AN ORDINANCE

of the City Council of the City of Berkley, Michigan to Amend Section 138-526 of Article V, Division 17 of Chapter 138, Zoning, to Add Local Business to the Schedule of Regulations.

THE CITY OF BERKLEY ORDAINS:

SECTION 1: Section 138-526 of Chapter 138 of the Berkley Code of Ordinances shall be amended, as follows:

Sec. 138-526. – Schedule of regulations.

<table>
<thead>
<tr>
<th>Districts</th>
<th>Minimum Size of Lot per Unit</th>
<th>Maximum Height of Buildings</th>
<th>Minimum Yard Setback</th>
<th>Minimum Floor Area Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area in Square Feet (a)</td>
<td>Width in Feet</td>
<td>Front</td>
<td>At Least 1 Side Yard</td>
</tr>
<tr>
<td>R-1A</td>
<td>12,000</td>
<td>100</td>
<td>40</td>
<td>25(b)</td>
</tr>
<tr>
<td>R-1B</td>
<td>8,800</td>
<td>80</td>
<td>30</td>
<td>25(b)</td>
</tr>
<tr>
<td>R-1C</td>
<td>6,600</td>
<td>50</td>
<td>30</td>
<td>25(b)</td>
</tr>
<tr>
<td>R-1D</td>
<td>4,400</td>
<td>40</td>
<td>30</td>
<td>25(b)</td>
</tr>
<tr>
<td>R-2</td>
<td>4,000</td>
<td>40</td>
<td>30</td>
<td>25(b)</td>
</tr>
<tr>
<td>R-M</td>
<td>(e)</td>
<td>(e)</td>
<td>30</td>
<td>25(b)</td>
</tr>
<tr>
<td>R-M-H</td>
<td>(See article V, division 5, High-Rise Multiple-Family Residential District)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greenfield</td>
<td></td>
<td>(See article V, division 7, Greenfield District)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community centerpiece</td>
<td>(See article V, division 8, Community Centerpiece District)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>—</td>
<td>—</td>
<td>30</td>
<td>10(j, k)</td>
</tr>
<tr>
<td>Downtown</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>(n)</td>
</tr>
<tr>
<td>Local Business</td>
<td>—</td>
<td>—</td>
<td>40</td>
<td>10(j, k)</td>
</tr>
<tr>
<td>Twelve mile</td>
<td>—</td>
<td>—</td>
<td>40</td>
<td>(n)</td>
</tr>
<tr>
<td>Coolidge</td>
<td>—</td>
<td>—</td>
<td>40</td>
<td>10(j, k)</td>
</tr>
<tr>
<td>Gateway</td>
<td>—</td>
<td>—</td>
<td>40</td>
<td>10(j, k)</td>
</tr>
<tr>
<td>Woodward</td>
<td>—</td>
<td>—</td>
<td>50</td>
<td>10(j, k)</td>
</tr>
<tr>
<td>Eleven mile</td>
<td>—</td>
<td>—</td>
<td>40</td>
<td>10(j, k)</td>
</tr>
<tr>
<td>Industrial</td>
<td>—</td>
<td>—</td>
<td>40</td>
<td>10(j, k)</td>
</tr>
<tr>
<td>Parking</td>
<td>—</td>
<td>—</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td>(See article V, division 16, Cemetery District)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**SECTION 2:** Severability Clause

Should any word, phrase, sentence, paragraph, or section of this Ordinance be held invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

**SECTION 3:** Effective Date

This Ordinance shall become effective 30 days following the date of adoption.

**SECTION 4:** Publication

The City Council directs the City Clerk to publish a summary of this ordinance in compliance with Public Act 182 of 1991, as amended, and Section 6.5 of the Berkley City Charter.

Introduced on the First Reading at the Regular City Council Meeting on Monday, July 6, 2020.

Passed on the Second Reading at the Regular City Council Meeting on Monday, September 21, 2020.

________________________________________
Daniel J. Terbrack
Mayor

Attest:

____________________________
Victoria Mitchell
City Clerk