



**Special City Council Meeting  
6:00 PM, MONDAY, JUNE 1, 2015  
Conference Room  
Farmington City Hall  
23600 Liberty St  
Farmington, MI 48335**

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**SPECIAL MEETING AGENDA**

**1. ROLL CALL**

Roll Call

**2. APPROVAL OF AGENDA**

**3. PUBLIC COMMENT**

**4. REVIEW**

**A. Proposed Orchard PUD Project**

**B. Zoning Text Amendment: Outdoor Seating**

**C. Zoning Text Amendment: Single Family Residential Zoning Standards**

**D. Zoning Text Amendment-Grand River Corridor Improvement Overlay District**

**5. DISCUSSION**

**A. Amend Chapter 10 of the City Fee Schedule, Zoning**

**B. Appointments to Downtown Parking Advisory Committee**

**C. Events at Riley Park and Sundquist Pavilion - Temporary Suspension of Issuance of New Special Events**

**6. COUNCIL COMMENT**

**7. CLOSED SESSION**

**A. Land Acquisition**

**B. Confidential Communication from City Attorney**

**8. ADJOURNMENT**

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
June 1, 2015

**Reference  
Number  
(ID # 1869)**
**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** Zoning Text Amendment: Outdoor Seating

**Requested Action:**
**Background:**

The Planning Commission reviewed LSL Planning's 2/13/15 memorandum regarding modification and clarification to the existing Outdoor Seating standards in the Zoning Ordinance at the 4/13/15 meeting. Items addressed in the memorandum included State mandated enclosures, ADA requirements, and right-of-way restrictions. The draft Zoning Ordinance Text Amendment prepared by LSL is attached.

The requested action of the Planning Commission is to hold the required public hearing as scheduled and noticed on the proposed Zoning Ordinance Text Amendment for Outdoor Seating, to make a recommendation on the proposed amendment, and to forward it to City Council for their review and consideration.

Attachment

**Agenda Review**
**Review:**

Kevin Christiansen	Pending	
City Manager	Pending	
Planning Commission	Pending	05/11/2015 7:00 PM
City Council	Pending	06/01/2015 6:00 PM

**CITY OF FARMINGTON  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
MONDAY, MAY 11, 2015  
7:00 P.M.**

Please take notice, the Farmington Planning Commission will hold a Public Hearing on Monday, May 11, 2015 at 7:00 p.m. in the Council Chambers located at 23600 Liberty Street, Farmington, MI 48335 to review a proposed amendment to the Farmington Zoning Ordinance regarding outdoor seating for commercial businesses.

The special provisions for commercial outdoor seating are currently listed in Section 35-102 of the Farmington Zoning Ordinance. The proposed amendment would address State mandated enclosures, ADA requirements, and right-of-way restrictions.

All interested residents are encouraged to attend the public hearing to be heard, and any written materials concerning the proposed amendment shall be received and considered.

The Zoning Ordinance and proposed amendment are available for review at the Farmington City Hall located at 23600 Liberty Street, Farmington, MI 48335 during regular business hours.

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: April 26, 2015 Farmington Observer

## CITY OF FARMINGTON CODE OF ORDINANCES

STATE OF MICHIGAN  
 COUNTY OF OAKLAND  
 CITY OF FARMINGTON  
 ORDINANCE NO. \_\_\_\_

AN ORDINANCE TO AMEND CHAPTER 35, ZONING, OF THE CITY OF FARMINGTON CODE OF ORDINANCES, IN ORDER TO ADD A PROVISION TO ARTICLE 7 "CBD CENTRAL BUSINESS DISTRICT AND C2 COMMUNITY COMMERCIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT REDEVELOPMENT OVERLAY DISTRICT," SECTION 35-102, "TABLE OF USES" TO AMEND THE REQUIREMENTS OF THE ACCESSORY OUTDOOR SEATING PROVISION.

**THE CITY OF FARMINGTON ORDAINS:**

**Section 1.** Chapter 35, Zoning, of the Farmington City Code, Article 7, CBD CENTRAL BUSINESS DISTRICT AND C2 COMMUNITY COMMERCIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT REDEVELOPMENT OVERLAY DISTRICT, Section 35-102, subsection "Special Provisions" is hereby amended as follows:

(b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:

1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13 Site Plan Review. Insurance in a form and amount deemed acceptable by the City Attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if the Building Official feels additional review is necessary.
2. Outdoor seating shall be permitted between April 15th and October 31st, with all furniture and fixtures removed after October 31st. All tables, chairs, railings and related fixtures shall be removed when not in use. If weather permits, the Building Official may extend this time for outdoor seating on privately owned property only.
3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission. City of Farmington Zoning Ordinance 7-7 Commercial Districts
4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of 5 feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with

## CITY OF FARMINGTON CODE OF ORDINANCES

pedestrian traffic. Outdoor dining areas may be organized curbside or building front as long as it achieves relative walking path alignment with neighboring properties.

5. Chairs and tables shall be of quality durable material such as metal or wood.

6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.

~~7. Outdoor seating areas shall be enclosed in instances where there is alcohol service. Enclosures shall consist of metal railing, wood railing, brick walls or other suitable material approved by the planning commission and the building official.~~ Outdoor service areas shall be well-defined and clearly marked and the on-premises licensee shall not sell, or allow the consumption of, alcoholic liquor outdoors, except in the defined area. Outdoor seating areas shall be delineated by outlining the periphery in some manner as to distinguish the public walkway from dining area. This may be accomplished by the use of planters, railings, or walls reviewed and approved by the Planning Commission.

8. For outdoor seating areas located within the public-right-way, approval by the corresponding jurisdiction (i.e. Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of Insurance naming the City as an additional insured, in a form and amount deemed acceptable by the City Attorney's office, shall be required. A license agreement in a form deemed acceptable to the City Attorney's office shall also be required.

9. Should there not be adequate environment or space to allow for outdoor dining on the sidewalk adjacent to the site, an elevated, ADA compliant, platform may be erected on the street adjacent to the restaurant to create an outdoor dining area if the City Engineer determines there is sufficient space available for this purpose given parking and traffic conditions. Specially designated parking spaces (ADA accessible, loading zones etc...) shall only be considered for use if the spaces can be temporarily replaced within close proximity.

10. Additional outdoor lighting and/ or amplification is prohibited without approval of the City.

11. Applicants may be asked to demonstrate that additional parking demand can be met before approval.

12. The City retains the right to revoke outdoor seating permits if all sections of this ordinance have not been met.

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**Section 5. Repealer**

All ordinances or parts of ordinances in conflict herewith are repealed.

**Section 6. Severability**

Should any section, subsection, paragraph, sentence, clause, or word of this ordinance be held invalid for any reason, such decisions shall not affect the validity of the remaining portions of the ordinance.

**Section 7. Savings**

This amendatory ordinance shall not affect violations of this ordinance or any other ordinance existing prior to the effective date of this ordinance and such violation shall be governed and shall continue to be separately punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

**Section 8. Effective Date**

Public hearing having been held hereon pursuant to the provisions of Section 1 03 of Act 11 0 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within twenty (20) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Farmington stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00A.M. to 5:00P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

**Section 9. Enactment**

This Ordinance is declared to have been enacted by the City Council of the City of Farmington at a meeting called and held on the \_\_\_\_ day of \_\_\_\_\_, 2015 and ordered to be given publication in the manner prescribed by law.

Ayes:

Nayes:

Abstentions:

Absent:

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

I, the undersigned, the qualified and acting City Clerk of the City of Farmington, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2015, the original of which is on file in my office.

\_\_\_\_\_

**CITY OF FARMINGTON CODE OF ORDINANCES**

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Susan K. Halberstadt, City Clerk  
City of Farmington

Adopted:  
Published:  
Effective:

**Attachment: OutdoorSeating\_Ordinance (1869 : Zoning Text Amendment: Outdoor Seating)**

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
June 1, 2015

**Reference  
Number  
(ID # 1871)**
**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** Zoning Text Amendment: Single Family Residential Zoning Standards

**Requested Action:**
**Background:**

The Planning Commission discussed and reviewed LSL Planning's 3/6/15 memorandum regarding the existing Single Family Residential Zoning Standards in the Zoning Ordinance pertaining to building setbacks, building height, and lot coverage at the 4/13/15 meeting. A draft Zoning Ordinance Text Amendment prepared by LSL is attached.

The requested action of the Planning Commission is to hold the required public hearing as scheduled and noticed on the proposed Zoning Ordinance Text Amendment for Single Family Residential Zoning Standards, to make a recommendation on the proposed amendment, and to forward it to City Council for their review and consideration.

Attachment

**Agenda Review**
**Review:**

Kevin Christiansen	Pending
City Manager	Pending
City Council	Pending 06/01/2015 6:00 PM
Planning Commission	Pending 09/14/2015 7:00 PM



**CITY OF FARMINGTON  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
MONDAY, MAY 11, 2015  
7:00 P.M.**

Please take notice, the Farmington Planning Commission will hold a Public Hearing on Monday, May 11, 2015 at 7:00 p.m. in the Council Chambers located at 23600 Liberty Street, Farmington, MI 48335 to review a proposed amendment to the Farmington Zoning Ordinance regarding single-family residential zoning standards as they pertain to building setbacks, building height, and lot coverage.

The zoning standards for single-family residential are currently listed in Section 35-73 of the Farmington Zoning Ordinance. The proposed amendment would reduce the front setback (would change the maximum lot coverage), reduce the rear yard setback, allow greater height, include a process for site plan review by the Planning Commission for single-family homes, and identify the districts/neighborhoods where this would be appropriate.

All interested residents are encouraged to attend the public hearing to be heard, and any written materials concerning the proposed amendment shall be received and considered.

The Zoning Ordinance and proposed amendment are available for review at the Farmington City Hall located at 23600 Liberty Street, Farmington, MI 48335 during regular business hours.

