

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF BLOOMFIELD

SUMMARY OF ORDINANCE NO. 678

**Amendments to the Zoning Ordinance for
Site Standards for Ground Mechanical and Electrical Equipment**

AN ORDINANCE TO AMEND ARTICLE 5.0 SITE STANDARDS IN CHAPTER 42, ZONING, OF THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF BLOOMFIELD FOR GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT

The purpose of Ordinance 678 is to clarify the criteria that will allow ground mechanical or electrical equipment units to be installed on residential and nonresidential properties. The Building Division allows said equipment to be compliant with installation specifications by manufacturers that now often require a distance of five feet from the building being served for adequate air intake and accessibility for servicing the unit. This ordinance will allow such installation and also allow placement within an accessory structure upon demonstration of compliance with the Township's accessory structure provisions, Section 42-5.1, and minimum decibel requirements, Chapter 14, Sections 14-22 and 14-23.

A full copy of Ordinance 678 is posted and available in the Bloomfield Township Clerk's Office, 4200 Telegraph Road, Bloomfield Hills, MI 48302 and on the subsequent pages of this file.

**MARTIN C. BROOK
BLOOMFIELD TOWNSHIP CLERK**

Posted: May 29, 2024

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

ORDINANCE NO. 678

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THE CHARTER TOWNSHIP OF BLOOMFIELD ORDAINS:

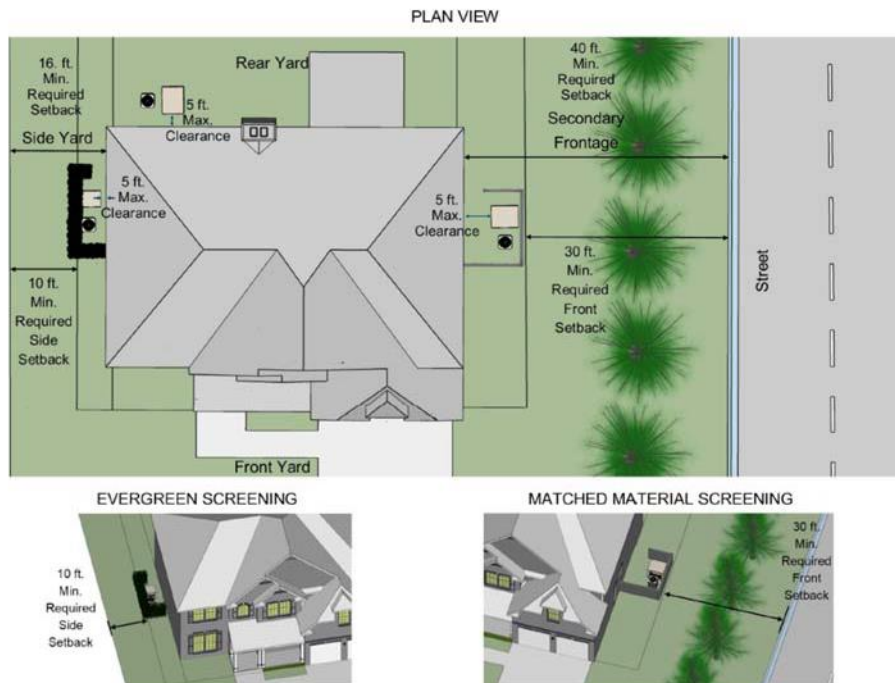
Section 1.

Article 5, Site Standards, Section 42-5.17 Ground Mounted Mechanicals, is hereby amended as follows:

42-5.17 Ground Mounted Mechanicals

Ground mounted mechanical equipment may be placed on the site or lot as noted below. The terms “ground mounted mechanical equipment” means air conditioner units, generators, transformers, pool equipment or other related equipment. For purposes of this Section, ground mounted mechanicals shall not be considered an accessory use nor be subject to Section 42-5.1 Accessory Structures. Ground mounted mechanical equipment shall be located immediately adjacent to the residential or nonresidential building and have a clearance of no more than 5 ft. from the building intended to be served.

GROUND MOUNTED MECHANICAL OR ELECTRICAL EQUIPMENT SCREENING



Section 2.

Article 5, Site Standards, Section 42-5.17 Ground Mounted Mechanicals, Subsection 6 is hereby added as follows:

6. Ground mounted mechanical equipment may be located inside an accessory structure that complies with the requirements of Section 42-5.1 Accessory Structures.

Section 3. 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 4. 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 5. 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 6. Effective Date.

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

Section 7. 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 28th day of May, 2024, 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 May 28, 2024, and that the original of this Ordinance is on file in my office.

Martin Brook, Township Clerk

Introduced: April 24, 2024

Published: May 5, 2024

Adopted: May 28, 2024

Published: June 2, 2024