

**CITY OF HUNTINGTON WOODS
OAKLAND COUNTY, MICHIGAN**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 40, ZONING, ARTICLE 4, DISTRICT REGULATIONS, AND ARTICLE 7, SITE PLAN REVIEW, TO CLARIFY THE REVIEW PROCESS FOR DEVELOPMENT IN A PROPOSED HISTORIC DISTRICT.

THE CITY OF HUNTINGTON WOODS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

Chapter 40, Zoning, Article 4, District Regulations, Section 4.03.C, is hereby amended to read as follows:

- C. Special Land Uses. Special land use procedures shall meet the standards of Article 8. For special land uses in Zones R-1A through R-1E on properties located within an historic district, special land use approval and site plan approval by the Planning Commission, and a certificate of appropriateness later issued by the Historic District Commission, shall be required. The Planning Commission shall consult the Historic District Commission during the Special Land Use and site plan reviews. In the event the Historic District Commission, or a committee thereof, is currently reviewing a property for the purpose of making a recommendation as to whether to establish an historic district or add the property to an established historic district, and the Historic District Committee, or a committee thereof, sends a report to the City Commission showing the presence of historic, architectural, archeological, engineering, or cultural significance of the property, then the City Commission can direct that the review process for the property and/or the proposed historic district follow the procedure contained herein for an established historic district.

Section 2 of Ordinance. Ordinance Amendment.

Chapter 40, Zoning, Article 4, District Regulations, Section 4.07.C, is hereby amended to read as follows:

- C. Special Land Uses. For special land uses in the PRD District on properties located within an historic district, or within a proposed historic district consistent with Public Act 169 of 1970, as amended, MCL 399.214(3), special land use approval and site plan approval by the Planning Commission, and a certificate of appropriateness from the Historic District Commission, shall be required. Special land use approval and site plan approval shall be granted prior to the certificate of appropriateness. The Planning Commission shall consult the Historic District Commission during the special land use and site plan reviews.

Section 3 of Ordinance. Ordinance Amendment.

Chapter 40, Zoning, Article 7, Site Plan Review, Section 7.02.A(9), is hereby amended to read as follows:

- (9) Notwithstanding the foregoing, site plan review by the Planning Commission shall not be required with respect to properties located within an historic district, or within a proposed historic district consistent with Public Act 169, as amended, MCL 399.214(3), but only if special land use approval is not required. The City Commission has provided that all applications for such properties be referred to the Historic District Commission.

Section 4 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5 of Ordinance. Severability.

Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Section 6 of Ordinance. 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 of Ordinance. Effective Date.

This Ordinance shall be effective thirty (30) days from the date of adoption and shall be published as required by the Charter of the City of Huntington Woods.

Section 8 of Ordinance. Enactment.

This Ordinance is declared to have been enacted by the City Commission of the City of Huntington Woods at a meeting called and held on the ___ day of _____, 2018, and ordered to be given publication in the manner prescribed by law.

Ayes:

Nays:

Abstentions:

Absent:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Huntington Woods, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Commission of the City of Huntington Woods at a meeting held on the ____ day of _____, 2018, the original of which is on file in my office.

JOY SOLANSKEY, City Clerk
City of Huntington Woods