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: April 26, 2015 Farmington Observer

CITY OF FARMINGTON CODE OF ORDINANCES

STATE OF MICHIGAN  
 COUNTY OF OAKLAND  
 CITY OF FARMINGTON  
 ORDINANCE NO. \_\_\_\_

AN ORDINANCE TO AMEND CHAPTER 35, ZONING, OF THE CITY OF FARMINGTON CODE OF ORDINANCES, IN ORDER TO ADD A PROVISION TO ARTICLE 4 "R1, R1A, R1B SINGLE-FAMILY RESIDENTIAL, R1C SINGLE-FAMILY RESIDENTIAL (COUNTRY ESTATES), AND R1D SINGLE-FAMILY RESIDENTIAL (PLANNED UNIT DEVELOPMENT) DISTRICTS," SECTION 35-73, "LOT AND YARD REQUIREMENTS" TO AMEND THE SIZE REQUIREMENTS OF SINGLE FAMILY HOME CONSTRUCTION AND ADDITIONS.

THE CITY OF FARMINGTON ORDAINS:

**Section 1.** Chapter 35, Zoning, of the Farmington City Code, Article 4, R1, R1A, R1B SINGLE-FAMILY RESIDENTIAL, R1C SINGLE-FAMILY RESIDENTIAL (COUNTRY ESTATES), AND R1D SINGLE-FAMILY RESIDENTIAL (PLANNED UNIT DEVELOPMENT) DISTRICTS, Section 35-73, "Lot and Yard Requirements" is hereby amended as follows:

Residential Buildings					
	R1	R1A	R1B	R1C	R1D (a)
Minimum Lot Area (square feet)	8,500	10,050	12,500	15,000	18,000
Minimum Lot Width (feet)	70	85	100	100	100
Minimum Front Yard Setback (feet) (b)	25	25	25	40	40
Minimum Side Yard Setback - least one (feet)	6	6	6	10	10
Minimum Side Yard Setback - total (feet) (c)	16	16	16	20	20
Minimum Rear Yard Setback (feet)	<del>30</del> 25	50	50	50	35
Maximum Height of Building					
- In feet	30	30	30	30	30
- In stories	2	2	2	2	2
Maximum Lot Coverage (buildings)	<del>30</del> 35%	25%	25%	25%	35%

Attachment: SingleFamily\_Expansion\_Ordinance (1871 : Text Amendment - Single Family Residential Zoning Standards)

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**(b) Front Yard Setback Averaging.** Where there is an established front yard setback different from that of [section 35-73](#), lot and yard requirements, the following shall apply: The front yard setback of any new or expanded single-family dwelling unit shall be no less than ninety (90), eighty (80) in R1 districts, percent and no more than one hundred thirty-five (135) percent of the average established front setback of other single-family dwelling units within three hundred (300) feet, on the same side of the street, of the subject lot. In no case shall the front yard setback be less than fifteen (15) feet. The building official may exclude dwelling units used in determining the average front yard that deviate from the average by more than twenty-five (25) feet.

**Section 5. Repealer**

All ordinances or parts of ordinances in conflict herewith are repealed.

**Section 6. Severability**

Should any section, subsection, paragraph, sentence, clause, or word of this ordinance be held invalid for any reason, such decisions shall not affect the validity of the remaining portions of the ordinance.

**Section 7. Savings**

This amendatory ordinance shall not affect violations of this ordinance or any other ordinance existing prior to the effective date of this ordinance and such violation shall be governed and shall continue to be separately punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

**Section 8. Effective Date**

Public hearing having been held hereon pursuant to the provisions of Section 1 03 of Act 11 0 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within twenty (20) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Farmington stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00A.M. to 5:00P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

**Section 9. Enactment**

This Ordinance is declared to have been enacted by the City Council of the City of Farmington at a meeting called and held on the \_\_\_\_ day of \_\_\_\_\_, 2015 and ordered to be given publication in the manner prescribed by law.

Ayes:

Nayes:

Abstentions:

Absent:

STATE OF MICHIGAN )

) ss.

CITY OF FARMINGTON CODE OF ORDINANCES

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COUNTY OF OAKLAND )

I, the undersigned, the qualified and acting City Clerk of the City of Farmington, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2015, the original of which is on file in my office.

\_\_\_\_\_  
Susan K. Halberstadt, City Clerk  
City of Farmington

Adopted:  
Published:  
Effective:

Attachment: SingleFamily\_Expansion\_Ordinance (1871 : Text Amendment - Single Family Residential Zoning Standards)

**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
June 1, 2015

**Reference  
Number  
(ID # 1897)**

**Submitted by:** David Murphy, City Manager

**Description:** Review of Zoning Text Amendment – Grand River Corridor Improvement Overlay District

**Requested Action:**

**Background:**

**Agenda Review**

**Review:**

David M. Murphy Pending

City Manager Pending

City Council Pending 06/01/2015 6:00 PM

REV 5.29.15

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON  
ORDINANCE NO. C-\_\_\_\_-2014

**AN ORDINANCE TO AMEND CHAPTER 35, "ZONING," OF THE CITY OF FARMINGTON CITY CODE, TO ADD A NEW ARTICLE 11, "GRAND RIVER CORRIDOR OVERLAY DISTRICT," TO ESTABLISH REGULATIONS APPLICABLE WITHIN SUCH DISTRICT.**

**THE CITY OF FARMINGTON ORDAINS:**

**Section 1 of Ordinance**

Chapter 35, Zoning, of the Farmington City Code, is hereby amended to add a new Article 11, which will read in its entirety as follows:

**ARTICLE 11. GRC GRAND RIVER CORRIDOR OVERLAY DISTRICT**

**35-138 AUTHORITY**

Pursuant to authority granted in Section 125.3503 of the Michigan Zoning Enabling Act, this Overlay District is written to permit flexibility in the regulation of development of land located within the boundary established in the Grand River Corridor Vision Plan, which is herein referenced in its entirety.

**35-139 INTENT**

This Overlay District is intended to implement the Grand River Corridor Vision Plan, which is adopted as part of the City Master Plan, hereinafter referred to as the "Corridor Plan". The Corridor Plan articulates the following design principles and site development elements that support the Vision for the corridor and gives examples of how sites along the corridor could redevelop. The regulations contained in this Overlay District enumerate the principles of the Corridor Plan inasmuch as possible; however, reference to the published Corridor Plan is highly recommended. The purpose of this Overlay District is to promote high-quality development that will provide the following:

- A. High-quality architecture and urban design elements/treatments that create a signature environment along the corridor.

- B. A safe and enjoyable environment for walking and biking, public transit, and automobiles for people of all ages and abilities with minimal conflicts among users.
- C. Economic success of the corridor, enhanced by a supporting balance of retail, office, institutional, and housing in a vibrant and integrated development pattern.
- D. A variety of housing options.
- E. A respect for the river corridor and development that will enhance and complement the environment.
- F. New public spaces that encourage community gathering and outdoor activity.
- G. Connections with surrounding areas that provide travel choices for people to move throughout the corridor, adjoining neighborhoods, centers of commerce, and public spaces.
- H. Best management practices in environmentally responsible planning and construction.

### 35-140 APPLICABILITY

- A. ***Application of Regulations.*** Within the District, all requirements of the City of Farmington Zoning Ordinance with respect to the Underlying Zoning District shall apply, except as modified by this Overlay District. ~~Where such regulations conflict or appear to conflict with the regulations in this District, the regulations of this District shall apply.~~
- B. ***Interpretations and Modifications.*** This Overlay District is based in part on the Grand River Corridor Vision Plan adopted by the City. To implement the Plan, flexibility on the mixture of uses, site layout or other dimensional modifications as part of the site plan review may be allowed, depending on the timing, location and nature of redevelopment. Modifications are discussed in Section 35-144 .
- C. ***Triggers for Compliance***Compliance with Overlay Regulations as to Building Requirements and General Development Requirements. It is acknowledged that implementation of the Corridor Plan is likely to occur gradually. The intention of this Overlay District is that eventually, the requirements of the Overlay District will be fully implemented as properties develop or redevelop.~~The City allows for incremental improvements to property understanding that some existing conditions may be more difficult to bring into complete compliance with this Article. It is the intent of this Article to allow small changes to existing sites, and require larger or accumulated expansions to comply with the code as much as practical.~~ Use and development of land developed within this District shall be regulated as follows:
  - 1. ***Exempt Activity***Existing Buildings and Uses. The following activity shall be allowed according to the regulations of the ~~underlying~~Underlying zoning ~~District~~:
    - a. Uses in existence on the date of this ordinance amendment.
    - b. Changes in use from one use to another use where the underlying zoning district does not require additional parking or building requirements.
    - c. Maintenance of existing site and building conditions as of the date of this ordinance amendment.

~~d.~~ Additions of a size equal or less than 10% of the gross square footage of the existing buildings.

~~e-e.~~ Additions of a size greater than 10% but equal to or less than 25% of the gross square footage of the existing buildings as of the date of this ordinance, provided they meet the requirements for lot size and coverage, setback, building height, transitions from abutting single-family residential uses, as listed in Sections 35-142 and 35-143, unless modifications are allowed in accordance with Section 35-144 35-144.

~~2.~~ **Building Expansions.** Building expansions shall generally comply with the Corridor Plan and the Sections of this Article as specified below.

~~a.~~ **Exempt Expansions.** Additions of a size equal or less than 10% of the gross square footage of the existing buildings as of the date of this ordinance may be permitted and may be constructed according to the requirements of the District or the underlying zoning, at the property owner's discretion.

~~3-2.~~ **New Buildings and Development and Major Expansions/Additions.** New development projects and major expansions or additions (greater than 25% of existing gross square footage) proposed under this Overlay District shall meet all requirements of this District, except as otherwise provided for in this Article.

#### 35-141 ZONES AND PERMITTED USES

A. **Zones.** The GRC District shall be and is hereby divided into Zones as enumerated on the Zone Map in subsection B below.

1. **Medium-Density Residential (MDR).** This area is planned for medium density residential at 10-20 u/a. Residential development in this area should be supported by public and green spaces within or adjacent to the development. Residential developments should include sidewalks, street trees, and connections within and outside of the development.
2. **Residential Mixed Use (RMU).** This area is planned for a mix of commercial and medium density residential of 10-20 u/a. Uses may be vertically or horizontally integrated. The overall mix of commercial to residential should have a residential focus. Development in this area should be supported by public and green spaces within or adjacent to the development.
3. **Mixed Use (MU).** This area is planned for a mix of small to medium sized retail, office, and residential uses both vertically and horizontally. Within pedestrian areas, office uses should be encouraged on the second floor while retail uses should be reserved for the first floor and have a strong street presence. These areas should be carefully planned to complement the streetscape and help to create and define the public realm. Development should be connected via a pedestrian network.



