

**STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CHARTER TOWNSHIP OF BLOOMFIELD**

**SUMMARY OF PROPOSED ORDINANCE 663**

AN ORDINANCE TO AMEND ARTICLE 3.0 ZONING DISTRICTS, SECTION 42-3.10 GENERAL EXCEPTIONS IN CHAPTER 42, ZONING OF THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF BLOOMFIELD TO ALLOW LANDSCAPE WALLS AND PIERS ADJACENT TO A RESIDENCE.

The purpose of Proposed Ordinance 663 is to amend the Bloomfield Township Zoning Ordinance to allow landscape walls and piers adjacent to a residence.

A full copy of Proposed Ordinance 663 is posted and available in the Bloomfield Township Clerk's Office, 4200 Telegraph Road, Bloomfield Hills, MI 48302 and on subsequent pages of this notice.

**JAN RONCELLI, MMC  
BLOOMFIELD TOWNSHIP CLERK**

Introduced: June 24, 2019

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STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CHARTER TOWNSHIP OF BLOOMFIELD

ORDINANCE NO. 663      DRAFT 6-20-19

AN ORDINANCE TO AMEND ARTICLE 3.0 ZONING DISTRICTS, SECTION 42-3.10 GENERAL EXCEPTIONS IN CHAPTER 42, ZONING, OF THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF BLOOMFIELD TO ALLOW LANDSCAPE WALLS AND PIERS ADJACENT TO A RESIDENCE.

THE CHARTER TOWNSHIP OF BLOOMFIELD ORDAINS:

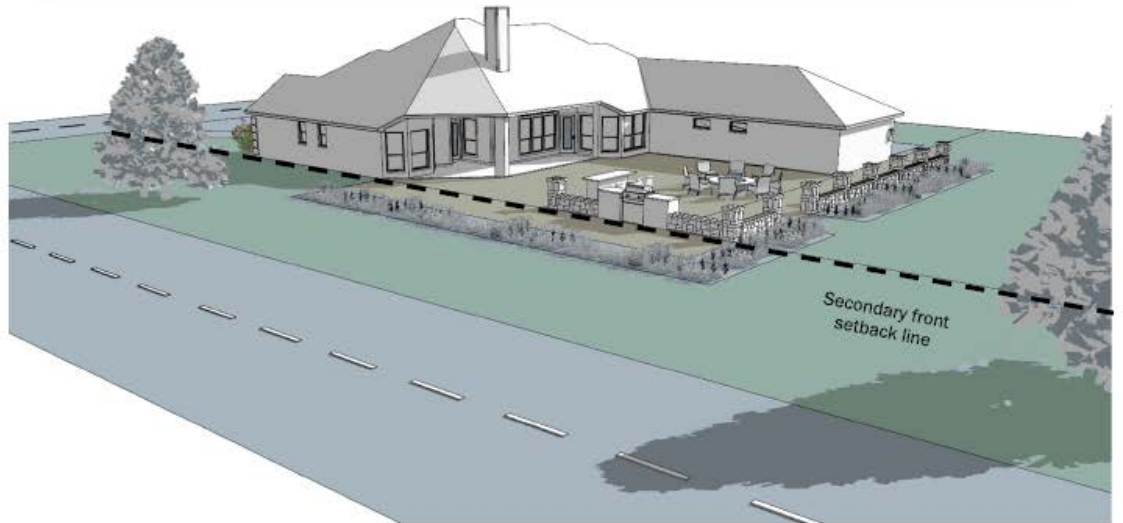
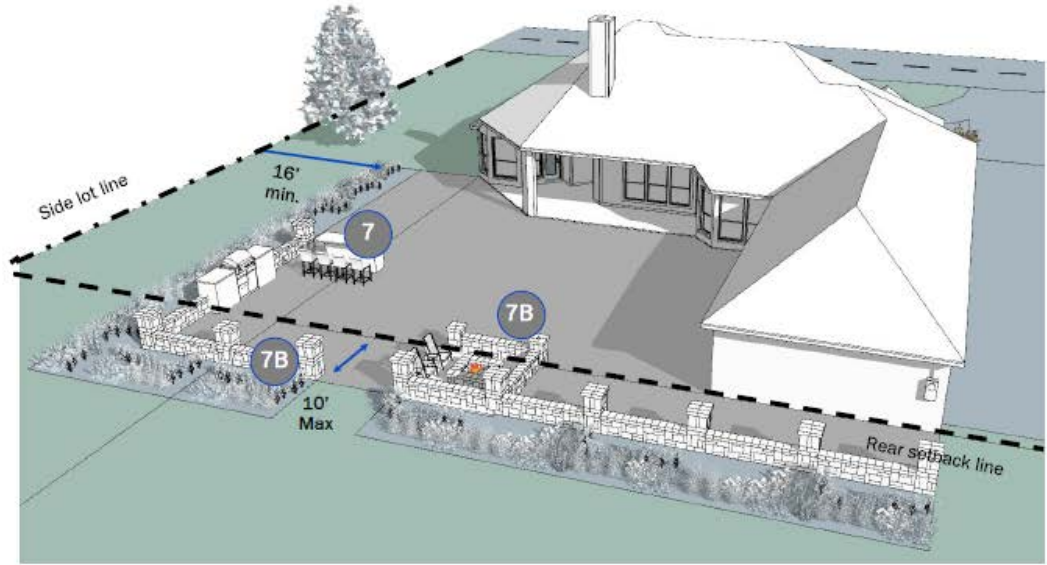
**Section 1.**

