STATE OF MICHIGAN, COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WEST BLOOMFIELD

ORDINANCE NO. C-709-B

TEXT AMENDMENT TO ZONING ORDINANCE
(Parking Calculations)

An Ordinance to amend the Zoning Ordinance, codified in Chapter 26 of the Charter Township of West Bloomfield Code of Ordinances, to clarify and provide for consistency in, and allow proposed alternatives to, the definitions and terminology used in calculating required parking spaces.

THE CHARTER TOWNSHIP OF WEST BLOOMFIELD ORDAINS:

Section 1 of Ordinance

Section 26-2, Definitions, in Article I of the Zoning Ordinance, codified in Chapter 26 of the Charter Township of West Bloomfield Code of Ordinances, is amended to delete the definitions of “Floor area, usable” and “Gross leasable area” and add definitions of “Gross floor area” and “Usable floor area” to read as follows:

Sec. 26-2. Definitions.

Gross floor area, for the purposes of calculating required parking under section 26-29, means the total square footage of a building or other area described in section 26-29, which for buildings shall be measured from the interior face of the exterior walls.

Usable floor area, for the purposes of calculating required parking under section 26-29, which is also referred to in section 26-29 as usable floor space, gross leasable area, gross leasable floor area and usable gross leasable area, means 80% of the gross floor area.

Section 2 of Ordinance

Section 26-29, Parking requirements, in Article II of the Zoning Ordinance, codified in Chapter 26 of the Charter Township of West Bloomfield Code of Ordinances, is amended to change the text of subsection (8) and the first sentence of subsection (11) to read as follows:

Sec. 26-29. Parking requirements.

First paragraph and subsections (1) - (7), (9), (10) and (12) - (14). [Unchanged.]

(8) For uses not specifically listed in subsection (11), the requirements for off-street parking spaces shall be in accord with a use which is similar in type. For uses where the determination of required parking spaces is based on usable floor area, a site plan approval or amendment applicant may submit a proposal and supporting documentation for determination and approval of required parking
spaces based on actual usable or net leasable square footage, or other appropriate basis for measuring and determining required parking recognized in this section, as an alternate basis for calculating required parking spaces. Any approval of an alternate proposal under this subsection shall be by the planning commission, in its discretion, and may include conditions.

(11) The number of required parking spaces necessary for permitted and special land uses within the township is as follows, with references to usable floor space, gross leasable area, gross leasable floor area and usable gross leasable area, meaning usable floor area, which as defined in section 26-2, is 80% of gross floor area.

a. – e. [Unchanged.]

**Section 3 of Ordinance**

Should any section, subdivision, sentence, clause or phrase of this ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any other parts not invalidated.

**Section 4 of Ordinance**

Except as expressly set forth above, the Zoning Ordinance shall remain in full force and effect.

**Section 5 of Ordinance**

This Ordinance shall take effect upon the expiration of seven (7) days after publication, unless otherwise provided by law.

**CERTIFICATION**

I hereby certify that the foregoing ordinance was adopted by Board of Trustees of the Charter Township of West Bloomfield at a meeting of the Board duly called and held on July 20, 2009.

**CHARTER TOWNSHIP OF WEST BLOOMFIELD**

By: 

[Signature]

Catherine Shaughnessy, Township Clerk

INTRODUCED: June 15, 2009
ADOPTED: July 20, 2009
PUBLISHED: July 29, 2009