NOTICE OF PUBLIC HEARING

BIRMINGHAM CITY COMMISSION	
REZONING & AMENDMENTS TO ZONING ORDINANCE	
Meeting - Date, Time, Location:	Monday, August 24, 2015, 7:30 PM Municipal Building, 151 Martin Birmingham, MI 48009
Nature of Hearing:	1. TO AMEND CHAPTER 126, ZONING OF THE CODE OF THE CITY OF BIRMINGHAM: TO ADD ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.41, TZ1 (TRANSITION ZONE) DISTRICT TO ADOPT THE FOLLOWING LIST OF PERMITTED USES IN THIS ZONE DISTRICT. TO ADD ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.42, TZ1 (TRANSITION ZONE) DISTRICT TO ADOPT THE FOLLOWING DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT. TO ADD ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.43, TZ2 (TRANSITION ZONE) DISTRICT TO ADOPT THE FOLLOWING LIST OF PERMITTED USES IN THIS ZONE DISTRICT. TO ADD ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.44, TZ2 (TRANSITION ZONE) DISTRICT TO ADOPT THE FOLLOWING DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT. TO ADD ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.45, TZ3 (TRANSITION ZONE) DISTRICT TO ADOPT THE FOLLOWING LIST OF PERMITTED USES IN THIS ZONE DISTRICT TO ADD ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.46, TZ3 (TRANSITION ZONE) DISTRICT TO ADOPT THE FOLLOWING DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT. TO ADD ARTICLE 4, SECTION 4.53, PK-09; SECTION 4.58, SC-06; SECTION 4.62, SB-05; SECTION 4.63, SB-06; SECTION 4.69, ST-01; SECTION 4.77, SS – 09; SECTION 4.78, SS – 10; TO ADD ARTICLE 5, SECTION 5.14, TRANSITION ZONE 1; and SECTION 5.15, TRANSITION ZONE 2 TO AMEND ARTICLE 09, DEFINITIONS, SECTION 9.02, TO ADD DEFINITIONS. *Complete copies of the proposed ordinances are available in the City Clerk's Office. 2. To consider a proposal to rezone the following parcels that are adjacent to single-family residential zones throughout the City to allow compatible uses as follows:

404 Park, Birmingham, MI.
Rezoning from R-2 Single-Family Residential to TZ1 - Attached Single-Family to allow attached Single-Family and Multi-Family Residential which are compatible with adjacent Single-Family Residential uses.

191 N. Chester Rd. Birmingham, MI. Rezoning from R-2 Single-Family Residential to TZ1 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.
400 W. Maple Birmingham, MI. - O1 Office to TZ3 Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
564, 588, Purdy, 115, 123, 195 W. Brown, 122, 178 E. Brown Birmingham, MI. Rezoning from O2 Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
1221 Bowers & 1225 Bowers Birmingham, MI. Rezoning from O1- Office/ P - Parking to TZ2 - Attached Single-Family to allow Attached Single-Family, Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.
1111 & 1137 Holland; 801, 877, 999, 1035 & 1105 S. Adams Rd.; 1108, 1132 & 1140 Webster; 1137 & 1143 Cole St.; 1101 & 1120 E. Lincoln. Birmingham, MI. Rezoning from O2 Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
500, 522 & 576 E. Lincoln; 1148 & 1160 Grant; 1193 Floyd Birmingham, MI. Rezoning from B-1 Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
36801, 36823 & 36877 Woodward, Birmingham MI. Rezoning from O1- Office & P-Parking to TZ3 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
1775, 1803, 1915, 1971, 1999, 2055, 2075 & 2151 Fourteen Mile Rd. Birmingham, MI. Rezoning from O1- Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
100, 124, 130 & 152, W. Fourteen Mile Rd. & 101 E. Fourteen Mile Rd. Birmingham, MI. Rezoning from B1-Neighborhood Business, P-Parking, R5-Multi-Family Residential to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
880 W. Fourteen Mile Rd., 1875, 1890 & 1950 Southfield Rd. Birmingham, MI. Rezoning fromB1-Neighborhood Business, O1-Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
1712, 1728, 1732, 1740, 1744, 1794 & 1821 W. Maple Rd. Birmingham, MI. Rezoning from B1-Neighborhood Business, P-Parking, O1-Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
2483 W. Maple Rd. Birmingham MI. Rezoning from B1-Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
151 N. Eton, Birmingham MI. Rezoning from B-1 Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
412 & 420 E. Frank, Birmingham MI. Rezoning from B1-Neighborhood Business, B2B-General Business, R3-Single-Family Residential to TZ2 – Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

City Staff Contact:	Matthew Baka 248.530.1848 mbaka@bhamgov.org
Notice:	Publish: August 9 Mailed to all property owners within 300 feet of subject address.
Approved minutes may be reviewed at:	City Clerk's Office

Should you have any statement regarding the above, you are invited to attend the meeting or present your written statement to the City Commission, City of Birmingham, 151 Martin Street, P.O. Box 3001, Birmingham, Michigan 48012-3001 prior to the hearing.

Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (voice) or (248) 644-5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.

MEMORANDUM

Community Development Department

DATE: August 14, 2015

TO: Joseph A. Valentine, City Manager

FROM: Matthew Baka, Senior Planner

APPROVED: Jana L. Ecker, Planning Director

SUBJECT: Public Hearing on Proposed Transition Zones TZ1, TZ2 & TZ3, Associated Development Standards, Definitions, and the Rezoning of selected parcels to the Transition Zones

The Planning Board has held several study sessions over the past several years in order to develop a Transition Zoning classification system that could be applied to areas of the City that abut single family residential zones and are adjacent to commercial zones and/or located on major thoroughfares. The goal of these study sessions was to identify and revise the zoning classifications of such properties to provide a transition/ buffer to the single family neighborhoods through the control of uses, scale of buildings, setbacks and buffer standards. Accordingly, the proposed transition zones were crafted to incorporate small scale, neighborhood friendly uses that are likely to be patronized by residents of the immediate area. As detailed in this report, there are several restrictions proposed to control the new uses and the hours of operation that would ensure that new development would be in keeping with the scale and standards that are expected in the City of Birmingham.

On April 8, 2015 the Planning Board reviewed draft ordinance language for three new zoning classifications, TZ1, TZ2, and TZ3 (attached). At that time the Planning Board set a public hearing for May 27th, 2015.

The Planning Board opened the public hearing on May 27, 2015. After extensive discussion and public comment, the Planning Board decided to continue the public hearing on June 24th, 2015. This continuation was proposed to allow the public more time to learn about the proposal and the staff more time to provide additional information to the public regarding their specific areas of concern. The Planning Board also suggested placing this matter on the joint meeting agenda to obtain input from the City Commission.

On June 15, 2015, both the City Commission and the Planning Board members discussed the proposed transitional zoning classifications and the standards proposed to control the scale, density and intensity of uses on the sites in question. No action was taken.

On June 24, 2015 the Planning Board continued the public hearing. At the conclusion of the public hearing, the Planning Board voted to recommend approval of the proposed zones and the suggested parcels for rezoning with the following conditions:

- At Park and Oakland, rezone 404 Park only; the two parcels north and the parcels between Ferndale and Park to be removed from consideration;

- The three properties on Frank at Ann Street that are triple-zoned, be rezoned to TZ-2 to allow some of the commercial uses to continue;
- Take out the parking lot zoned P on Pierce near Fourteen Mile and Pierce that was previously proposed to be TZ-2; and
- Add veterinary clinic as a permitted use with a SLUP in TZ-3.

Please find attached all draft ordinance language for your review, as well as a copy of the latest Planning Board report. In addition, all relevant meeting minutes are attached to provide a history of the discussion on this topic over the last several years. A Powerpoint Presentation will also be conducted at the public hearing to review all of the proposed ordinance changes and proposed zoning classification changes on designated parcels.

SUGGESTED ACTION:

1. To approve an ordinance to amend Chapter 126, Zoning, of the Code of the City of Birmingham as follows:

TO ADD ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.41, TZ1 (TRANSITION ZONE) DISTRICT TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;
TO ADD ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.42, TZ1 (TRANSITION ZONE) DISTRICT TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;
TO ADD ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.43, TZ2 (TRANSITION ZONE) DISTRICT TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;
TO ADD ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.44, TZ2 (TRANSITION ZONE) DISTRICT TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;
TO ADD ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.45, TZ3 (TRANSITION ZONE) DISTRICT TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;
TO ADD ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.46, TZ3 (TRANSITION ZONE) DISTRICT TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;
TO ADD ARTICLE 4, SECTION 4.53, PARKING STANDARDS, PK-09, TO CREATE PARKING STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;
TO ADD ARTICLE 4, SECTION 4.58, SCREENING STANDARDS, SC-06, TO CREATE SCREENING STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;
TO ADD ARTICLE 4, SECTION 4.62, SETBACK STANDARDS, SB-05, TO CREATE SETBACK STANDARDS FOR TZ1 ZONE DISTRICTS;
TO ADD ARTICLE 4, SECTION 4.63, SETBACK STANDARDS, SB-06, TO CREATE SETBACK STANDARDS FOR TZ2 AND TZ3 ZONE DISTRICTS;
TO ADD ARTICLE 4, SECTION 4.69, STREETSCAPE STANDARDS, ST-01, TO CREATE STREETSCAPE STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS; TO ADD ARTICLE 4, SECTION 4.77, STRUCTURE STANDARDS, SS – 09, TO

CREATE STRUCTURE STANDARDS FOR THE TZ1 ZONE DISTRICT;

TO ADD ARTICLE 4, SECTION 4.78, STRUCTURE STANDARDS, SS – 10, TO CREATE STRUCTURE STANDARDS FOR TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD ARTICLE 5, SECTION 5.14, TRANSITION ZONE 1, TO CREATE USE SPECIFIC STANDARDS FOR THE TZ1 ZONE DISTRICT;

TO ADD ARTICLE 5, SECTION 5.15, TRANSITION ZONES 2 AND 3, TO CREATE USE SPECIFIC STANDARDS FOR THE TZ2 AND TZ3 ZONE DISTRICTS;

AND

TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM, ARTICLE 4, ALL SECTIONS NOTED BELOW, TO APPLY EACH SECTION TO THE NEWLY CREATED TZ1, TZ2 AND/OR TZ3 ZONE DISTRICTS AS INDICATED:

Ordinance Section Name	Section Number	Applicable Zone to be Added
Accessory Structures Standards (AS)	4.2 4.3 4.4	TZ1, TZ2, TZ3 TZ1 TZ1, TZ2, TZ3
Essential Services Standards (ES)	4.09	TZ1, TZ2, TZ3
Fence Standards (FN)	4.10 4.11	TZ1, TZ2, TZ3 TZ1
Floodplain Standards (FP)	4.13	TZ1, TZ2, TZ3
Height Standards (HT)	4.16 4.18	TZ1, TZ2, TZ3 TZ1, TZ2, TZ3
Landscaping Standards (LA)	4.20	TZ1, TZ2, TZ3
Lighting Standards (LT)	4.21 4.22	TZ1, TZ2, TZ3 TZ1, TZ2, TZ3
Loading Standards (LD)	4.24	TZ1, TZ2, TZ3
Open Space Standards (OS)	4.30	TZ1, TZ2, TZ3
Outdoor Dining Standards (OD)	4.44	TZ2, TZ3
Parking Standards (PK)	4.45 4.46 4.47	TZ1, TZ2, TZ3 TZ1, TZ2, TZ3 TZ1, TZ2, TZ3
Screening Standards (SC)	4.53	TZ1, TZ2, TZ3
Setback Standards (SB)	4.58	TZ1, TZ2, TZ3
Structure Standards (SS)	4.69	TZ1, TZ2, TZ3
Temporary Use Standards (TU)	4.77	TZ1, TZ2, TZ3
Utility Standards (UT)	4.81	TZ2, TZ3
Vision Clearance Standards (VC)	4.82	TZ1, TZ2, TZ3
Window Standards (WN)	4.83	TZ2, TZ3

AND	
TO AMEND ARTICLE 9, DEFINITIONS, SECTION 9.02 TO ADD DEFINISTIONS FOR BOUTIQUE, PARKING, SOCIAL CLUB, TOBACCONIST, INDOOR RECREATION FACILITY AND SPECIALTY FOOD STORE.	

AND

2. To approve the rezoning of the following parcels as noted:

Parcel # 1925451021, Known as 404 Park Street, Birmingham, MI. Rezoning from R-2 Single-Family Residential to TZ1 - Attached Single-Family to allow attached Single-Family and Multi-Family Residential which are compatible with adjacent Single-Family Residential uses.
191 N. Chester Rd. Birmingham, MI. Rezoning from R-2 Single-Family Residential to TZ1 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.
400 W. Maple Birmingham, MI. - O1 Office to TZ3 Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
564, 588, Purdy, 115, 123, 195 W. Brown, 122, 178 E. Brown Birmingham, MI. Rezoning from O2 Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
1221 Bowers & 1225 Bowers Birmingham, MI. Rezoning from O1- Office/ P - Parking to TZ1 - Attached Single-Family to allow Attached Single-Family, Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.
1111 & 1137 Holland; 801, 887, 999, 1035 & 1105 S. Adams Rd.; 1108, 1132 & 1140 Webster; 1137 & 1143 Cole St.; 1101 & 1120 E. Lincoln. Birmingham, MI. Rezoning from O2 Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
500, 522 & 576 E. Lincoln; 1148 & 1160 Grant; 1193 Floyd; Parcel # 1936403030, Birmingham, MI. Rezoning from B-1 Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
36801, 36823 & 36877 Woodward, Parcel #'s 1925101001, 1925101006, 1925101007, 1925101008, 1925101009, Birmingham MI. Rezoning from O1- Office & P-Parking to TZ3 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
1775, 1803, 1915, 1971, 1999, 2055, 2075 & 2151 Fourteen Mile Rd., Parcel # 2031455006, Birmingham, MI. Rezoning from O1- Office to TZ2 - Mixed Use to allow Commercial and Residential

uses which are compatible with adjacent Single-Family Residential uses.
100, 124, 130 & 152, W. Fourteen Mile Rd. & 101 E. Fourteen Mile Rd., Birmingham, MI. Rezoning from B1-Neighborhood Business, P-Parking, R5-Multi-Family Residential to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
880 W. Fourteen Mile Rd., 1875, 1890 & 1950 Southfield Rd. Birmingham, MI. Rezoning fromB1-Neighborhood Business, O1-Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
1712, 1728, 1732, 1740, 1744, 1794 & 1821 W. Maple Rd. Birmingham, MI. Rezoning from B1-Neighborhood Business, P-Parking, O1-Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
2483 W. Maple Rd. Birmingham MI. Rezoning from B1-Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
151 N. Eton, Birmingham MI. Rezoning from B-1 Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
412 & 420 E. Frank, Parcel # 1936253003, Birmingham MI. Rezoning from B1-Neighborhood Business, B2B-General Business, R3-Single-Family Residential to TZ2 – Mixed Use to allow commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

3.

ORDINANCE NO._____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.41, **TZ1 (TRANSITION ZONE)** DISTRICT TO ADOPT THE FOLLOWING LIST OF PERMITTED USES IN THIS ZONE DISTRICT.

Article 02, section 2.41 shall be established as follows:

District Intent

A. Provide for a reasonable and orderly transition from, and buffer between commercial uses and predominantly single-family residential areas or for property which either has direct access to a major traffic road or is located between major traffic roads and predominantly single-family residential areas.

B. Develop a fully integrated, mixed-use, pedestrian-oriented environment between residential and commercial districts by providing for graduated uses from the less intense residential areas to the more intense commercial areas.

C. Plan for future growth of transitional uses which will protect and preserve the integrity and land values of residential areas.

D. Regulate building height and mass to achieve appropriate scale along streetscapes to ensure proper transition to nearby residential neighborhoods.

E. Regulate building and site design to ensure compatibility with adjacent residential neighborhoods.

F. Encourage right-of-way design that calms traffic and creates a distinction between less intense residential areas and more intense commercial areas.

Residential Permitted Uses

- **Dwelling – attached single family**
- **Dwelling – single family (R3)**
- **Dwelling – multi-family**

Accessory Permitted Uses

- **Family day care home**
- **Home occupation***
- **Parking – off-street**

Uses Requiring a Special Land Use Permit

- **Assisted Living**
- **Church and Religious Institution**
- **Essential services**

- **Government Office/Use**
- **Independent hospice facility**
- **Independent senior living**
- **Parking Structure**
- **School – private and public**
- **Skilled nursing facility**

ORDAINED this _____ day of _____, 2015 to become effective 7 days after publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

ORDINANCE NO._____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.42, **TZ1 (TRANSITION ZONE)** DISTRICT TO ADOPT THE FOLLOWING DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT.

Article 02, section 2.42 shall be established as follows:

Minimum Lot Area per Unit:

- **3,000 sq ft**

Minimum Open Space:

- **n/a**

Maximum Lot Coverage

- **n/a**

Front Yard Setback:

- **0-5 feet**

Minimum Rear Yard Setback:

- **10 feet**
- **20 feet abutting single family zoning district**

Minimum Side Yard Setback

- **0 feet from interior side lot line**
- **10 feet from side street on corner lot**
- **10 feet from side lot line abutting a single family district**

Minimum Floor Area per Unit

- **n/a**

Maximum Total Floor Area

- **n/a**

Building Height

- **2 stories minimum**
- **3 stories maximum**
- **35 feet maximum**

ORDAINED this _____ day of _____, 2015 to become effective 7 days after publication.

_____

Stuart Lee Sherman, Mayor

_____

Laura Pierce, City Clerk

ORDINANCE NO._____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.43, **TZ2 (TRANSITION ZONE)** DISTRICT TO ADOPT THE FOLLOWING LIST OF PERMITTED USES IN THIS ZONE DISTRICT.

Article 02, section 2.43 shall be established as follows:

District Intent

A. Provide for a reasonable and orderly transition from, and buffer between commercial uses and predominantly single-family residential areas or for property which either has direct access to a major traffic road or is located between major traffic roads and predominantly single-family residential areas.

B. Develop a fully integrated, mixed-use, pedestrian-oriented environment between residential and commercial districts by providing for graduated uses from the less intense residential areas to the more intense commercial areas.

C. Plan for future growth of transitional uses which will protect and preserve the integrity and land values of residential areas.

D. Regulate building height and mass to achieve appropriate scale along streetscapes to ensure proper transition to nearby residential neighborhoods.

E. Regulate building and site design to ensure compatibility with adjacent residential neighborhoods.

F. Encourage right-of-way design that calms traffic and creates a distinction between less intense residential areas and more intense commercial areas.

Residential Permitted Uses

- **dwelling – attached single family**
- **dwelling – single family (R3)**
- **dwelling – multi-family**

Commercial Permitted Uses

- **art gallery**
- **artisan use**
- **barber/beauty salon**
- **bookstore**
- **boutique**
- **drugstore**

- **gift shop/flower shop**
- **hardware**
- **health club/studio**
- **jewelry store**
- **neighborhood convenience store**
- **office**
- **tailor**

Accessory Permitted Uses

- **family day care home**
- **home occupation***
- **parking – off-street**

Uses Requiring a Special Land Use Permit

- **any permitted commercial use with interior floor area over 3,000 sq. ft. per tenant**
- **assisted living**
- **bakery**
- **bank/credit union with drive-thru**
- **church and religious institution**
- **coffee shop**
- **delicatessen**
- **dry cleaner**
- **essential services**
- **food and drink establishment**
- **government office/use**
- **grocery store**
- **independent hospice facility**
- **independent senior living**
- **parking structure**
- **school – private and public**
- **skilled nursing facility**
- **specialty food shop**

ORDAINED this _____ day of _____, 2015 to become effective 7 days after publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

ORDINANCE NO._____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.44, **TZ2 (TRANSITION ZONE)** DISTRICT TO ADOPT THE FOLLOWING DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT.

Article 02, section 2.44 shall be established as follows:

Minimum Lot Area per Unit:

- **n/a**

Minimum Open Space:

- **n/a**

Maximum Lot Coverage

- **n/a**

Front Yard Setback:

- **0-5 feet**
- **Building façade shall be built to within 5 feet of the front lot line for a minimum of 75% of the street frontage length.**

Minimum Rear Yard Setback:

- **10 feet**
- **20 feet abutting single family zoning district**

Minimum Side Yard Setback

- **0 feet from interior side lot line**
- **10 feet from side lot line abutting a single family district**

Minimum Floor Area per Unit

- **n/a**

Maximum Total Floor Area

- **n/a**

Building Height

- **30 feet and 2 stories maximum**
- **For sloped roofs, the eave line shall be no more than 24 feet and the roof peak shall be no more than 35 feet.**
- **first story shall be minimum of 14 feet, floor to floor**

ORDAINED this _____ day of _____, 2015 to become effective 7 days after publication.

Stuart Lee Sherman, Mayor

Laura Pierce, City Clerk

ORDINANCE NO._____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.45, **TZ3 (TRANSITION ZONE)** DISTRICT TO ADOPT THE FOLLOWING LIST OF PERMITTED USES IN THIS ZONE DISTRICT.

Article 02, section 2.45 shall be established as follows:

District Intent

A. Provide for a reasonable and orderly transition from, and buffer between commercial uses and predominantly single-family residential areas or for property which either has direct access to a major traffic road or is located between major traffic roads and predominantly single-family residential areas.

B. Develop a fully integrated, mixed-use, pedestrian-oriented environment between residential and commercial districts by providing for graduated uses from the less intense residential areas to the more intense commercial areas.

C. Plan for future growth of transitional uses which will protect and preserve the integrity and land values of residential areas.

D. Regulate building height and mass to achieve appropriate scale along streetscapes to ensure proper transition to nearby residential neighborhoods.

E. Regulate building and site design to ensure compatibility with adjacent residential neighborhoods.

F. Encourage right-of-way design that calms traffic and creates a distinction between less intense residential areas and more intense commercial areas.

Residential Permitted Uses

- **dwelling – attached single family**
- **dwelling – single family (R3)**
- **dwelling – multi-family**

Commercial Permitted Uses

- **art gallery**
- **artisan use**
- **barber/beauty salon**
- **bookstore**
- **boutique**

- **drugstore**
- **gift shop/flower shop**
- **hardware**
- **health club/studio**
- **jewelry store**
- **neighborhood convenience store**
- **office**
- **tailor**

Accessory Permitted Uses

- **family day care home**
- **home occupation***
- **parking – off-street**

Uses Requiring a Special Land Use Permit

- **any permitted commercial use with interior floor area over 3,000 sq. ft. per tenant**
- **assisted living**
- **bakery**
- **bank/credit union with drive-thru**
- **church and religious institution**
- **coffee shop**
- **delicatessen**
- **dry cleaner**
- **essential services**
- **food and drink establishment**
- **government office/use**
- **grocery store**
- **independent hospice facility**
- **independent senior living**
- **parking structure**
- **school – private and public**
- **skilled nursing facility**
- **specialty food shop**
- **veterinary clinic**

ORDAINED this _____ day of _____, 2015 to become effective 7 days after publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

ORDINANCE NO._____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.46, **TZ3 (TRANSITION ZONE)** DISTRICT TO ADOPT THE FOLLOWING DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT.

