STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF BLOOMFIELD HILLS

ORDINANCE NO. 462

TEXT AMENDMENT TO ZONING ORDINANCE

AN ORDINANCE TO AMEND THE TEXT OF CHAPTER 24 OF THE BLOOMFIELD HILLS CITY CODE, SPECIFICALLY, THE BLOOMFIELD HILLS ZONING ORDINANCE, ORDINANCE NO. 188, AS AMENDED, BY AMENDING SECTION 24-235 – LANDSCAPED OPEN SPACE

THE CITY OF BLOOMFIELD HILLS ORDAINS:

Section 1.

The exemption of pedestrian walkways, or plant holders or structures that have no purpose other than for decoration, such as but not limited to, sculptures and pieces of art from landscaped open space computations as contained in Section 24-235(d)(1) of Chapter 24 of the Bloomfield Hills City Code, specifically the Bloomfield Hills Zoning Ordinance, Ordinance No. 188, as amended, is hereby eliminated, and the remaining subsections are renumbered, to read as follows:

(d) For the purposes of computing the landscaped open space as required in section 24-196, the following shall apply:

(1) Patios or terraces, including those portions of patios and terraces which can be used for pedestrian walkways, shall not be calculated as open space.

(2) Tennis courts, sports courts and other recreational courts, whether pervious or impervious, shall not be calculated as open space.

(3) Impervious surfaces adjacent to swimming pools and/or cabana areas shall not be calculated as open space.

(4) Only those portions of planting islands within parking lots, and open space area at the perimeter of parking lots, which are located beyond the maximum vehicle overhang as permitted in section 24-231(4) shall be calculated as landscaped open space. The minimum width of a planter island shall be four (4) feet, exclusive of the vehicle overhang area.

(5) Necessary drives of a width not exceeding ten (10) feet and the length being the single most direct route between the road right-of-way and a garage bay area not exceeding twenty (20) feet in width and twenty (20) feet in depth may be calculated as open space. Any area of a drive exceeding those dimensions are not considered open space.

Section 2. Repealer.

Any and all Ordinances and resolutions heretofore adopted inconsistent herewith are hereby repealed to the extent that the provisions thereof are inconsistent with the provisions hereof.

Section3. Severability.

If any one (1) or more provisions of this Ordinance shall ever be held by any Court of competent jurisdiction to be invalid or unenforceable for any reason, the remaining provisions hereof shall nevertheless be continued in full force and effect, it being expressly recited and declared that such remaining provisions would have been enacted despite the invalidity of such provision or provisions so held to be invalid.

Section4. Savings.

All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force when they were commenced.

Section5. Effective Date.

This Ordinance shall take effect immediately upon publication in the manner prescribed by the Bloomfield Hills City Charter.

Section6. Adoption.

This Ordinance is hereby declared to have been adopted by the City Commission of the City of Bloomfield Hills at a meeting thereof duly called and held on the 15th day of September, 2026, and ordered to be given publication in the manner prescribed by the Charter of the City of Bloomfield Hills.

AYES: 4 (McCarthy, Buckley, Baxter, Ackerman)
NAYES: 1 (Fisher)
ABSTENTIONS: 0

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified Clerk of the City of Bloomfield Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 462 adopted by the City Commission of the City of Bloomfield Hills on the 15th day of September, 2026, the original of which is in my office.

Amy L. Burton

Amy Burton, City Clerk
City of Bloomfield Hills