

ORDINANCE NO. 421

CITY OF BLOOMFIELD HILLS  
OAKLAND COUNTY, MICHIGAN

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 ADDING SECTION 24-237 TO ESTABLISH DESIGN STANDARDS IN ALL ZONING DISTRICTS, EXCEPT SINGLE FAMILY DISTRICTS, IN THE CITY OF BLOOMFIELD HILLS.**

THE CITY OF BLOOMFIELD HILLS ORDAINS:

**Section 1.**

Chapter 24 of the Bloomfield Hills City Code, specifically the Bloomfield Hills Zoning Ordinance, Ordinance No. 188 as amended, Section 24-237, is hereby amended to read as follows:

**Sec. 24-237 – Purpose.**

The purpose of this Section is to establish standards which preserve and enhance the physical appearance and natural beauty and strengthen the character of the City of Bloomfield Hills as recommended in the Master Plan. These standards are also intended to foster a more attractive economic and business climate which protects the general health, safety and welfare of the community.

**Sec. 24-237(A) – General Rule.**

The design standards in this Section apply to all buildings, building alterations other than routine maintenance and site plans associated with all zoning districts, except those in one-family dwelling districts.

**Sec. 24-237(B) – Administration.**

(1) Requirement for Approved Design: Nature of Review.

Except for one family dwellings, no permit for the erection, construction, alteration or repair other than routine maintenance of any building or structure or any site development which involves an exterior design feature shall be issued by the City of Bloomfield Hills unless and until the Planning Commission grants an approval which conforms with the Design Standard requirements as provided in this Section. The Planning Commission may determine that no

exterior design feature is involved in the work for which the approval is sought, in which case the Planning Commission may so specify.

(2) Application.

Drawings and plans for site development and erection, construction, alteration or repair of any building or structure shall be required as part of the site plan review application. Site development plans shall conform to the requirements described in Sec. 24-236. Building and structure plans shall be at a scale of not smaller than one (1") inch equals twenty (20') feet and conform to all City of Bloomfield Hills requirements. All plans shall provide sufficient detail to illustrate clearly the design for which approval is sought. Such plans shall show the following:

- (a) Site plans shall show existing conditions, topography, trees (both public and private) and natural features, all structures and uses, improvements, public streets, rights-of-way, sidewalks, zoning, public and private easements and restrictions, and the official grade of public rights-of-way, as established by the City Engineer or the County Road Commission for the subject site and all property within the distance required by Sec. 24-236.
- (b) Architectural elevations shall show all exterior building elevations, colors of exterior walls, trims and roofs, lighting materials, ornamental, pictorial or decorative material to be used in or about the exterior of the structure. Samples of building materials and colors shall be submitted.
- (c) Such other information as may be required by the Planning Commission to permit reasonable consideration of the application.

**Sec. 24-237(C). – Design Standards.**

(1) Criteria.

The design standards herein provide criteria which shall be considered in the design of the site, buildings and structures, plantings, signs, site accessories and other miscellaneous structures which are observed by the public. These criteria are not intended to restrict imagination, innovation, or variety, but to provide a guide for decision making that will maintain the character and enhance the visual appearance of the City of Bloomfield Hills. The standards in this Section are a supplement to regulations and requirements contained in other sections of this Chapter including, but not limited to; area, bulk and other requirements of particular zoning districts, schedule of regulations, general provisions which govern off-street parking, plant materials, landscape open space and enclosure of exterior service areas. The standards shall be applied during the site plan review process.

(2) Site and Building Design.

- (a) To the extent reasonably feasible, building design, scale and location on site shall be compatible with the character of the site, adjacent buildings, and surrounding area.

(b) Architectural style is not restricted. Evaluation of appearance of a project shall be based on the quality of its design and relationship to surroundings. Harmony in texture, lines, and masses is required.

(c) Adjacent buildings of different architectural styles shall be transitioned by such means as screens, site breaks, and materials.

(d) Monotony of design in single or multiple building projects shall be avoided. Variation of building detail and siting shall be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.