Article 02, section 2.46 shall be established as follows:

Minimum Lot Area per Unit:

- **n/a**

Minimum Open Space:

- **n/a**

Maximum Lot Coverage

- **n/a**

Front Yard Setback:

- **0-5 feet**
- **Building façade shall be built to within 5 feet of the front lot line for a minimum of 75% of the street frontage length.**

Minimum Rear Yard Setback:

- **10 feet**
- **20 feet abutting single family zoning district**

Minimum Side Yard Setback

- **0 feet**
- **10 feet from side lot line abutting a single family district**

Minimum Floor Area per Unit

- **n/a**

Maximum Total Floor Area

- **n/a**

Building Height

- **24 feet and 2 stories minimum**
- **42 feet and 3 stories maximum**
- **For sloped roofs, the eave line shall be no more than 34 feet and the roof peak shall be no more than 46 feet**
- **The first story shall be a minimum of 14 feet in height, floor to floor**

ORDAINED this _____ day of _____, 2015 to become effective 7 days after publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

CITY OF BIRMINGHAM
ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 4, SECTION 4.53, PK-09

Article 4, section 4.53 PK-09

This Development Standards section applies to the following districts: TZ1, TZ2, TZ3

Parking lots shall meet the following requirements:

1. **<u>Parking lot frontage</u>: Parking lots (not located in the road right-of-way) are permitted only in side and rear yards as follows:**
   a. **When parking is located in a side yard (behind the front building line) and has frontage on a public right-of-way, no more than 25% of the total site's frontage or 60 feet, whichever is less, shall be occupied by parking lot.**
   b. **For a corner lot, the cumulative total of both frontages occupied by parking shall be no more than 25% or 60 feet, whichever is less, and the building shall be located at the corner of the lot adjacent to the intersection.**
   c. **For a double frontage lot or a lot that has frontage on 3 streets, the cumulative total of all frontages occupied by parking shall be no more than 35% of the total site's frontage or 60 feet, whichever is less.**
2. **<u>Screening</u>: Where an off-street parking lot is visible from a street, it shall be screened by a 3 foot tall screen wall located between the parking lot and the sidewalk, meeting the requirements of Section 4.53. Where a parking lot is adjacent to a single family residential district, a 6 foot tall brick screen wall meeting the requirements of Section 4.53 shall be provided between the parking lot and the residential use.**
3. **<u>Structures</u>: Parking structures shall only be permitted where there is usable building space for a portion of the ground level along the street frontage. Where a parking structure is provided or parking is located on the ground level below the building, usable building space to a depth of at least 20 feet shall be provided in front of the parking for the minimum required building length.**
4. **<u>Required parking</u>: Each use shall provide the parking required by the off street parking space requirement of Article 04 Table A, except as provided for in this Section. Off street parking shall be provided for within 300 feet of the building being served.**
5. **<u>On-street parking</u>: On-street parking shall be allowed on all street frontages, where permitted by the Police Department. On-street parking located along a**

lot's frontage may be credited towards meeting the parking requirements for that use, provided the streetscape is improved to meet the requirements of Section 3.24.

6. **<u>Driveway access</u>: Driveway access to off-street parking lots shall be located to provide safe separation from street intersections. Driveways shall be aligned with driveways on the opposite side of the street or offset to avoid turning movement conflicts.**

ORDAINED this _____ day of _____, 2015 to become effective upon publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

CITY OF BIRMINGHAM
ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 4, SECTION 4.58, SC-06

Article 4, section 4.58 SC-06

This Development Standards section applies to the following districts:
TZ1, TZ2, TZ3

Parking lots shall meet the following requirements:

1. **<u>Buffer Requirements</u>: All developments within shall provide a physical and visual buffer from adjoining single-family properties in the required setbacks adjacent to single-family uses and zones. A required buffer zone must contain a minimum 6 feet high masonry wall with a sloping stone cap along the length of the subject property that abuts a single family property. All required buffer walls must provide varying textures, materials and/or design along the length. Blank, monotonous walls are not permitted. Buffer walls must include a two (2) foot row of landscaping on the parking lot side of the wall.**

ORDAINED this _____ day of _____, 2015 to become effective upon publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

CITY OF BIRMINGHAM
ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 3, SECTION 4.62, SB-05

Article 4, section 4.62 SB-05

This Development Standards section applies to the following districts:
TZ1

A. **<u>Interior parcels:</u> Interior parcels on a side/local street which abut a single family zoned district shall have a front setback equal to the average front setback of single family homes within 200' on the same side of the street.**

B. **<u>Front setback:</u> Maximum front setbacks for Attached Single-family developments may be extended with approval of the Planning Board if the board finds that:**

   1. **The use of an alternative front setback would be more compatible with the scale and massing of adjacent residential land uses.**

ORDAINED this _____ day of _____, 2015 to become effective upon publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

CITY OF BIRMINGHAM
ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 3, SECTION 4.63, SB-06

Article 4, section 4.63 SB-06

This Development Standards section applies to the following districts: TZ2, TZ3

A. **<u>Front Yard Setback Exceptions</u>: In the TZ2 and TZ3 Districts, 75% of the length of the ground level street-facing façade of the building must be built within 5 feet of the front lot line. The precise setback between 0 and 5 feet shall be consistent with the front building line along the block, or as determined by the Planning Board where a clear setback doesn't exist. The Planning Board many grant exceptions to allow a greater amount of the building to be setback when the front yard area, or forecourt, is used for one or more purposes listed below.**

   1. Widening the sidewalk along the frontage of the building.

   2. Providing a public gathering area or plaza that offers seating, landscape enhancements, public information and displays, fountains, or other pedestrian amenities.

   3. Providing outdoor seating for the proposed use.

ORDAINED this _____ day of _____, 2015 to become effective upon publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

CITY OF BIRMINGHAM
ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 4, SECTION 4.69, ST-01

Article 4, section 4.69 ST-01

This Development Standards section applies to the following districts: TZ1, TZ2, TZ3

A. <u>Street Design</u>: All streets shall be constructed to meet the requirements of the City Birmingham.

B. <u>Sidewalks:</u> Sidewalks in the Zoning Transition Overlay District shall be a minimum of 6 feet wide. Sidewalks along Woodward Avenue shall be a minimum of 7 feet wide. The Planning Board may allow the sidewalk along blocks that are occupied by only residential uses to be a minimum of 5 feet wide.

C. <u>Street Tree</u>: One (1) canopy tree shall be provided for every 40 feet of frontage and may be planted within a grass boulevard or within tree grates or tree wells in the sidewalk.

D. <u>Street Design</u>: The entrances of streets into adjacent single family residential neighborhoods shall be designed to calm traffic, encourage pedestrian use and provide a distinction between less intense residential areas and more intense commercial or mixed use areas. All such street entrances and intersections of such streets with major traffic roads may include the following elements:

1. Curb extensions on the mainly residential street to narrow road width, reduce crosswalk length and to encourage slower vehicular speeds;

2. Enhanced pedestrian crosswalks, including ADA compliant ramps, highly visible pavement markings, and pedestrian countdown signals;

3. Installation of a speed table on the residential street if recommended by the Multi-Modal Transportation Board; and

4. Installation of a pedestrian crossing island on adjacent major traffic roads if recommended by the Planning Board and/or the Birmingham Multi-Modal Transportation Plan.

E. <u>Vias:</u> Vias shall be permitted in the Zoning Transition Overlay District and shall be required where necessary to provide access to parking lots, loading areas and garages at the property or to improve pedestrian connectivity.

1. Vias serving as access to residential garages shall be located within an easement with a minimum pavement necessary for circulation and emergency vehicle access.

2. **Vias accessing commercial parking lots and loading areas in the rear of a site may be used as drive aisles in interior block parking lots with parking spaces along the alleys.**

F. <u>Street Furniture</u>: Benches and trash receptacles shall be provided by the developer in park and plaza areas and along adjoining sidewalks where the Planning Board determines that pedestrian activity will benefit from these facilities.

G. <u>Bicycle Facilities</u>: All developments shall be designed to accommodate bicycle travel, including the provision of bike racks. All parking lots for commercial, recreational and institutional uses shall include sufficient bike racks to allow the parking of a minimum of one bike for every 10 automobiles or one bike for every 3,000 square feet of building floor area, whichever is greater.

ORDAINED this _____ day of _____, 2015 to become effective upon publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

CITY OF BIRMINGHAM
ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 4, SECTION 4.77, SS - 09

Article 4, section 4.77 SS - 09

This Development Standards section applies to the following district:
TZ1

Attached single family residential dwellings, multiple family dwellings and live/work dwellings shall meet the following architectural design requirements:

A. <u>Front Façade:</u>

1. **All ground floor residential units shall provide a pedestrian door facing the front lot line.**
2. **Blank walls longer than 20 feet are not permitted on any front façade. Blank walls longer than 30 feet are not permitted on any façade.**
3. **All ground floor dwellings shall include a front patio or porch. The patio or porch shall have a minimum depth of 4 feet and a minimum area of 24 square feet.**
4. **The first floor elevation shall be between 0 feet and 6 feet above the exterior sidewalk elevation in front of the building.**
5. **The front façade of all residential units shall be at least 25% windows or doors.**
6. **The requirement for a front patio or porch above shall not apply to live/work units where the first floor façade is designed as a storefront meeting the requirements of section 4.83 WN - 01.**

B. <u>Building Materials:</u>

All buildings shall utilize high-quality building materials that are in keeping with traditional architectural styles. Permitted wall materials include, brick, stone, wood, pre-cast stone and fiber cement siding. Vinyl siding is prohibited.

C. <u>Corner Parcels:</u>
Corner parcels in the Zoning Transition Overlay shall be developed with the front lot line facing a city major street as defined in P.A. 51. of 1959. The Planning Board may approve an alternative front lot line if the board finds that:

1. **There are no city major streets fronting on the subject parcel; or**
2. **The use of an alternative front lot line would be more compatible with the scale and massing of adjacent residential land uses.**

ORDAINED this _____ day of _____, 2015 to become effective upon publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO ADD CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 4, SECTION 4.78, SS - 10

Article 4, section 4.78 SS - 09

This Use Specific Standards section applies to the following districts:
TZ2, TZ3

A. <u>Corner Parcels:</u>
Corner parcels in the Zoning Transition Overlay shall be developed with the front lot line facing a city major street as defined in P.A. 51. of 1959. The Planning Board may approve an alternative front lot line if the board finds that:

1. **There are no city major streets fronting on the subject parcel; or**
2. **The use of an alternative front lot line would be more compatible with the scale and massing of adjacent residential land uses.**

B. <u>Facade Requirements:</u>

Walls that face a public street, plaza, green or park shall include windows and architectural features customarily found on the front of a building, such as awnings, cornice work, edge detailing or decorative finish materials.

1. **Blank walls longer than 20 feet are not permitted on any front façade. Blank walls longer than 30 feet are not permitted on any façade.**
2. **All buildings shall have a main entrance that is located on at least one (1) street front. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas.**
3. **For buildings longer than 100 feet, there shall be a minimum of one (1) usable entrance every full 50 feet of frontage along the front public sidewalk and shall provide architectural variation to visually break the building up on all facades.**
4. **Garage doors shall not be permitted on a front façade.**

C. <u>Roof Design:</u>

1. **Mansard roofs shall not be permitted on single story buildings. Pitched and mansard roofs shall not be permitted with eaves below a height of 20 feet. All roof edges shall be accentuated in a manner proportionate to the size of the building and length of the wall.**
2. **Flat roofs shall be enclosed by parapets.**

3. **All rooftop mounted equipment shall be screened from view on all sides of the building.**
4. **Parapets and other screening treatment shall use high quality building materials and shall blend with the design of the building in terms of color, materials, scale and height.**

D. <u>Building Materials:</u>

The following exterior finish materials are required on the front façade and any façade facing a street, plaza, park or parking area. These requirements do not include areas devoted to windows and doors.

1. **All walls exposed to public view from the street, or parking area shall be constructed of not less than 60% brick, stone or glass. Panel brick and tilt-up brick textured paneling shall not be permitted.**
2. **The remaining façade may include wood siding or fiber cement siding. Exterior insulation finish systems (EFIS) may be used for architectural detailing above the first floor.**
3. **Buildings that have upper stories shall be designed to create a distinct and separated ground floor area through the use of accent such as a string course, change in material or textures, or an awning or canopy between the first and second stories.**

ORDAINED this _____ day of _____, 2015 to become effective upon publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

CITY OF BIRMINGHAM
ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 5, SECTION 5.14, TRANSITION ZONE 1

Article 5, section 5.14 Transition Zone 1

This Use Specific Standards section applies to the following district:
TZ1

A. Home Occupation: A home occupation is subject to the following provisions:

1. **No one other than the resident(s) of the dwelling unit shall be employed in the conduct of the home occupation.**
2. **The home occupation shall not require internal or external alterations or construction features on the dwelling unit, or external equipment or machinery not customary in residential areas.**
3. **There shall be no exterior indication by sign or otherwise of the home occupation.**
4. **There shall be no noise, vibration, odor or other nuisance as a result of the home occupation detectable beyond the confines of the dwelling unit, including the transmission through vertical or horizontal party walls.**
5. **The home occupation shall not generate traffic in a greater volume or consisting of larger vehicle types than would normally be expected in a residential neighborhood.**
6. **Any parking generated by the conduct of the home occupation shall be met off the street and shall not be met in a required front yard.**
7. **The home occupation shall not include the direct sale of products off display shelves or racks.**
8. **No outdoor storage, including equipment, parts or automobiles, associated with the home occupation shall be permitted.**
9. **Home occupations may be conducted in a permitted accessory building.**
10. **The home occupation shall not operate earlier than 8:00 a.m. nor later than 10:00 p.m.**
11. **No more than 25% of the gross area of the building shall be used for such home occupation.**

ORDAINED this _____ day of _____, 2015 to become effective upon publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

CITY OF BIRMINGHAM
ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO ADD ARTICLE 5, SECTION 5.15, TRANSITION ZONE 2 –

Article 5, section 5.15 Transition Zone 2

This Use Specific Standards section applies to the following district:
TZ2

A. <u>Hours of Operation:</u> Operating hours for all non-residential uses, excluding office, shall begin no earlier than 7:00 a.m. and end no later than 9:00p.m. However, the Planning Board may approve an extension of the hours of operation for a specific tenant/occupant upon request if the board finds that:

1. The use is consistent with and will promote the intent and purpose of this Zoning Ordinance;
2. The use will be compatible with adjacent uses of land, existing ambient noise levels and will not be injurious to the surrounding neighborhood; and
3. The use is in compliance with all other requirements of this Zoning Ordinance.

ORDAINED this _____ day of _____, 2015 to become effective upon publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk

CITY OF BIRMINGHAM
ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM TO AMEND ARTICLE 09, DEFINITIONS, SECTION 9.02, TO ADD DEFINITIONS.

THE CITY OF BIRMINGHAM ORDAINS:

9.02 Definitions:

Boutique – A shop that provides a limited range of specialized goods or services to consumers; usually in small quantities and not for resale such as clothing, jewelry, electronics, books or similar products, excluding any regulated use or food services.

Indoor recreational facility - facilities such as indoor pools, weight rooms, basketball courts, and dance studios, art studios, and libraries.

Parking - an area used for the parking of motor vehicles.

Social club - a formal organization of people or groups of people with similar interests.

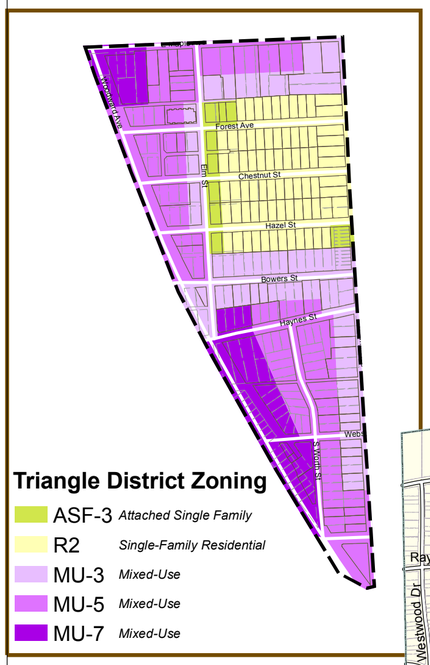
Specialty food store – A store selling foods and beverages that exemplify quality, innovation and style in their category. Their specialty nature derives from some or all of the following characteristics: their originality, authenticity, ethnic or cultural origin, specific processing, ingredients, limited supply, distinctive use, extraordinary packaging or specific channel of distribution or sale.

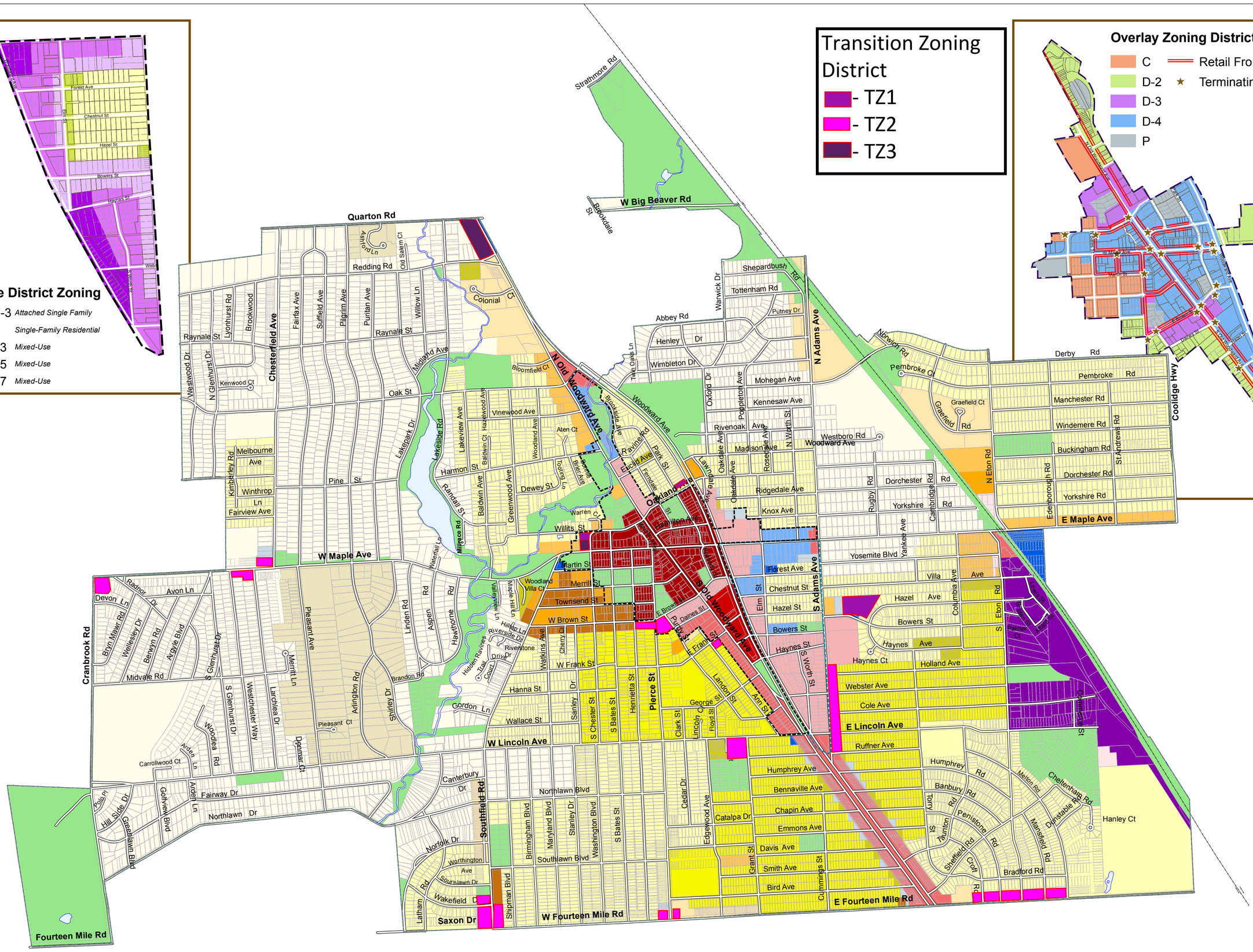
Tobacconist - a dealer in tobacco, especially at retail.

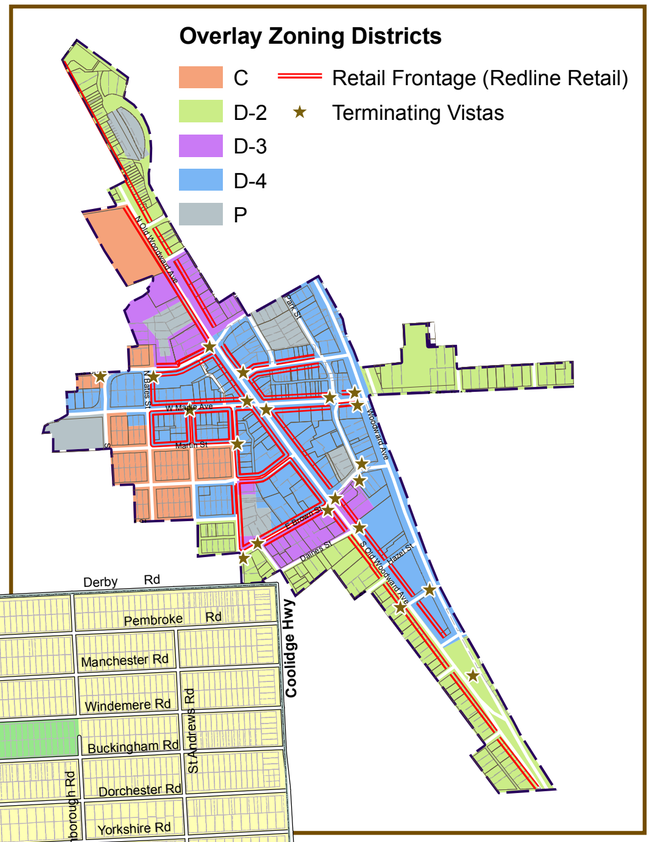
ORDAINED this _____ day of _____, 2015 to become effective upon publication.