- B. **Zone Map.** The Grand River Overlay District boundary is hereby established as shown on the zoning map on file in the office of the city clerk. The boundary for each Zone described above is hereby established as shown on the District Zoning Map below:

INSERT ZONE MAP

C. **Permitted Uses.** Permitted uses within the ~~districts~~-Zones noted on the Zone Map, shall include the following:

1. Any of the uses permitted as allowed in the underlying zoning districts, as listed in their respective Articles of the zoning ordinance, may be permitted.
2. Uses allowed by the Planning Commission pursuant to Section 35-30. Determination of Similar Use.
3. Other uses as permitted in the table below, certain of which may require the use of the Planned Unit Development process in Article 10 of this Zoning Ordinance as set forth in Section 35-144(C) below:

Table 35-142 <del>1</del>			
Permitted Uses			
P = Permitted Use <del>S-PUD = Special Land Use</del> PUD	Zone		
	MDR	RMU	MU
<b>Multi-family</b>			
One-Family Dwelling	<del>S</del> PUD	<del>S</del> PUD	-
Two-Family Dwelling	<del>S</del> PUD	<del>P</del> UDS	-
Multiple-Family Dwelling	<del>S</del> PUD	P	-
<b>Office</b>			
Medical	-	P	P
Professional	-	P	P
Financial	-	P	P
Drive-Through	-	-	<del>P</del> UDS
<b>Civic</b>			
Schools	<del>P</del> UDS	<del>P</del> UDS	P
Universities	<del>P</del> UDS	<del>P</del> UDS	P
Public buildings	<del>P</del> UDS	P	P
<b>Retail</b>			
Personal and Professional Service	-	<del>P</del> UDS	P
General Retail	-	P	P
Pharmacy	-	P	P
Studios of fine arts	-	P	P
Sit Down Restaurants	-	P	P
Carry Out Restaurants	-	P	P
Drive-Through	-	-	<del>P</del> UDS
<b>Institutional</b>			
Hospitals	<del>P</del> UDS	<del>P</del> UDS	<del>P</del> UDS
Churches	<del>P</del> UDS	<del>P</del> UDS	<del>P</del> UDS

Adult and Child Care Facilities	PUDs	PUDs	P
<b>Hotel</b>			
Hotel/Motel	-	PUDs	P
Bed and Breakfast	-	PUDs	P
Lodging facilities as an accessory to a principal use	-	-	P

**35-142 BUILDING REQUIREMENTS**

A. **Streetscaping.** The following shall be installed along all property lines that abut Grand River Avenue, as part of a comprehensive road and streetscape network:

**Table 35-142 A  
Required Streetscaping**

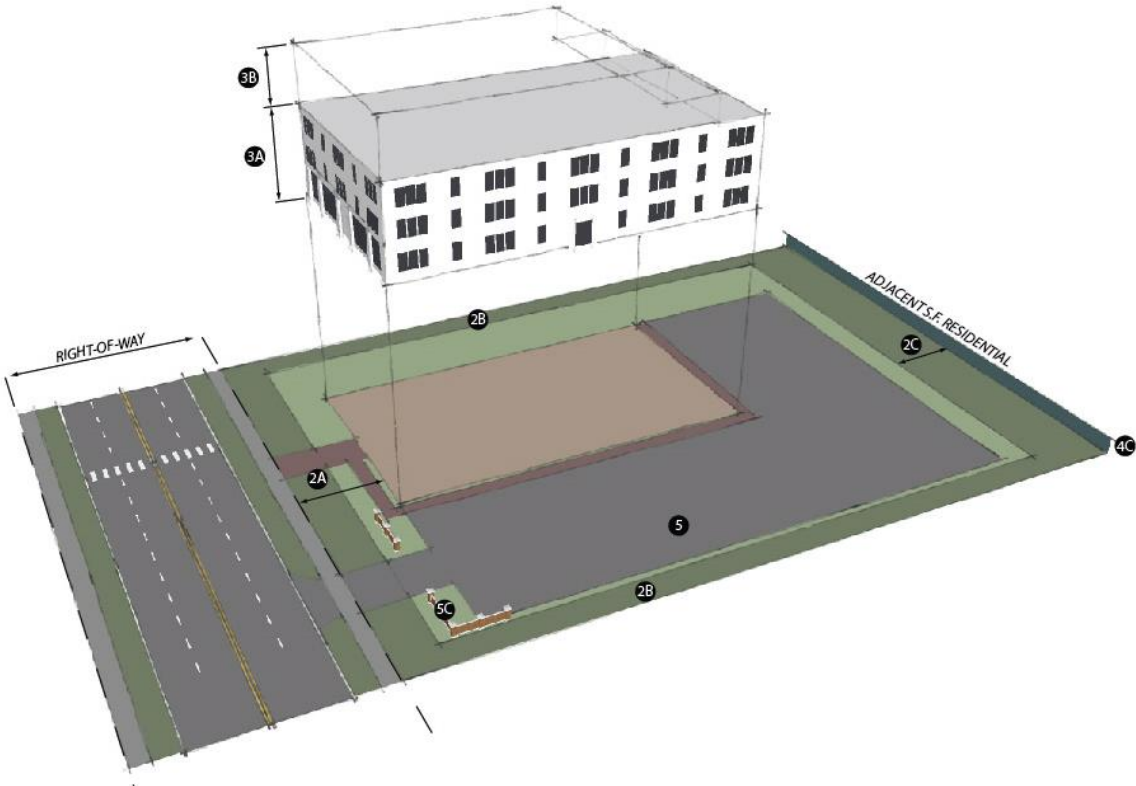
1.	Curb Lawn	A ten foot landscaped buffer strip shall be provided between the parking area and all public rights of way. The owner shall maintain the portion of the street between the lot line and back-of-curb and, if applicable, the portion of the alley between the lot line and the edge of pavement. This typically includes snow and debris removal as well as general upkeep.
2.	Buffers and Screening	See Sections 35-184.C. and Section 35-171.C.
3.	Sidewalks	Sidewalks along Grand River Avenue shall be a minimum width of five (5) feet, or as specified in the City's Comprehensive Plan. Sidewalks along side streets shall be provided according to Section 35-45. Wider sidewalks are encouraged, and when provided, the required setback or build-to line may be adjusted accordingly.
4.	Trees	One (1) canopy tree shall be provided along Grand River Avenue, with a typical spacing of twenty-five (25) feet on center. Placement of street trees shall generally be staggered with the street lights.
5.	Lights	Street lights are required with any new development or redevelopment and must be of the type identified by the City. Placement of street lights shall generally be staggered with the street trees.

B. **Building Requirements.** Sites and buildings shall be designed according to Table 35-143:

**Table 35-143  
Building Requirements**

	MDR	RMU	MU
<b>1. Lot Size and Coverage</b>			
a. Minimum Lot Size	8,500 sq. ft.	There are no minimum or maximum lot sizes	
b. Minimum Lot Width	70 ft.	There are no minimum lot widths	
c. Maximum Building Coverage	35%	There are no maximum coverage requirements, provided stormwater requirements are met	

Table 35-143 Building Requirements			
	MDR	RMU	MU
<b>2. Minimum Setbacks</b>			
a. Front Yard Setback	30 ft.	0 ft. Upper floors may project into right-of-way pursuant to Section 35-144	
b. Side Yard Setback	15 ft.	5 ft.	0 ft.
c. Rear Yard Setback	30 ft.	As needed to achieve proper Transition (see below)	
<b>3. Building Height</b>			
a. Maximum	42 ft. (3 stories)	42 ft. (3 stories)	54 ft. (4 stories) Additional height per Section 35-144
<b>4. Transitions from Abutting Single-Family Residential Uses</b>			
a. Building Step Backs	Subject to Section 35-171.C.	Buildings taller than 42 ft. shall include step backs back a distance equal to its height for each floor	
b. Screen Wall		6' screening wall required along the property line. Also subject to Section 35-49	



	MDR	RMU	MU
<b>5. Parking Circulation and Driveways (see also Section 35-142)</b>			
a. Parking Location	Subject to Article 14 of Ordinance 34	Side or rear yard preferred. One single row of parking may be allowed in the front yard, provided there are no other reasonable alternatives that are more consistent with the Corridor Plan	
b. Parking Lot Design	Subject to Article 14 of Ordinance 34. Parking Structures that front Grand River Avenue shall include storefront liner buildings on the ground floor along the frontage that are at least 30 ft. in depth		
	-	A 36 in. high knee wall shall be installed along frontages where parking lots occupy any portion of the front yard	
c. Driveway/Access Location	Subject to Article 14 of Ordinance 34	Where a public alley or shared access is possible, driveway access to Grand River Avenue may only be granted upon demonstration that such is needed to provide reasonable access to the site	
<b>6. Windows and Doors</b>			
a. Ground Floor Window Area	Subject to Section 35-24	10%-30% of wall area	70% of ground floor wall area
b. Upper Floor Windows			50% of upper floor wall area
c. Entrances		At least one functioning door shall be provided for every street-facing storefront	
	Second door for multi-family may face side or rear yard		
<b>7. Building and Roof Design</b>			
a. Building Design	Subject to Section 35-24	Subject to Section 35-53. Nonresidential Design Requirements. Vinyl siding and EIFS may be used for accent details only, and shall not be permitted on the ground floor of any structure	
b. Flat Roof Design	Subject to Section 35-24	A minimum 42 inch tall parapet shall be installed to conceal rooftop mechanical equipment visible from the street level	
c. Pitched Roof Design	Minimum 4:12 pitch		
	Maximum 12:12 pitch		

### 35-143 GENERAL DEVELOPMENT REQUIREMENTS

#### A. *Street Classification*

1. A site's primary, secondary (side) and service street frontages shall be designated by the City Planner or his/her designee. In making a determination the City Planner shall consider the following standards:
  - a. When a site abuts only one street, that street is the primary street frontage.
  - b. In all cases, any frontage on Grand River Avenue shall be considered primary street frontage.
2. On corner sites, one street is a primary street frontage and the other street or streets may be designated a primary street or a secondary street frontage. In determining the required primary street frontage, the City shall consider the following conditions:
  - a. The street with the highest street classification;
  - b. The existing and planned context of the built environment;
  - c. The street abutting the longest face of the block; and
  - d. The street parallel to an alley within the block.
3. When a site runs from one street to another and has a double frontage, one street may be designated a service street frontage provided the following standards are met:
  - a. The applicant controls the land along an entire block face;
  - b. A site with a service street must have at least two street frontages and one street frontage must be a primary street; and
  - c. Only one service street frontage may be designated abutting any block.
4. When a site abuts four or more streets, two service street frontages may be designated provided that two or more primary street frontages are also designated.

