

ORDINANCE NO. 248-A-83

AN ORDINANCE TO REGULATE AND RESTRICT THE USE OF LAND AND STRUCTURES BY DIVIDING THE CITY OF WESTLAND INTO DISTRICTS AND ESTABLISHING THE LOCATION AND BOUNDARIES THERE-OF BY ADOPTION OF AN OFFICIAL ZONING DISTRICT MAP; TO SPECIFY THE DISTRICTS WITHIN WHICH LANDS MAY BE USED FOR BUSINESS, INDUSTRIAL, RESIDENCE AND OTHER SPECIFIED PURPOSES; TO ESTABLISH STANDARDS, REGULATIONS, RESTRICTIONS AND PROHIBITIONS GOVERNING THE LOCATION, ERECTION, CONSTRUCTIONS, RECONSTRUCTION, ALTERATION AND USE OF BUILDINGS, STRUCTURES AND LAND WITHIN SUCH DISTRICTS; TO LIMIT THE HEIGHT AND BREADTH OF BUILDINGS, SIGNS AND OTHER STRUCTURES; TO REGULATE THE INTENSITY OF USE OF LOT AREAS AND TO DETERMINE THE SIZE OF YARDS AND OTHER OPEN SPACES; TO ESTABLISH SITE DESIGN REGULATIONS AND TO PROVIDE SITE DESIGN REVIEW PROCEDURES AND STANDARDS; TO ESTABLISH PROCEDURES AND STANDARDS FOR SPECIAL LAND USE AND SPECIAL PLANNED DEVELOPMENT; TO LIMIT CONGESTION IN THE PUBLIC STREETS BY PROVIDING OFF-STREET PARKING AND LOADING REQUIREMENTS; TO PROVIDE FOR THE RESTRICTION AND GRADUAL ELIMINATION OF NON-CONFORMING USES OF LAND, BUILDINGS AND STRUCTURES, TO REGULATE SIGNS BY ESTABLISHING RESTRICTIONS UPON THE SIZE, HEIGHT, LOCATION AND NUMBER OF PERMISSIBLE SIGNS AND PROHIBITING CERTAIN SIGNS; TO PROVIDE FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT OF THE ORDINANCE, TO DEFINE CERTAIN TERMS, TO ESTABLISH PROCEDURES AND STANDARDS WITH RESPECT TO ADMINISTRATIVE FUNCTIONS AND TO PROVIDE PENALTIES FOR THE VIOLATION OF THE ORDINANCE; AND TO REPEAL THE PRIOR ZONING ORDINANCE.

THE CITY OF WESTLAND ORDAINS:

Section 1. That the zoning map of Ordinance No. 248 of the City of Westland be and the same is hereby amended to show CB-3 district classification where CB-2 district classification is now shown in the area situated in the City of Westland, Wayne County, Michigan, described as:

PARCEL NO. 56-015-99-0011-702

THAT PART OF THE SW 1/4 OF SEC 4 AND THE SE 1/4 OF SEC 5 AND PART OF WARREN COWAN SUB AS RECORDED IN LIBER 74 PAGE 68 WCR DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE E LINE OF SEC 5 WITH THE N LINE OF WARREN ROAD, SAID POINT BEING DISTANT N 01D 26M 11S W 60.02 FT FROM THE SE COR OF SEC 5; PROCEEDING TH ALONG THE N LINE OF WARREN ROAD N 89D 54M 15S W 806.42 FT; TH N 00D 05M 44S E 246.28 FT; TH S 78D 50M 44S W 95.85 FT; TH ON A CURVE CONCAVE TO THE N, ARC DISTANCE OF 200.28 FT, CENTRAL ANGLE OF 11D 15M 00S, RADIUS OF 1020.01 FT, CHORD BEARING S 84D 28M 14S W 199.96 FT; TH N 89D 54M 15S W 7.00 FT TO THE E LINE OF CORE ROAD; TH ALONG THE E LINE OF CORE ROAD N 00D 05M 44S E 50.00 FT; TH S 89D 54M 15S E 7.00 FT; TH ON A CURVE CONCAVE TO THE N, ARC DISTANCE OF 190.45 FT, CENTRAL ANGLE OF 11D 15M 00S, RADIUS OF 970.01 FT, CHORD BEARING N 84D 28M 14S E 190.15 FT; TH N 78D 50M 44S E 105.80 FT; TH N 00D 05M 44S E 353.55 FT; TH S 78D 24M 44S W 252.68 FT; TH ON A CURVE CONCAVE TO THE N, ARC DISTANCE OF 45.88 FT, CENTRAL ANGLE OF 11D 41M 00S, A RADIUS OF 225.00 FT, CHORD BEARING S 84D 15M 14S W 45.80 FT; TH N 89D 54M 15S W 7.00 FT TO THE E LINE OF CORE ROAD; TH ALONG THE E LINE OF CORE ROAD N 00D 05M 44S E 50.00 FT; TH S 89D 54M 15S E 7.00 FT; TH ON A CURVE CONCAVE TO THE N, ARC DISTANCE OF 35.68 FT, CENTRAL ANGLE OF 11D 41M 00S, RADIUS OF 175.00 FT, CHORD BEARING N 84D 15M 14S E 35.62 FT; TH N 78D 24M 44S E 263.02 FT; TH N 00D 05M 44S E 429.29 FT TO THE S LINE OF COWAN ROAD; TH ALONG THE S LINE OF COWAN ROAD ON A CURVE CONCAVE TO THE S, ARC DISTANCE OF 914.14 FT, CENTRAL ANGLE OF 06D 05M 39S, RADIUS OF 8594.37 FT, CHORD BEARING N 75D 21M 56S E 913.71 FT; TH N 78D 24M 44S E 647.29 FT; TH S 49D 52M 03S E 451.04 FT; TH S 84D 59M 35S E 33.59 FT; TH N 64D 27M 45S E 165.00 FT TO THE W LINE OF WAYNE ROAD; TH ALONG THE W LINE OF WAYNE ROAD S 00D 32M 15S E 1071.89 FT; TH S 67D 20M 25S W 518.11 FT TO THE N LINE OF WARREN ROAD; TH ALONG THE N LINE OF WARREN ROAD N 89D 57M 15S W 772.75 FT TO THE POB EXCEPT THE FOLLOWING TRACT COMMENCING AT THE SE COR OF SEC 5; TH N 01D 26M 11S W 60.02 FT TO THE N LINE OF WARREN ROAD; TH ALONG N LINE OF WARREN ROAD N 89D 54M 15S W 700.00 FT; TH N 00D 05M 44S E 751.83 FT; TH N 78D 24M 44S E 873.16 FT TO THE POB; TH N 78D 24M 44S E 7.75 FT; TH N 11D 35M 15S W 21.92 FT; TH S 78D 24M 44S W 6.75 FT; TH N 11D 35M 15S W 67.00 FT; TH N 78D 24M 44S E 175.00 FT; TH S 11D 35M 15S E 88.92 FT; TH N 78D 24M 44S E 66.50 FT; TH S 11D 35M 15S E 149.25 FT; TH N 78D 24M 44S E 3.00 FT; TH S 11D 35M 15S E 95.00 FT; TH S 78D 24M 44S W 2.50 FT; TH S 11D 35M 15S E 25.00 FT; TH N 78D 24M 44S E 2.50 FT; TH S 11D 35M 15S E 35.00 FT; TH S 78D 24M 44S W 4.00 FT; TH N 11D 35M 15S W 1.04 FT; TH S 78D 24M 44S W 241.67 FT; TH S 11D 35M 15S E 1.04 FT; TH S 78D 24M 44S W 1.00 FT; TH N 11D 35M 15S W 62.50 FT; TH N 78D 24M 44S E 0.38 FT; TH N 11D 35M 15S W 92.00 FT; TH N 78D 24M 44S E 0.79 FT; TH N 11D 35M 15S W 149.75 FT TO THE POB.