_____
Stuart Lee Sherman, Mayor

_____
Laura Pierce, City Clerk







City of Birmingham
A Walkable Community

1,500 750 0 1,500 Feet

N

Coordinate System: State Plane Coordinate System Michigan South Zone 2113 Projection: Lambert Conformal Conic, Units: International Feet, Datum: NAD83
Data Sources: Oakland County GIS Utility, City of Birmingham
Updated: May 2008

City Of Birmingham
Zoning Map

Zoning Districts

R1	Single-Family Residential	R7	Multiple-Family Residential	B-4	Business-Residential
R1-A	Single-Family Residential	R8	Multiple-Family Residential	0-2	Office Commercial
R2	Single-Family Residential	MX	Mixed-Use	0-1	Office
R3	Single-Family Residential	B-1	Neighborhood Business	P	Parking
R4	Two-Family Residential	B-2	General Business	PP	Public Property
R5	Multiple-Family Residential	B-2B	General Business		Downtown Overlay District
R6	Multiple-Family Residential	B-3	Office-Residential		Triangle District

City of Birmingham
A Walkable Community

MEMORANDUM

Community Development Department

DATE: **June 18, 2015**

TO: **Planning Board Members**

FROM: **Matthew Baka, Senior Planner**

SUBJECT: **Transition Zone Public Hearing**

The Planning Board has held several study sessions over the past several years in order to develop a Transition Zoning classification that could be applied to areas of the City that abut single family residential zones and are adjacent to commercial zones and/or located on major thoroughfares. The goal of these study sessions was to identify and revise the zoning classifications of these properties to provide a transition/ buffer to the single family neighborhoods. Additionally, the new zones were crafted to incorporate small scale, neighborhood friendly uses that are likely to be patronized by residents of the immediate area. As detailed in this report, there are several restrictions proposed to control the new uses that would ensure that new development would be in keeping with the scale and standards that are expected in the City of Birmingham.

The Planning Board selected fourteen (14) locations throughout the City where these zones are proposed to be implemented (see attached maps). On some existing residential parcels, this is proposed to be accomplished through attached single-family or multi-family housing. On commercial parcels, this is proposed to be accomplished through a mixed use zone that permits residential and commercial uses.

On April 8, 2015 the Planning Board reviewed draft ordinance language for three new zoning classifications, TZ1, TZ2, and TZ3 (attached). At that time, the Planning Board set a public hearing for May 27th, 2015. The following report and draft ordinance language outlines the proposal to be considered.

On May 27th, 2015 the Planning Board opened the public hearing to consider the rezoning proposal. During the public comment section of the hearing it became apparent that many of the concerns of the public, specifically with regards to density, could be resolved with additional explanation of the proposal. Accordingly, the Planning board voted to continue the public hearing on June 24, 2015. The Board requested that a detailed presentation be created that illustrated the density changes in all of the parcels proposed to be changed to TZ1 and to create a comparison chart of the currently permitted uses and the list of proposed permitted uses. In addition, the Planning Board requested that the TZ topic be placed on the June 15, 2015 joint City Commission/Planning Board meeting so that they could receive feedback from the Commission as to the current direction of the proposal.

On June 15, 2015, the City Commission and Planning Board held their bi-annual workshop. At the workshop, the Transition Zone proposal was discussed in general terms. Several

Commission members express support and appreciation for the diligent work that the Planning Board has done thus far. Commission members encouraged the Board to continue the public hearing with a focus on creating transitional zones that meet the intent of the study and to let the Commission make the final determination as to the appropriateness of each proposed location. It was also discussed that the Transition Zones have been created as a reaction to the potential of allowing contract zoning in the City. It was previously determined that the creation of the TZ zoning classification was a preferable alternative to contract zoning. However, the use of contract zoning could be reconsidered if a consensus cannot be reached on transition zoning.

The most recent draft ordinance language of the proposed changes to Article 02, Article 05 and Article 09 of the Zoning Ordinance are attached for you review.

Article 04

In addition to the regulations provided in Article 02 of the Zoning Ordinance, the Planning Department identified many additional development standards contained in Article 04, Development Standards, which should be applied to the new transition zones. The Planning Department is now providing draft ordinance language for those development standards in a format that would allow for integration into Article 04 of the Zoning Ordinance. The list provided below identifies the sections of the existing Zoning Ordinance that should be considered for application to the new Transition Zones.

Ordinance Section	Section number	Applicable zone
Accessory Structures Standards (AS)	4.2 4.3 4.4	TZ1, TZ2, TZ3 TZ1 TZ1, TZ2, TZ3
Essential Services Standards (ES)	4.09	TZ1, TZ2, TZ3
Fence Standards (FN)	4.10 4.11	TZ1, TZ2, TZ3 TZ1
Floodplain Standards (FP)	4.13	TZ1, TZ2, TZ3
Height Standards (HT)	4.16 4.18	TZ1, TZ2, TZ3 TZ1, TZ2, TZ3
Landscaping Standards (LA)	4.20	TZ1, TZ2, TZ3
Lighting Standards (LT)	4.21 4.22	TZ1, TZ2, TZ3 TZ1, TZ2, TZ3
Loading Standards (LD)	4.24	TZ1, TZ2, TZ3
Open Space Standards (OS)	4.30	TZ1, TZ2, TZ3
Outdoor Dining Standards (OD)	4.44	TZ2, TZ3
Parking Standards (PK)	4.45 4.46 4.47	TZ1, TZ2, TZ3 TZ1, TZ2, TZ3 TZ1, TZ2, TZ3
Screening Standards (SC)	4.53	TZ1, TZ2, TZ3
Setback Standards (SB)	4.58	TZ1, TZ2, TZ3
Structure Standards (SS)	4.69	TZ1, TZ2, TZ3
Temporary Use Standards (TU)	4.77	TZ1, TZ2, TZ3
Utility Standards (UT)	4.81	TZ2, TZ3
Vision Clearance Standards	4.82	TZ1, TZ2, TZ3

(VC)		
Window Standards (WN)	4.83	TZ2, TZ3

Article 05

The creation of the new zoning classifications would also require additions to Article 05, Use Specific Standards, for any permitted uses allowed in the TZ zones. Draft ordinance language to add to Article 05 has been attached for your review.

Single-family dwellings in Transition Zones

Throughout the course of the study sessions it has been consistently maintained that single-family residential should be a permitted use in each zone. Under the heading "Residential Permitted Uses" of each two page layout where "dwelling – one-family" is listed as a permitted use, the set of development standards that apply are shown in parentheses. As discussed at the last study session, the standards that have been applied are R3, which is consistent with the rest of the Zoning Ordinance.

Suggested Action

If the Planning Board is satisfied with the proposed draft Zoning Ordinance amendments presented then the Planning Department suggests the Planning Board recommend APPROVAL of the following ordinance amendments to the City Commission.

1. An ordinance to amend Chapter 126, Zoning, of the Birmingham City Code as follows:

TO ADD **ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.41, TZ1 (TRANSITION ZONE) DISTRICT** TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;
TO ADD **ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.42, TZ1 (TRANSITION ZONE) DISTRICT** TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;
TO ADD **ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.43, TZ2 (TRANSITION ZONE) DISTRICT** TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;
TO ADD **ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.44, TZ2 (TRANSITION ZONE) DISTRICT** TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;
TO ADD **ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.45, TZ3 (TRANSITION ZONE) DISTRICT** TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;
TO ADD **ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.46, TZ3 (TRANSITION ZONE) DISTRICT** TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;
TO ADD **ARTICLE 4, SECTION 4.53, PARKING STANDARDS, PK-09**, TO CREATE PARKING STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;
TO ADD **ARTICLE 4, SECTION 4.58, SCREENING STANDARDS, SC-06**,

TO CREATE SCREENING STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.62, SETBACK STANDARDS, SB-05**, TO CREATE SETBACK STANDARDS FOR TZ1 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.63, SETBACK STANDARDS, SB-06**, TO CREATE SETBACK STANDARDS FOR TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.69, STREETSCAPE STANDARDS, ST-01**, TO CREATE STREETSCAPE STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.77, STRUCTURE STANDARDS, SS – 09**, TO CREATE STRUCTURE STANDARDS FOR THE TZ1 ZONE DISTRICT;

TO ADD **ARTICLE 4, SECTION 4.78, STRUCTURE STANDARDS, SS – 10**, TO CREATE STRUCTURE STANDARDS FOR TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 5, SECTION 5.14, TRANSITION ZONE 1**, TO CREATE USE SPECIFIC STANDARDS FOR THE TZ1 ZONE DISTRICT;

TO ADD **ARTICLE 5, SECTION 5.15, TRANSITION ZONES 2 AND 3**, TO CREATE USE SPECIFIC STANDARDS FOR THE TZ2 AND TZ3 ZONE DISTRICTS;

AND

TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM, **ARTICLE 4, ALL SECTIONS NOTED BELOW,** TO APPLY EACH SECTION TO THE NEWLY CREATED TZ1, TZ2 AND/OR TZ3 ZONE DISTRICTS AS INDICATED:

Ordinance Section Name	Section Number	Applicable Zone to be Added
Accessory Structures Standards (AS)	**4.2** **4.3** **4.4**	TZ1, TZ2, TZ3 TZ1 TZ1, TZ2, TZ3
Essential Services Standards (ES)	**4.09**	TZ1, TZ2, TZ3
Fence Standards (FN)	**4.10** **4.11**	TZ1, TZ2, TZ3 TZ1
Floodplain Standards (FP)	**4.13**	TZ1, TZ2, TZ3
Height Standards (HT)	**4.16** **4.18**	TZ1, TZ2, TZ3 TZ1, TZ2, TZ3
Landscaping Standards (LA)	**4.20**	TZ1, TZ2, TZ3
Lighting Standards (LT)	**4.21** **4.22**	TZ1, TZ2, TZ3 TZ1, TZ2, TZ3
Loading Standards (LD)	**4.24**	TZ1, TZ2, TZ3
Open Space Standards (OS)	**4.30**	TZ1, TZ2, TZ3
Outdoor Dining Standards (OD)	**4.44**	TZ2, TZ3
Parking Standards (PK)	**4.45** **4.46** **4.47**	TZ1, TZ2, TZ3 TZ1, TZ2, TZ3 TZ1, TZ2, TZ3
Screening Standards (SC)	**4.53**	TZ1, TZ2, TZ3

Setback Standards (SB)	**4.58**	TZ1, TZ2, TZ3	
Structure Standards (SS)	**4.69**	TZ1, TZ2, TZ3	
Temporary Use Standards (TU)	**4.77**	TZ1, TZ2, TZ3	
Utility Standards (UT)	**4.81**	TZ2, TZ3	
Vision Clearance Standards (VC)	**4.82**	TZ1, TZ2, TZ3	
Window Standards (WN)	**4.83**	TZ2, TZ3	
AND			
TO AMEND **ARTICLE 9, DEFINITIONS, SECTION 9.02** TO ADD DEFINISTIONS FOR BOUTIQUE, PARKING, SOCIAL CLUB, TOBACCONIST, INDOOR RECREATION FACILITY AND SPECIALTY FOOD STORE.			

3. To consider a proposal to rezone the following transitional parcels that are adjacent to residential zones throughout the City as follows:

300 Ferndale, 233, 247, 267 & 287 Oakland, 416 & 424 Park, Parcel # 1925451021, Birmingham, MI. Rezoning from R-2 Single-Family Residential to TZ1 - Attached Single-Family to allow attached Single-Family and Multi-Family Residential which are compatible with adjacent Single-Family Residential uses.
191 N. Chester Rd. Birmingham, MI. Rezoning from R-2 Single-Family Residential to TZ1 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.
400 W. Maple Birmingham, MI. - O1 Office to TZ3 Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
564 and 588 Purdy, 115, 123, 195 W. Brown, 122, 178 E. Brown Birmingham, MI. Rezoning from O2 Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
1221 Bowers & 1225 Bowers Birmingham, MI. Rezoning from O1- Office/ P - Parking to TZ1 - Attached Single-Family to allow Attached Single-Family, Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.
1111 & 1137 Holland; 801, 887, 999, 1035 & 1105 S. Adams Rd.; 1108, 1132 & 1140 Webster; 1137 & 1143 Cole St.; 1101 & 1120 E. Lincoln. Birmingham, MI. Rezoning from O2 Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
500, 522 & 576 E. Lincoln; 1148 & 1160 Grant; 1193 Floyd; Parcel # 1936403030, Birmingham, MI. Rezoning from B-1 Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

36801, 36823 & 36877 Woodward, Parcel #'s 1925101001, 1925101006, 1925101007, 1925101008, 1925101009, Birmingham MI. Rezoning from O1- Office & P-Parking to TZ3 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
1775, 1803, 1915, 1971, 1999, 2055, 2075 & 2151 Fourteen Mile Rd., Parcel # 2031455006, Birmingham, MI. Rezoning from O1- Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
100, 124, 130 & 152, W. Fourteen Mile Rd. & 101 E. Fourteen Mile Rd. Parcel #1936379020, Birmingham, MI. Rezoning from B1-Neighborhood Business, R5-Multi-Family Residential to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
880 W. Fourteen Mile Rd., 1875, 1890 & 1950 Southfield Rd. Birmingham, MI. Rezoning fromB1-Neighborhood Business, O1-Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
1712, 1728, 1732, 1740, 1744, 1794 & 1821 W. Maple Rd. Birmingham, MI. Rezoning from B1-Neighborhood Business, P-Parking, O1-Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
2483 W. Maple Rd. Birmingham MI. Rezoning from B1-Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
151 N. Eton, Birmingham MI. Rezoning from B-1 Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.
412 & 420 E. Frank, Parcel # 1936253003, Birmingham MI. Rezoning from B1-Neighborhood Business, B2B-General Business, R3-Single-Family Residential to TZ2 – Attached Single-Family Residential to allow Attached Single-Family and Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, APRIL 10, 2013

STUDY SESSION
Review transitional areas of Birmingham where residential areas abut commercial areas

Ms. Ecker recalled that in accordance with the direction of the City Commission and Planning Board, the Planning Dept. presented information regarding the "transition areas" of Birmingham at the March 27th Planning Board meeting. These are the areas of town where commercial zones abut single-family residential. Each of these areas has a unique set of conditions that determine their relationship with the adjacent residential areas.

In many instances, the use of screening, landscaping, height standards, and appropriate lighting methods are key to providing a buffer to a residential area. Based on the discussion at the Planning Board, the Planning Division has assembled information regarding the various Zoning Ordinance provisions that are in place in the areas where residential is abutting commercial zones.

In addition, photos have been collected to demonstrate the inconsistency of the existing conditions throughout these areas. Some of these photos illustrate that the current standards do provide a significant buffer for the residential. However, as seen in the recent Woodward Gardens site proposal, meeting those standards can often create additional difficulties in meeting the parking requirement. If the need for additional parking is determined to be a paramount concern, then the existing standards may need to be modified to maximize the parking opportunities while providing a balance that still protects the residential areas.

Mr. Williams observed the only green space vegetation that provides coverage is evergreens. Higher walls may be needed between Lincoln and Fourteen Mile Rd. to protect the residences. The residents need to be solicited as to what they think is best to protect the neighborhoods from intrusion in these transition areas. The Master Plan for Woodward Ave. from the Detroit River to Pontiac is being re-done. There will be pressure to soften Woodward Ave. by putting in bicycle paths and more walking areas. That will ultimately serve to reduce parking all along Woodward Ave. and force parking to the back. The neighborhood associations need to be solicited to come forward and say what they would like.

Chairman Boyle suggested bringing forth best practice that works, such as the former IHOP on Woodward Ave. that is now a bank and is wonderfully screened. Rather than stipulating wall heights, types of plantings, etc. for screening, maybe consider a form of screening that gets across the goal but doesn't give the detail.

Mr. DeWeese was concerned there is nothing that requires maintenance. He likes the example that was shown of a decorative wall that is pedestrian friendly and appropriate to the area.

Ms. Whipple-Boyce indicated her preference for a consistent material on the walls. Mr. Koseck thought landscaping is good, but not right up to the street. For screenwalls, ideally find a way to always specify quality materials and make sure that is enforced.

In response to Ms. Lazar, Ms. Ecker said right now a site plan review would require the applicant to go in and modify the screenwall to bring it into compliance. It was concluded that in many instances this would discourage the property owner from making a change.

Mr. Clein said he considers that site development standards are somewhat lacking in the ordinance. There is not a development standard of providing landscape buffers in front of walls so that cars will not bump into them. Roads can be throated down just past the commercial areas leading to residential neighborhoods. The best plans that he has seen define the edge where no more parking can be added. Instead of a consistent material for the walls, maybe consider something consistent with the development. Additionally, perhaps a SLUP should be required for properties immediately adjacent to residential.

Ms. Whipple-Boyce loved the idea of having a point of no return for parking into the neighborhoods. It will discourage business owners from purchasing residences in the hope that some day they can be turned into a parking lot for their business.

No members of the public wished to join the discussion at 8:21 p.m.

The board discussed the next steps. Mr. Koseck thought this ties into the scope of what LSL Planning and Hamilton Anderson are doing. He was interested to see where they go with it and then the board can have a productive conversation.

Chairman Boyle commented that the aesthetic they are trying to build is completely overwhelmed by the clutter of overhead wires. He recommended that possible options for screening in transitional areas be pursued by staff in conjunction with the consultants who are engaging with topics in the S. Woodward Ave. area, and the sub-contract that has been let for the Oakland/Park/Woodward Ave. sub-area. Chairman Boyle said he will contact the consultants to see if they would perhaps consider allowing an intern to take some photographs of other examples up and down the corridors, particularly those that are at an angle to the grid.

Ms. Lazar thought it is the property owners who should contribute to the meetings, rather than the tenants, because there may not be a fair reading of what the consensus really is.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, MAY 8, 2013

STUDY SESSION
Oakland/Park/Woodward Sub-Area Plan
Presentation by consultant LSL Planning, Inc.

Chairman Boyle advised that at this time, the City is currently under contract with LSL Planning to conduct a sub-area plan for the S. Woodward Gateway between Fourteen Mile Rd. and Lincoln. Accordingly, on March 18, 2013, the City Commission voted to amend the existing contract with LSL Planning for the S. Woodward Gateway project to include a small sub-area plan for the Oakland/Park/Woodward area.

Ms. Ecker recalled that at the Planning Board meeting on April 24, representatives from LSL Planning presented some draft findings based on their site-by-site analysis of the study area. Board members discussed existing conditions and findings, and members of the public provided their comments and suggestions.

Up for review and comment this evening was a draft report on the Oakland/Park/Woodward Sub-Area Plan.

Brad Strader, President of LSL Planning, summarized some of their findings and recommendations. At the last meeting they identified seven key parcels they felt were the focus of their analysis. They are transition pieces between single family and non- single family and are the most likely to receive requests for rezonings.

Mr. Strader updated his review of the following parcels:

- Euclid Area – consider improvements to Euclid that will help calm traffic, such as eliminate one metered parking space, add curb bump-outs, add a speed table, provide clearly marked crossings, and signage.
- Brookside Terrace – keep the residential but increase the density by adding office or mixed-use.
- Oakland Area – should the current single-family houses redevelop, businesses or attached residential buildings fronting N. Old Woodward Ave. would compliment the character of the other conditions in this gateway into the Downtown.
- 404 Park – there are factors unique to this parcel that are not common to any of the other parcels in the area, such as dimensional challenges, lack of screening along Woodward Ave., and views of multi-story buildings. That is important when looking at zoning changes. It has been over 20 years since the single-family home was removed and it should be viewed as a vacant lot. Current zoning really does not work for the site. Development that can present a three or four unit owner occupied residential façade along both Oakland and Park, parking located closer to Woodward Ave., and setbacks consistent with established development could help protect the single-family neighborhood; minimize impacts from associated parking facilities; and strengthen Oakland as a gateway into Downtown.

  Options for the site include:
  - Use and dimensional variances which may be difficult to get and not recommended.

- Conditional rezoning; however it can be viewed as eroding the Zoning Ordinance and is based only on what the developer offers.
- Establish a new district or overlay which gives the city control of the development of the site (recommended).
    - Shift from dimensional to performance-based standards.
    - Provide a transition from higher intensity uses to single-family neighborhoods.
    - Regulate lighting levels, noise, late-night activity, etc.
    - Include incentives to attract desired development.
    - Require a development agreement to detail the parameters for a particular development site.

Mr. DeWeese wanted to see examples of where such overlays exist that can be used as a model. Mr. Koseck observed that the study confirms for him the fact that there is uniqueness to this parcel. He applauded Mr. Strader for his very thorough analysis. Chairman Boyle added that Mr. Strader has demonstrated the reason this site keeps on sitting in the condition that it is. Mr. Williams said he likes this approach because it gives the city control of the site.

Chairman Boyle invited members of the public to comment at 8:58 p.m.

Mr. Brad Host, 416 Park, voiced his opinion that three units is the maximum density that should be allowed on that lot. Representing some of his neighbors, he asked the consultant to consider a skateboard park in West Park, and also to think about shutting down the parking on the west side of Park. Lastly, consider adding the question as well as the answer from the consultant in the minutes. Otherwise it is very good overall.

Mr. Benjamin Gill, 520 Park, thought that increased density would reduce the surrounding property values. Single-family homeowners in the area will all of a sudden be subject to a mountain of neighbors that weren't there when they purchased their property. The owner of the subject parcel has had plenty of time to sell but has chosen not to. He doesn't see why the lot cannot be used for single-family or a duplex and he doesn't think the parcel is unique. A PUD would be a great thing to do in that area.

Mr. Chuck DiMaggio with Burton Katzman thanked Mr. Strader for his report. He agreed this is a multi-family piece of property. However, he doesn't understand the limitation to four units, and that they should be owner occupied versus rentals. The neighborhood currently has a conglomeration of rentals, so he asked that rental units not be restricted in the final report, given the circumstances of the property. Further, if they are able to push the building closer to Oakland as a result of the Building Official's interpretation on setbacks, the project they propose or a modified project might work.

Mr. Strader offered a response. A national housing market expert has said the millennials and the next generation aren't interested in owning a home anymore because they don't view it as a secure risk like previous generations did. The highest values in the country are in New York City where only 25 percent of the units are owner-occupied. However, in Birmingham for assessment purposes if there are four or more rental units, they are treated by the assessor as commercial and they have a more negative impact on adjacent parcels than owner-occupied or rentals that are less than four units. Therefore, they came up with the recommendation for owner-occupied because it respects property values. The best tactic to use for that is a Development Agreement.

Chairman Boyle was not sure the City could limit the use of property to owner-occupied only and prohibit renters. Other board members expressed concern with this as well. Chairman Boyle suggested holding another study session that would lay out for discussion a few of the options that have been presented by Mr. Strader in terms of potential ordinance changes. He thanked Mr. Strader for his very valuable report and everyone for their input.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, MAY 22, 2013

OAKLAND/PARK/WOODWARD SUB-AREA – OVERLAY ORDINANCE

Mr. Baka recalled that In accordance with the direction of the City Commission and Planning Board, the Planning Dept. presented information regarding the "Transition Areas" of Birmingham at the March 27th Planning Board meeting. These are the areas of town where commercial zones abut single-family residential. At the May 8th Planning
Board meeting, Brad Strader of LSL Planning presented a draft report for the Oak/Park sub-area plan. The report contains analysis and recommendations for protecting the integrity of the sensitive residential areas that can be applied throughout Birmingham.

The Planning Dept. recently presented maps and data on the commercial areas that could be considered "Transition Areas." The maps focus on the main commercial areas in the city. Each of these has unique conditions that determine their relationship with the adjacent residential areas. In many instances the use of screening, landscaping and appropriate lighting methods are key to providing a buffer to the residential area:

- Downtown Overlay Zone
  - Oakland between Woodward Ave. and Ferndale
  - Willits at Chester
  - Purdy at Daines
- N. Old Woodward
- S. Old Woodward
- S. Woodward Ave. Corridor
- Triangle District

It was noted the City map system shows the zoning going to the center line of the street and it is very confusing. Mr. Baka agreed to mention that to the IT Dept.