#### B. *Building Elements*

1. **Corner Buildings.** Buildings located at a street corner shall have appropriate architectural features and details that accentuate its prominent corner location through additional building height and /or adding a building peak or tower element at the corner. Other creative techniques may be used, subject to the acceptance of the Planning Commission. Special architectural corner features may be permitted to exceed the maximum building height by up to ten (10) feet if deemed appropriate by the Planning Commission.
2. Canopies and Awnings shall comply with Section 35-40.

- 3. Balconies and Overhangs. Balconies and overhangs may be added to façades with the following conditions:
  - a. Balconies and overhangs shall not extend more than six feet from the building face.
  - b. Materials shall be compatible with the building and be integrally designed.
- 4. Outdoor Dining Areas may be allowed pursuant to Section 35-102, Special Provision (b).
- 5. Exterior lighting.
  - a. Exterior lighting shall comply with Section 35-48. The Planning Commission may grant the same modifications in this District that are allowed in the CBD.
  - b. Illumination. Lighting shall provide illumination levels according to the following:

Table 35-143 Exterior Lighting Level Requirements			
Use	Minimum Level	Maximum Level	Maximum at Residential property Lines
<i>Residential or institutional uses</i>	0.2 fc	5 fc	1.0 fc
<i>Office, recreation, and entertainment uses</i>	0.6 fc	5 fc	1.0 fc
<i>Commercial uses</i>	0.9 fc	5 fc	1.0 fc
<i>Sidewalks and Walkways</i>	0.6 fc	5 fc	1.0 fc
<i>Parking lots, bicycle parking areas</i>	3 fc	10 fc	1.0 fc

Note: fc = footcandles

- 6. **Activity within the Right-of-Way.** Upon approval by all applicable road agencies, the City may allow upper floors of buildings to project over or one row of front yard parking to encroach into the public right-of-way in consideration of the following:
  - a. The projection/encroachment is necessary to accommodate reasonable redevelopment of the site due to other constraints such as size, shape, depth or presence of natural features.
  - b. The projection/encroachment will allow the development to better achieve the purpose of this district and the vision stated in the Grand River Corridor Vision Plan.
  - c. The City has received all necessary insurance that indemnifies the City within the area of projection/encroachment.

- C. **Parking.** Off-street parking shall be subject to the provisions of Article 14, Off-street parking requirements, with the following provisions:
1. The number of spaces shall be as required in Article 14, Off-Street Parking and Loading Standards and Access Design. Notwithstanding the flexibility allowed in Article 14, the amount of parking may be reduced based on a determination that adequate parking for peak periods is provided for the mixture of proposed and future uses. In making its determination, the Planning Commission shall consider the expected amount of bicycle or transit travel to the site, the nature of the proposed land use, different peak hour parking demands, shared parking agreements, on-site parking management, employee transit incentives, provision of transit or bike amenities, bicycle parking, or other means that will otherwise reduce vehicular trips to the site that would otherwise be expected. The Planning Commission may require a Parking Study, prepared by a qualified professional, from the applicant to assist with making a determination.
  2. The City may allow *one single row of parking* in the front yard in consideration of the following:
    - a. Such parking is necessary to accommodate reasonable redevelopment of the site due to other constraints such as size, shape, depth or presence of natural features.
    - b. The additional parking is necessary to accommodate reasonable redevelopment of the site.
    - c. The parking will allow for development that is generally more consistent with the purpose of this district and the vision stated in the Grand River Corridor Vision Plan than the development that would otherwise result.
  3. All developments shall provide one (1) bike rack for each twenty (20) vehicular spaces.

#### 35-144 ADMINISTRATION

- A. **Corridor Improvement Authority Review.** Applications ~~shall be processed and reviewed according to Article 10, Planned Unit Development, except that prior to receiving Concept Plan approval, the application~~ shall be sent to the Grand River Corridor Improvement Authority for its review and recommendation.
- B. **Allowed Flexibility Deviations from Building Requirements (Section 35-142) and General Development Requirements (Section 35-143).** It is recognized that certain existing site conditions may prohibit full compliance with this Overlay District. The Planning Commission may modify the standards for this Overlay District as applicable to new development projects and expansions or additions after considering the criteria below:
1. The proposed development is consistent with the Corridor Plan, as amended.



- 2. The proposed development is consistent with the Purpose and Development Principles listed in Section 35-139
- 3. The proposed modification will not prevent or complicate logical extensions of streets, parking, greenspace, or development of adjacent properties consistent with the Corridor Plan.
- 4. Such modification is the minimum necessary to allow reasonable development that is consistent with the purpose of the Corridor Plan.
- 5. The proposed development will not impair public safety and is not simply for convenience of the development.

**C. ~~Incentives~~Planned Unit Development (PUD) for New Development Projects and Expansions or Additions.**

1. To promote redevelopment and stimulate reinvestment along the corridor, the additional uses listed in Table 35-142 above are permitted, subject to the requirements of this Section 35-144.

2. As to any new development projects and expansions or additions, the Planning Commission may grant additional flexibility or development options where one or more of the Recognized Benefits, listed below, are provided. Elements listed in Table 35-144 on the left are those items the City wishes to encourage. Items listed along the top show the types of regulatory flexibility or financial incentives that may be granted in return. One incentive must be provided in order to be considered for one incentive. More than one incentive may be granted when more than one Recognized Benefit is provided. In addition to other incentives that may be authorized by the City Council, the following incentives shall be considered:

**1-a) Lot Coverage or Setback Flexibility.** Flexibility may be granted of the minimum lot coverage, building frontage, or setbacks (rear or side only) provided the resulting layout will not negatively impact nearby residences or the vision for the corridor as enumerated in the Grand River Corridor Vision Plan.

**1-b) Additional Building Height.** The maximum building height may be increased by a maximum of two additional stories, provided all other provisions of this Article and proper transitions are provided as required in Section 0.

**2-c) Reduced Parking.** The City may allow development with fewer parking spaces than is required upon proof that such reduction will not create negative impacts upon adjacent businesses or local residential streets.

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3-d) Stormwater/Utility Improvements. Where endorsed by the City’s Public Works Department, reduced user and benefit fees may be granted.

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4-e) TIF Funding. Eligibility for Tax Increment Financing, where the subject site falls within an established TIF district.

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**Table 35-144  
Incentives**

Incentives →		1. Lot Coverage	2. Setback Relief	3. Additional Bldg. Height	4. Reduced Parking	5. Stormwater/Utility Improvements	6. TIF Funding
<b>Recognized Benefit ↓</b>							
1.	Public Open Space	x	x			x	x
2.	LID	x	x			x	x
3.	Mixed-Use			x	x		
4.	Higher Quality Architecture						x
5.	LEED/Green Building	x		x		x	x
6.	Enhanced Buffer		x			x	x
7.	Pedestrian Facilities	x	x		x		x
8.	Integrated Parking	x	x	x	x		x

D. **Recognized Benefits.** Additional building height or flexibility may be granted during the project review when one or more of the following recognized benefits are provided:

1. **Open Space or Public Space.** Inclusion of 5% of the total building area for civic or public spaces.
2. **Low Impact Development (LID) Applications.** Use of alternative stormwater management design that includes green roofs, natural retention systems, porous pavement alternatives, or other energy or water conserving applications.
3. **Mixed Use.** Development that includes a mix of different but compatible use types within the same building, and which are designed to accommodate

predominantly retail uses on the ground-floor with offices or residential use on upper floors.

4. **Higher Quality Architecture.** Application of architectural design above what is required.
  5. **LEED/Green Buildings.** Significant use of sustainable building and site design features such as: water use reduction, water efficient landscaping, innovative wastewater technologies, low impact stormwater management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality or other elements identified as sustainable by established groups such as the US Green Building Council (LEED) or ANSI National Green Building Standards.
  6. **Enhanced Buffer.** Inclusion of design elements such as additional landscaping, architectural amenities, or other improvements that are designed to benefit the general public.
  7. **Pedestrian Facilities.** Provision of public plazas, additional walkways, wider sidewalks or pedestrian-oriented features beyond those required.
  8. **Integrated Parking.** Where structured parking is provided as part of the development, the City may allow one additional story of building height.
- E. **Contributions in Lieu.** The City recognizes that certain physical elements may be best developed in a coordinated fashion rather than piecemeal as development occurs. Therefore, when requested by the applicant or where required by the City, payments in lieu of those improvements may be made in accordance with the following.
1. Contributions in lieu may be accepted for the following improvements:
    - a. Streetscaping as listed in Section 35-142 A.
    - b. Parking as discussed in Section 35-143
  2. In cases where the elements above cannot reasonably be developed on a parcel, or for those where coordinated installation (parking and access, for example) is needed for logical development, the City may allow developers to defer construction in one of the following ways:
    - a. Payment into a dedicated fund, of an amount equal to the cost to install all deferred improvements on the subject site. Improvement costs must also consider off-site improvements and utilities needed to serve the site. The developer shall submit to the City an estimate of costs to construct these items for verification by the City's engineer.
    - b. The City may facilitate, through a special assessment district or other means, construction of streetscaping as development progresses.

Developments who defer parking under this Article shall agree to participate in a special assessment district, and agree to pay back the costs to serve their portion of the development. The assessment district may be created to install or replace some or all of the items listed above, the costs of which will be distributed amongst developed parcels consistent with the standards listed.

