STATE OF MICHIGAN, COUNTY OF OAKLAND

CHARTER TOWNSHIP OF WEST BLOOMFIELD

ORDINANCE NO. C-708-A

TEXT AMENDMENTS TO ZONING ORDINANCE
(Township Center District)

An Ordinance to amend the Zoning Ordinance, codified in Chapter 26 of the Charter Township of West Bloomfield Code of Ordinances to modify the Township Center District regulations to allow more flexibility in the redevelopment of properties for some alterations of existing buildings and structures within the modifiable standards section of the division.

THE CHARTER TOWNSHIP OF WEST BLOOMFIELD ORDAINS:

Section 1 of Ordinance

Section 26-285.40 in Article IV, Division 16, Township Center District, of the Zoning Ordinance, codified in Chapter 26 of the Charter Township of West Bloomfield Code of Ordinances, to read as follows:


The requirements of this division are comprehensive in scope and detailed in nature. The regulations have been designed to establish specific design criteria for new or redevelopment in the township center district, while still allowing for flexibility in site layout and design, architecture, and landscaping. However, unique site conditions or other factors may justify modifications from the dimensional standards of this division. It is the intent of this section to establish a procedure by which the planning commission may modify certain dimensional standards of this division.

(1) Modification procedure. The planning commission shall be the approving body for any requested modification to the modifiable standards of this division. In considering a requested modification, the planning commission shall determine that all of the following apply:

a. The proposed development will still meet the purpose and intent of the township center district as identified in section 26-285.24 if the requested modification is approved.

b. The applicant shall submit evidence demonstrating that compliance with the strict standards of this division makes development impractical on the site, and that the modification is reasonably necessary to develop in accordance with the standards of this division.

c. In the case of redevelopment, the requested modification is the least modification necessary. If a proposed new development could be constructed in a substantially similar manner with a lesser modification, the lesser modification may be approved.

d. The modification will permit innovative, sustainable, and functional design.

(2) Modifiable Standards. [Unchanged]
a. – l. [Unchanged]

m. In response to a specific request from an applicant, any other standard or regulation contained in this division that the planning commission determines to be eligible for modification under subsection (l), including potential development phasing or provisions for future compliance.

Section 2 of Ordinance

Should any section, subdivision, sentence, clause or phrase of this ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any other parts not invalidated.

Section 3 of Ordinance

Except as expressly set forth above, the Zoning Ordinance shall remain in full force and effect.

Section 4 of Ordinance

This Ordinance shall take effect upon the expiration of seven (7) days after publication, unless otherwise provided by law.

CERTIFICATION

I hereby certify that the foregoing ordinance was adopted by Board of Trustees of the Charter Township of West Bloomfield at a meeting of the Board duly called and held on July 7, 2008.

CHARTER TOWNSHIP OF WEST BLOOMFIELD

By: ________________________________
SHARON LAW, Township Clerk

INTRODUCED: 06/16/08
ADOPTED: 07/07/08
PUBLISHED: 07/13/08