Ms. Ecker went over the first draft of the Transition Overlay District Ordinance.

- A key point in the Purpose section is to encourage right-of-way design that calms traffic and creates a distinction between less intense residential areas and more intense commercial areas.
- The Applicability section indicates when the ordinance will kick in and when it does not. A Zoning Transition Overlay District Regulating Plan divides the District into two zones. Each zone prescribes requirements for building form, height, and use as follows:
  - ASF-3: Attached Single-Family 3
  - MU-3: Mixed Use 3
- Permitted Uses and Use Regulations section contains a land use matrix that tells what uses may or may not be acceptable and lists operating hours from 7 a.m. to 9 p.m. Mr. DeWeese suggested including a process where the hours can be extended with public review.
- The section on Height and Placement Requirements contains district development standards for ASF-3 and for MU-3. Basically it is three story maximum, 35 ft. maximum height, and a two story minimum. Buildings must be oriented towards the street, and they are moved up to create a street wall. Parking has to be hidden in the back. Design requirements for commercial and residential properties ensure they are pedestrian scaled. A physical and visual buffer from adjoining single-family properties in the required setbacks is required. It could be a masonry wall or the Planning Board

could approve a landscape buffer. No occupancy permit would be issued until the buffer is in place.

- The Commercial/Mixed-Use Architectural Requirements section includes:
  - Front façade requirements
  - Windows and doors
  - Roof design: Pitched roofs in keeping with typical residential style
  - Building materials
  - Awnings
  - Corner buildings
- In Streetscape and Right-of-Way Design Requirements the draft ordinance talks about ensuring sidewalks and street trees. Street design requires one or more of the following:
  - Curb extensions
  - Enhanced pedestrian crosswalks
  - Installation of a speed table
  - Installation of a pedestrian crossing island
  - Street furniture and bicycle facilities
  - Vias are permitted and shall be required where necessary for circulation

Mr. Williams was in favor of the overlay approach in concept. However, in terms of the MU classifications one size fits all will not work. More categories are needed and it is necessary to be specific about which category is appropriate for a particular location. It is key going forward to push the development forward to the street and away from adjoining neighbors.

Mr. DeWeese agreed with the need for more categories. Leave three stories as a maximum. He wanted more consideration in section 3.22 about the need to have steps on the front façade to ensure ADA compliance. In the S. Woodward Ave. Gateway a firm line may be needed that creates more depth. More flexibility in the categories may be desirable.

Under MU-3 District Development Standards it was determined the statement that an additional 24 ft. and/or two stories of building height can be allowed if certain requirements are met should be deleted.

Mr. Koseck thought this is the right approach, but is not sure that more zoning code conditions are needed. It is more about understanding relationships between the properties. Ms. Lazar liked the concepts but felt more emphasis is needed on rear design and Mr. DeWeese agreed.

Mr. Baka advised they focused on the areas where single-family abuts major commercial areas. Ms. Ecker noted it was intentional to have the City rather than the developer say what they required in what district. Chairman Boyle wanted to think about having the developer prepare the overlay within the context laid out and show how it is going to work in an area. That would minimize the imposition of very detailed regulations. Mr. Williams did not see any way to avoid many pages of Zoning Ordinance changes in the specific context of street blocks and neighborhood-by-neighborhood analysis if that approach was taken.

Mr. Williams suggested the approach should be to determine how many categories there are and based on the type of category, get some guidance for the drafting stage.
Mr. Koseck was not convinced it would be so complicated. He thinks it is about setback, bulk, architecture and buffers.

At 9:34 p.m. no one from the audience came forward to speak.

Ms. Ecker said for the next meeting staff will present more broad categories and a sample trial map that can be seen on the big screen.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JUNE 12, 2013

STUDY SESSION
Oakland/Park/Woodward Sub-Area – Overlay Ordinance

Ms Ecker recalled at the May 22, 2013 Planning Board meeting a draft overlay district amendment to Article 3 of the Zoning Ordinance was discussed, utilizing either ASF-3 or MU-3 as the transitional zoning for the subject parcels identified above. Board members agreed that they supported the Zoning Transition Overlay concept, and asked the Planning Division to create additional categories to provide a range of options for these difficult transition zones. The board also requested standards to allow flexibility for the hours of operation of businesses in this overlay, and made several comments regarding design requirements for rear facades, and to consider removing the elevated front porch requirement for residential to provide more housing options for our aging population.

This evening the board reviewed an updated draft overlay ordinance reflecting the comments of the Planning Board at the May 22, 2013 meeting. In addition, they studied an overlay map to commence the discussion as to which classifications should apply to individual properties, and larger scale maps for each specific area to be discussed.

Two new zoning classifications have been added so there are now four different categories in the draft overlay ordinance:

- Mixed-Use, three story maximum;
- Attached Single-Family, three story maximum;
- Attached Single-Family, two story maximum;
- Mixed-Use, two story maximum.

Other changes include:

- Design requirements for the rear façade;
- Front steps will be required on residential units;
- Tobacconists will not be permitted in the use chart;
- Health and fitness studios have been added;
- Flexibility in hours of operation has been provided;
- Minimum rear yard setback is 10 ft. for two and three stories;
- Maximum height for two-story is 30 ft. and maximum height for three story is 35 ft.;
- Additional language has been added to the buffer requirements;
- Rear design standards.

Ms. Ecker advised that the illustrations in the draft overlay are not up to date. They will be redone once the final draft of the overlay is ready. It was discussed that by adding two additional residential zoning districts they are gaining density, appropriate buffering, design standards, and streetscape standards.

Under 3.18 (E) Mr. Clein suggested the addition of a one sentence definition of what Attached Single-Family is attempting to be. Also, masonry screenwalls at the back of a parking lot can be buffered with some sort of landscape. Everyone agreed.

Discussion contemplated adding “or other similar uses” to the permitted uses, “subject to Planning Board approval.” Also, add “bookstore.” In. Section 3.19, Permitted Uses and Use Regulations, insert a section that states a maximum size requirement.

The board then studied the maps and determined which properties to include on each overlay map:

- Downtown Birmingham
- S. Old Woodward Ave.
- S. Woodward Ave.
- S.E. Section, Birmingham
- N.C. Section, Birmingham
- E. Birmingham
- W. Section, Birmingham
- S.W. Section, Birmingham

The chairman called for public comments at 9:17 p.m.

Mr. Brad Host, 416 Park, found out that a house on the south side of Maple Rd. at Larchlea is excluded from the overlay map.

This study session will be continued at a future meeting.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JULY 24, 2013

STUDY SESSION
Zoning Transition Overlay – Map

Mr. Baka recalled at the June 12, 2013 Planning Board meeting the Planning Dept. presented maps identifying potential transition areas and overlay ordinance language that could be applied to those areas. Based on the last study session, the Planning Dept. has developed a range of zone classifications that can be applied to these areas as deemed appropriate. Also, new ordinance language has been incorporated as a result of comments at that meeting. The transition overlay includes four zoning classifications that can be applied in the various locations that have been identified. depending on the conditions present at each site.

Also, the use of screening, landscaping and appropriate lighting methods has been emphasized in each zone to provide a significant buffer to the residential area. He showed maps that identified each zone as discussed at the June 12, 2013 Planning Board meeting, along with staff's recommendations for each area based on the existing and adjacent land uses as well as the proximity to single-family residential. Input from the Planning Board was requested for each recommendation.

- Oakland between Woodward Ave. and Ferndale
  Recommendation: ASF-3 Attached Single-Family
  Planning Board Comments: <u>ASF-2 Attached Single-Family, include two lots that run EW, consider the parking, consider removing institutional and recreational uses, consider setting up a separate transitional classification</u>
- N. Old Woodward Ave. between Oakland and Ravine
  Recommendation: MU-3 Mixed-Use
- Willits at Chester (First Church of Christ Scientist)
  Recommendation: ASF-3 Attached Single-Family
  Planning Board Consensus: <u>Re-visit</u>
- Chester at W. Maple Rd. (O-1 Office)
  Recommendation: MU-3 Mixed-Use
- Brown and Purdy (O-2 Office Commercial and P Parking)
  Recommendation: MU-3 Mixed-Use
- Purdy at Daines (R-3 Single-Family Residential)
  Recommendation: ASF-3 Single-Family Residential
- Woodward Ave. and E. Maple Rd. to Adams (B-2 General Business, P Parking, and R-4 Two-Family Residential)
  Recommendation: MU-3 Mixed-Use
- Post Office (O-2 Office/Commercial, P Parking)
  Recommendation: ASF-2 Attached Single-Family
- Adams Square (B-2 General Business)
  Recommendation: MU-3 Mixed-Use
  Planning Board Comment: <u>Include the existing residential red zone</u>
- S. Adams between Adams Square and E. Lincoln
  Recommendation: MU-2 Mixed-Use
  Planning Board Comment: <u>ASF-2 Attached Single-Family</u>
- E. Lincoln at Grant
  Recommendation: MU-2 Mixed-Use
- Woodward at Quarton, west side (O-2 Office/Commercial)

Recommendation: MU-3 Mixed-Use

- Fourteen Mile Rd. east of Woodward Ave. (R-5 Multiple-Family Residential, O-1 Office)
  Recommendation: R-5 parcel to ASF-3 Single-Family Residential
  O-1 parcels to MU-2 Mixed-Use
  Planning Board Consensus: R-5 parcel to MU-2 Mixed-Use
- Fourteen Mile Rd. at Pierce (B-1 General Business, P Parking, R-5 Multiple- Family Residential)
  Recommendation: B-1 and P to MU-2 Mixed-Use
  R-5 to ASF-3 Attached Single-Family
  Planning Board Consensus: R-5 parcel to ASF-2 Attached Single-Family
- Southfield at Fourteen Mile Rd. (PP Public Property, O-1 Office, B-1 Neighborhood Business, R-8 Multiple-Family Residential)
  Recommendation: PP, O-1, B-1 to MU-2 Mixed-Use
  R-8 to ASF-2 Attached Single-Family
  Planning Board Consensus: Remove PP Public Property
- W. Maple Rd. at Chesterfield (P Parking, B-1 Neighborhood Business, O-1 Office)
  Recommendation: MU-2 Mixed-Use
- W. Maple Rd. and S. Cranbrook (B-1 Neighborhood Business)
  Recommendation: MU-2 Mixed-Use
- S. Woodward Ave. Corridor between Lincoln and Fourteen Mile Rd. (B-2B
  Recommendation: To be made after the master planning process is completed.

Mr. Baka said the Planning Department will take these comments and create final ordinance language and develop better maps that show the roads for review in advance of a public hearing. Mr. Williams said to use ASF-2 as the standard and look at heights of the neighboring residential properties as against what would be allowed under the new designation.

The chairman asked for comments from the public at 10:05 p.m.

Mr. Brad Host, 416 Park, thought what has happened on Brown St. could easily happen on Adams. He was confident that three of the five homes in the Overlay on Oakland are happy to be included in the Overlay. The same is true for his property and the neighbor to the north, 430 Park.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, SEPTEMBER 11, 2013

STUDY SESSION
Transitional Zoning

Mr. Baka recalled that over the course of several Planning Board study sessions, the Planning Dept. has presented maps identifying potential transition areas and overlay ordinance language that could be applied to those areas. The maps have been revised and refined to reflect the input of the Planning Board. Depending on the conditions present at each site, the overlay provides five distinct zones that vary in permitted height, bulk, and use. The maps for each area were last discussed in detail at the August 28, 2013 Planning Board meeting. In accordance with that discussion, each map now reflects the recommendation of the Planning Board where consensus was achieved.

First, it was suggested at the last Planning Board meeting that the ordinance language be revised to allow for a further increase in density at the Adams Square site and the strip of commercial parcels at the southwest corner of Quarton and Woodward Ave. The language has been included that would permit five stories along the frontage line but require the building height to step down to three stories as it approaches the residential properties. This MU-5 Zone resembles the Triangle Zone but maxes out at five floors. There is a 6,000 sq. ft. limit to a commercial use.

Second, the parcel located at the southeast corner of Lincoln and Adams has been added to the overlay at the request of the property owner.

Third, the vacant parcel at the west of the P Zone at Woodward Ave. and Quarton has been added to the recommendation of MU-5.

In addition to the changes made to the maps, the Planning Board has been provided with information that they requested to assist with specific decisions related to height and lot depth. A comparison of the lot depth of the R-8 District along W. Brown St. to the depth of the parcels along Oakland between Woodward Ave. and Ferndale was given.

A massing model provided by LSL Planning demonstrated a massing comparison of the proposed height of the ASF-3 Zone and the existing R-2 Single-Family Residential that it would be abutting as to what the maximum build-out would look like west and east down Oakland across Woodward Ave.

Mr. Williams wanted to see a drawing that shows the entire area developed. Ms. Ecker assured Mr. Koseck that 9 ft. ceilings would be possible to achieve.

Mr. Clein was bothered by the addition of the second non-single family residential building in that neighborhood. <u>Discussion concluded the parcels on both sides of Park should be treated the same in terms of the buffer zone between them and the residential properties to the north, ASF-3 with a 10 ft. rear setback</u>. The two parcels will have to front on Oakland. Ideally, it would be nice to have more density right at the corner through setbacks or frontage requirements. The City Attorney may need to become involved with the language on this matter.

Mr. Williams noted objections from residents in the neighborhood that MU-5 is too high for the Adams Square site. The question is whether two stories at the border of residential would be better for the neighboring residential properties, still permitting five stories along Adams. Ms. Ecker noted in reality there will probably be parking in the back. Chairman Boyle explained this is the largest single property in the City and was previously consistent with what the Board wanted to do in the Triangle District. Now the market has changed, the tenants have changed, the condition has deteriorated, and here is an opportunity to seek a better and higher use of the site. Ms. Ecker stated that with MU-3 zoning, such as across Adams, a developer can go from three to an extra two floors with certain concessions. After a great deal of discussion Chairman Boyle summarized that the board is moving toward an MU-3 designation for this site.

In response to a question from Ms. Lazar, Ms. Ecker said if the Adams Square parcel is added into the Triangle District and then the Corridor Improvement Authority, it would assist in funding a parking structure in the district if the property was redeveloped. Also, if it is brought into the Triangle District it opens up the opportunity for a Bistro License at this site, which the Coney there has wanted for years.

Mr. Baka indicated they have proposed rezoning the property at Quarton and Woodward to MU-5, and within 100 ft. of the residential parcels they would be forced to step down to three stories. That would allow five stories right at the corner. Mr. Koseck did not think there is enough room to go up five stories. Further discussion concluded that for consistency, MU-3 zoning should be proposed with a 15 ft. separation requirement from residential.

Chairman Boyle thought the parcels on the west side of Southfield and Fourteen Mile present the opportunity for a small neighborhood center that would be of value to the area as a whole. After deliberation, the Chairman encouraged staff to change this to MU-2 zoning.

Mr. Baka pointed out another change from the last meeting. The board said that the area between Adams Square and Lincoln on the east side of Adams should be changed to MU-2. The parcel on the south side of Lincoln was added as well.

Based on discussion last time, on Purdy and Daines staff included the first residentially zoned property with MU-2 to line it up with the P Zone district.

Ms. Whipple-Boyce thought it would be a good idea to change the zoning from R-5 to ASF-2 along Fourteen Mile from Pierce to the Comerica Bank driveway. Development would be the same height, but closer to the street. Board members thought that would work.

Ms. Ecker summarized the discussion:

Ordinance

- With any MU or ASF-3 increase the rear setback to 15 ft. from 10 ft.;
- Update the illustrations.

Mapping

- 404 Park and Oakland: Talk to the City Attorney for language that may require them to front on Oakland to deal with the two lots and get them to deal with the big one on Oakland.
- Adams Square: Go down to MU-3 with no step-down;
- Quarton and Woodward: Change from MU-5 to MU-3 and extend into the right-of-way, no step down;

- Southfield and Fourteen Mile Rd.: Change the whole block to MU-2, including public property;
- Pierce and Fourteen Mile Rd.: Include the property on the north side of Fourteen Mile Rd. east of Grant all the way to where Comerica starts.

Motion by Mr. DeWeese
Seconded by Mr. Williams to set a public hearing on the Transition Area Maps and Zoning Classifications for October 9, 2013.

The chairman invited comments from members of the public at 9:45 p.m.

Mr. David Underdow, 437 Southfield, said he is partial owner of property on Eton north of Maple Rd. that is zoned B-1. He asked that his property be included in MU-3 zoning. He was hopeful that would allow more uses. Mr. Koseck thought he could do other things that would bring his property more into conformance and improve its marketability. After deliberation, board members thought that MU-3 zoning makes perfect sense. Ms. Ecker agreed to include this parcel as MU-3 at the public hearing and a decision can always be made at that time.

Motion carried, 7-0.

VOICE VOTE
Yeas: DeWeese, Williams, Boyle, Clein, Koseck, Lazar, Whipple-Boyce
Nays: None
Absent: None

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, OCTOBER 9, 2013

PUBLIC HEARING
Zoning Transition Overlay

TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 03 BY ADDING NEW SECTIONS 3.17 THROUGH 3.24 TO ADD A NEW ZONING TRANSITION OVERLAY DISTRICT TO REGULATE DEVELOPMENT ON TRANSITIONAL ZONING PARCELS ACROSS THE CITY
AND
TO AMEND ARTICLE 1, SECTION 1.14 BY AMENDING THE ZONING MAP IN ITS ENTIRETY TO INCLUDE THE ZONING TRANSITION OVERLAY DISTRICT ZONING

The chairman formally opened the Public Hearing at 7:34 p.m.

Mr. Baka recalled at the September 11, 2013 Planning Board meeting the board set a public hearing to consider amendments to the Zoning Ordinance that would establish the Zoning Transition Overlay District and to amend the existing Zoning Map in agreement with the accompanying maps.

In accordance with the direction of the City Commission and Planning Board, the Planning Department has conducted study sessions over the past several months focused on the "Transition Areas" of Birmingham. These are the areas of town where commercial zones abut single-family residential. This study was done in conjunction with the current study of the S. Woodward Corridor and the Oak/Park Sub-Area Plan, both of which must find sensitive ways to address the interface of commercial property and residential property.

Mr. Baka advised that the study sessions have resulted in four (4) transition overlay zoning classifications that can be applied in the various locations that have been identified. Those zones are MU-2 and MU-3, which stands for two and three story Mixed Use, and ASF-2 and ASF-3, which stands for two and three story Attached Single Family. Depending on the conditions present at each site, the overlay zones have been applied based on what is considered to be the appropriate height, bulk and use standards. The maps for each area have been discussed in detail at several study sessions. Each map reflects the recommendations of the Planning Board.

Mr. Baka went on to point out changes that are a result of the board's previous discussion. Corner parcels in the Zoning Transition Overlay shall be developed with the front lot line facing an Arterial Street. The Planning Board may approve an alternative front lot line. Mr. Williams thought Arterial Street should be defined in the Zoning Ordinance. Ms. Ecker noted at the last meeting the board asked that the buildings be oriented at the front of an Arterial Street. This means that the side next to residential would be considered a side yard, which would be 20 ft. for MU-3 and 15 ft. for MU-2.

Mr. Baka highlighted the parcel descriptions of the 15 areas the board has identified for re-zoning:

- Oakland between Woodward Ave. and Ferndale

Proposed: ASF-3 from R-2

- N. Old Woodward Ave. between Oakland and Ravine

Proposed: MU-3 from B-2

- Corner of Willits and Chester and W. Maple Rd.

Proposed: ASF-3 and MU-3 from R-2 and O-1

- Brown and Purdy, Purdy and Daines

Proposed: MU-2 and ASF-2 from O-2 and R-3

- Post Office and R-6 parcels, Adams Square

Proposed: ASF, MU-2 and MU-3

- E. Lincoln and Grant

Proposed: MU-2 from B-1

- Woodward and Quarton

Proposed: MU-3 from O-1

- Fourteen Mile east of Woodward Ave.

Proposed: MU-2 from O-1

- Fourteen Mile west of Woodward Ave. to Pierce

Proposed: ASF-2

- Southfield and Fourteen Mile

Proposed: MU-2 and ASF-2 from B-1, O-1 and R-8

- W. Maple Rd. and Cranbrook

Proposed: MU-2 from B-1

- E. Maple Rd. and N. Eton

Proposed: MU-3 from B-1

- Frank and Ann

Proposed: ASF-3 from B-1

Chairman Boyle provided context. This process started when a proposal came in for contract zoning at the site on Oakland between Woodward Ave. and Ferndale. The City decided that contract zoning is inappropriate for the City of Birmingham. Instead, they asked this board to look at transitional border areas as a whole. The goal was to provide an appropriate zoning mechanism in these transitional areas that will help the City to deal with proposals when they come forward from individual developers and not have to challenge spot zoning as it emerges over the years to come. Most importantly, the board wants to preserve the neighborhoods by not allowing the intrusion of inappropriate uses, but keep them on the edges so they would fit with the residential.

The chairman took comments from members of the public at 7:55 p.m.

Mr. Frank Carnovale, Birmingham Architect, questioned how a change in zoning will impact current projects that are in the works. Ms. Ecker replied this matter will go to the City Commission in December at the earliest. If an application comes in after this ordinance is adopted, it would be subject to the new rules. Responding further to Mr. Carnovale, she said that the majority of what is being discussed tonight will allow more flexibility of use and tighter control over form, placement and scale.

Ms. Dorothy Conrad, 2252 Yorkshire, noticed that hardware store is not a permitted use under the proposed MU-3 Adams Square zoning. Chairman Boyle said the overlay allows them to control uses as well as the size of uses. Ms. Ecker explained that uses that are not called out as of right could be allowed with a Special Land Use Permit. Further, Ms. Conrad did not think proper notification was given for this hearing. Ms. Ecker replied that proper notification was given in accordance with State requirements. Staff takes direction from the City Commission with respect to additional notice going out.

Mr. Gary Andres, the owner of S. Adams Square, 725 S. Adams, said with respect to the square footage limitation, his older buildings cannot be divided up into smaller spaces of 4,000 sq. ft. based on their current design. Ms. Ecker advised that any existing use shall be permitted to continue. The building and the uses are grandfathered in. However, a new use must fall under one of the permitted uses. Mr. Williams did not understand why the hardware store use that was formerly there could not be included under MU-3 permitted uses for Adams Square. Mr. Andres explained the overlay idea for his property is very troublesome for him because of the limitation on square footage. He feels the board made the right decision on the allowable number of stories.

It was discussed that allowing "small scale retail" could be changed to "retail."

Ms. Conrad asked that grocery and drug stores be considered as proper uses in an area such as Adams Square. They are convenient for the nearby residents. Mr. Andres noted that if uses are not listed as permitted, it decreases the opportunity for tenant proposals to be brought forward to the land owner.