- ~~F. *Conditions.* Where deemed necessary, the Planning Commission may impose reasonable conditions to further the purpose of, or to ensure compliance with the Corridor Plan.~~
- ~~G-F. *Development Agreement***PUD Process.** Approved developments shall enter into a development agreement with the City pursuant New development projects and expansions or additions that are either designated "PUD" in Table 35-142 or that utilize the additional flexibility or development options in this Subsection shall comply with the requirements of Article 10, Planned Unit Development, of this Zoning Ordinance.~~

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REV 5.29.15

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON  
ORDINANCE NO. C-\_\_\_\_-2014

AN ORDINANCE TO AMEND CHAPTER 35, "ZONING,"  
OF THE CITY OF FARMINGTON CITY CODE, TO ADD A  
NEW ARTICLE 11, "GRAND RIVER CORRIDOR  
OVERLAY DISTRICT," TO ESTABLISH REGULATIONS  
APPLICABLE WITHIN SUCH DISTRICT.

THE CITY OF FARMINGTON ORDAINS:

**Section 1 of Ordinance**

Chapter 35, Zoning, of the Farmington City Code, is hereby amended to add a new Article 11, which will read in its entirety as follows:

**ARTICLE 11. GRC GRAND RIVER CORRIDOR OVERLAY DISTRICT**

**35-138 AUTHORITY**

Pursuant to authority granted in Section 125.3503 of the Michigan Zoning Enabling Act, this Overlay District is written to permit flexibility in the regulation of development of land located within the boundary established in the Grand River Corridor Vision Plan, which is herein referenced in its entirety.

**35-139 INTENT**

This Overlay District is intended to implement the Grand River Corridor Vision Plan, which is adopted as part of the City Master Plan, hereinafter referred to as the "Corridor Plan". The Corridor Plan articulates the following design principles and site development elements that support the Vision for the corridor and gives examples of how sites along the corridor could redevelop. The regulations contained in this Overlay District enumerate the principles of the Corridor Plan inasmuch as possible; however, reference to the published Corridor Plan is highly recommended. The purpose of this Overlay District is to promote high-quality development that will provide the following:

- A. High-quality architecture and urban design elements/treatments that create a signature environment along the corridor.

- B. A safe and enjoyable environment for walking and biking, public transit, and automobiles for people of all ages and abilities with minimal conflicts among users.
- C. Economic success of the corridor, enhanced by a supporting balance of retail, office, institutional, and housing in a vibrant and integrated development pattern.
- D. A variety of housing options.
- E. A respect for the river corridor and development that will enhance and complement the environment.
- F. New public spaces that encourage community gathering and outdoor activity.
- G. Connections with surrounding areas that provide travel choices for people to move throughout the corridor, adjoining neighborhoods, centers of commerce, and public spaces.
- H. Best management practices in environmentally responsible planning and construction.

### 35-140 APPLICABILITY

- A. ***Application of Regulations.*** Within the District, all requirements of the City of Farmington Zoning Ordinance with respect to the Underlying Zoning District shall apply, except as modified by this Overlay District. .
- B. ***Interpretations and Modifications.*** This Overlay District is based in part on the Grand River Corridor Vision Plan adopted by the City. To implement the Plan, flexibility on the mixture of uses, site layout or other dimensional modifications as part of the site plan review may be allowed, depending on the timing, location and nature of redevelopment. Modifications are discussed in Section 35-144 .
- C. ***Compliance with Overlay Regulations as to Building Requirements and General Development Requirements.*** It is acknowledged that implementation of the Corridor Plan is likely to occur gradually. The intention of this Overlay District is that eventually, the requirements of the Overlay District will be fully implemented as properties develop or redevelop. Use and development of land developed within this District shall be regulated as follows:
  - 1. **Existing Buildings and Uses.** The following activity shall be allowed according to the regulations of the Underlying District:
    - a. Uses in existence on the date of this ordinance amendment.
    - b. Changes in use from one use to another use where the underlying zoning district does not require additional parking or building requirements.
    - c. Maintenance of existing site and building conditions as of the date of this ordinance amendment.
    - d. Additions of a size equal or less than 10% of the gross square footage of the existing buildings.
    - e. Additions of a size greater than 10% but equal to or less than 25% of the gross square footage of the existing buildings as of the date of this ordinance, provided they meet the requirements for lot size and coverage, setback, building height, transitions from abutting single-family residential

uses, as listed in Sections 35-142 and 35-143, unless modifications are allowed in accordance with Section 35-144 35-144.

2. **New Buildings and Development and Major Expansions/Additions.** New development projects and major expansions or additions (greater than 25% of existing gross square footage) proposed under this Overlay District shall meet all requirements of this District, except as otherwise provided for in this Article.

### 35-141 ZONES AND PERMITTED USES

A. **Zones.** The GRC District shall be and is hereby divided into Zones as enumerated on the Zone Map in subsection B below.

1. **Medium-Density Residential (MDR).** This area is planned for medium density residential at 10-20 u/a. Residential development in this area should be supported by public and green spaces within or adjacent to the development. Residential developments should include sidewalks, street trees, and connections within and outside of the development.
2. **Residential Mixed Use (RMU).** This area is planned for a mix of commercial and medium density residential of 10-20 u/a. Uses may be vertically or horizontally integrated. The overall mix of commercial to residential should have a residential focus. Development in this area should be supported by public and green spaces within or adjacent to the development.
3. **Mixed Use (MU).** This area is planned for a mix of small to medium sized retail, office, and residential uses both vertically and horizontally. Within pedestrian areas, office uses should be encouraged on the second floor while retail uses should be reserved for the first floor and have a strong street presence. These areas should be carefully planned to complement the streetscape and help to create and define the public realm. Development should be connected via a pedestrian network.

B. **Zone Map.** The Grand River Overlay District boundary is hereby established as shown on the zoning map on file in the office of the city clerk. The boundary for each Zone described above is hereby established as shown on the District Zoning Map below:

INSERT ZONE MAP



C. **Permitted Uses.** Permitted uses within the Zones noted on the Zone Map, shall include the following:

1. Any of the uses permitted as allowed in the underlying zoning districts, as listed in their respective Articles of the zoning ordinance, may be permitted.
2. Uses allowed by the Planning Commission pursuant to Section 35-30. Determination of Similar Use.
3. Other uses as permitted in the table below, certain of which may require the use of the Planned Unit Development process in Article 10 of this Zoning Ordinance as set forth in Section 35-144(C) below:

<b>Table 35-142 Permitted Uses</b>			
P = Permitted Use PUD = PUD	Zone		
	MDR	RMU	MU
<b>Multi-family</b>			
One-Family Dwelling	PUD	PUD	-
Two-Family Dwelling	PUD	PUD	-
Multiple-Family Dwelling	PUD	P	-
<b>Office</b>			
Medical	-	P	P
Professional	-	P	P
Financial	-	P	P
Drive-Through	-	-	PUD
<b>Civic</b>			
Schools	PUD	PUD	P
Universities	PUD	PUD	P
Public buildings	PUD	P	P
<b>Retail</b>			
Personal and Professional Service	-	PUD	P
General Retail	-	P	P
Pharmacy	-	P	P
Studios of fine arts	-	P	P
Sit Down Restaurants	-	P	P
Carry Out Restaurants	-	P	P
Drive-Through	-	-	PUD
<b>Institutional</b>			
Hospitals	PUD	PUD	PUD
Churches	PUD	PUD	PUD

Attachment: attachments-GRC ordinance amendment\_clean copy (1897 : Amendment-Grand River Corridor Improvement Overlay District)

Adult and Child Care Facilities	PUD	PUD	P
<b>Hotel</b>			
Hotel/Motel	-	PUD	P
Bed and Breakfast	-	PUD	P
Lodging facilities as an accessory to a principal use	-	-	P

**35-142 BUILDING REQUIREMENTS**

A. **Streetscaping.** The following shall be installed along all property lines that abut Grand River Avenue, as part of a comprehensive road and streetscape network:

