

ORDINANCE NO. C-1-2020

**CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN**

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, “ZONING,” ARTICLE 3, “ZONING DISTRICTS,” IN MULTIPLE SUBSECTIONS RELATING TO NON-RESIDENTIAL USES, IN ORDER TO AMEND PROVISIONS RELATING TO BUILDING HEIGHT AND/OR MAXIMUM NUMBER OF STORIES.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3, “Zoning Districts,” Section 3.1.19, “OS-1 Office Service District,” Subsection E, “Development Standards,” is amended to change maximum building height and add a maximum number of stories to read as follows:

Maximum building height: 34 ft.

Maximum number of stories: 2

Section 2 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3, “Zoning Districts,” Section 3.1.20, “OS-2 Planned Office Service District,” Subsection E, “Development Standards,” is amended to change maximum building height and add a maximum number of stories to read as follows:

Maximum building height: 34 ft.

Maximum number of stories: 2

Section 3 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3, “Zoning Districts,” Section 3.1.21, “OS-3 Special Office District,” Subsection E, “Development Standards,” is amended to change maximum building height and add a maximum number of stories to read as follows:

Maximum building height: 34 ft.

Maximum number of stories: 2

Section 4 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3, “Zoning Districts,” Section 3.1.22, “OS-4 Office Research District,” Subsection E, “Development Standards,” is amended to change maximum building height and add a maximum number of stories to read as follows:

Maximum building height: 50 ft.

Maximum number of stories: 3

Section 5 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3, “Zoning Districts,” Section 3.1.23, “B-1 Local Business District,” Subsection E, “Development Standards,” is amended to change maximum building height and add a maximum number of stories to read as follows:

Maximum building height: 30 ft.

Maximum number of stories: 2

Section 6 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3, “Zoning Districts,” Section 3.1.24, “B-2 Commercial Business District,” Subsection E, “Development Standards,” is amended to change maximum building height and add a maximum number of stories to read as follows:

Maximum building height: 50 ft.

Maximum number of stories: 3

Section 7 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3, “Zoning Districts,” Section 3.1.25, “B-3 General Business District,” Subsection E, “Development Standards,” is amended to change maximum building height and add a maximum number of stories to read as follows:

Maximum building height: 50 ft.

Maximum number of stories: 3

Section 8 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3, “Zoning Districts,” Section 3.1.26, “B-4 Planned General Business District,” Subsection E, “Development Standards,” is amended to change maximum building height and add a maximum number of stories to read as follows:

Maximum building height: 50 ft.

Maximum number of stories: 3

Section 9 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3, “Zoning Districts,” Section 3.1.27, “ES Expressway Service District,” Subsection E, “Development Standards,” is amended to change maximum building height and add a maximum number of stories to read as follows:

Maximum building height: 50 ft.

Maximum number of stories: 3

Section 10 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3, “Zoning Districts,” Section 3.1.28, “IRO Industrial Research Office District,” Subsection E, “Development Standards,” is amended to add a maximum number of stories to read as follows:

Maximum number of stories: 3

Section 11 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3, “Zoning Districts,” Section 3.1.29, “LI-1 Light Industrial District,” Subsection E, “Development Standards,” is amended to add a maximum number of stories to read as follows:

Maximum number of stories: 3

Section 12 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3, “Zoning Districts,” Figure 34-9.4.B.iv(2) Building Offset - OS-3 District is amended to change the maximum height from 30 ft. to 34 ft.

Section 13 of Ordinance. Severability.

If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any court of competent jurisdiction, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated, and such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this ordinance shall stand and be in full force and effect.

Section 14 of Ordinance. Effective Date.

The provisions of this ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 15 of Ordinance. Date and Publication.

This ordinance is declared to have been enacted by the City Council of the City of Farmington Hills at a meeting called and held on the 13th day of January, 2020, and ordered to be given publication in the manner prescribed by law.

Ayes: Barnett, Boleware, Bridges, Knol, Massey, Newlin and Steckloff

Nays: None

Abstentions: None

Absent: None

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington Hills at a meeting held on the 13th day of January, 2020, the original of which is on file in my office.

PAMELA B. SMITH, City Clerk
City of Farmington Hills

Introduced: December 9, 2019
Enacted: January 13, 2020
Published: January 22, 2020
Effective: February 3, 2020