

# ZONING

## 135 Attachment 1

### Village of Bloomfield

#### SCHEDULE I ZONING SCHEDULE

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (Square Feet/Acres)	Minimum Lot Width (Feet)	Minimum Setback Requirements					Maximum Building Height (Feet)	Maximum Building Coverage on Lot (%)
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
MR Multiple Residence	Apartment houses and multiple-family dwellings	3 acres	175	Design standards specified in § 135-64						
	Two-family dwellings	30,000	150	40	40	20	15	10	35	20
	Public and semipublic buildings and uses	40,000	175	50	50	30	25	15	35	25
	*Essential services	30,000	150	40	40	20	15	10	24	10
	*Townhouse clusters and developments	3 acres	200	Design standards specified in § 135-78						
	*Rooming houses	40,000	175	50	50	30	25	15	35	25
	*Residential conversions	—	—	Design standards specified in § 135-83						
MH Manufactured Home Park	Single-family manufactured home dwellings <sup>2</sup>	10 acres	300	100	60	60	60	60	24	20
	*Essential services	30,000	150	40	40	20	15	10	24	10
	*Public and semipublic uses and buildings	40,000	175	50	50	30	25	15	35	25
<sup>2</sup> See § 135-65F for additional requirements and uses.										
RB-1 Restricted Business	Single-family dwelling units	20,000	100	40	40	20	15	10	35	20
	Two-family dwelling units	30,000	150	40	40	20	15	10	35	20
	Insurance offices	30,000	150	40	40	20	15	10	35	20
	Medical and dental offices	30,000	150	40	40	20	15	10	35	20
	Branch banks	40,000	175	50	50	30	25	15	35	20
	Public utility offices	40,000	150	50	50	30	25	15	35	20
	Professional offices	30,000	150	40	40	20	15	15	35	20
	*Essential services	30,000	150	40	40	20	15	10	24	10
	*Public and semipublic uses and buildings	40,000	175	50	50	30	25	15	35	25
	*Drive-in bank auto tellers	—	—	Design standards specified in § 135-95						
	*Barbershops and beauty shops	30,000	—	Design standards specified in § 135-85						
	*Nursery and day-care center	20,000	—	Design standards specified in § 135-86						
	*Residential conversion	—	—	Design standards specified in § 135-83						

BLOOMFIELD CODE

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R-1-20 Residential	Single-family dwelling	20,000	100	40	40	20	15	10	35	20
	Public parks and playgrounds	—	—	—	—	—	—	—	—	—
	*Essential services	30,000	150	40	40	20	15	10	24	10
	*Two-family dwellings	30,000	150	40	40	20	15	10	35	20
	*Residential conversions	30,000	150	40	40	20	15	10	35	20
	*Townhouse clusters and developments	3 Acres	200	Design standards specified in § 135-78						
	*Windmills and wind generators	20,000	100	Design standards specified in § 135-82						
	*Public and semipublic uses and buildings	40,000	175	50	50	30	25	15	35	25
	*Cluster residential developments	15 acres	400 feet	Design standards specified in § 135-79						
*Tourist homes/bed-and-breakfasts	—	—	Design standards specified in § 135-91							
<sup>1</sup> Lot size, area and yard requirements for individual parcels shall be determined on an individual basis in accord with the provisions of § 135-79. Development density shall not exceed that which could be created under a conventional development plan for this district. The 400-foot minimum lot width is a requirement for the overall parcel before subdivision.										
R-1-15 Residential	Single-family dwelling	15,000	90	40	40	20	15	10	35	20
	Public parks and playgrounds	—	—	—	—	—	—	—	—	—
	Public schools and private non-profit	—	—	—	—	—	—	—	—	—
	*Essential services	30,000	150	40	40	20	15	10	24	10
	*Public and semipublic uses and buildings	40,000	175	50	50	30	25	15	35	25
	*Townhouse clusters and developments	3 acres	200	Design standards specified in § 135-78						
	*Cluster residential developments	15 acres	400 <sup>1</sup>	Design standards specified in § 135-79						
	*Tourist homes/bed-and-breakfasts	—	—	Design standards specified in § 135-91						
<sup>1</sup> Lot size, area and yard requirements for individual parcels shall be determined on an individual basis in accord with the provisions of § 135-79. Development density shall not exceed that which could be created under a conventional development plan for this district. The 400-foot minimum lot width is a requirement for the overall parcel before subdivision.										
CC Community Commercial	Retail businesses	40,000	175	40	25	15	15	10	35	35
	Personal services	40,000	175	40	25	15	15	10	35	35
	Shopping centers/plaza	5 acres	250	50	25	15	15	10	35	50
	Vehicle sales, lease and rentals	2 acres	200	50	25	15	15	10	35	50
	*Essential services	—	—	50	50	50	50	25	24	10
	*Motor vehicle service stations and auto repair shops	1 acre	175	50	25	15	15	10	35	35
	*Public and semipublic uses and buildings	40,000	175	50	50	30	25	15	35	25
	*Car wash establishments	1 acre	175	Design standards specified in § 135-80						
	*Rental of trucks, trailers, etc.	1 acre	175	Design standards specified in § 135-87						
*Self-service gasoline units	40,000	175	Design standards specified in § 135-88							

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	*Restaurants, drive-in	40,000	175	40	25	15	15	10	35	35
	*Hotel or motel	2 acres	200	Design standards specified in Section 1018						
LI Light Industrial	Laboratories: research, testing, design, etc.	40,000	200	50	50	30	25	15	35	35
	Manufacture, compounding, testing, assembly	40,000	200	50	50	30	25	15	35	35
	Warehousing facilities	40,000	200	50	50	30	25	15	35	35
	Agribusiness use	40,000	200	50	50	30	25	15	35	35
	*Essential services	—	—	50	50	50	50	25	24	10
	*Public and semipublic uses and buildings	40,000	175	50	50	30	25	15	35	25
	*Commercial storage buildings, including mini warehouses	2 acres	200	50	25	15	15	10	35	50
	*Windmills or wind generators	40,000	—	Design standards specified in § 135-82						
GI General Industrial	Warehouse/storage facilities	40,000	200	50	50	30	25	15	35	35
	Lumberyards	2 acres	200	50	50	30	25	15	35	35
	Machine and sheet metal shops	40,000	200	50	50	30	25	15	35	35
	Construction equipment storage and repairs	2 Acres	200	50	50	30	25	15	35	35
	Public buildings and grounds	40,000	200	50	50	50	50	25	24	10
	Public utilities, substations and uses	40,000	200	50	50	50	50	25	24	15
	Transfer station	2 acres	200	50	50	50	50	25	24	20
	*Essential services	—	—	50	50	50	50	25	24	10
	*Storage of petroleum and petroleum products	2 acres	200	50	50	50	50	25	24	20
*Windmills and wind generators	40,000	200	Design standards specified in § 135-82							