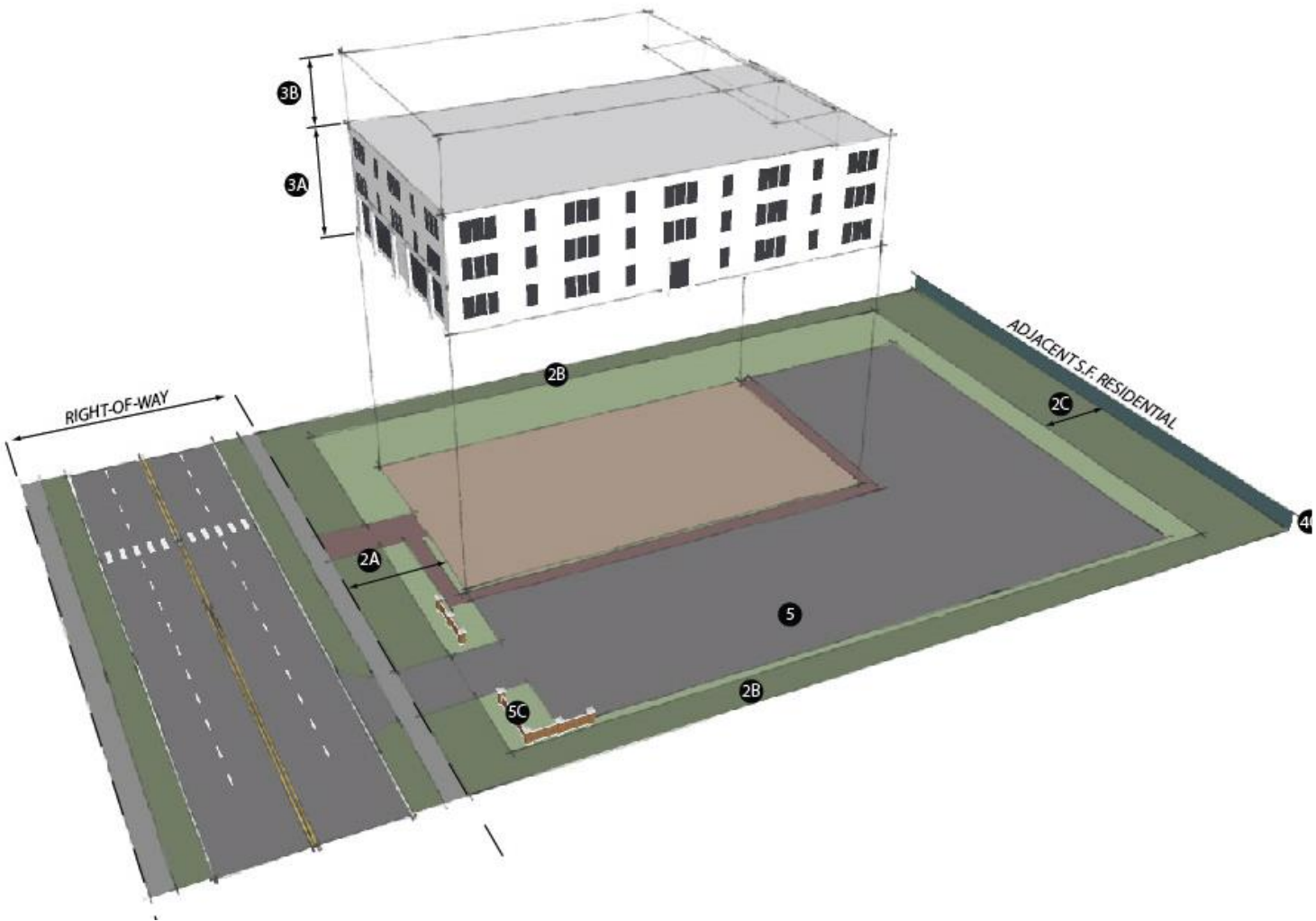
		Table 35-142 A Required Streetscaping
1.	Curb Lawn	A ten foot landscaped buffer strip shall be provided between the parking area and all public rights of way. The owner shall maintain the portion of the street between the lot line and back-of-curb and, if applicable, the portion of the alley between the lot line and the edge of pavement. This typically includes snow and debris removal as well as general upkeep.
2.	Buffers and Screening	See Sections 35-184.C. and Section 35-171.C.
3.	Sidewalks	Sidewalks along Grand River Avenue shall be a minimum width of five (5) feet, or as specified in the City’s Comprehensive Plan. Sidewalks along side streets shall be provided according to Section 35-45. Wider sidewalks are encouraged, and when provided, the required setback or build-to line may be adjusted accordingly.
4.	Trees	One (1) canopy tree shall be provided along Grand River Avenue, with a typical spacing of twenty-five (25) feet on center. Placement of street trees shall generally be staggered with the street lights.
5.	Lights	Street lights are required with any new development or redevelopment and must be of the type identified by the City. Placement of street lights shall generally be staggered with the street trees.

B. **Building Requirements.** Sites and buildings shall be designed according to Table 35-143:

			Table 35-143 Building Requirements
	MDR	RMU	MU
<b>1. Lot Size and Coverage</b>			
a. Minimum Lot Size	8,500 sq. ft.	There are no minimum or maximum lot sizes	
b. Minimum Lot Width	70 ft.	There are no minimum lot widths	
c. Maximum Building Coverage	35%	There are no maximum coverage requirements, provided stormwater requirements are met	

**Table 35-143  
Building Requirements**

	MDR	RMU	MU
<b>2. Minimum Setbacks</b>			
a. Front Yard Setback	30 ft.	0 ft.	
b. Side Yard Setback		15 ft.	5 ft.
c. Rear Yard Setback	30 ft.	As needed to achieve proper Transition (see below)	
<b>3. Building Height</b>			
a. Maximum	42 ft. (3 stories)	42 ft. (3 stories)	54 ft. (4 stories)
		Additional height per Section 35-144	
<b>4. Transitions from Abutting Single-Family Residential Uses</b>			
a. Building Step Backs	Subject to Section 35-171.C.	Buildings taller than 42 ft. shall include step backs back a distance equal to its height for each floor	
b. Screen Wall		6' screening wall required along the property line. Also subject to Section 35-49	



Attachment: attachments-GRC ordinance amendment\_clean copy (1897 : Amendment-Grand River Corridor Improvement Overlay District)

	MDR	RMU	MU
<b>5. Parking Circulation and Driveways (see also Section 35-142)</b>			
a. Parking Location	Subject to Article 14 of Ordinance 34	Side or rear yard preferred. One single row of parking may be allowed in the front yard, provided there are no other reasonable alternatives that are more consistent with the Corridor Plan	
b. Parking Lot Design	Subject to Article 14 of Ordinance 34. Parking Structures that front Grand River Avenue shall include storefront liner buildings on the ground floor along the frontage that are at least 30 ft. in depth		
	-	A 36 in. high knee wall shall be installed along frontages where parking lots occupy any portion of the front yard	
c. Driveway/Access Location	Subject to Article 14 of Ordinance 34	Where a public alley or shared access is possible, driveway access to Grand River Avenue may only be granted upon demonstration that such is needed to provide reasonable access to the site	
<b>6. Windows and Doors</b>			
a. Ground Floor Window Area	Subject to Section 35-24	10%-30% of wall area	70% of ground floor wall area
b. Upper Floor Windows			50% of upper floor wall area
c. Entrances		At least one functioning door shall be provided for every street-facing storefront	
	Second door for multi-family may face side or rear yard		
<b>7. Building and Roof Design</b>			
a. Building Design	Subject to Section 35-24	Subject to Section 35-53. Nonresidential Design Requirements. Vinyl siding and EIFS may be used for accent details only, and shall not be permitted on the ground floor of any structure	
b. Flat Roof Design	Subject to Section 35-24	A minimum 42 inch tall parapet shall be installed to conceal rooftop mechanical equipment visible from the street level	
c. Pitched Roof Design	Minimum 4:12 pitch		
	Maximum 12:12 pitch		

Attachment: attachments-GRC ordinance amendment\_clean copy (1897 : Amendment-Grand River Corridor Improvement Overlay District)

### 35-143 GENERAL DEVELOPMENT REQUIREMENTS

#### A. *Street Classification*

1. A site's primary, secondary (side) and service street frontages shall be designated by the City Planner or his/her designee. In making a determination the City Planner shall consider the following standards:
  - a. When a site abuts only one street, that street is the primary street frontage.
  - b. In all cases, any frontage on Grand River Avenue shall be considered primary street frontage.
2. On corner sites, one street is a primary street frontage and the other street or streets may be designated a primary street or a secondary street frontage. In determining the required primary street frontage, the City shall consider the following conditions:
  - a. The street with the highest street classification;
  - b. The existing and planned context of the built environment;
  - c. The street abutting the longest face of the block; and
  - d. The street parallel to an alley within the block.
3. When a site runs from one street to another and has a double frontage, one street may be designated a service street frontage provided the following standards are met:
  - a. The applicant controls the land along an entire block face;
  - b. A site with a service street must have at least two street frontages and one street frontage must be a primary street; and
  - c. Only one service street frontage may be designated abutting any block.
4. When a site abuts four or more streets, two service street frontages may be designated provided that two or more primary street frontages are also designated.

#### B. *Building Elements*

1. **Corner Buildings.** Buildings located at a street corner shall have appropriate architectural features and details that accentuate its prominent corner location through additional building height and /or adding a building peak or tower element at the corner. Other creative techniques may be used, subject to the acceptance of the Planning Commission. Special architectural corner features may be permitted to exceed the maximum building height by up to ten (10) feet if deemed appropriate by the Planning Commission.
2. Canopies and Awnings shall comply with Section 35-40.

3. Balconies and Overhangs. Balconies and overhangs may be added to façades with the following conditions:
  - a. Balconies and overhangs shall not extend more than six feet from the building face.
  - b. Materials shall be compatible with the building and be integrally designed.
4. Outdoor Dining Areas may be allowed pursuant to Section 35-102, Special Provision (b).
5. Exterior lighting.
  - a. Exterior lighting shall comply with Section 35-48. The Planning Commission may grant the same modifications in this District that are allowed in the CBD.
  - b. Illumination. Lighting shall provide illumination levels according to the following:

Table 35-143 Exterior Lighting Level Requirements			
Use	Minimum Level	Maximum Level	Maximum at Residential property Lines
<i>Residential or institutional uses</i>	0.2 fc	5 fc	1.0 fc
<i>Office, recreation, and entertainment uses</i>	0.6 fc	5 fc	1.0 fc
<i>Commercial uses</i>	0.9 fc	5 fc	1.0 fc
<i>Sidewalks and Walkways</i>	0.6 fc	5 fc	1.0 fc
<i>Parking lots, bicycle parking areas</i>	3 fc	10 fc	1.0 fc

*Note: fc = footcandles*

6. **Activity within the Right-of-Way.** Upon approval by all applicable road agencies, the City may allow upper floors of buildings to project over or one row of front yard parking to encroach into the public right-of-way in consideration of the following:
  - a. The projection/encroachment is necessary to accommodate reasonable redevelopment of the site due to other constraints such as size, shape, depth or presence of natural features.
  - b. The projection/encroachment will allow the development to better achieve the purpose of this district and the vision stated in the Grand River Corridor Vision Plan.
  - c. The City has received all necessary insurance that indemnifies the City within the area of projection/encroachment.

- C. **Parking.** Off-street parking shall be subject to the provisions of Article 14, Off-street parking requirements, with the following provisions:
1. The number of spaces shall be as required in Article 14, Off-Street Parking and Loading Standards and Access Design. Notwithstanding the flexibility allowed in Article 14, the amount of parking may be reduced based on a determination that adequate parking for peak periods is provided for the mixture of proposed and future uses. In making its determination, the Planning Commission shall consider the expected amount of bicycle or transit travel to the site, the nature of the proposed land use, different peak hour parking demands, shared parking agreements, on-site parking management, employee transit incentives, provision of transit or bike amenities, bicycle parking, or other means that will otherwise reduce vehicular trips to the site that would otherwise be expected. The Planning Commission may require a Parking Study, prepared by a qualified professional, from the applicant to assist with making a determination.
  2. The City may allow *one single row of parking* in the front yard in consideration of the following:
    - a. Such parking is necessary to accommodate reasonable redevelopment of the site due to other constraints such as size, shape, depth or presence of natural features.
    - b. The additional parking is necessary to accommodate reasonable redevelopment of the site.
    - c. The parking will allow for development that is generally more consistent with the purpose of this district and the vision stated in the Grand River Corridor Vision Plan than the development that would otherwise result.
  3. All developments shall provide one (1) bike rack for each twenty (20) vehicular spaces.