Ms. Alice Thimm asked for consideration of a step-down with MU-3 when it is a certain number of feet towards the residential. She agreed with the added uses of hardware, grocery and drug store for MU-3. She asked whether commercial properties that face the side street and abut a single-family home to the side need to follow the residential front setback. Ms. Ecker replied it would not be a corner lot and the setback would be between 0 ft. and 5 ft. from the sidewalk. Ms. Thimm did not think a commercial building out to the sidewalk next to someone's home is proper. Mr. Koseck suggested where interior lots face residential streets the setback should the average of properties within 200 ft.

Ms. Thimm thought the noticing was very inadequate. She agrees with most aspects of the overlay, but believes it should only move forward if an additional, more sensitive level of MU is established. Further, the O-2 Zone currently has a 20 ft. rear setback. However, the overlay proposal for MU-2 states a 15 ft. rear setback, and it brings the development that much closer to someone's home.

Mr. Andres observed that many uses appropriate for a residential area, such as restaurants, have been eliminated and so he is not in favor of the overlay.

Mr. Brad Host, 416 Park, said that he does not agree with the types of uses permitted in ASF-3, such as school, daycare center, and government office. Mr. Williams did not think uses that are already permitted should be taken away. Chairman Boyle said it would be dangerous to start defining uses for individual plots because the board would be back to square one.

Mr. Williams noted where there is an existing usage on a site, the question going forward of whether to deny a use that has been in existence strikes him as a legal issue. To take a use that historically has not been permitted and add it to the list may be objectionable but isn't a legal issue. He doesn't think that adding a Special Land Use Permit ("SLUP") as a way to address the first issue answers the legal aspect.

Mr. Host hoped ASF-3 side and rear setbacks would go to 15 ft.

Ms. Conrad observed that the parcel on E. Maple Rd. and N. Eton was zoned MU-3 without study at the request of the owner. She commented that site has not had any improvements for

50 years. There are a number of things that could be done to make it more desirable for people to rent.

Mr. Charles DiMaggio with Burton-Katzman had sent a letter and he noted they have an interest in the property at 404 Park. In the ASF-3 District the definition of an attached single-family unit requires that the units be divided vertically. However, they believe there is a demand for units to be on one floor horizontally and he asked the board to take a look at that. The form and setbacks are the same and it provides more flexibility on the smaller lots. This design will become more and more important as older people want to move close to Downtown and not climb stairs.

Mr. Clein felt there are some things that need flushing out before he would feel comfortable moving forward.

Ms. Whipple-Boyce noted potential problems:

- Reduced side and rear setbacks compared to what is existing;
- Whether to remove existing uses that are not permitted in Adams Square and at Lincoln and Grant;
- Perhaps Adams Square needs its own classification based on the square footage of the existing spaces. The same thing with the Quarton site. Mr. Williams noticed that on the Quarton site the house on Redding that is immediately adjacent seems to be partially in the Transition Area. Ms. Ecker advised the zoning splits that lot;
- ASF-2 seems inappropriate for Fourteen Mile because of the zero front setback.

Mr. Koseck's suggestions:

- Square off Adams and Bowers and include the apartment building that is zoned R-6;
- At E. Maple Rd. and N. Eton three stories is totally out of place;
- The City should not dictate how residential units are laid out – allow for creativity;
- The setbacks are wrong in ASF-2 and ASF-3. They should be 20 ft. at a minimum and he also was concerned about the 5 ft. setback from the street;
- Other than that the Overlay is perfect and allows for flexibility.

Ms. Lazar concurred with Mr. DiMaggio that there is increased demand for one-floor living.

Mr. DeWeese's suggestions:

- Consider setbacks to be one-half the height of the building, or other options;
- Where the underlying zoning is R-1 through R-3, allow a choice whether or not to build in the overlay;
- Provide a three-month period after the ordinance is adopted for people to submit plans under the previous zoning;
- End this public hearing and have a study session before scheduling another public hearing. Receive noticing directions from the City Commission.

The consensus was to terminate this hearing, revisit several items in a study session, and then present the package to the public in a public hearing.

The chairman closed the public hearing at 9:45 p.m. and board members took a short recess.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, NOVEMBER 13, 2013

STUDY SESSION
Transitional Zoning

Mr. Baka recalled the Planning Board has held several study sessions over the past several months in order to refine the maps identifying potential transition areas and the overlay ordinance language that could be applied to those areas. The studies have resulted in four transition overlay zoning classifications. Depending on the conditions present at each site, the overlay zones have been applied based on what is considered to be the appropriate height, bulk and use standards. Maps for each area prepared by LSL Planning have been discussed in detail at several study sessions. At the public hearing on October 9, 2013 issues were raised that the Planning Board determined required further review:

- Revisit the list of proposed permitted uses to determine if additional uses should be added. Some uses which were cited at the public hearing have been added to the draft ordinance - bookstore, drugstore, drycleaner, food and drink establishment, grocery store, hardware store.

It was concluded that the following permitted uses under 3.19 will need definitions: artisan use, boutique, essential services, parking, social club, indoor recreational facility, pharmacy, specialty food store.

Under 3.18 Applicability A (3) add the words "to the maximum extent practical."

- Permit the construction of single-family homes in ASF Zones that were previously zoned for such.

Language has been added to allow SF homes in those areas.

- Allow setbacks greater than 5 ft. in the ASF Zones. The board may wish to consider this provision to be contingent on Planning Board approval. 5 ft. minimum setback has been provided.

Under 3.20 Height and Placement Requirements (A) ASF-2 District Development Standards, should have read "0 to 5 ft. minimum front yard setback." However it was decided to give flexibility in the front yard, but protect the back and sides.

- Provide ordinance language that ensures developments that take place on corner parcels will be oriented toward the dominant street on that corner. Language has been added to the draft ordinance that incorporates the street hierarchy.

That language was clear.

- Interior parcels on residential streets should have a front setback equal to the homes on that street. That language has been added to the draft ordinance.

It was agreed that the side yard setbacks directly adjacent to residential should be considered in addition to the front yard issue on interior lots.

Make the Christian Science church at the corner of Maple Rd. and Southfield Rd. ASF-3.

- ASF Zones should permit multi-family developments provided that they meet setbacks and development standards set forth for that zone.

That was agreed and language has been incorporated into the draft ordinance.

- The rear setback for MU-2 was increased from 15 ft. to 20 ft. Rear setback has been increased to 20 ft.

Board members agreed.

- What should the maximum size limit be for commercial uses.

If the space is existing, but the use is changing, then it is grandfathered in on parcels up to a certain amount of sq. ft. For those that are larger, like Adams Square, it is different. Adams Square should have its own zone.

- Should additional O-1 and O-2 properties be included? Such parcels not currently under consideration follow along with the decisions that were made:
    - O-1 parcel on Southfield Rd. at Martin - in.
    - O-1 parcel on E. Lincoln @ Woodward Ave.- in.
    - O-1 parcel @ 2100 E. Maple Rd.- out.
    - O-2 parcels north of Ravine on N. Old Woodward Ave.- out.
    - O-2 parcels on Brown west of Pierce - in.

The chairman summed up what has been done up to this time. A public hearing was held and the board realized there were a number of issues and definitions that needed work. Those have been brought back to this board and decisions have been made. They will be included for the next public hearing.

Members of the public were invited to speak at 10:06 p.m.

Mr. Jim Partridge, owner of several parcels on Adams Rd. south of the shopping center, agreed that the shopping center should not be in the discussion. There is opportunity to look at the three or six small parcels on the east side of Adams Rd. as part of the entry into the City. He doesn't see them ever being developed, except as one as long as it is not shrunk back from the residential property line so much that it can't get the return on the rent.

Ms. Alice Thimm did not think the previous speaker understands that he shouldn't be concerned. In response to her several inquiries, the chairman said the board has worked through and now is asking staff to go back and clarify definitions, uses, setbacks, heights, use of previous ordinances, etc. This will ensure a more complete package will be brought to the public and the board at the next public hearing.

Mr. Jim Partridge asked if it would be possible to start these discussions early in the meeting so more people would participate. Chairman Boyle said the next time this topic is on the agenda it

will be a continuing study session with the expectation that the public hearing will be set at the end of deliberations.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, FEBRUARY 26, 2014

PUBLIC HEARING
Transitional Overlay Districts

At 7:40 p.m. Chairman Boyle formally opened the public hearing to review the Zoning Transition Overlay ordinance amendments and the proposed property rezoning. He went on to note that the neighborhoods are fundamental to the future of this city and the Planning Board feels responsible for ensuring they are maintained and continue to be the core of the city. At the same time the board is pursuing the opportunity to identify new neighborhood scaled activities at the fringes of the neighborhoods that will improve the quality of life and make the city an even better place to live. It has taken 18 months of meetings to get to this point, and tonight the board will receive public comment on how to deal with these transition areas.

1. An ordinance to amend Chapter 126, Zoning, Article 3, Overlay Districts, to add sections 3.17 – 3.24 to create the Zoning Transition Overlay District by creating the new zoning classifications TZ-1 – Attached Single-Family Residential, TZ-2 – Attached Single-Family Residential, TZ-3 – Mixed Use and TZ-4 – Mixed Use, and establishing development standards for these new zone districts.

2. An ordinance to amend Chapter 126, Zoning, Article 9, Definitions, Section 9.02 to add definitions for parking – off-street, social club, tobacconist, indoor recreation facility and specialty food store.

3. To consider a proposal to rezone the transitional parcels that are adjacent to residential zones throughout the City.

Mr. Baka recalled the Planning Board has held a number of study sessions in order to develop the Zoning Transition Overlay. The goal of these study sessions has been to identify and revise the zoning classifications of properties that abut Single-Family Residential and are also adjacent to commercial areas or major thoroughfares so that they provide a transit or buffer to the single-family neighborhoods. The Planning Board has selected fifteen (15) locations throughout the City where these zones are proposed to be implemented.

The chairman noted this has been an evolutionary process. The standards have developed from the rules, regulations, ordinances and practices that have been applied for a long time in other areas of the City.

Mr. Baka went on to show a Powerpoint presentation that summarized the content of the proposed changes and explained what uses were added or taken away in order to strengthen the neighborhoods. In addition, senior uses might be included in some of the areas. Mr. Baka reviewed the following properties being considered for rezoning:

a) **300 Ferndale, 233, 247, 267 & 287 Oakland, 404, 416 & 424 Park, Birmingham, MI**
Rezoning from R-2 Single-Family Residential to TZ-2 - Attached Single-Family.

b) **185 Oakland, 322, 344, 350, 380, 430, 450, 460 & 470 N. Old Woodward, Birmingham, MI**
Rezoning from B-2 General Business to TZ-4 - Mixed Use to allow Commercial and Residential uses.

c) **191 N. Chester Rd., Birmingham, MI**
Rezoning from R-2 Single-Family Residential to TZ-2 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses.

d) **400 W. Maple, Birmingham, MI**
Rezoning from O-1 Office to TZ-4 Mixed Use to allow Commercial and Residential uses.

e) **564, 588, 608, 660 Purdy, Birmingham, MI**
Rezoning from R-3 Single-Family Residential to TZ-1 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses.

f) **115, 123, 195 W. Brown, 122, 178 E. Brown, Birmingham, MI**
Rezoning from O-2 Office to TZ-3 - Mixed Use to allow Commercial and Residential uses.

g) **1221 Bowers & 1225 Bowers, Birmingham, MI**
Rezoning from O-1- Office/ P - Parking to TZ-2 - Attached Single-Family to allow Attached Single-Family, Multi-Family Residential uses.

h) **1111 & 1137 Holland; 801, 887, 999, 1035 & 1105 S. Adams Rd.; 1108, 1132 & 1140 Webster; 1137 & 1143 Cole St.; 1101 & 1120 E. Lincoln. Birmingham, MI**
Rezoning from O-2 Office to TZ-3 - Mixed Use to allow Commercial and Residential uses.

i) **500, 522 & 576 E. Lincoln; 1148 & 1160 Grant; 1193 Floyd Birmingham, MI**
Rezoning from B-1 Neighborhood Business to TZ-3 - Mixed Use to allow Commercial and Residential uses.

j) **36801, 36823 & 36877 Woodward, Birmingham, MI**
Rezoning from O-1- Office & P-Parking to TZ-4 - Mixed Use to allow Commercial and Residential uses.

k) **1775, 1803, 1915, 1971, 1999, 2055, 2075 & 2151 Fourteen Mile Rd., Birmingham, MI**
Rezoning from O-1- Office to TZ-3 - Mixed Use to allow Commercial and Residential uses.

l) **100, 124, 130 & 152, W. Fourteen Mile Rd. & 101 E. Fourteen Mile Rd., Birmingham, MI**
Rezoning from B-1-Neighborhood Business, P-Parking, R-5-Multi-Family Residential to TZ-3 - Mixed Use to allow Commercial and Residential uses.

m) **880 W. Fourteen Mile Rd., 1875, 1890 & 1950 Southfield Rd., Birmingham, MI**
Rezoning from B1-Neighborhood Business, O-1-Office to TZ-3 - Mixed Use.

n) **1712, 1728, 1732, 1740, 1744, 1794 & 1821 W. Maple Rd., Birmingham, MI**
Rezoning from B1-Neighborhood Business, P-Parking, O-1-Office to
TZ-3 - Mixed Use to allow Commercial and Residential uses.

o) **2483 W. Maple Rd., Birmingham, MI**
Rezoning from B-1-Neighborhood Business to TZ-3 - Mixed Use to allow Commercial and Residential uses

p) **151 N. Eton, Birmingham, MI**

Rezoning from B-1 Neighborhood Business to TZ-3 - Mixed Use to allow Commercial and Residential uses.

q) **412 & 420 E. Frank, Birmingham, MI**

Rezoning from B-1-Neighborhood Business, B-2B-General Business, R-3-Single-Family Residential to TZ-2 – Attached Single-Family Residential to allow Attached Single-Family and Multi-Family Residential uses.

Mr. Williams directed attention to minimum lot areas which are specified in TZ-1 and TZ-2 at 1,000 and 1,280 sq. ft. He is quite certain that 1,000 sq. ft. is too low and it needs to be further expanded beyond that number. In his mind it will permit too many units within a very small parcel. Mr. Koseck wanted to make sure that an ordinance is not created that will not allow downsizing for people who want to continue living in town but are looking for smaller units. The more the minimum lot area is increased, the bigger the units will become as developers seek to maximize their return on investment.

Mr. DeWeese pointed out that under the proposed changes if an area is currently defined as Single-Family Residential and it is getting changed with the Overlay, a person can build either to the Overlay or stay with Single-Family Residential.

Chairman Boyle invited comments from the public at 8:43 p.m.

Mr. Benjamin Gill, 520 Park St., wondered why the whole neighborhood zoning is being changed for one particular parcel.

Mr. Jim Partridge, 925 S. Adams, talked about the transitional area from the shopping center south. He advised that the Michigan Uniform Energy Code precludes clear glass. A shading coefficient of .4 is mandated. He showed why the parcels on Adams cannot be developed and it was suggested that he submit his drawings and comments in writing to the Planning Dept.

Mr. Dan Wingard, 389 N. Old Woodward Ave., representing Brookside Townhomes, was present to address the TZ-3 zoning at 185 Oakland down to Ravine. He asked they be part of an MU-5 Transitional Overlay. Mr. DeWeese told him that request should be formally sent to the Planning Dept. so they can figure out an appropriate use.

Mr. Brad Host, 416 Park, pointed out that minimum lot area per unit has nothing to do with square footage of a unit. It has everything to do with density. Further, he was not happy with family day care home being permitted in all residential zones.

Ms. Kristin Irkin, 1896 Pierce, wondered what can be done because there has been an increase in cars and parking along her street. Ms. Ecker advised that she, along with her neighbors, can submit a Permit Parking Request to the Police Dept. It is not something that this board considers.

Mr. Harvey Zalzin, 564 Purdy, said he disagrees with some of the proposals, specifically Southfield Rd. and Fourteen Mile Rd.; the Mills Pharmacy area; Eton and Fourteen Mile Rd. Creating larger buildings there takes away the quaintness of Birmingham.

Mr. Paul Prayer, 543 Henrietta, talked about 115, 123, and 195 Brown which is proposed to go to TZ-3 and why it isn't going to TZ-1. Everything else on the other side of Pierce going west is zoned R-8. The area on Henrietta north of Brown on the west side is also R-8. Ms. Ecker

replied one of the factors the board looked at was that there are already commercial uses there.

Mr. Michael Shuck, 247 Oakland, who also owns 267 Oakland, said he is concerned about the density of what is being built on the corner of Woodward Ave. and Oakland. He is not really concerned with maybe three units there, but under this plan seven units are possible and to him that is way too much.

Mr. Vince Rangle, 5750 New King St., spoke on behalf of Cranbrook Auto Care. They are in agreement with the Overlay District and are happy to see it coming.

Mr. Michael Poris, 527 Graeton, said it is odd to him to restrict lot size because it makes it hard for someone to come along and develop it and make it work. In which case, nothing will happen. To him lot size is market driven. He was advised by board members that townhouses can be built either vertically or horizontally. Chairman Boyle added that just responding to the market is not necessarily what the neighborhood wants. So the board is trying to find some common ground in these areas. Mr. Koseck commented that the decisions made here will last for years and years to come.

Mr. Fred Sherlow, owner of the small medical building at 775 E. Fourteen Mile Rd., had a concern that if something happens to his building and he has to rebuild with a 10 ft. offset it would pretty much destroy it. He wondered if he could build back on the existing footprint. Mr. Baka responded if it is more than 75% destroyed then he would have to build to the current standards. Mr. Sherlow questioned what has changed in the neighborhood that he is in from 25 years ago until today.

Ms. Dorothy Conrad, 2252 Yorkshire, had questions about the rules and regulations governing TZ-3 and TZ-4. The way this is written, non-residential uses are required to be 3,000 sq. ft. or less in TZ-3 and 4,000 sq. ft. or less in TZ-4. She believes that to clarify it should say "per use." Secondly, she believes there should not be an exception allowed to the rules and regulations that improve what a place should look like, such as the requirement for a buffer or green space in a parking lot. Make the building smaller and leave the green space in.

Ms. Whitney Shaplin, representing the church at 191 E. Chester, advised the church is currently in use.

Mr. Aaron Fisk represented Consumers Energy on the proposed TZ-4 Overlay Zoning. The change would require them to obtain a Special Land Use Permit ("SLUP") for any improvements. To them the change would be excessively burdensome. He requested the City keep the Essential Service exemption in the new zoning overlay. Consumers Energy does not want a natural gas facility building up near the road. Ms. Ecker responded that she sent Mr. Fisk's letter to the city attorney and he has ruled that the City has the authority to make this a SLUP if desired.

Mr. Robert DeWitt, 1890 Southfield Rd., DeWitt Salon, said his concern regarding the proposal is the mention of restrictions regarding business hours. They have always had flexible hours for their clients and it is important for them to be able to continue this service for their clients as needed. He asked the board to allow them to continue to extend flexible business hours to their clients. It was determined that as an existing business he would be allowed to continue in his current operation.

Ms. Alice Thimm asked the board to reconsider the following:

- To permit evergreens in lieu of a wall;
- The option to eliminate plantings along a screenwall in order to meet parking requirements;
- To allow an additional 10 ft. of building height for towers, peaks, or building accents;
- There is no justification to permit commercial uses in an Office Zone where they have never been. Only businesses of the lowest intensity should be allowed to share a property line with someone's home.

Mr. Bryce Phillips, 588 Purdy, did not see how putting commercial right in his backyard will enhance the value of his property.

Mr. Salvatore Bitonti, the owner of 412 E. Frank and 420 E. Frank, would like his property to remain as it is now. Take it out of the Transitional Overlay so that he can keep it commercial. If the Frank St. Bakery moved out and it was kept in the Overlay he would not be able to have a commercial use in there again. Mr. DeWeese thought a clarification is needed as to what constitutes use. The intent is clearly not to put a person in a position that makes it unfeasible to continue with commercial. If they choose to make changes and upgrades the option is there.

Chairman Boyle noted after hearing public comments there are several issues that need to be re-visited:

- The minimum lot area which is important because it drives density;
- Permitted uses for elderly facilities on some sites;
- The technical issue regarding glazing;
- The Consumers Energy site.

Motion by Mr. Williams
Seconded by Mr. DeWeese to continue this public hearing to Wednesday, April 9 at 7:30 p.m.

Motion carried, 6-0.

Mr. Baka said the board will hold a study session on this topic prior to the public hearing.

VOICE VOTE
Yeas: Williams, DeWeese, Boyle, Koseck, Lazar, Whipple-Boyce
Nays: None
Absent: Clein

The board took a brief recess at 9:35 p.m.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, MARCH 12, 2014

STUDY SESSION
Transitional Overlay Districts

Mr. Baka recalled on February 26, 2014 the Planning Board held a public hearing to consider making a recommendation to the City Commission on the proposed Zoning Transition Overlay ("ZTO"). During the course of the hearing, several issues were identified that the Planning Board felt need further study and consideration. Accordingly, the public hearing was scheduled to continue on April 9th, 2014. In the meantime, the Planning Board directed staff to conduct a study session at the March 12th, 2014 Planning Board meeting in order to address some of the outstanding issues and consider additional changes to the draft ordinance. The issues identified for further study were as follows:

- Minimum lot area per unit for TZ-1 & TZ-2
- Permitted uses, accessory uses and redundancies
- Parking requirements for residential uses
- 2016 Overlay conflict
- Classification of essential services

Permitted uses
The permitted use changes to each parcel under consideration for rezoning are different depending on the existing zoning and what is currently permitted. However, the general approach to the new zoning classifications is to permit neighborhood compatible commercial uses that are limited in size. The goal of the new zones is encourage uses that would be convenient for the residents in the immediate area. By implementing the Special Land Use Permit ("SLUP") trigger for uses that exceed the maximum allowable size, the City Commission will be given an extra level of control that will regulate large scale development that may be too large for these areas.

Outstanding issues

Minimum lot area: TZ-1 & TZ-2
The issue was raised at the public hearing that the minimum lot area per unit ("MLA") proposed in the TZ-1 and TZ-2 zones is currently too low and would allow too much density. As currently drafted, the MLA would allow one unit per 1,000 sq. ft. in TZ-1 and one unit per 1,280 sq. ft. in TZ-2.

While the Planning Board agreed that the MLA should be re-examined, there was also concern expressed that the MLA not be so high as to eliminate smaller housing
units for Birmingham residents that are looking to downsize from larger traditional homes.

Lot area is the entire square footage of a lot. Unit size is obtained by dividing the total lot area by the minimum lot area per unit. The purpose of that is to define a maximum number of units (density).

Mr. Williams observed there are different types of parcels in terms of their neighborhoods and the streets that they face. However, they are being treated identically. Maybe more classifications of residential are needed. Ms. Ecker suggested the board might consider just

working with TZ-1 and TZ-2 to allow TZ-1 to have a higher minimum lot area and TZ-2 to be more dense with a lower minimum lot area. Mr. Williams added the initial classifications were too much alike and too small. The two classifications need to be more different. Staff can come up with exact numbers for the next study session, making sure they are at a level that is acceptable to the neighborhood

Use Matrix review
Mr. Baka noted through the public hearing process it became apparent that the land use matrix contained in the Zoning Transition Overlay ("ZTO") needs additional consideration. As currently drafted, the matrix eliminates several accessory uses that should be considered for continued inclusion. Specifically, senior housing options and outdoor café were cited. In addition, there were several uses that are worth discussing further. He went on to cover the facilities that were either added or eliminated.