Article 3, Zoning Districts, Section 42-3.10 General Exceptions, is hereby amended with the illustration as follows:

42 – 3.10 GENERAL EXCEPTIONS

The regulations in this Chapter shall be subject to the following interpretations and exceptions:

1. through 6. [no change].
7. Terrace or patio. An open, unenclosed paved terrace or patio may project into a required front, rear and secondary front yard setback for a distance not exceeding ten (10) feet or no more than twenty five (25) percent of the front, secondary front, or rear yard but it shall not be interpreted to include or permit fixed canopies. Patios and terraces immediately adjacent to the principal residence may incorporate landscape walls and/or piers not to exceed four (4) ft. in height and setback at least sixteen (16) ft. from the side lot line.
  - A. Illumination. Piers and landscape walls may be illuminated with the overall height, including light fixtures, not to exceed four (4) ft. Landscape lighting should provide the user with illumination appropriate for the designed activity (ie. parking, walking, outdoor dining space, etc.). Illumination shall be confined through the use of shields, vegetative screening, or other methods to eliminate glare onto adjacent properties.
  - B. Permitted Structures. When incorporated within a patio and located in a rear or secondary yard, gas fire pits and masonry kitchenettes, barbecues, and seat walls are allowed subject to the required setbacks. This provision excludes fireplaces and other accessory structures pursuant to Section 42- 5.1, Accessory Structures.



8. through 10. [no change].

**Section 2. Repealer.**

All ordinances or parts of ordinances in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

**Section 3. 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, 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 4. 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 when they were commenced.

**Section 5. Effective Date.**

The provisions of this Ordinance are hereby ordered to take effect immediately upon publication.

**Section 6. Adoption.**

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Bloomfield at a meeting thereof duly called and held on the \_\_\_\_ day of \_\_\_\_\_, 2019, and ordered to be given publication in the manner prescribed by the Charter Township of Bloomfield.

**CERTIFICATION**

I hereby certify that the foregoing Ordinance was adopted by the Board of Trustees of the Charter Township of Bloomfield at a meeting held on \_\_\_\_\_, 2019, and that the original of this Ordinance is on file in my office.

\_\_\_\_\_  
Janet Roncelli, Township Clerk

Introduced:  
Published:  
Adopted:  
Published: