONS SHALL BE DESIGNATED AS ARTICLE 9a, SECTIONS 5.101, 5.102, 5.103, 5.104, AND BY AMENDING SECTION 5.11 BY ADDING A NEW ZONE DISTRICT.

THE CITY OF BESSEMER HEREBY ORDAINS:

Section 5.11 of Article III of Chapter 51 of Title V is amended to provide a new class of zone district and to read as follows:

5.11 Zone Districts. For the purpose of this Chapter the City is hereby divided into eight classes of Zone Districts known as:

- D-1 Industrial District
- D-2 Commercial and Light Industrial District
- C-1 Retail Business District
- C-2 Roadside Commercial District
- A-A Residential and Agricultural District
- R-1 Single Family Residential District
- A-1 Single Family Residential District
- A-2 Residential and Apartment District

Chapter 51 of Title V of the Code is hereby amended by adding a new article, Article 17a to read as follows:

ARTICLE 9a, D-2 COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT

5.101. Primary Intended Use. This Zone District is reserved for any type of business, light industrial and manufacturing use not prohibited or restricted herein.

5.102. Prohibited Uses. Within any "D-2" District, no building, structure or premises shall be used, and no building or structure shall be erected or altered which is intended or designed to be used in whole or in part for any of the following uses:

- (1) New dwellings or conversion of existing buildings to additional dwelling units, except for a watchman or caretaker employed on the premises and members of his family.
- (2) The use of trailers as dwellings either singly or in trailer camps.
- (3) Schools, hospitals, clinics and other institutions for human care, except where incidental to a permitted principal use.
- (4) Any use which by reason of its nature or manner of operation may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste, and thereby endanger health, sanitation, safety or general welfare.

5.103. Required Conditions. The following conditions are required:

- (1) All permitted principal uses shall be conducted wholly within a completely enclosed building except for loading and unloading operations and on-site parking of delivery vehicles, provided, however, that where inadequately screened by a solid uniformly painted fence or wall eight (8) feet in height, such uses as coal yards and material yards may be permitted. All loading and unloading will be done entirely on the premises.
- (2) Off-street parking shall be provided at the ratio of one (1) square foot of total parking space for each two (2) square feet of floor area.

District: 5.104. Height and Area. The following Height and Area Regulations apply in the D-2

(1) Height: No building will be permitted with a height exceeding eighty (80) feet.

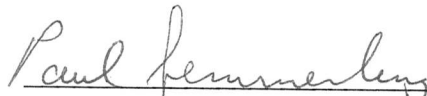
(2) Front Yard: There shall be a front yard of at least thirty (30) feet in depth. In the case of lots with an average depth of less than two hundred (200) feet, there shall be a front yard of at least fifteen (15%) percent of the average depth of the lot, but in no event shall the front yard be less than seven (7) feet in depth.

(3) Side Yard: There shall be two (2) side yards, each of which shall be at least thirty (30) feet in width. In the case of lots with an average width of less than two hundred (200) feet, there shall be side yards of at least fifteen (15%) percent of the average width of the lot; provided that where the side yard adjoins a side street, the front yard provisions of this section shall apply.

(4) Rear Yard: There shall be a rear yard of at least twenty-four (24) feet in depth; provided that where a rear alley abuts the rear of the lot, the alley may be counted as part of the rear yard. When a railroad siding is to be utilized, the rear yard or side yard provisions may be waived on the side abutting the railroad right of way.

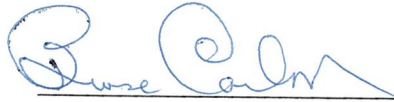
This Ordinance shall be effective upon its adoption and publication, as required by law.

Adopted and approved by the City Council of the City of Bessemer, Michigan, this 21st day of March, 1988.



Paul Semmerling, Mayor

ATTEST:



Bruce Carlson, City Clerk