

City of Bloomfield

Ordinance #448

An Ordinance AMENDING Bloomfield Municipal Code, Appendix C, Zoning, Section 5, Schedule of District Regulations, Community Commercial District, to read as follows:

Community Commercial District (CCD):

Principal uses and structures:

1. Alcoholic beverage sales
2. Allowances within the Neighborhood Commercial district
3. Animal grooming salons, animal kennels
4. Automobile sales, automobile/ truck repair shops, automobile / truck gasoline / fueling stations
5. Banks
6. Cemeteries, crematories
7. Chiropractor offices
8. Dentist offices
9. Government structures and uses
10. Hotels, motels
11. Hospitals
12. Laundromats, cleaners
13. Manufactured home sales
14. Mortuary, funeral homes
15. Movie theaters
16. Nightclubs, dance halls
17. Office buildings
18. Self storage buildings, self storage yards
19. Physician offices
20. Retail stores
21. Restaurants, café's that may or may not serve alcoholic beverages
22. Second hand stores, (thrift shops, pawn shops etc.)
23. Travel trailers in a approved travel trailer park
24. Veterinarian clinics and hospitals

Special Use:

Any commercial business or service not included in any of the foregoing, provided that all such uses shall be completely within an enclosed building and are not noxious or offensive by reason of emission of odor, dust, gas fumes, noise, vibration or classified as a public nuisance and has been approved by the city council.

Prohibited uses and structures:

1. Residential uses, except, one mobile home unit for a watchman or grounds caretaker on the same lot or tract of land, provided that such mobile home is not used as a commercial or office unit, and, provided that no other residential unit is located on the same lot or tract.
2. Mobile home parks.
3. Industrial uses

Parking regulations:

As specified in Section 6, item 12 of the Zoning District Regulations and or all parking areas shall be asphalt, concrete or covered with crushed stone or similar material

Area setback regulations and yard requirements:

1. No setbacks are required.
2. Where a tract of land in this district, abuts a parcel of land in any residential zoning district, a privacy fence or wall a minimum of eight (8) feet in height shall be installed.

Height and area regulations:

1. Maximum height 35 feet.
2. Lot coverage by structure, driveways and parking spaces shall be no greater than 90 percent of total lot area.

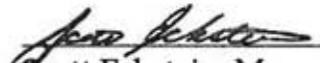
Non-conformities:

Any non-conforming uses in existence at the time of the adoption of this ordinance, shall be considered a valid non-conforming use until such time of, change of ownership and or 51 percent or more of the estimated appraised value of the property in replacement of damage, upgrades and or improvements to structure and or property. At that time all structures and or property shall come into compliance with these regulations.

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.

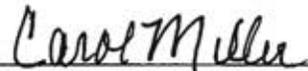
Passed, Approved and Adopted this 26 day of Sept, 2011.





Scott Eckstein, Mayor

ATTEST:



Carol Miller, City Clerk
City of Bloomfield