

CITY OF KEEGO HARBOR

ORDINANCE NO. 454

AN ORDINANCE TO AMEND CHAPTER FIVE OF THE CITY CHARTER, ZONING ORDINANCE, TO AMEND ARTICLE IV, NR NEIGHBORHOOD RESIDENTIAL DISTRICT, SECTION 4.07, ARCHITECTURAL DESIGN STANDARDS, TO REMOVE THE STRIKETHROUGH TEXT AND ADD NEW UNDERLINED TEXT LANGUAGE FOR SUBSECTION 1. PURPOSE, SUBSECTION 2. ARCHITECTURAL DESIGN ELEMENTS AND SUBSECTION 3. METHOD OF EVALUATION, TO READ AS FOLLOWS:

THE CITY OF KEEGO HARBOR ORDAINS:

**SECTION 4.07 – ARCHITECTURAL DESIGN STANDARDS**

All proposed residential development shall utilize quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners and blend harmoniously into the streetscape. Single family detached structures shall comply with the following standards:

1. Purpose

Architectural design is a key element in establishing a sense of place for a community. Buildings of high quality contribute to the attractiveness and economic well-being of a community, making it a better place to live and work. Keego Harbor recognizes the importance of good architecture and its lasting impact.

The objective of these design standards is to direct builders toward creating buildings that are in harmony with the natural and built environment. This is a function of good architectural principles such as selecting durable materials, composing elevations using good proportions, selecting compatible colors and combining all the architectural elements in a balanced composition.

2. The Residential Architectural Design Checklist, as an attachment to this Ordinance, shall only apply to new single residential development, substantial redevelopment, or façade modification (equal to or greater than 25% of the taxable value of the property). The checklist contains the following elements of design:
- a. Building Materials – Select materials possessing durability and aesthetic appeal.
  - b. Windows – Windows are the main element contributing to an inviting façade. They give visual interest to a façade. Provide a large quantity of attractive windows on a façade that fronts a street.
  - c. Architectural Features – Include architectural features on the building façade that provide texture, rhythm, and ornament to a wall.
  - d. Colors – Select natural and neutral colors that are harmonious with both the natural and man-made environment. Stronger colors can be used as accents to provide visual interest to the façade.
  - e. Garage Location – The need for storage on residential lots must be balanced with the visual impact garages have, especially on small lots. Most of the lots in Keego Harbor either have no garage or have a detached garage. In the case of a front-loaded garage, the garage must be recessed into the building as to not extend beyond the line of the front porch closest to the street. Garage location standard shall not apply to Section 15.15 Waterfront Yards.
  - f. Porches – Keego Harbor’s desire to be a walkable community is enhanced by the provision of front porches throughout the residential neighborhoods of the City. Front porches are encouraged over side entrance houses.
  - g. Roof Elements – Traditional roof shapes and materials are typically found in the neighborhoods of Keego Harbor and are encouraged. Dormers and other elements are encouraged to break-up large expanses of roofs.

- h. Composition – It is not sufficient to include the desired architectural elements on a façade, but to arrange them in a harmonious and balanced manner. The following category provides weight to the architectural composition of the building.
3. Method of Evaluation

A Residential Architectural Design Checklist will be accompanied with all applicable building permit applications. The design standards are not intended to promote buildings that appear uniform and similar. Variety and creativity in design are encouraged. The standards are structured in a point rating system, with desirable architectural elements given positive points and undesirable elements given negative points.

The points assigned for each category are weighted according to its importance. The standards apply to all residential building facades with the façade facing a public road, private road, or water body being more heavily weighted.

The minimum acceptable score is: 90 points.

Any modification to the façade shall not result in a reduction in the score of the building at the time of the requested modification. (Ord. No. 454, 8/20/2015)

**Section 2. 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 3. Repealer**

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**Section 4. Effective Date**

This Ordinance shall be effective ten days after adoption by the City Council and seven days after publication of this Ordinance by the City Clerk in a newspaper of general circulation.

**ORDAINED this 20<sup>th</sup> day of August, 2015 to become effective upon publication.**

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Robert Kalman, Mayor

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Linda Voll, City Clerk

**MOTION TO ADOPT ORDINANCE**

Motion by Mayor Pro Tem Newberry and seconded by Council Member Rubin that the foregoing Ordinance be adopted.

YEAS: 5

NAYS: 0

ABSENT: 0

ORDINANCE DECLARED ADOPTED.

**CERTIFICATE OF CLERK**

I, LINDA VOLL, being the duly appointed Clerk of the City of Keego Harbor, do hereby certify that the above Ordinance No. 454 is a true copy of the Ordinance adopted by the City Council of the City of Keego Harbor, Oakland County, Michigan, at a regular meeting thereof held on August 20, 2015.