

City of Bloomfield

Ordinance #443

An Ordinance AMENDING Bloomfield Municipal Code, Appendix C, Zoning, Section 5, Schedule of District Regulations, R-2 Residential Zone.

Permitted principal uses and structures:

1. One-family, single, detached dwellings for one housekeeping unit only or;
2. A manufactured housing or modular home, that is a single-family dwelling with a heated area of at least thirty-six by twenty four (36X24) and at least eight hundred sixty four square (864)feet, constructed in a factory to the standards of the United States Department of Housing and Urban development, the National Manufactured Housing Construction and Safety Act, or the Uniform Building Code, as amended to the date of the units construction.
3. Duplex unit constructed to house no more than a two (2) single families.

Permitted accessory uses and structures:

Accessory uses and structures customarily incident to the aforesaid permitted uses, under conditions herein specified, provided that such accessory uses shall not involve in the conduct of any business or industry, or any driveway or walkway giving access thereto.

1. Private garages
2. Private storage sheds
3. In house, home occupations, with no outside storage.
4. Public buildings or uses owned by the city or any other political subdivision of the state and operated for public purposes.
5. Churches
6. Public Schools

Prohibited uses and structures:

1. No display of signs referring to home occupations.
2. No visible outside storage regarding home occupations.
3. No livestock.
4. No swine including domesticated swine (pot belly pigs)
5. No Domestic fowl
6. No commercial or industrial uses.
7. Single wide manufactured homes.

Special Use:

The following uses are allowed, provided that a special use has been granted. Before any special use is granted, it shall be shown that the proposed use will not be detrimental to the public health, safety, welfare or injurious to other property or improvements in the same vicinity:

1. Museums, and libraries.
2. Cemeteries
3. Private schools

Minimum lot and set back requirements:

1. Each lot for a single family unit shall be a minimum of six thousand (6000) square feet, with a minimum front lot line of sixty (60) feet.
2. Each lot for a duplex unit shall be a minimum of eight thousand (8000) square feet with a minimum lot line of eighty (80) feet.
3. Front setbacks shall be a minimum depth of twenty (20) feet from backside of sidewalk. Should no sidewalk be available at time of construction, said setback measurements shall start four (4) feet from the edge of existing roadway, for a total of a minimum of twenty-four (24) feet.
4. Side setbacks shall be a minimum of five and one half (5 ½) feet from the property line.
5. Rear setbacks shall be a minimum of fifteen (15) feet from the rear property line.

All residential units shall face the addressed street. Any residential unit not facing the street from which it is addressed, a variance shall be obtained prior to any construction.

All setbacks shall be to include fascia boards, porches, covered patios, any additions to the basic structure or the most furthest projection of the structure. Said side yard setbacks shall be required for all accessory structures, such as garages, carports, storage units etc.

Maximum height of structures:

1. No structure shall exceed two and one-half (2 ½) stories or thirty-five (35) feet whichever is less.

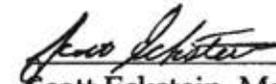
Off street parking requirements:

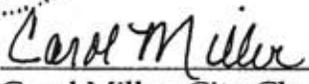
1. A minimum of three (3) parking spaces per each residential unit shall be required to be cement, paved or covered with crushed stone or other similar material.

All Ordinances or Resolutions, or parts thereof, inconsistent therewith are hereby repealed to the extent only of such inconsistency. This Amendment shall not be construed to revive any ordinance or resolution, or part thereof, heretofore amended.

Passed, Approved and Adopted this 26<sup>th</sup> day of Sept, 2011.



  
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Scott Eckstein, Mayor  
City of Bloomfield

WITNESSETH:  
  
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Carol Miller, City Clerk  
City of Bloomfield