### 35-144 ADMINISTRATION

- A. **Corridor Improvement Authority Review.** Applications shall be sent to the Grand River Corridor Improvement Authority for its review and recommendation.
- B. **Deviations from Building Requirements (Section 35-142) and General Development Requirements (Section 35-143).** It is recognized that certain existing site conditions may prohibit full compliance with this Overlay District. The Planning Commission may modify the standards for this Overlay District as applicable to new development projects and expansions or additions after considering the criteria below:
1. The proposed development is consistent with the Corridor Plan, as amended.
  2. The proposed development is consistent with the Purpose and Development Principles listed in Section 35-139

3. The proposed modification will not prevent or complicate logical extensions of streets, parking, greenspace, or development of adjacent properties consistent with the Corridor Plan.
4. Such modification is the minimum necessary to allow reasonable development that is consistent with the purpose of the Corridor Plan.
5. The proposed development will not impair public safety and is not simply for convenience of the development.

C. ***Planned Unit Development (PUD) for New Development Projects and Expansions or Additions.***

1. To promote redevelopment and stimulate reinvestment along the corridor, the ***additional*** uses listed in Table 35-142 above are permitted, subject to the requirements of this Section 35-144.
2. As to any new development projects and expansions or additions, the Planning Commission may grant additional flexibility or development options where one or more of the Recognized Benefits, listed below, are provided. Elements listed in Table 35-144 on the left are those items the City wishes to encourage. Items listed along the top show the types of regulatory flexibility or financial incentives that may be granted in return. One incentive must be provided in order to be considered for one incentive. More than one incentive may be granted when more than one Recognized Benefit is provided. In addition to other incentives that may be authorized by the City Council, the following incentives shall be considered:
  - a) **Lot Coverage or Setback Flexibility.** Flexibility may be granted of the minimum lot coverage, building frontage, or setbacks (rear or side only) provided the resulting layout will not negatively impact nearby residences or the vision for the corridor as enumerated in the Grand River Corridor Vision Plan.
  - b) **Additional Building Height.** The maximum building height may be increased by a maximum of two additional stories, provided all other provisions of this Article and proper transitions are provided as required in Section 0.
  - c) **Reduced Parking.** The City may allow development with fewer parking spaces than is required upon proof that such reduction will not create negative impacts upon adjacent businesses or local residential streets.



- d) **Stormwater/Utility Improvements.** Where endorsed by the City’s Public Works Department, reduced user and benefit fees may be granted.
- e) **TIF Funding.** Eligibility for Tax Increment Financing, where the subject site falls within an established TIF district.

		Table 35-144 Incentives					
Incentives →		1. Lot Coverage	2. Setback Relief	3. Additional Bldg. Height	4. Reduced Parking	5. Stormwater/Utility Improvements	6. TIF Funding
Recognized Benefit ↓							
1.	Public Open Space	x	x			x	x
2.	LID	x	x			x	x
3.	Mixed-Use			x	x		
4.	Higher Quality Architecture						x
5.	LEED/Green Building	x		x		x	x
6.	Enhanced Buffer		x			x	x
7.	Pedestrian Facilities	x	x		x		x
8.	Integrated Parking	x	x	x	x		x

- D. **Recognized Benefits.** Additional building height or flexibility may be granted during the project review when one or more of the following recognized benefits are provided:
1. **Open Space or Public Space.** Inclusion of 5% of the total building area for civic or public spaces.
  2. **Low Impact Development (LID) Applications.** Use of alternative stormwater management design that includes green roofs, natural retention systems, porous pavement alternatives, or other energy or water conserving applications.
  3. **Mixed Use.** Development that includes a mix of different but compatible use types within the same building, and which are designed to accommodate

Attachment: attachments-GRC ordinance amendment\_clean copy (1897 : Amendment-Grand River Corridor Improvement Overlay District)

predominantly retail uses on the ground-floor with offices or residential use on upper floors.

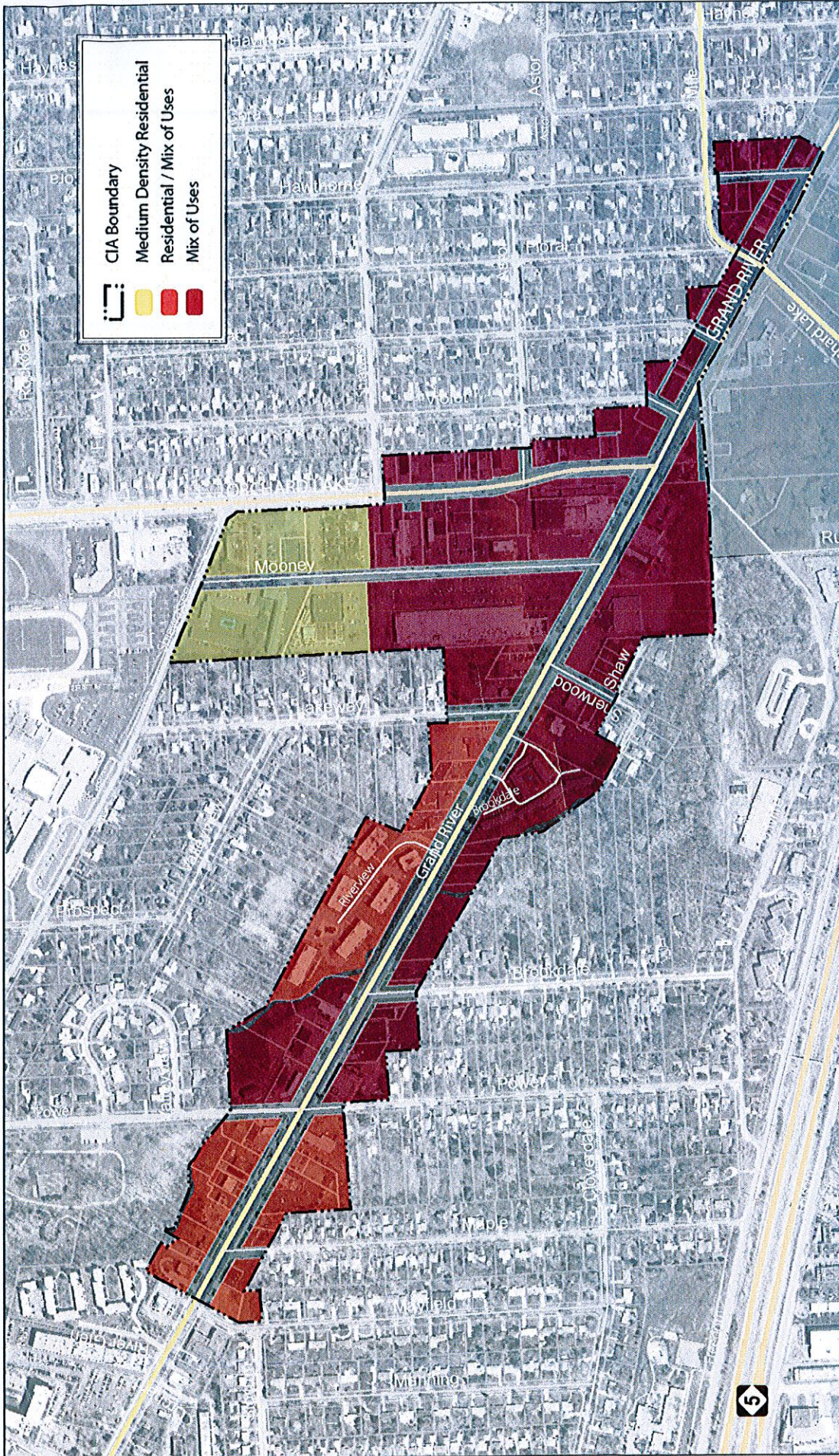
4. **Higher Quality Architecture.** Application of architectural design above what is required.
  5. **LEED/Green Buildings.** Significant use of sustainable building and site design features such as: water use reduction, water efficient landscaping, innovative wastewater technologies, low impact stormwater management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality or other elements identified as sustainable by established groups such as the US Green Building Council (LEED) or ANSI National Green Building Standards.
  6. **Enhanced Buffer.** Inclusion of design elements such as additional landscaping, architectural amenities, or other improvements that are designed to benefit the general public.
  7. **Pedestrian Facilities.** Provision of public plazas, additional walkways, wider sidewalks or pedestrian-oriented features beyond those required.
  8. **Integrated Parking.** Where structured parking is provided as part of the development, the City may allow one additional story of building height.
- E. **Contributions in Lieu.** The City recognizes that certain physical elements may be best developed in a coordinated fashion rather than piecemeal as development occurs. Therefore, when requested by the applicant or where required by the City, payments in lieu of those improvements may be made in accordance with the following.
1. Contributions in lieu may be accepted for the following improvements:
    - a. Streetscaping as listed in Section 35-142 A.
    - b. Parking as discussed in Section 35-143
  2. In cases where the elements above cannot reasonably be developed on a parcel, or for those where coordinated installation (parking and access, for example) is needed for logical development, the City may allow developers to defer construction in one of the following ways:
    - a. Payment into a dedicated fund, of an amount equal to the cost to install all deferred improvements on the subject site. Improvement costs must also consider off-site improvements and utilities needed to serve the site. The developer shall submit to the City an estimate of costs to construct these items for verification by the City's engineer.
    - b. The City may facilitate, through a special assessment district or other means, construction of streetscaping as development progresses.

Developments who defer parking under this Article shall agree to participate in a special assessment district, and agree to pay back the costs to serve their portion of the development. The assessment district may be created to install or replace some or all of the items listed above, the costs of which will be distributed amongst developed parcels consistent with the standards listed.

- F. ***PUD Process.*** New development projects and expansions or additions that are either designated "PUD" in Table 35-142 or that utilize the additional flexibility or development options in this Subsection shall comply with the requirements of Article 10, Planned Unit Development, of this Zoning Ordinance.