Mr. DeWeese thought that bank should be combined with credit union. Further, he has heard from a number of people who have said they are expanding too much next to residential. Additionally, just list "recreational facility" and make it a SLUP. Ms. Whipple-Boyce disagreed. She felt all of the uses are appropriate for the neighborhoods, especially because of the limited 3,000 sq. ft. space that is allowed. Mr. Williams and Mr. Koseck agreed. Mr. Koseck said it is all about being progressive and adapting to change.

Parking requirements for residential uses
Mr. Baka advised the ZTO does not address parking requirements for residential uses. The underlying zones all have parking requirements that are outlined in Article 04 Parking Standards (PK) table A. One solution to this issue would be to simply transfer the parking requirements of the underlying zoning classifications. Board members were in agreement.

Downtown Birmingham Overlay conflict
Mr. Baka noted both the ZTO and the Downtown Overlay contain a provision that states the following:

• Provisions of the overlay district, when in conflict with other articles of the zoning ordinance, shall take precedence.

The B-2 parcels along N. Old Woodward Ave. between Oakland and Ravine are currently proposed to be rezoned to TZ-4. These parcels are also currently included in the Downtown Birmingham Overlay District. If this area is included in the ZTO it would be directly in conflict with the Downtown Overlay with no clear indication as to which overlay takes precedence. The board agreed to take the N. Old Woodward Ave. area out of the Transitional Zone. It was also decided to add in language that the ZTO supersedes the Downtown Overlay District for the Church site at Chester and Willits.

Classification of Essential services
Mr. Baka recalled a representative from Consumers Energy requested that essential services be exempted from meeting the requirements of the ZTO. Article 04 section 4.09 ES-01 currently does exempt essential services from the Zoning Ordinance. However, if the ZTO is implemented it would supersede the rest of the Zoning Ordinance and therefore require a SLUP for essential services in the ZTO. The city attorney has advised the Planning Department that it is up to the discretion of the City to decide if they wish to implement the new regulations.

Mr. DeWeese proposed that staff, city attorney, and City Commission should look at the provision that requires a building to be rebuilt to current Ordinance standards if more than 75% is destroyed. Additionally he thought staff should look at the consequences of trying to do a retrofit of a building. There is a grey area when someone is trying to bring a whole building up to current standards. Also, staff might look at "use" because currently a landlord is prevented from carrying on activities in his building because the definition it is too tight. Perhaps change it to something general like "commercial to commercial."

The acting chairman invited comments from the public at 8:32 p.m.

Mr. Chuck DiMaggio from Burton Katzman, the owners of 404 Park St., the property that began these discussions a year and a half ago, agreed with Mr. Williams that transitional zoning has become an endless conversation. He also agreed that we don't want to go back to 1946, a time when zoning ordinances were pretty weak. Since that time zoning ordinances have gotten progressively more restrictive. As the board goes down this transitional zoning road they aren't going to be able to cover every circumstance with every piece of property. Flexibility should be added to let the site planning process take over.

Mr. Williams reiterated that he agrees with Ms. Whipple-Boyce. They ought to be expanding the potential uses. The market place will dictate what will be successful or not, and the board ought not to be deciding that issue.

Acting Chairperson Clein concluded by saying this matter will be coming back on March 26 for another study session prior to the continuation of the public hearing.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, APRIL 9, 2014

PUBLIC HEARING
Zoning Transition Overlay

The chairman re-opened the public hearing at 8:12 p.m.

1. An ordinance to amend Chapter 126, Zoning, Article 3, Overlay Districts, to add sections 3.17 – 3.24 to create the Zoning Transition Overlay District by creating the new zoning classifications TZ-1 – Attached Single-Family Residential, TZ2 – Attached Single-Family Residential, TZ-3 – Mixed Use and TZ-4 – Mixed Use, and establishing development standards for these new zone districts.

2. An ordinance to amend Chapter 126, Zoning, Article 9, Definitions, Section 9.02 to add definitions for parking – off-street, social club, tobacconist, indoor recreation facility and specialty food store.

3. To consider a proposal to rezone the following transitional parcels that are adjacent to residential zones throughout the City as follows:

a) **300 Ferndale, 233, 247, 267 & 287 Oakland, 404, 416 & 424 Park, Birmingham, MI**
Rezoning from R-2 Single-Family Residential to TZ-2 - Attached Single-Family.
b) **191 N. Chester Rd. Birmingham, MI**
Rezoning from R-2 Single-Family Residential to TZ-2 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses.
c) **400 W. Maple Birmingham, MI**
Rezoning from O1 Office to TZ-4 Mixed-Use to allow Commercial and Residential uses.
d) **564, 588, 608, 660 Purdy Birmingham, MI**
Rezoning from R-3 Single-Family Residential to TZ-1 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses.
e) **115, 123, 195 W. Brown, 122, 178 E. Brown Birmingham, MI**
Rezoning from O-2 Office to TZ-3 - Mixed-Use to allow Commercial and Residential uses.
f) **1221 Bowers & 1225 Bowers Birmingham, MI**
Rezoning from O1- Office/ P - Parking to TZ-2 - Attached Single-Family to allow Attached Single-Family, Multi-Family Residential uses.
g) **1111 & 1137 Holland; 801, 887, 999, 1035 & 1105 S. Adams Rd.; 1108, 1132 & 1140 Webster; 1137 & 1143 Cole St.; 1101 & 1120 E. Lincoln. Birmingham, MI**
Rezoning from O-2 Office to TZ-3 - Mixed Use to allow Commercial and Residential uses.
h) **500, 522 & 576 E. Lincoln; 1148 & 1160 Grant; 1193 Floyd Birmingham, MI**
Rezoning from B-1 Neighborhood Business to TZ-3 - Mixed-Use to allow Commercial and Residential uses.
i) **36801, 36823 & 36877 Woodward, Birmingham MI**
Rezoning from O-1- Office & P-Parking to TZ-4 - Mixed-Use to allow Commercial and Residential uses.
j) **1775, 1803, 1915, 1971, 1999, 2055, 2075 & 2151 Fourteen Mile Rd. Birmingham, MI**

Rezoning from O-1- Office to TZ-3 - Mixed-Use to allow Commercial and Residential uses.

k) **100, 124, 130 & 152, W. Fourteen Mile Rd. & 101 E. Fourteen Mile Rd. Birmingham, MI**

Rezoning from B-1-Neighborhood Business, P-Parking, R-5-Multi- Family Residential to TZ-3 - Mixed-Use to allow Commercial and Residential uses.

l) **880 W. Fourteen Mile Rd., 1875, 1890 & 1950 Southfield Rd. Birmingham, MI**

Rezoning from B-1-Neighborhood Business, O-1-Office to TZ-3 - Mixed-Use.

m) **1712, 1728, 1732, 1740, 1744, 1794 & 1821 W. Maple Rd. Birmingham, MI**

Rezoning from B-1-Neighborhood Business, P-Parking, O-1-Office to TZ-3 - Mixed-Use to allow Commercial and Residential uses.

n) **2483 W. Maple Rd. Birmingham MI**

Rezoning from B1-Neighborhood Business to TZ-3 - Mixed Use to allow Commercial and Residential uses

o) **151 N. Eton, Birmingham MI**

Rezoning from B-1 Neighborhood Business to TZ-3 - Mixed-Use to allow Commercial and Residential uses.

p) **412 & 420 E. Frank, Birmingham MI**

Rezoning from B-1-Neighborhood Business, B2-B-General Business, R-3-Single-Family Residential to TZ-2 - Attached Single-Family Residential to allow Attached Single-Family and Multi-Family Residential uses.

Chairman Boyle recalled the Planning Board has held several study sessions over the past year in order to develop the Zoning Transition Overlay that could be applied to areas that abut Single-Family Residential Zones and are adjacent to commercial zones or located on major thoroughfares. The goal of these study sessions has been to identify and revise the zoning classifications of properties that abut single-family residential and are also adjacent to commercial areas or major thoroughfares so that they provide a transit or buffer to the single-family neighborhoods.

Mr. Williams thought it is important that the minutes of the joint meeting with the City Commission where this topic was discussed be made available.

Ms. Ecker recalled at the March 12, 2014 study session the Planning Board directed staff to present the Board with additional information regarding the impact of various minimum lot area per unit ("MLA") standards. The discussion at the last study session centered on the appropriateness of the 3,000 sq. ft. MLA. Accordingly, the Planning Department is providing an analysis of the density that would result from the 3,000 sq. ft. standard as compared to 2,500 sq. ft. in the TZ-2 zone. Currently only the parcels along Purdy are recommended for TZ-1. For this area staff has provided three comparison MLAs, 1,500, 2,500, and 3,000 sq. ft. The greater square footage reduces the number of units allowable.

The board considered each of the TZ-1 and TZ-2 transitional properties. Mr. Williams and Mr. DeWeese thought the Ring Road sites ought to be consistent at 3,000 sq. ft.

Board members concluded the following:

Park and Oakland Site

East - approximately 24,500 sq. ft. - MLA 3,000 sq. ft. allows 8 units
West - approximately 37,500 sq. ft. - MLA 3,000 sq. ft. allows 12 units
Parcel at 404 Park - approximately 12,500 sq. ft.- MLA 3,000 sq. ft. allows 4 units

First Church of Christ Scientist
approximately 17,000 sq. ft. - MLA 3,000 sq. ft. allows 5 units

West side of Purdy south of Brown, two most southern parcels (TZ-1)
approximately 17,000 sq. ft. - MLA 3,000 sq. ft. allows 5 units

Post Office Site
approximately 124,000 sq. ft.- MLA 3,000 sq. ft. allows 41 units

Frank St. at Ann
approximately 15,000 sq. ft. - MLA 3,000 sq. ft. allows 5 units

The board discussed TZ-1 and TZ-2. The setbacks are the same but the difference is 2 stories at 30 ft. for TZ-1, and 3 stories at 35 ft. for TZ-2.

Discussion on the Land Use Matrix corrected the use to "bank/credit union" under Commercial Uses. Any parking structure should be a Special Land Use. Under Recreational Uses "Recreation Club" is eliminated. "Dwelling - one family" should be added under Residential Uses. Also, under Residential Uses live/work unit is not suitable for TZ-1 or TZ-2.

Under C in the Land Use Matrix, insert "each" in front of "use" in numbers 1 and 2.

In the Parking section Number 5 should read: "Each use shall provide the parking required by the off-street parking space requirements in the underlying district except as provided for in this Section."

In Commercial/Mixed-Use Architectural Requirements, Section F Corner Buildings, the first sentence should read: "Buildings situated at a corner shall possess a level of architectural design that incorporates accents and details that accentuate its prominent location." Delete the remainder of that sentence.

Under Definitions, change "Specialty food store" to "Specialty food shop." Parking - off-street should read "an area used for the parking of motor vehicles not located in the public right-of-way."

Chairman Boyle took comments from the public at 9 p.m.

Mr. Norman Fell who lives on Pierce read into the record a letter from Paul Reagan, President of the Central Business Residents Assoc. ("CBRA"). The preservation of residential property values is the primary concern of the CBRA. Mr. Reagan urged the Planning Board to return to its earlier N proposal regarding uses where commercial property is adjacent to residential. The CBRA is deeply concerned about the proposed rezoning of single-family homes into multi-family properties for property value preservation reasons. He asked the Planning Board to consider the City Commission's charge to lessen the intensity of use on commercial properties adjacent to residential.

On a personal note, Mr. Fell urged the board in some cases not to bootstrap spot zoning that occurred on an adjacent use. In other words, unspot zone.

Ms. Linda Ulray, 663 Purdy, said she finds the proposals before the board are definitely unfriendly to single-family homeowners in the community that are affected by this zoning. It

leaves only two homes on Purdy north of Frank that are zoned Single-Family. They will be surrounded now by either existing multi-family homes or the potential for more multi-family residences. Therefore, she asked the board not to eliminate the two remaining homes on Purdy from the proposal. Perhaps extend the transitional zoning designation option for those two homes near Frank Street to be some day transitioned into multi-family instead of leaving them stranded.

Mr. Harvey Zaleson said that rezoning the south side of Brown will offer a face lift for the Downtown district. He proposed that underground parking be made available for both the residents and for visitors.

Ms. Alice Thimm did not think anyone would want to live next door to most of the uses being proposed for TZ-3 and TZ-4. They eliminate a Transitional Zone.

Mr. David Bloom asked why a residential property owner that is adjacent to a potential rezoning site would be either in favor of the proposed rezoning or not care about it. Chairman Boyle replied the board is responding to a situation that is coming from the neighbors who wish to improve the situation on properties within the City. The Planning Board is carefully considering how it will deal with changes that are coming by putting into place the appropriate zoning and the appropriate land uses that will fit with the residential community.

Board members indicated their desire to continue the public hearing and deliberate one final time after staff has consolidated all of the different information and brought forth a clean document. Mr. Williams expressed his desire to walk Purdy and Chester in order to think about the concept prior to the next hearing.

Motion by Mr. Williams
Seconded by Mr. DeWeese to continue the public hearing on these issues to Wednesday, April 23 at 7:30 p.m.

Mr. DeWeese asked the board members to really think about the uses allowed in TZ-3 and TZ-4 because people have complained about their proximity to residential.

There were no members of the public who wished to comment on the motion at 9:31 p.m.

Motion carried, 6-0.

VOICE VOTE
Yeas: Williams, DeWeese, Boyle, Koseck, Lazar, Whipple-Boyce
Nays: None
Absent: Clein

The board took a brief recess at 9:34 p.m.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, APRIL 23, 2014

PUBLIC HEARING
Zoning Transition Overlay (continued from April 9, 2014)

The chairman re-opened the public hearing at 7:33 p.m.

1. An ordinance to amend Chapter 126, Zoning, Article 3, Overlay Districts, to add sections 3.17 – 3.24 to create the Zoning Transition Overlay District by creating the new zoning classifications TZ-1 – Attached Single-Family Residential, TZ2 – Attached Single-Family Residential, TZ-3 – Mixed Use and TZ-4 – Mixed Use, and establishing development standards for these new zone districts.

2. An ordinance to amend Chapter 126, Zoning, Article 9, Definitions, Section 9.02 to add definitions for parking – off-street, social club, tobacconist, indoor recreation facility and specialty food store.

3. To consider a proposal to rezone the following transitional parcels that are adjacent to residential zones throughout the City as follows:

a) **300 Ferndale, 233, 247, 267 & 287 Oakland, 404, 416 & 424 Park, Birmingham, MI**
Rezoning from R-2 Single-Family Residential to TZ-2 - Attached Single-Family.
b) **185 Oakland, 322, 344, 350, 380, 430, 450, 460 & 470 N. Old Woodward Birmingham, MI**
Rezoning from B-2 General Business to TZ-4 - Mixed-Use to allow Commercial and Residential uses.
c) **191 N. Chester Rd. Birmingham, MI**
Rezoning from R-2 Single-Family Residential to TZ-2 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses.
d) **400 W. Maple Birmingham, MI**
Rezoning from O1 Office to TZ-4 Mixed-Use to allow Commercial and Residential uses.
e) **564, 588, 608, 660 Purdy Birmingham, MI**
Rezoning from R-3 Single-Family Residential to TZ-1 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses.
f) **115, 123, 195 W. Brown, 122, 178 E. Brown Birmingham, MI**
Rezoning from O-2 Office to TZ-3 - Mixed-Use to allow Commercial and Residential uses.
g) **1221 Bowers & 1225 Bowers Birmingham, MI**
Rezoning from O1- Office/ P - Parking to TZ-2 - Attached Single-Family to allow Attached Single-Family, Multi-Family Residential uses.
h) **1111 & 1137 Holland; 801, 887, 999, 1035 & 1105 S. Adams Rd.; 1108, 1132 & 1140 Webster; 1137 & 1143 Cole St.; 1101 & 1120 E. Lincoln. Birmingham, MI**
Rezoning from O-2 Office to TZ-3 - Mixed Use to allow Commercial and Residential uses.
I) **500, 522 & 576 E. Lincoln; 1148 & 1160 Grant; 1193 Floyd Birmingham, MI**
Rezoning from B-1 Neighborhood Business to TZ-3 - Mixed-Use to allow Commercial and Residential uses.

j) **36801, 36823 & 36877 Woodward, Birmingham MI**
Rezoning from O-1- Office & P-Parking to TZ-4 - Mixed-Use to allow Commercial and Residential uses.

k) **1775, 1803, 1915, 1971, 1999, 2055, 2075 & 2151 Fourteen Mile Rd. Birmingham, MI**
Rezoning from O-1- Office to TZ-3 - Mixed-Use to allow Commercial and Residential uses.

l) **100, 124, 130 & 152, W. Fourteen Mile Rd. & 101 E. Fourteen Mile Rd. Birmingham, MI**
Rezoning from B-1-Neighborhood Business, P-Parking, R-5-Multi- Family Residential to TZ-3 - Mixed-Use to allow Commercial and Residential uses.

m) **880 W. Fourteen Mile Rd., 1875, 1890 & 1950 Southfield Rd. Birmingham, MI**
Rezoning from B-1-Neighborhood Business, O-1-Office to TZ-3 - Mixed-Use.

n) **1712, 1728, 1732, 1740, 1744, 1794 & 1821 W. Maple Rd. Birmingham, MI**
Rezoning from B-1-Neighborhood Business, P-Parking, O-1-Office to TZ-3 - Mixed-Use to allow Commercial and Residential uses.

o) **2483 W. Maple Rd. Birmingham MI**
Rezoning from B1-Neighborhood Business to TZ-3 - Mixed Use to allow Commercial and Residential uses

p) **151 N. Eton, Birmingham MI**
Rezoning from B-1 Neighborhood Business to TZ-3 - Mixed-Use to allow Commercial and Residential uses.

q) **412 & 420 E. Frank, Birmingham MI**
Rezoning from B-1-Neighborhood Business, B2-B-General Business, R-3-Single-Family Residential to TZ-2 - Attached Single-Family Residential to allow Attached Single-Family and Multi-Family Residential uses.

Mr. Baka recalled the Planning Board has held several study sessions over the past year in order to develop the Zoning Transition Overlay that could be applied to areas that abut Single-Family Residential Zones and are adjacent to commercial zones or located on major thoroughfares. The goal of these study sessions has been to identify and revise the zoning classifications of properties that abut single-family residential and are also adjacent to commercial areas or major thoroughfares so that they provide a transit or buffer to the single-family neighborhoods.

The studies have resulted in four Transition Overlay Zoning classifications that can be applied in the various locations that have been identified. Depending on the conditions present at each site, the transition overlay zones have been applied based on what is considered to be the appropriate height, bulk, setback and use standards.

At the Planning Board's request, several terms listed in the permitted uses section have been clarified and the current proposal would add them to Article 09 Definitions of the Zoning Ordinance.

For the most part the height and density standards in the areas the board has looked at have not been dramatically changed. The main area of change was at the corner of Woodward Ave. and Quarton where the height would go from two stories to three stories. There are several areas where attached single-family and multi-family were proposed. Commercial areas have been proposed for mixed-use to allow more flexibility in the permitted uses.

At the last study session most of the issues were worked out with the exception of the minimum lot area/unit. It was decided that TZ-1 and TZ-2 would each be 3,000 sq. ft.; however, the board indicated they wanted more discussion on the TZ-1 Zone along Purdy.

Mr. Williams did not see any reason to designate TZ-1 for the two homes south of Daines. In his opinion they should stay as-is, (R-3) which means that all TZ-2 properties will become TZ-1.

Mr. DeWeese noted that Purdy is not a major road and not consistent with every area that has been studied. The look and feel of that whole area is houses.

The chairman summarized that by removing TZ-1 everything is moved up and three categories are left. He thought this is a sensible modification. The first two houses that back up to the parking lot will become TZ-2. The third and fourth houses will stay as-is.

Mr. Baka indicated he discussed the Michigan Unified Energy Code with the assistant building official. The Code is administered by the building official. If the windows don't meet the standard, there are many ways to achieve compliance with the Energy Code. A combination of things can increase efficiency; not just the windows. Additionally, Mr. Baka thought and the others agreed that it would be worth changing the glazing requirements to between 1 and 8 ft. above grade in section 3.21 (b) (1).

Discussion concurred that existing TZ-3 and TZ-4 language be applied to TZ-2: "a rear yard setback of 20 ft. if adjacent to Single-Family Residential."

The board went on to discuss the Land Use Matrix. They determined there may be some newly added uses that are objectionable to most of the neighbors and should require a Special Land Use Permit ("SLUP"). There should be some control on food related establishments. High traffic volume and emission of smells are another consideration. Drop recreational uses, leave health and fitness studio. With respect to these uses, the idea would be not to charge the developer a large fee for Transitional SLUP approval. For tonight however, this would follow the regular SLUP process.

Chairman Boyle said the first criteria for opening a business in a transitional area is that the applicant be prepared to come before the Planning Board and argue his case. It gives the board a chance to ask questions which test the policy. Mr. DeWeese added the reason for doing this is to protect the interest of the residents.

The board then went through the Land Use Matrix and determined which use should require a SLUP rather than a permitted development. The following establishments were cited as needing a SLUP: bakery, coffee shop, delicatessen, dry cleaner, food and drink establishment, grocery store, neighborhood convenience store, specialty food shop. Institutional, recreational and residential uses are all SLUPs.

Mr. Koseck suggested eliminating item 3 under J. Parking and the others agreed.
Under Residential Architectural Requirements, item D., Detached Accessory Buildings, add to the last sentence, "and shall be constructed of materials similar to the principal building."

Ms. Ecker responded to a question by Ms. Lazar. Garage space is not counted when calculating unit size.

Chairman Boyle summarized that the board has confirmed changes made over the past seven meetings and picked up two items of importance. They went through the matrix and introduced the opportunity for people in certain use categories to come before the board and make a presentation to obtain a SLUP.

The chairman took comments from members of the public at 8:36 p.m.

Ms. Linda Ulrey, 663 Purdy, said her concern was that their home and the home at 675 Purdy were unique in being the only two single-family homes left. Now there has been some change to that proposal and the other single-family houses on the street will remain. She hoped the balance of single-family homes in that district would remain.

Ms. Cindy Rose, 1011 Clark St. thanked Mr. Williams for making three visits to the area of Daines and Purdy. This solution and the SLUP idea are good ones.

Ms. Dorothy Conrad, 2252 Yorkshire, noticed the board has recognized that certain commercial uses when they are next to or behind someone's home may cause problems in transitional areas. Now there will be a review before the Planning Board for them to obtain a SLUP.

Mr. Brad Host, 416 Park, liked the change of setbacks on TZ-2 to what TZ-3 and TZ-4 read. Mr. Baka told him that his residence will retain the 20 ft. setback. Mr. Host said he is not happy with the 3,000 sq. ft./lot. The residents think a modest increase would be appropriate which would work out to three units vs. the proposal of four.