PARCEL NO. 56-020-99-0001-717

05T4B1A T5B1 U1A1A1 05B1—12A PT OF SE 1/4 OF SEC 5 T2S R9E AND OF WARREN COWAN SUB L74 P68 WCR DESCRIBED AS BEG N1DEG 28M W60.02FT AND N89DEG 54M 15S W 321.29FT FROM SE COR OF SEC 5 TH N89DEG 54M 15S W 485.39FT TH N0DEG 05M 44S E 246.28FT TH S78DEG 50M 44S W 95.85FT TH WLY ON A CURVE CONCAVE TO N RAD 1020.01FT ARC 200.28FT TH N89DEG 54M 15S W 7FT TH N0DEG 05M 44S E 50FT TH S89DEG 54M 15S E 7FT TH ELY ON A CURVE CONCAVE TO N RAD 970.01FT ARC 190.45FT TH N78DEG 50M 44S E 105.80FT TH N0DEG 05M 44S E 353.55FT TH S78DEG 24M 44SW 252.68FT TH WLY ON A CURVE CONCAVE TO N RAD 225FT ARC 45.88FT TH N89DEG 54M 15S W 7FT TH N0DEG 05M 44S E 50FT TH S89DEG 54M 15S E 7FT TH ELY ON A CURVE CONCAVE TO N RAD 175FT ARC 35.68FT TH N78DEG 24M 44S E 263.02FT TH N0DEG 05M 44S E 429.29FT TH NELY ON A CURVE CONCAVE TO SE RAD 8594.37FT ARC 251.58FT CHORD BEA N73DEG 09M 30S E TH S15DEG 29M 44S E 38.91FT TH S17DEG 46M 33S E 221.95FT TH S11DEG 35M 15S E 93.89FT TH S11DEG 35M 15S E 85FT TH S78DEG 24M 44S W 70FT TH S11DEG 35M 15S E 133FT TH N78DEG 24M 44S E 72FT TH S11DEG 35M 15S E 10FT TH N78DEG 24M 44S E 32FT TH S56DEG 35M 15S E 33.94FT TH S11DEG 35M 15S E 124FT TH N78DEG 24M 44S E 36.10FT TH S11DEG 35M 15S E 111.18FT TH S5DEG 13M 12S E 206.12FT TH S0DEG 05M 44S W 40.50FT POB EXCLUDING (SEARS AUTO STORE PAD) THAT PART OF THE SE 1/4 OF SECT 5 T2S R9E DESC AS COMMENCING AT THE SE CORNER OF SAID SECT 5 TH N01D 26M 11S W 60.02FT TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WARREN RD TH N89D 54M 15S W 806.42FT ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT AT THE SE CORNER OF WESTLAND CENTER SUB NO 1 AS REC IN L100 P71 - 74 WCR TH N00D 05M 44S E 959.74FT ALONG THE EAST LINE OF SAID SUB TH N78D 25M 13S E 89.01FT TO THE POB TH N11D 34M 47S W 68FT TH N78D 25M 13S E 15FT TH N11D 34M 47S W 54FT TH N78D 25M 13S E 124FT TH S11D 34M 47S E 60FT TH S78D 25M 13S W 10FT TH S11D 34M 47S E 62FT TH S78D 25M 13S W 129FT TO THE POB ACRES

Section 2. The other classifications in effect in all other areas of the zoning map shall remain in full force and effect.

Section 3. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 4. Repeal. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5. Publication. The City Clerk shall cause this Ordinance to be published in the manner required by law.

Section 6. Effective Date. This Ordinance shall become effective immediately upon publication thereof.