(e) Buildings shall be constructed of quality, durable materials such as brick and stone. Synthetic finishes such as Exterior Installation Finishing System (EIFS), vinyl and aluminum shall be limited to building accents unless unusual conditions mandate their expanded use.

(f) Building materials shall be selected for suitability to the character and type of building and the design in which they are used. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.

(g) In a building design where the structural frame is exposed to view, the structural materials shall meet the criteria for materials described in this Section.

(h) Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationship to one another.

(i) Colors shall be harmonious with the character of the site, buildings, and surrounding area and not used to draw attention, i.e. serve as a sign.

(j) Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways or residential district.

(k) Exterior lighting shall be part of the architectural concept. Fixtures and all exposed accessories shall be harmonious with building design.

(l) Refuse and waste removal areas, service and storage yards, and exterior work areas shall be screened from view from public ways using materials as stated in criteria for equipment screening.

(m) Parking areas shall be designed to avoid front yard parking to the extent practical and include decorative elements, building wall extensions, plantings, berms or other innovative means so as to largely screen parking areas from view from public ways.

(n) Newly installed utility services and service revisions necessitated by exterior alterations shall be underground, unless not reasonably feasible.

(3) Landscape and Site Treatment.

(a) Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water features, and all visible construction except buildings and utilitarian structures. Landscape and site treatment shall complement and be compatible with the character of the site and surrounding area.

(b) Where natural or existing topographic conditions contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography may be allowed (as permitted by ordinance) where it improves site appearance.

(c) Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important relationships, and provide shade. Spectacular effects shall be reserved for special locations only.

(d) Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.

(e) Attractive landscape transition to adjoining properties shall be provided.

(4) Miscellaneous Structures and Site Accessories.

(a) Miscellaneous structures include any structures, other than buildings, visible to view from any public way. Site accessories include all objects not commonly referred to as structures and located outside of buildings and in public view.

(b) Miscellaneous structures and site accessories located on private property shall be designed to be part of the architectural concept of building design and landscape. Materials shall be compatible with buildings, scale shall be in proportion to site and buildings, and colors shall be in harmony with buildings and surroundings.

(c) Lighting in connection with miscellaneous structures and site accessories shall meet the criteria applicable to the site, the landscape, the buildings and the signs.

(5) Maintenance; Planning and Design Considerations.

Selections of materials and finishes shall consider their durability, wear and maintenance requirements, and visual appearance. Proper measures and devices shall be incorporated into the design for protection against the elements, neglect, damage and abuse and which provide for appropriate maintenance.

**Sec. 24-237(D) – Appeals.**

An appeal shall be taken by filing with the Zoning Board of Appeals a notice of appeal specifying the grounds thereof pursuant to Article VI Sec. 24-280 - Appeals of this Chapter.

The Zoning Board of Appeals shall consider whether to uphold the decision in whole or in part or whether to reverse the decision in whole or in part.

**Section 2.**

The design standards set forth in Secs. 19-26 through 19-31 which pertain to subdivisions under the City Code are hereby restated and reaffirmed in all respects.

**Section 3.**

Sec. 24-237, Sec. 24-238, Sec. 24-239 and Sec. 24-240 shall be renumbered Sec. 24-238, Sec. 24-239, Sec. 24-240 and Sec. 24-241.

**Section 4. Repealer**

All Ordinances or part of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect

**Section 5. 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.

**Section 6. 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.

**Section 7. Effective Date.**

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

**Section 8. 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 10th day of November, 2015, and ordered to be given publication in the manner prescribed by the Charter of the City of Bloomfield Hills.

AYES: 5 (Dul, Sherr, Coakley, McClure, McCarthy)  
NAYES: 0  
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. 422 adopted by the City Commission of the City of Bloomfield Hills on the 10th day of November, 2015 the original of which is in my office.

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Amy Burton, City Clerk  
City of Bloomfield Hills

ADOPTED: 11.10.15  
EFFECTIVE: 12.12.15  
PUBLISHED: 12.12.15

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