Mr. Rick Rattner, Attorney, 380 N. Old Woodward Ave., spoke to represent the owner of 1140 Webster who has stated he can't build another building after he takes down the existing house because it would be too narrow, given the restrictions. Discussion concurred that might not be correct. Another thing that disturbed Mr. Rattner was that 1140 has not received one notice. Ms. Ecker indicated she would look that address up. Lastly, Mr. Rattner suggested that this property not be recommended to the City Commission for rezoning at this time because of these problems.

Mr. Koseck observed if the house burned down, it could be re-built as a single-family residence and that doesn't prohibit the owner from ever using his land. Ms. Ecker noted part of the board's discussion was to encourage people to combine the lots which is probably the highest and best use.

Mr. Harvey Zaleson, 655 Purdy, thanked the board members for their positive attitude and their accomplishments in accepting the Overlay Plan.

Mr. Sal Bitonti, 709 Ann, indicated he is happy with the current zoning of his property.

Chairman Boyle closed the public hearing at 8:55 p.m.

Motion by Mr. DeWeese
Seconded by Mr. Williams to recommend to the City Commission approval of the Zoning Transition Overlay draft ordinance language and associated definitions as presented with the addition of the changes indicated tonight.

Ms. Ecker summarized tonight's changes:

- Get rid of TZ-1 and shift everything down in category (TZ-2 will become TZ-1, etc.);

- Take the two houses on Purdy south of Brown and north of Daines that are immediately adjacent to the parking lot and make them TZ-2 (now TZ-1).
- The two houses on Purdy south of Daines will remain as R-3.
- On the Permitted Uses Table of the Land Use Matrix, change the following uses to SLUPs: bakery, coffee shop, delicatessen, dry cleaner, food and drink establishment, grocery store, neighborhood convenience store, specialty food shop. Institutional, recreational and residential uses are all SLUPs.
- Take out recreational facility under Recreational Use.
- On Page 3-4 for the Development Standards for TZ-2 (which will become TZ-1) add in "20 ft. if adjacent to Single-Family Residential."
- On Page 3-6 under Parking (J) get rid of item 3 which refers to right-of-way parking along Woodward Ave.
- On Page 3-7 under Commercial Mixed-Use Architectural Requirements (B) Windows and Doors (1) Ground Floor Storefronts, add language that says 70% glazing has to be between 1 and 8 ft. above grade.
- On Page 3-9 under Residential Architectural Requirements (D) Detached Accessory Buildings, keep as-is and add at the end "and shall be constructed of materials similar to the principal building."
- Under Definitions, specialty food store will change to specialty food shop.

There were no final comments from members of the public at 8:58 p.m.

Motion carried, 7-0.

ROLLCALL VOTE
Yeas: DeWeese, Williams, Boyle, Clein, Koseck, Lazar, Whipple-Boyce
Nays: None
Absent: None

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, OCTOBER 8, 2014

STUDY SESSION
Transitional Zoning Update

Chairman Clein advised it was brought to the attention of the City Commission and the city attorney that there were concerns over the nature of noticing related to an overlay versus a strict rezoning. That is why the City Commission has asked the Planning Board to take a look and determine the next steps.

Mr. Baka explained the key with an overlay is that it is optional. A rezoning is not optional. The draft ordinance language was reviewed and the Applicability section was modified to make it optional, so it is a true overlay. It was brought out that now there is not much incentive for a developer to choose the overlay because the perks aren't so good.

Ms. Whipple-Boyce hoped this document would be mandatory rather than optional. Chairman Clein suggested if they start out optional the board might want to consider going through the parcels to see if they have the right perks from that perspective. Consensus was that single-family residential can always be done, no matter the zoning.

Ms. Ecker said the document will be reformatted and brought back to the Planning Board in a month; then the board will look at it and eventually set a public hearing. Following that there will be another public hearing at the City Commission. Board members agreed to make Transitional Zoning mandatory.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, FEBRUARY 25, 2015

STUDY SESSION
Transitional Zoning

Mr. Baka recalled that the Planning Board has held several study sessions over the past several years in order to develop the Zoning Transition Overlay ("ZTO") that could be applied to areas that abut single-family residential zones and are adjacent to commercial zones and/or located on major thoroughfares. The goal of these study sessions was to identify and revise the zoning classifications of these properties to provide a transition or buffer to the single-family neighborhoods. The Planning Board selected fourteen (14) locations throughout the City where these zones are proposed to be implemented. On some existing residential parcels this is proposed to be accomplished through attached single-family or multi-family housing. On commercial parcels, it is proposed to be accomplished through a mixed-use zone that permits residential and commercial uses that are considered to be compatible with single-family residential neighborhoods by allowing small scale businesses that would be likely to serve the immediate vicinity.

The City Manager had directed staff to review the draft ordinance, language, and recommend changes based on any concerns. The draft ordinance language was reviewed and several changes were suggested by the Building and Engineering Departments as well as the City Attorney.

Current Changes

On October 8, 2014 the Planning Board reviewed the suggested changes. The Board instructed staff to revise the proposal to make it a rezoning that would create three new zoning classifications that mirror the criteria and development standards outlined in the ZTO. Accordingly, the Planning Dept. is providing draft ordinance language for three new zoning classifications, TZ-1, TZ-2, and TZ-3. These new zones are a direct translation of the standards drafted for the ZTO.

If the Planning Board is satisfied with the concepts presented for TZ-1, TZ-2, and TZ-3, then the Planning Department suggests further examination of the suggested placement of the ZTO provisions into the appropriate locations in the Zoning Ordinance, consideration for which existing ordinance section should apply to the TZ zones and which set of single-family standards should apply.

Mr. Williams observed there is not that much difference between what takes place along Woodward Ave. between Lincoln and Fourteen Mile Rd. and some of these other parcels in terms of impact on the neighborhood. Therefore, he views this as a piecemeal effort because they are not dealing with other similarly situated commercial areas which impact immediately adjacent residential. Some of the issues are common to all. He would rather see the Board spend time looking at Master Plan revisions for all areas of the City other than those that have been dealt with in the Downtown, Triangle, and Rail District Plans.

Mr. DeWeese advised treating this as a rezoning and getting it as clean as possible so that it can go back to the City Commission for them to take action. Meanwhile, the Board can tackle Woodward Ave., which is even more complicated.

Chairman Clein thought the Master Plan, as old as it is, begs to be updated. Further, he feels it is Birmingham's responsibility as a community to jump in ahead of any M-DOT related Master Plan for Woodward Ave. It is imperative to do this soon rather than waiting for that plan. Ms. Whipple-Boyce agreed, but thought the board still has to go through this exercise to solve some of the other problems.

Mr. Koseck said that to move forward the board has to really understand the issues, find what is reasonable, and pass it on to the City Commission.

Ms. Ecker stated that updating the Master Plan would not change the whole issue of transitional zoning properties a whole lot because the Master Plan is general in nature. Mr. Williams did not think the Board should limit itself to considering 14 parcels, but rather include everything that has fundamentally similar issues, such as all of Woodward Ave., Adams Sq., Quarton and Woodward, Woodward and Southfield. Mr. Jeffares was in favor of the Board doing what it can now. Mr. DeWeese added if they cannot get rezoning for the 14 properties because of strong objections raised by concerned residents, they cannot do it with the similar properties.

Ms. Whipple-Boyce thought there may be something to taking the first 14 parcels and trying to get somewhere with them, but only with the understanding that the Board will bring back all of the other properties. It was discussed that quite often the public is against a rezoning only because they have gotten the wrong impression about what to expect.

Chairman Clein summarized that there is a fundamental discussion to be had about use, about what parcels are included or excluded and whether anything is done with that. Does the board stick with the 14 properties or make a larger scale effort. He noted if they do nothing more with any additional parcels, staff has a clear path of work. Mr. Williams suggested affirmatively seeking out residents from the affected neighborhoods who they know will object and bringing them in from the start. Misinformation can be fed if they are not part of the process. Tell people what they have now and then identify what could happen under that same zoning. Mr. DeWeese added that the whole intent of the rezoning is to provide some barriers and transition.

Chairman Clein took comments to the public at 8:28 p.m.

Mr. Chuck DiMaggio from Burton Katzman, owners of the property at 404 Park St., said all they want to do is build four units there. Transitional Zoning TZ-1 would allow four units and that is what they would like. He encouraged the Board to move through the process so that at some point they can go forward with construction.

Board members discussed looking at a few parcels at a time in neighboring areas, thus dividing proposed transitional zoning into blocks. Ms. Ecker stated staff will reformat some of the language and next time the Board can work through the new layout and decide whether to divide the properties up into sections.

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, APRIL 8, 2015

STUDY SESSION
Transitional Zoning

Mr. Share recused himself from this study session because of a conflict of interest. One of his clients has property in one of the zones.

Mr. Baka recalled that the Planning Board has held several study sessions over the past several years in order to develop the Zoning Transition Overlay ("ZTO") that could be applied to areas that abut single-family residential zones and are adjacent to commercial zones and/or located on major thoroughfares. The goal of these study sessions was to identify and revise the zoning classifications of these properties to provide a transition or buffer to the single-family neighborhoods. The Planning Board selected fourteen (14) locations throughout the City where these zones are proposed to be implemented.

The city manager has directed staff to review the ordinance and recommend changes based on any concerns they might have. The draft ordinance language was reviewed and several changes were suggested by the Building and Engineering Departments as well as the city attorney.

Article 04
In addition to the regulations provided in Article 02 of the Zoning Ordinance, the Planning Dept. identified many additional development standards contained in the draft of the ZTO that would generally be found in Article 04, Development Standards.
The Planning Dept. is now providing draft ordinance language for those development standards in a format that would allow for integration into Article 04 of the Zoning Ordinance. Also, sections of the ZTO have been identified that could be eliminated and covered by existing sections of Article 04 as indicated.

Article 05
The creation of the new zoning classifications would also require additions to Article 05, Use Specific Standards, for any permitted uses allowed in the TZ Zones. The only thing that would have to be included are restrictions on hours of operation.

Single-family dwellings in Transition Zones
Under the heading “Residential Permitted Uses” of each two-page layout where “dwelling – one-family” is listed as a permitted use, the set of development standards that apply are shown in parentheses. As discussed at the last study session, the standards that have been applied are R-3, which is consistent with the rest of the Zoning Ordinance.

Mr. Williams' feeling was to go forward and address the 14 parcels as a rezoning. However, it ought to be decided by the City Commission. Mr. DeWeese agreed. Schedule a public hearing, send it to the City Commission as a rezoning, and let them decide.

There were no comments from the public at 8:50 p.m.

Mr. Baka went through points that were not translated from the Overlay into the new zoning classifications because they are already covered in the ordinance.

Motion by Mr. DeWeese
Seconded by Mr. Williams to schedule a public hearing for May 27.

Mr. Chuck DiMaggio with Burton Katzman, the owners of 404 Park St., gave permission to put a notification of rezoning sign on their property.

Motion carried, 5-0.

VOICE VOTE
Yeas: DeWeese, Williams, Koseck, Lazar, Whipple-Boyce
Nays: None
Absent: Boyle, Clein, Share

REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, MAY 27, 2015

PUBLIC HEARING

1. An ordinance to amend Chapter 126, Zoning, of the Birmingham City Code as follows:

TO ADD **ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.41, TZ1 (TRANSITION ZONE) DISTRICT** TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;

TO ADD **ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.42, TZ1 (TRANSITION ZONE) DISTRICT** TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;

TO ADD **ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.43, TZ2 (TRANSITION ZONE) DISTRICT** TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;

TO ADD **ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.44, TZ2 (TRANSITION ZONE) DISTRICT** TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;

TO ADD **ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.45, TZ3 (TRANSITION ZONE) DISTRICT** TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;

TO ADD **ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.46, TZ3 (TRANSITION ZONE) DISTRICT** TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;

TO ADD **ARTICLE 4, SECTION 4.53, PARKING STANDARDS, PK-09**, TO CREATE PARKING STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.58, SCREENING STANDARDS, SC-06**, TO CREATE SCREENING STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.62, SETBACK STANDARDS, SB-05**, TO CREATE SETBACK STANDARDS FOR TZ1 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.63, SETBACK STANDARDS, SB-06**, TO CREATE SETBACK STANDARDS FOR TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.69, STREETSCAPE STANDARDS, ST-01**, TO CREATE STREETSCAPE STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.77, STRUCTURE STANDARDS, SS – 09**, TO CREATE STRUCTURE STANDARDS FOR THE TZ1 ZONE DISTRICT;

TO ADD **ARTICLE 4, SECTION 4.78, STRUCTURE STANDARDS, SS – 10**, TO CREATE STRUCTURE STANDARDS FOR TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 5, SECTION 5.14, TRANSITION ZONE 1**, TO CREATE USE SPECIFIC STANDARDS FOR THE TZ1 ZONE DISTRICT;

TO ADD **ARTICLE 5, SECTION 5.15, TRANSITION ZONES 2 AND 3**, TO CREATE USE SPECIFIC STANDARDS FOR THE TZ2 AND TZ3 ZONE DISTRICTS;

AND

TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM, **ARTICLE 4, ALL SECTIONS NOTED BELOW,**

TO APPLY EACH SECTION TO THE NEWLY CREATED TZ1, TZ2 AND/OR TZ3 ZONE DISTRICTS AS INDICATED:

Section Number	Applicable Zone to be Added Accessory Structures Standards (AS)
4.2	TZ1, TZ2, TZ3
4.3	TZ1
4.4	TZ1, TZ2, TZ3

Essential Services Standards (ES)

4.09	TZ1, TZ2, TZ3

Fence Standards (FN)

4.10	TZ1, TZ2, TZ3
4.11	TZ1

Floodplain Standards (FP)

4.13	TZ1, TZ2, TZ3

Height Standards (HT)

4.16	TZ1, TZ2, TZ3
4.18	TZ1, TZ2, TZ3

Landscaping Standards (LA)

4.20	TZ1, TZ2, TZ3

Lighting Standards (LT)

4.21	TZ1, TZ2, TZ3
4.22	TZ1, TZ2, TZ3

Loading Standards (LD)

4.24	TZ1, TZ2, TZ3

Open Space Standards (OS)

4.30	TZ1, TZ2, TZ3

Outdoor Dining Standards (OD)

4.44	TZ2, TZ3

Parking Standards (PK)

4.45	TZ1, TZ2, TZ3
4.46	TZ1, TZ2, TZ3
4.47	TZ1, TZ2, TZ3

Screening Standards (SC)

4.53	TZ1, TZ2, TZ3

Setback Standards (SB)

4.58	TZ1, TZ2, TZ3

Structure Standards (SS)

4.69	TZ1, TZ2, TZ3

Temporary Use Standards (TU)

4.77	TZ1, TZ2, TZ3

Utility Standards (UT)

4.81	TZ2, TZ3

Vision Clearance Standards (VC)

4.82 TZ1, TZ2, TZ3

Window Standards (WN)
4.83 TZ2, TZ3

AND

TO AMEND **ARTICLE 9, DEFINITIONS, SECTION 9.02** TO ADD DEFINITIONS FOR BOUTIQUE, PARKING, SOCIAL CLUB, TOBACCONIST, INDOOR RECREATION FACILITY AND SPECIALTY FOOD STORE.

3. To consider a proposal to rezone the following transitional parcels that are adjacent to residential zones throughout the City as follows:

300 Ferndale, 233, 247, 267 & 287 Oakland, 416 & 424 Park, Parcel # 1925451021, Birmingham, MI.
Rezoning from R-2 Single-Family Residential to TZ1 - Attached Single-Family to allow attached Single-Family and Multi-Family Residential which are compatible with adjacent Single-Family Residential uses.

191 N. Chester Rd. Birmingham, MI.
Rezoning from R-2 Single-Family Residential to TZ1 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.

400 W. Maple Birmingham, MI. - O1 Office to TZ3 Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

564, 588, Purdy, 115, 123, 195 W. Brown, 122, 178 E. Brown Birmingham, MI.
Rezoning from O2 Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

1221 Bowers & 1225 Bowers Birmingham, MI.
Rezoning from O1- Office/ P - Parking to TZ1 - Attached Single-Family to allow Attached Single-Family, Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.

1111 & 1137 Holland; 801, 887, 999, 1035 & 1105 S. Adams Rd.; 1108, 1132 & 1140 Webster; 1137 & 1143 Cole St.; 1101 & 1120 E. Lincoln Birmingham, MI.
Rezoning from O2 Office to TZ2 - Mixed-Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

500, 522 & 576 E. Lincoln; 1148 & 1160 Grant; 1193 Floyd; Parcel #1936403030, Birmingham, MI.
Rezoning from B-1 Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

36801, 36823 & 36877 Woodward, Parcel #'s 1925101001, 1925101006, 1925101007, 1925101008, 1925101009, Birmingham MI.
Rezoning from O1- Office & P-Parking to TZ3 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

1775, 1803, 1915, 1971, 1999, 2055, 2075 & 2151 Fourteen Mile Rd., Parcel # 2031455006, Birmingham, MI.
Rezoning from O1- Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

100, 124, 130 & 152, W. Fourteen Mile Rd. & 101 E. Fourteen Mile Rd. Parcel #1936379020, Birmingham, MI.

Rezoning from B1-Neighborhood Business, P-Parking, R5-Multi-Family Residential to TZ2 - Mixed-Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

880 W. Fourteen Mile Rd., 1875, 1890 & 1950 Southfield Rd. Birmingham, MI.

Rezoning fromB1-Neighborhood Business, O1-Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

1712, 1728, 1732, 1740, 1744, 1794 & 1821 W. Maple Rd. Birmingham, MI.

Rezoning from B1-Neighborhood Business, P-Parking, O1-Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

2483 W. Maple Rd. Birmingham MI.

Rezoning from B1-Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

151 N. Eton, Birmingham MI.

Rezoning from B-1 Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

412 & 420 E. Frank, Parcel # 1936253003, Birmingham MI.

Rezoning from B1-Neighborhood Business, B2B-General Business, R3-Single-Family Residential to TZ1 – Attached Single-Family Residential to allow Attached Single-Family and Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.

Mr. Baka recalled the Planning Board has held several study sessions over the past several years in order to develop a Transition Zoning classification that could be applied to areas of the City that abut single-family residential zones and are adjacent to commercial zones and/or located on major thoroughfares. The goal of these study sessions was to identify and revise the zoning classifications of these properties to provide a transition/buffer to the single-family neighborhoods through the use of screenwalls and landscaping.

Additionally, the new zones were crafted to incorporate small scale, neighborhood friendly uses that are likely to be patronized by residents of the immediate area. There are several restrictions proposed to control the new uses that would ensure that new development would be in keeping with the scale and standards that are expected in the City of Birmingham.

The Planning Board selected fourteen (14) locations throughout the City where these zones are proposed to be implemented. On some existing residential parcels this is proposed to be accomplished through attached single-family or multi-family housing. On commercial parcels, it is proposed to be accomplished through a mixed-use zone that permits residential and commercial uses.

On April 8, 2015 the Planning Board reviewed draft ordinance language for three new zoning classifications, TZ1, TZ2, and TZ3. At that time the Planning Board set a public hearing for May 27, 2015. The following outlines the proposal to be considered.

Article 04

In addition to the regulations provided in Article 02 of the Zoning Ordinance, the Planning Dept. identified many additional development standards contained in Article 04, Development Standards, that should be applied to the new transition zones. The Planning Department is now providing draft ordinance language for those development standards in a format that would allow for integration into Article 04 of the Zoning Ordinance.

Article 05

The creation of the new zoning classifications would also require additions to Article 05, Use Specific Standards, for any permitted uses allowed in the TZ zones. Draft ordinance language to add to Article 05 has been proposed for review.

Single-family dwellings in Transition Zones
Throughout the course of the study sessions it has been consistently maintained that single-family residential should be a permitted use in each zone. As discussed at the last study session, the standards that have been applied are R3, which is consistent with the rest of the Zoning Ordinance.

Mr. Baka discussed the permitted uses and development standards for each of the three zones, TZ1, TZ2, and TZ3. TZ1 is strictly residential and TZ2 and TZ3 are mixed-use or commercial zones. The only difference between TZ2 and TZ3 is that the maximum height is higher on TZ3 which allows three stories (minimum of two stories) and 42 ft.; whereas TZ2 permits a maximum of two stories.

Mr. Jeffares received clarification that E.F.I.S. is permitted as a building material for TZ1. For TZ2 and TZ3 it is allowed but not on the first floor.

Ms. Ecker spoke about why the City is taking this initiative. There are multiple parcels throughout the City that are in a difficult situation because they are either on a major road, adjacent to commercial uses, and/or abutting up against single-family neighborhoods. These parcels have not been dealt with by either the Zoning Ordinance or the Master Plan over the last several decades. The Planning Board is attempting to create a Transitional Zone to show the unique circumstances in each of the cases and to clearly delineate which uses are appropriate for those locations. Some protection for the nearby residents has been put into place and the size of any commercial proposal has been limited. Mr. Koseck hoped this would get better tenants, better buffers and respect the neighborhoods.

At 8:08 p.m., Chairman Clein called for comments from the public related to dimensional standards or the creation of transitional zoning in general.

Ms. Patricia Shane who lives on Purdy spoke against the rezoning. She doesn't want commercial coming into her neighborhood.

Ms. Catherine Gains, 343 Ferndale, believed the rezoning will increase on-street parking and traffic which is already getting crazy in her neighborhood. Consider not passing the rezoning.

Mr. Larry Bertolini thought off-street parking for outside dining should be incorporated. He wanted to see a comparison of what was to what can be as far as change in density and change in parking. He hopes the area will not become over commercialized by developers.

Ms. Schuger, who owns property at 467 Park and 1823 Bradford, questioned what the City will be bringing to the residents of the community other than assisting developers. She thinks graphics would be very helpful.

Ms. Jean Rizzo, 431 Park, received confirmation that the rear setback for a TZ1 property is 20 ft. and the side setback is 10 ft. No one in her neighborhood wants the rezoning.

Mr. Steve Rockoff who lives on Webster asked if environmental or traffic impact studies have been done with the parcels as to how the residents could be affected by the rezoning.

Chairman Clein answered that without the specifics of a development proposal the details of what the impacts would be could be very far flung. Mr. Rockoff stated everyone he has talked to about the rezoning is against it. Mr. Baka noted that in the TZ2 and TZ3 zones the density will not change.

Ms. Cathleen Schwartz, 582 Henrietta, noted the residents moved in with what is there now. Change is always hard and some of the changes proposed could be very different from what currently exists. She would like to see the parcels in the context of the whole City in order to get a sense of the scope of change.

Mr. Joe Murphy, 751 Ann, said the rezoning appears to him to be a commercial undertaking. He urged the board to consider another way to raise money for the City.

Mr. Jim Partridge, owner of property at the SE corner of Webster and Adams, observed there are four parcels along Adams Rd. that do not meet the criteria and are therefore unbuildable because they are 120 ft. x 40 ft. His is 120 ft. x 42.3 ft. There is no parking. That needs to be looked at. Further there will be disagreements about whether the City is complying with the Uniform Energy Code.

