

**ORDINANCE NO \_\_ OF 2020**

**ORDINANCE AMENDING  
THE LATHRUP VILLAGE ZONING ORDINANCE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LATHRUP VILLAGE  
MICHIGAN:**

**PART 1.**

Amend the Intent statement for the R1 district as follows:

The R1 district is intended to be limited primarily to single-family dwelling units for use as a residence by one family per dwelling unit under regulations specially tailored to preserve the quality of life that appeals to the average resident of this city. The City also recognizes that the provision of limited off-street parking in this district, adjacent to the Mixed Use districts only, may foster quality redevelopment of those parcels that aligns with the City's vision for a vibrant, pedestrian-oriented commercial corridor. The regulations in this article apply everywhere within an R1 district in addition to the other applicable regulations of this ordinance.

**PART 2.**

Amend Section 3.1.2 of the Zoning Code to allow parking as special land uses with a reference to conditions as follows:

3.1.2.C. i. Parking (4.16) to serve customers and employees of uses within 500 ft

**PART 3.**

Amend Section 4 of the Zoning Code by adding Section 4.16 to add standards for parking as follows:

4.16. Parking in the R-1 District. Parking may be permitted in the R-1 district, subject to standards of Section 36-6.2, special land uses, and the following conditions:

1. The parcel on which the parking lot is located shall share a lot line that abuts the MX – Mixed Use district, or is adjacent to a public alley adjacent to the MX district, or shall share a north or south lot line with a parcel that is currently developed as a parking lot and is within 150 ft of the Southfield Road right-of-way.
2. The applicant shall demonstrate that substantial investment will be made into the redevelopment of the parcel that the parking will serve and that ground floor uses in the redeveloped parcel will include retail, restaurant, or residential uses. The architectural standards of the Village Center district, Section 3.1.8.E., Building Elements, shall apply.
3. Parking areas are setback a minimum of 8 ft from the street right-of-way and 10 ft from a residential district. Parking lot ingress and egress shall be at least 20 ft from any adjacent property in a residential district. There shall be a maximum of one entryway to the parking lot.

Additional entryways shall be subject to the Planning Commission's approval, provided that the applicant demonstrate that the additional entryways will improve site circulation and does not impact the adjacent residential properties.

4. The parking lot shall be developed so as to maintain the north-south public alley, where one exists. Where a public alley does not exist, a public alley or private backstreet equivalent shall be provided in conjunction with redevelopment of the parking lot and Southfield Road properties, consistent with the City's Master Plan.
5. The parking lot shall not be used for outdoor sales, display, or storage.
6. The parking lot shall be landscaped and screened as follows:
  - A. A 6 ft masonry screenwall shall be located 10 ft from the property line that abuts residential property. The wall shall be constructed of red-brown brick or the equivalent integrally colored masonry unit and shall include a stone cap.
  - B. The 10 ft setback area between the screenwall and residential property line shall be landscaped with a row of evergreen trees. The type of planting, minimum size and spacing requirements shall be subject to approval of the Planning Commission. The wall height shall be modified to meet corner clearance requirements at intersections.
  - C. All parking lots shall be separated from a public thoroughfare by a planted hedge of small shrubs or by a masonry wall a minimum of 42 inches high. The wall shall be constructed of red-brown brick or the equivalent integrally colored masonry unit and shall include a stone cap. When a hedge is proposed, it shall be planted and maintained so as to form a continuous visual screen. The size and plant spacing shall be configured so that a continuous visual screen will be established within three (3) years of planting.
  - D. The parking lot shall be landscaped in accordance with Section 5.15.4, parking facility landscaping.
  - E. The owner of the parking lot shall maintain the landscape buffer area in good condition, per Section 5.15.9.B.
7. The parking lot and landscaping shall be maintained year-round in good condition.

#### **PART 5.**

If any section, paragraph, sentence, clause and/or phrase of this Ordinance or the application thereof is declared unconstitutional, unenforceable or invalid by the valid judgment of any court of competent jurisdiction such unconstitutionality, unenforceability or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses and/or phrases of this Ordinance, since the same would have been enacted by the City of Lathrup village without the incorporation in this Ordinance of any such unconstitutional, unenforceable or invalid section, paragraph, sentence, clause or phrase. To this end, the provisions of this Ordinance are hereby declared severable.

#### **PART 6.**

All other Ordinances, or any parts thereof, which are in conflict with the provisions of this Ordinance, are hereby repealed. To the extent that any provision or provisions of this Ordinance are inconsistent or in

conflict with any other provision of the Code of Ordinances or any regulation of the City, the provisions of this Ordinance shall be deemed to control.

**PART 7.**

This Ordinance shall become effective upon final adoption and publication of the same in the manner prescribed by law.

This Ordinance was introduced on \_\_\_\_\_, by \_\_\_\_\_; Notice of Public Hearing was published on \_\_\_\_\_. A Public Hearing was held, the title having been read and the Ordinance considered, on motion to adopt by \_\_\_\_\_, seconded by \_\_\_\_\_, a record vote was taken and the following result was had:

**YEA:**

**NAY:**

**ABSENT:**

**WHEREUPON**, the presiding officer declared the above Ordinance duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_.

**ATTEST:**

\_\_\_\_\_

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