CIA Boundary  
 Medium Density Residential  
 Residential / Mix of Uses  
 Mix of Uses

Draft: January 2014

Future Land Use

Corridor Improvement Authority/Tax Increment Financing Plan  
 City of Farmington, MI

0 1.50 300 600 Feet



**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
June 1, 2015

**Reference  
Number  
(ID # 1893)**
**Submitted by:** Vincent Pastue, City Manager

**Description:** Discuss Amending Chapter 10 of the City Fee Schedule, Zoning

**Requested Action:**
**Background:**

City Administration is recommending that the City Council amend Chapter 10 of the City Fee Schedule dealing with Zoning. There has not been a comprehensive update of the Zoning fees since the 1990's.

Farmington has always maintained very low zoning and building permit fees with the intent of promoting redevelopment in a city that has been built-out for many years. The drawback to this policy is that the cost for reviews is greater than the fees collected which creates a drain on the General Fund. Given the economic and redevelopment surge in the last couple of years, City Administration feels now is the time to increase the zoning fees to reduce the General Fund subsidy while simultaneously being competitive with surrounding communities. We feel the proposed increases are still in line with surrounding communities.

It should be noted that the proposed fee schedule requires any prospective developer to participate in a pre-application conference involving the planning consultant and city engineer. City Administration feels this is an important step to insure a smooth and efficient process along with an opportunity to reinforce high quality design standards contained in the zoning code.

The proposed fee schedule is attached and made part of the resolution. The resolution also amends the fee schedule for the Board of Zoning Appeals, Administrative Reviews, and Construction Board of Appeals. The Administrative Reviews are structured to have a lower cost since the level of review is much less; this involves: outdoor seating applications, façade reviews, and outdoor displays and sales. City Administration is recommending that the proposed fee changes take effect June 1, 2015.

**Agenda Review**
**Review:**
**Vincent Pastue      Pending**
**City Manager      Pending**
**City Council Pending      06/01/2015 6:00 PM**

## CHAPTER 10

## ZONING

## SECTION 1 – SITE PLAN REVIEWS

## COMMERCIAL, INDUSTRIAL AND OFFICE BUILDINGS

Site Plan Review New construction and/or additions of over Of over 1,000 sq ft	\$240.00	Plus \$1.50 for each 1,000 sq ft of gross building
*Revision by developer	\$110.00	
Remodeling and additions Less than 1,000 sq ft	\$100.00	
Landscape review Less than 1 acre	\$ 50.00	
1 acre or more	\$150.00	
Field inspection	\$125.00	
Subdivision review Preliminary plat	\$375.00 + \$3.50/lot	
Second revision	\$145.00 + \$1.15/lot	
<b>Multiple Family and Cluster Housing</b>		
Site plan review New construction	\$275.00 + \$3.00 for each dwelling unit	
<b>**PLANNED UNIT DEVELOPMENT (PUD)</b>	\$275.00	
<b>ENGINEERING AND OTHER REVIEW</b>		
Traffic review	\$200.00	
City engineer review (drainage and easements)		Current rate as established by city for consulting engineer on a per hour basis
Fire Marshal review	\$100.00	
Landscape review		Cost + 20%
*Revised, November 1994		
** Revised, September 1996		

\*RECEPTION ANTENNA FACILITIES \$25.00

**SECTION 2 – BOARD OF ZONING APPEALS, PLANNING COMMISSION**

Application Single	\$100.00
All other applications	\$150.00
Zoning code interpretation	\$75.00
Special meetings	\$500.00 additional charge
Rezoning or amendment to Ordinance	\$500.00
Special Exception Permit	\$150.00

**SECTION 3 – FENCE VARIANCE**

Fence variance (flat rate) \$30.00

**SECTION 4 – CONSTRUCTION BOARD OF APPEALS**

Application Single Family	\$50.00
All other applications	\$100.00

\*Amended 6-21-93  
Effective 7-1-93





**SECTION 2 – BOARD OF ZONING APPEALS, PLANNING COMMISSION**

Fence Variance	\$50
Zoning Code Interpretation	\$150
Special meetings	\$500 Additional Charge
Rezoning	\$500
Ordinance Amendment	\$500
Dimensional/Use Variance – Multiple Family and All Non-Residential	\$500
Dimensional/Use Variance – Single Family	\$250

**SECTION 3 – ADMINISTRATIVE REVIEW**

Outdoor Seating	\$250
Façade	\$250
Outdoor Display & Sales	\$250
Landscaping	\$250 plus Planning Fees (if required)

**SECTION 4 – CONSTRUCTION BOARD OF APPEALS**

Single Family	\$100
Multiple Family and All Non-Residential	\$250

\*Amended 6-21-93  
Effective 7-1-93

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
June 1, 2015

**Reference  
Number  
(ID # 1894)**
**Submitted by:** David Murphy, City Manager

**Description:** Appointments to Downtown Parking Advisory Committee

**Requested Action:**

Nominate a city council member to serve on the Downtown Parking Advisory Committee, and consider a special meeting during the week of June 8 to interview candidates for this committee, as well as other boards and commissions with vacancies.

**Background:**

At its April 20 meeting, the City Council established a Downtown Parking Advisory Committee. The City Manager's Office has advertised the open resident and business owner positions via local media, SWOCC bulletin and a listing in the Chamber of Commerce newsletter. One application has been submitted to date.

The intent is to have the appointments completed at the June 15 city council meeting. The City Council may need to consider a special meeting to interview candidates for these positions.

**Agenda Review**
**Review:**

David M. Murphy    Pending  
City Manager        Pending  
City Council Pending    06/01/2015 6:00 PM

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
June 1, 2015

**Reference  
Number  
(ID # 1896)**
**Submitted by:** David Murphy, City Manager

**Description:** Events at Riley Park and Sundquist Pavilion - Temporary Suspension of Issuance of New Special Events

**Requested Action:**  
Consideration to set for action at future Council meeting

**Background:**

Last fall, the City Council started the process of reviewing its special events policy and the rules and regulations regarding the use of City parks. Riley Park was a particular concern of the Council, as it was beginning to garner more interest for people and organizations wanting to reserve it for use. The revisions to the policy and rules have not yet reached City Council, but the number of request to use is increasing further. This resolution would provide that the City will not issue any additional permits for the use of the Park and Pavilion for the next 6 months or so, while the policy and rules are completed.

The intention behind formalizing this is that it is a neutral, across-the-board policy applicable to all non-City sponsored events on an equal basis.

**Recommendation**

Set resolution of the establishing a temporary suspension on the issuance of new special events permits for Riley Park and Sundquist Pavilion for consideration at future meeting.

**Agenda Review**
**Review:**
**David M. Murphy    Pending**
**City Manager        Pending**
**City Council Pending    06/01/2015 6:00 PM**

**CITY OF FARMINGTON  
OAKLAND COUNTY, MICHIGAN**

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL ESTABLISHING A  
TEMPORARY SUSPENSION ON THE ISSUANCE OF NEW SPECIAL EVENTS  
PERMITS FOR RILEY PARK AND SUNDQUIST PAVILION**

At a meeting of the City Council of the City of Farmington, Oakland County, Michigan, held on the \_\_\_\_ day of \_\_\_\_\_, 2015, at the City Hall, 23600 Liberty Street, Farmington, Michigan 48335.

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, the City maintains a system of passive and active parks to meet the general interest and needs of the people of the City of Farmington and enhance the quality of life for residents of the community; and

WHEREAS, the City's parks provide a unique sense of place and identity for the City of Farmington and its residents, provide places to improve the health and wellness of area residents, create opportunities for enjoyment of the downtown area and surrounding community, and contribute to the economic vitality of the City; and

WHEREAS, Shiawassee Park and Drake Park comprise the two largest park systems within the City and are uniquely designed to provide opportunities for large group reservations and recreation activities; and

WHEREAS, Riley Park is a small park located adjacent to Sundquist Pavilion in the center of the downtown area and provides a centralized gathering place where people come to experience a sense of community and enjoy the downtown area; and

WHEREAS, the City's policy is to permit reservations of the pavilion and gazebo in Shiawassee Park for outdoor events, while reserving Riley Park and Sundquist Pavilion for use by the Farmington Farmers & Artisans Market and Friday Night Concerts, and other similar City-sponsored events; and

WHEREAS, the City has from time to time issued special events permits to allow the limited use of Riley Park and Sundquist Pavilion for non-City sponsored events; and

WHEREAS, in recent months the City has seen a sudden and significant increase in the demand for special events permits for Riley Park and Sundquist Pavilion which, if granted, will restrict opportunities for passive enjoyment of the park and expose the community to the negative effects of increased traffic, noise, parking overflow, trash, and other potentially detrimental impacts; and

WHEREAS, the Farmington City Council and staff will be undertaking a review of City ordinances and policies related to the use of Riley Park and Sundquist Pavilion,

Attachment: 2015-5-28 Resolution v2 (1896 : Events at Riley Park and Sundquist Pavilion - Temporary Suspension of Issuance of New Special

and would benefit from a temporary suspension on the issuance of new special events permits at Riley Park and Sundquist Pavilion while that review is ongoing; and

WHEREAS, Farmington City Council concurs with the recommendation to establish a temporary suspension on the issuance of new special events permits at Riley Park and Sundquist Pavilion.

NOW, THEREFORE BE IT RESOLVED by the Farmington City Council that:

The issuance of new permits by the City under the Special Events Ordinance for events held at Riley Park or Sundquist Pavilion shall be and hereby are suspended from \_\_\_\_\_, 2015 through \_\_\_\_\_, 2015, to allow the Farmington City Council and staff to review, revise, and adopt any needed amendments to City ordinances and policies governing the use of Riley Park and Sundquist Pavilion.

AYES:  
NAYS:  
ABSTENTIONS:

STATE OF MICHIGAN     )  
  )ss  
COUNTY OF OAKLAND    )

I, SUE HALBERSTADT, the duly-qualified Clerk of the City of Farmington, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Farmington at a duly-called meeting held on \_\_\_\_\_ day of \_\_\_\_\_, 2015, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
SUE HALBERSTADT  
Clerk, City of Farmington

Attachment: 2015-5-28 Resolution v2 (1896 : Events at Riley Park and Sundquist Pavilion - Temporary Suspension of Issuance of New Special