

CHARTER TOWNSHIP OF WEST BLOOMFIELD

ORDINANCE NO. CZ 18-01

An Ordinance to amend the Zoning Ordinance, Chapter 26 of the Charter Township of West Bloomfield Code of Ordinances, How to Use This Ordinance, Section 3, Use Matrices; Article 2, Definitions; Article 3, Zoning Districts, Sections 3.1.6.B, 3.1.8.B and 3.1.22.D; Article 4, Use Standards, Section 4.52, Pet Boarding Facilities.

THE CHARTER TOWNSHIP OF WEST BLOOMFIELD ORDAINS:

Section 1 of Ordinance

Chapter 26, How to Use This Ordinance, Section 4 is hereby amended to add Pet Boarding Facilities to the Commercial Districts B-2, B-3 and B-4, Principal Uses Permitted.

Section 2 of Ordinance

Chapter 26, Article 2, Definitions, Section 2.1 is hereby amended to modify the definition of Farm to read as follows:

Farm means all of the continuous neighboring or associated land operated as a single unit on which bona fide farming is carried on directly by the owner -operator, manager or tenant farmer, by his own labor or with the assistance of members of his household or hired employees; provided, however, that land to be considered a farm hereunder shall include a continuous parcel of five (5) acres or more in area; provided further, farms may be considered as including establishments operated as bona fide greenhouses, nurseries, orchards, chicken hatcheries, poultry farms and apiaries; but establishments keeping or operating fur-bearing animals, riding or boarding stables, pet boarding facilities, stone quarries or gravel or sand pits shall not be considered farms hereunder. No farms shall be operated as piggeries, or for the disposal of garbage, sewage, rubbish, offal or rendering plants, or for the slaughtering of animals except such animals as have been raised on the premises or have been maintained on the premises for at least a period of one (1) year immediately prior thereto and for the use and consumption by persons residing on the premises.

Section 3 of Ordinance

Chapter 26, Article 2, Definitions, Section 2.1 is hereby amended to modify the definition for Home Occupation to read as follows:

Home occupation means an accessory use that is conducted entirely within a dwelling and that is a legal occupation, profession, or business activity conducted by an occupant residing on the premises and where all business activity relies solely on electronic or off-premise transactions and communication is conducted over the internet, telephone, and/or electronic mail. Medical, hospital or veterinary services, grooming or pet boarding services, personal service establishments, or repair facilities shall not be deemed a permissible home occupation.

Section 4 of Ordinance

Chapter 26, Article 2, Definitions, Section 2.1 is hereby amended to delete the definition of Kennel, Commercial.

Section 5 of Ordinance

Chapter 26, Article 2, Definitions, Section 2.1, Veterinary Clinic, is hereby amended to read as follows:

Veterinary clinic means a place where animals or pets are given medical or surgical treatment with limited short-time boarding incidental to the medical use.

Section 6 of Ordinance

Chapter 26, Article 3, Zoning Districts, Section 3.1.6, B-2 Community Business District, B., Principal Uses Permitted is hereby amended to add a new use:

Pet Boarding Facilities.

Section 7 of Ordinance

Chapter 26, Article 3, Zoning Districts, Section 3.1.8, B-4 Restricted General Business District, B., Principal Uses Permitted is hereby amended to add a new use:

Pet Boarding Facilities.

Section 8 of Ordinance

Chapter 26, Article 3, Zoning Districts, Section 3.1.22 Township Center District, D, Permitted Uses is hereby amended to add a new use:

Pet Boarding Facilities.

Section 9 of Ordinance

Chapter 26, Article 4, Use Standards, Section 4.52 is hereby amended to read as follows:

4.52 PET BOARDING FACILITIES

Pet boarding facilities shall comply with the following requirements:

1. Pets may be boarded at a pet boarding facility for a maximum of thirty (30) consecutive days.
2. On-site vehicular circulation shall be configured to accommodate vehicles within the boundaries of the property. An area for drop-off or pick-up of a pet shall be provided on site and vehicles shall not stop or park on a public street to drop off or pick up pets.

3. Any pets being boarded overnight shall be confined within the building unless an outdoor pet run meeting the standards of Section 4.52.5 has been provided.
4. Pet boarding facilities shall be constructed, maintained, and operated so that sounds and smell of animals cannot be discerned outside of the building.
5. The Planning Commission, after site plan or sketch plan review pursuant to Section 6.1, may approve outdoor pet runs that comply with all of the following:
 - A. Outdoor pet runs are prohibited on any parcel that abuts a residential zoning district or use.
 - B. Outdoor pet runs shall only be utilized between 7:00am and 10:00pm.
 - C. A waste management plan shall be provided for Planning Commission review and approval. All animal waste shall be removed daily and properly disposed. In no instance shall animal waste be disposed of, or stored in an open unenclosed manner.
 - D. All outdoor pet runs shall be permitted in the rear yard only.
 - E. All outdoor pet runs shall be set back a minimum of one hundred fifty (150) feet from any property line regardless of adjacent land use or zoning district.
 - F. All outdoor pet runs where pets are permitted off-leash shall be surrounded by a six foot (6') tall obscuring fence. Said fence shall meet the minimum requirements of Section 5.13 and be designed in such a manner as to prevent animals from jumping, climbing or digging over or under the fence. Required outdoor pet run setbacks shall be measured from the required obscuring fence to the property line.
 - G. The planning commission may require a landscaped buffer or solid wall to be provided between any outdoor run and any adjacent property if it is determined by the Planning Commission that it is necessary to prevent negative impacts to the adjacent properties.

Section 10 of Ordinance

Should any section, subdivision, sentence, clause or phrase of this Ordinance, be declared by the Courts to be invalid, it shall not affect the validity of the remainder of the Ordinance or any part other than the part invalidated.

Section 11 of Ordinance

Within fifteen (15) days after adoption, a notice of ordinance adoption shall be published in a newspaper of general circulation in the Township including the effective date of the amendment and the place where and time when a copy of the amendment may be purchased or inspected.

Section 12 of Ordinance


Pursuant to the Michigan Zoning Enabling Act, MCL 125.3401(6), this Ordinance shall take effect upon the expiration of seven (7) days after publication.

CERTIFICATION

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

I, the duly elected Clerk for the Charter Township of West Bloomfield, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of the Ordinance adopted by the Township Board for the Charter Township of West Bloomfield at a meeting held on the 5th day of March, 2018, the original of which is on file in the Office of the Township Clerk.

I affix my official signature/seal this 5th day of March, 2018.

By: 
Deborah Binder, Township Clerk

INTRODUCED: 02-20-2018
ADOPTED: 03-05-2018
EFFECTIVE: 03-14-2018
PUBLISHED: 03-14-2018