Mr. Will Huffacre, 532 Pierce, agreed that parking could become an issue. He is opposed to the Transition Zones. He hasn't heard why it would really benefit him as a resident. There don't seem to be any provisions to protect residents. He asked if the proposed ordinance amendments would be retroactive. Chairman Clein responded there are code compliance officers who have the ability to issue violations for anything related to the ordinance. Ms. Ecker explained if the ordinance were to go through, an existing building is grandfathered in by legal non-conforming status. However, if a new use comes in or the building is expanded it would be subject to the new rules.

Mr. David Bloom who lives on Stanley stated the residents in this community have made it clear that they do not want to see this kind of development. He doesn't know why it is needed right now when there is so much other expansion going on in the City.

Mr. Paul Regan who lives on Purdy said that staff has done a yeoman's job on determining dimensionality, the height and the setbacks. However, the essence of zoning is usage and what is being considered now is not relief. Therefore, he is not in support. Separate the dimensionality from the uses and you would have a winner.

Mr. Koseck emphasized this proposal is not commercially driven in an effort to achieve more taxes for the City. It is not about putting more on a piece of property than can currently occur, because they all have to provide for their own parking.

Mr. Williams noted the board should focus on density in TZ1. Dimensions are not changing in TZ2 and TZ3 so focus on uses there.

Mr. Baka started a PowerPoint showing existing and proposed zoning for the 14 areas that are under consideration. Initial discussion centered around property at Park and Oakland which is a density issue because single-family is changing to multi-family. It may be the only one of the 14 that truly has density changes proposed. The post office is proposed to go to TZ1 if it is ever sold by the Federal Government.

Mr. Williams wanted to see a graphic depicting for each parcel what exists now and what could exist under current zoning; and what the proposed changes are with respect to uses. Other board members agreed the presentation needs to be a little simpler so that it is easier to understand.

Motion by Mr. DeWeese
Seconded by Mr. Williams to continue this public hearing to June 24, 2015 in order to provide more detailed information.

The chairman took discussion to the public for comments on the motion at 9:25 p.m.

Mr. Larry Bertolini noted additional items that might be reviewed at the next meeting:

- Clarification as to what happens if the existing church and the existing post office decide to vacate;
- Show graphically that there will be no increase in density;
- Review of parking for outside dining establishments.

Mr. Michael Poris, 36801 Woodward Ave. did not support the motion. He wanted to see the rest of staff's presentation.

Mr. Paul Regan noted that some of the uses come with cars and parking more so than others.

Motion carried, 7-0.

ROLLCALL VOTE
Yeas: DeWeese, Williams, Clein, Jeffares, Koseck, Lazar, Whipple-Boyce
Nays: None
Absent: Boyle

City Commission/Planning Board
Joint Meeting Minutes
June 15, 2015

A. UPDATE ON TRANSITIONAL ZONING

Mr. Share stated that he has a client with an interest in this matter, and so will not participate in the discussion.

Mr. Baka reviewed the history of the Transitional Zone Overlay discussion. The Planning Board has held several study sessions over the past several years in order to develop a Transition Zoning classification that could be applied to areas of the City that abut single family residential zones and are adjacent to commercial zones and/or located on major thoroughfares. The goal of these study sessions was to identify and revise the zoning classifications of these properties to provide a transition/buffer to the single family neighborhoods through the use of screenwall and landscaping. Additionally, the new zones were crafted to incorporate small scale, neighborhood friendly uses that are likely to be patronized by residents of the immediate area. There are several restrictions proposed to control the new uses that would ensure that new development would maintain the scale and standards that are expected in the City of Birmingham. The Planning Board selected fourteen (14) locations throughout the City where these zones are proposed to be implemented. On some existing residential parcels this is proposed to be accomplished through attached single-family or multi-family housing. On commercial parcels, this is proposed to be accomplished through a mixed use zone that permits residential and commercial uses.

Commissioner Rinschler asked if there are any barriers to be resolved, and how the City Commission might help to move this forward.

Mr. Clein stated that there is a misperception about density changes and what that means. The intent for the next public hearing is to show each parcel before and after a rezoning. He thinks that will help to educate the public on what the intent is. The Planning Board will have to determine if this is the sort of change, from a use perspective, that the Board believes will help stimulate the viable use of the properties, while protecting single family residences.

Ms. Boyce stated that this process has come a long way, and it became obvious after the last meeting that people did not understand what was being proposed. She believes that the plan to show what the uses are today and what they would be under the proposal will be very helpful. The plan for the public hearing is to develop a presentation to show the structures today with diagrams and lists of uses would be helpful. She suggested that information be available prior to the public hearing in some way and that the information will be very helpful in answering questions prior to the public hearing.

Commissioner McDaniel said the misunderstanding seems to be focused on increases in allowable density. He stated that the allowable density under existing zoning today is almost no different than what is being proposed.

Mr. Baka noted that is true with the exception of two areas which are Woodward and Quarton (near Gasow) and the corner of W. Maple and Chester. Under the proposal, they would be zoned TZ3 which go up an additional floor.

Commissioner McDaniel suggested a need for a process to review possible reasonable uses that have not been anticipated at this time. Presumably there are standards that are underlying the permitted uses they have already named. He understands there have been some staff discussion of that and thinks it is worth further thought. Mr. Valentine said that could be accomplished with some simple clarification of the language.

Mr. DeWeese thinks that there may be a few tweaks that could be made that might make it more amenable due to complaints he has heard. Residents do not want any expansion beyond office-type uses. There is a basic mistrust that the SLUP process. They believe the reason this is being proposed is for development. As he sees it, we are considering this to add some protections in terms of dimensionality, and to clean up of lack of strategic or overall view toward it, but many homeowners do not view it that way.

Commissioner Rinschler said the goal is to get to the point where the Board decides it has something for the best interests of residents and pass it on to the City Commission for deliberation.

Commissioner Nickita remarked that when the Board worked on the Rail District and tried to list uses for the area, the Board erred on the side of less and some level of flexibility. He suggested that the Board look at the Rail District to perhaps use that approach to formulate a use discussion here. Commissioner McDaniel agreed.

Commissioner Hoff asked Mr. Baka what the residents are unhappy about in the Oakland at Park area and on Brown and what would be allowed under the proposed zoning. He responded those areas would see a change in density going from single family to attached or multi-family.

Commissioner Hoff recognized and appreciates that the Board did a tremendous job on this. She explained this is being done to protect residents, not build up the city.

PLANNING BOARD MINUTES
JUNE 24, 2015

PUBLIC HEARINGS

Chairman Clein re-opened the public hearing at 7:35 p.m. (continued from May 27)

1. An ordinance to amend Chapter 126, Zoning, of the Birmingham City Code as follows:

TO ADD **ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.41, TZ1 (TRANSITION ZONE) DISTRICT** TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;

TO ADD **ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.42, TZ1 (TRANSITION ZONE) DISTRICT** TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;

TO ADD **ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.43, TZ2 (TRANSITION ZONE) DISTRICT** TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;

TO ADD **ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.44, TZ2 (TRANSITION ZONE) DISTRICT** TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;

TO ADD **ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.45, TZ3 (TRANSITION ZONE) DISTRICT** TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;

TO ADD **ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.46, TZ3 (TRANSITION ZONE) DISTRICT** TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;

TO ADD **ARTICLE 4, SECTION 4.53, PARKING STANDARDS, PK-09**, TO CREATE PARKING STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.58, SCREENING STANDARDS, SC-06**, TO CREATE SCREENING STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.62, SETBACK STANDARDS, SB-05**, TO CREATE SETBACK STANDARDS FOR TZ1 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.63, SETBACK STANDARDS, SB-06**, TO CREATE SETBACK STANDARDS FOR TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.69, STREETSCAPE STANDARDS, ST-01**, TO CREATE STREETSCAPE STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 4, SECTION 4.77, STRUCTURE STANDARDS, SS – 09**, TO CREATE STRUCTURE STANDARDS FOR THE TZ1 ZONE DISTRICT;

TO ADD **ARTICLE 4, SECTION 4.78, STRUCTURE STANDARDS, SS – 10**, TO CREATE STRUCTURE STANDARDS FOR TZ2 AND TZ3 ZONE DISTRICTS;

TO ADD **ARTICLE 5, SECTION 5.14, TRANSITION ZONE 1**, TO CREATE USE SPECIFIC STANDARDS FOR THE TZ1 ZONE DISTRICT;

TO ADD **ARTICLE 5, SECTION 5.15, TRANSITION ZONES 2 AND 3**, TO CREATE USE SPECIFIC STANDARDS FOR THE TZ2 AND TZ3 ZONE DISTRICTS;

AND

TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM, **ARTICLE 4, ALL SECTIONS NOTED BELOW,**

TO APPLY EACH SECTION TO THE NEWLY CREATED TZ1, TZ2 AND/OR TZ3 ZONE DISTRICTS AS INDICATED:

Section Number	Applicable Zone to be Added
Accessory Structures Standards (AS)	
4.2	TZ1, TZ2, TZ3
4.3	TZ1
4.4	TZ1, TZ2, TZ3
Essential Services Standards (ES)	
4.09	TZ1, TZ2, TZ3
Fence Standards (FN)	
4.10	TZ1, TZ2, TZ3
4.11	TZ1
Floodplain Standards (FP)	
4.13	TZ1, TZ2, TZ3
Height Standards (HT)	
4.16	TZ1, TZ2, TZ3
4.18	TZ1, TZ2, TZ3

Landscaping Standards (LA)	
4.20	TZ1, TZ2, TZ3
Lighting Standards (LT)	
4.21	TZ1, TZ2, TZ3
4.22	TZ1, TZ2, TZ3
Loading Standards (LD)	
4.24	TZ1, TZ2, TZ3
Open Space Standards (OS)	
4.30	TZ1, TZ2, TZ3
Outdoor Dining Standards (OD)	
4.44	TZ2, TZ3
Parking Standards (PK)	
4.45	TZ1, TZ2, TZ3
4.46	TZ1, TZ2, TZ3
4.47	TZ1, TZ2, TZ3
Screening Standards (SC)	
4.53	TZ1, TZ2, TZ3
Setback Standards (SB)	
4.58	TZ1, TZ2, TZ3
Structure Standards (SS)	
4.69	TZ1, TZ2, TZ3
Temporary Use Standards (TU)	
4.77	TZ1, TZ2, TZ3
Utility Standards (UT)	
4.81	TZ2, TZ3
Vision Clearance Standards (VC)	
4.82	TZ1, TZ2, TZ3
Window Standards (WN)	
4.83	TZ2, TZ3

AND

TO AMEND **ARTICLE 9, DEFINITIONS, SECTION 9.02** TO ADD DEFINISTIONS FOR BOUTIQUE, PARKING, SOCIAL CLUB, TOBACCONIST, INDOOR RECREATION FACILITY AND SPECIALTY FOOD STORE.

3. To consider a proposal to rezone the following transitional parcels that are

adjacent to residential zones throughout the City as follows:

300 Ferndale, 233, 247, 267 & 287 Oakland, 416 & 424 Park, Parcel # 1925451021, Birmingham, MI.
Rezoning from R-2 Single-Family Residential to TZ1 - Attached Single-Family to allow attached Single-Family and Multi-Family Residential which are compatible with adjacent Single-Family Residential uses.

191 N. Chester Rd. Birmingham, MI.
Rezoning from R-2 Single-Family Residential to TZ1 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.

400 W. Maple Birmingham, MI. - O1 Office to TZ3 Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

564 and 588 Purdy, 115, 123, 195 W. Brown, 122, 178 E. Brown Birmingham, MI. Rezoning from O2 Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

1221 Bowers & 1225 Bowers Birmingham, MI.
Rezoning from O1- Office/ P - Parking to TZ1 - Attached Single-Family to allow Attached Single-Family, Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.

1111 & 1137 Holland; 801, 887, 999, 1035 & 1105 S. Adams Rd.; 1108, 1132 & 1140 Webster; 1137 & 1143 Cole St.; 1101 & 1120 E. Lincoln. Birmingham, MI.
Rezoning from O2 Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

500, 522 & 576 E. Lincoln; 1148 & 1160 Grant; 1193 Floyd; Parcel # 1936403030, Birmingham, MI.
Rezoning from B-1 Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

36801, 36823 & 36877 Woodward, Parcel #'s 1925101001, 1925101006, 1925101007, 1925101008, 1925101009, Birmingham MI.
Rezoning from O1- Office & P-Parking to TZ3 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

1775, 1803, 1915, 1971, 1999, 2055, 2075 & 2151 Fourteen Mile Rd., Parcel # 2031455006, Birmingham, MI.
Rezoning from O1- Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

100, 124, 130 & 152, W. Fourteen Mile Rd. & 101 E. Fourteen Mile Rd. Parcel #1936379020, Birmingham, MI.
Rezoning from B1-Neighborhood Business, P-Parking, R5-Multi-Family Residential to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

880 W. Fourteen Mile Rd., 1875, 1890 & 1950 Southfield Rd. Birmingham, MI.
Rezoning fromB1-Neighborhood Business, O1-Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

1712, 1728, 1732, 1740, 1744, 1794 & 1821 W. Maple Rd. Birmingham, MI.
Rezoning from B1-Neighborhood Business, P-Parking, O1-Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

2483 W. Maple Rd. Birmingham MI.
Rezoning from B1-Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

151 N. Eton, Birmingham MI.
Rezoning from B-1 Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

412 & 420 E. Frank, Parcel # 1936253003, Birmingham MI.
Rezoning from B1-Neighborhood Business, B2B-General Business, R3-Single-Family Residential to TZ1 – Attached Single-Family Residential to allow Attached Single-Family and Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.

Ms. Ecker advised that a typo has been corrected in the draft ordinance amendments for the TZ-2 development standards, and that is the only change to the draft ordinance language from the last meeting.

Mr. Baka recalled last time he covered the basics of each zone and started to get into each individual parcel. At the board's request, his presentation tonight will focus much more on individual properties and how each individual location would be affected by the proposed amendments as far as use and density. He briefly described the TZ-1, residential zone, and the TZ-2 and TZ-3 zones that are mixed-use. Any currently existing use or building would be grandfathered in as long as it doesn't close for six months or the building is destroyed more than 75%. When a new use is established within an existing building the new zoning regulations would go into effect. The new zoning will apply to any expansion of an existing use or a building that requires site plan approval from the Planning Board. Where a new building is proposed the new proposed ordinance would apply.

TZ-1 Properties

- **E. Frank - R-3/B-1/B-2B to TZ-1**

Total property area - approximately 15,000 sq. ft.
# of residential units currently permitted - 1 unit on R-3 parcel
0 units on B-1 parcel
No limit on B-2B parcel
# of units permitted under TZ-1 zoning - 5

It was discussed that if Frank St. Bakery goes out of business they would be allowed to establish another bakery within 6 months or go to a residential use.

- 412 E. Frank - R-3 to TZ-1
- 420 E. Frank (Frank St. Bakery) - B-1 to TZ-1
- E. Frank Parking - B-2B to TZ-1

- **Park and Oakland - R-2 to TZ-1**

Property area per lot on Oakland - approximately 7,500 ft.
# of residential units currently permitted - 1
# of residential units permitted under TZ-1 zoning - 2
Property area of 404 Park - approximately 14,000 sq. ft.
# of residential units currently permitted - 2
# of residential units permitted under TZ-1 zoning - 4
Property area per lot on Park - approximately 7,200 sq. ft.
# of residential units currently permitted - 1
# of residential units permitted under TZ-1 zoning - 2

It was discussed that TZ-1, three stories, would have a similar impact as the current R-2 three story structures.

- **Willits and Chester - R-2 to TZ-1 (Church of Christ Scientist)**

Total property area - approximately 17,000 sq. ft.
# of residential units currently permitted - 2
# of residential units permitted under TZ-1 zoning - 5

- **Bowers/Post Office - 0-1/P to TZ-1**

Total property area - approximately 125,000 sq. ft.
# of residential units currently permitted - no limit
# of residential units permitted under TZ-1 zoning - 41

At 8:10 p.m. Chairman Clein invited the public to come forward and comment on anything related to the potential rezoning of the TZ-1 parcels.

Ms. Patti Shane who lives on Purdy did not understand why there has to be a major overhaul of all the zones when every issue could be approved by the Planning Board as it comes through. The neighborhood is thrilled with the little bakery at the corner of Frank and Ann and they don't want it to go away.

Mr. Benjamin Gill, 520 Park, received confirmation this is a continuation of the public hearing that began May 27 to discuss whether the Planning Board will recommend approval to the City Commission of the ordinance changes including the rezonings. The City Commission would consider the recommendation and hold a public hearing before making its decision.

Mr. Salvatore Bitonti, 709 Ann, said he is the owner of the Frank St. Bakery building. He asked for reassurance that if the bakery moves out he will not have to pay taxes on an empty space.

Ms. Ecker observed this is a difficult site with the three parcels that all allow different things. The parcels are not big enough to develop each one separately.

Mr. Brad Host said he and his wife own the house next to 404 Park which under this proposal could be developed into four condo units. They see this as an expansion of the city. If TZ-1 is enacted, it would take away part of their neighborhood. The only advocate for this is the developer. Everyone else has said they don't want it. Density has always been their biggest issue and the TZ-1 proposal will exacerbate that problem.

Ms. Ann Stolcamp, 333 Ferndale, echoed what Mr. Host said. People in her neighborhood have asked not to be rezoned. Parking is an issue there. The suggestion that her neighborhood is a transition zone is disturbing to her.

Ms. Bev McCotter, the owner of 287 Oakland, urged the board to remove Little San Francisco from the TZ-1 zoning recommendation. Under TZ-1, future property owners could join together and sell their properties to a developer of multi-family residences. That would change the whole flavor of this neighborhood of single-family homes.

Ms. Gina Russo, 431 Park, said she also would appreciate a recommendation for removal of Little San Francisco from TZ-1. It would be a shame for their neighborhood to increase 100% in density.

Mr. Paul Reagan thought the problem isn't with crowding in Little San Francisco; the problem is with the principles of zoning that are being considered, which do not fit across the town. It is not an appropriate buffer concept anywhere in town.

Mr. Larry Bertolini, 1275 Webster, had concerns about traffic on Bowers if the Post Office moves out. Forty-one units seems dense for that small area. He received clarification that if the Post Office wants to make modifications to their building there are no restrictions because they are the Federal Government.

Mr. David Bloom said it looks to him like there has been an attempt to simplify zoning. Each of the properties has unique differences and presents a challenge with trying to fit it into TZ-1 zoning. He thinks more research is needed to maybe take each area and find some zoning for it that is individualized rather than crammed into TZ-1.

Mr. Michael Shook, owner of 247 and 267 Oakland, said it seems to him the only reason they are talking about rezoning is because of the vacant lot between Park and Ferndale. When the issue came up about rezoning the empty lot, the initial reaction of the board was they did not want to do spot zoning. So it looks like they got around spot zoning by rezoning the neighborhood. Theirs isn't a transitional zone; there is no reason to rezone them. The neighbors oppose it and therefore, he asked that they be removed from that consideration.

Ms. Sharon Self, 227 Euclid, observed that it is such a small neighborhood that anything that is done along Oakland or anywhere else in the area affects everyone.

Mr. Benjamin Gill noted theirs is a neighborhood and not a commercial place where people invest and just sell houses.

Mr. DeWeese expressed his opinion that area is clearly inappropriate for rezoning.

TZ-2 Properties

- **Brown at Pierce/Purdy - 0-2 to TZ-2; P to TZ-2; R-3 to TZ-2**
- **S. Adams, Adams Square to Lincoln - O-2 to TZ-2**
- **Lincoln at Grant - B-1 to TZ-2**
- **E. Fourteen Mile Rd. east of Woodward - O-1 to TZ-2**
- **Fourteen Mile Rd. at Pierce - B-1, P, and R-5 to TZ-2**
- **Market Square and Pennzoil - B-1 to TZ-2**
- **Southfield at Fourteen Mile Rd. - O-1 to TZ-2**
- **Mills Pharmacy Plaza/W. Maple Rd. and Larchlea - B-1, O-1, P to TZ-2**
- **W. Maple Rd. and Cranbrook - B-1 to TZ-2**
- **N Eton - B-1 to TZ-2**

Mr. DeWeese received clarification that when single-family residential is developed, it falls under the R-3 specifications in all of the zones.

The chairman called for comments from the public on TZ-2 properties at 9:13 p.m.

Ms. Patti Shane talked about the density in her area on Purdy and reiterated that it seems every case is unique. Again, she does not understand why parcels cannot be considered on a case-by-case basis and then determine what the community thinks. She doesn't know what the development of the Green's Art Supply property will do to her neighborhood, let alone adding all the new allowances.

Mr. David Bloom received clarification that for the Market Square property, if it were to change to TZ-2, the use could continue but if they ever came up for site plan review they would have to do it under a Special Land Use Permit ("SLUP").

Mr. Paul Reagan stated with respect to the north side of Purdy there is no apparent reason to rezone residential into TZ-2. The best he can tell is someone is planning to have a large, multi-family apartment building going in there. This looks like it is developer driven. It is completely unacceptable to that neighborhood.

Mr. Harvey Salizon, 564 Purdy, said he understands if the owner of the corner building at Pierce and Brown did not get a two-level building approved he could put up a four- story structure at the south side of the parking lot. Mr. Baka explained under the R-7 standards the P Zone allows multi-family. Mr. Salizon thought putting up a four-story building would literally block off the neighborhood.

Mr. Larry Bertolini saw some inconsistency with the streetscape when commercial development is allowed on Adams along with residential. In response to Mr. Bertolini's question, Ms. Ecker advised there is no annual review for SLUPs. If there is a complaint and a violation is found the SLUP could be revoked.

TZ-3 Properties

- **W. Maple Rd. and Chester - O-1 to TZ-3**

- **Quarton and Woodward - O-1 to TZ-3**

There were no comments from the audience on TZ-3 at 9:28 p.m.

Mr. Williams was comfortable with the concepts of TZ-1, TZ-2, and TZ-3 and thought they should remain.

- He did not think there is any dispute over the TZ-3 classifications on both properties.
- For TZ-2 it is pretty clear they tried to go to more neighborhood type uses. Where there may be questions a SLUP is attached. The only properties that raise a concern for him are the two residences on Purdy. The intent for including them is because the parcel to the west (P) could be developed to four stories.
- From his perspective in most instances TZ-1 is an improvement from what currently exists. The only area where there is a significant increase in density from what exists presently is at Park and Oakland. He is inclined not to include that parcel.
- The only properties he would leave out of the recommendation are the parcels along Oakland.

Ms. Whipple-Boyce agreed with a lot of what Mr. Williams said.

- TZ-3 seems not to be controversial; however, she would add veterinary clinic to uses with a SLUP.
- At Fourteen Mile and Pierce it may be a mistake to include the parking lot directly behind it. Given the conditions that surround it, it would be more appropriate as an R-2 classification and leave the others as TZ-2.
- A lot of problems might be solved if Frank St. was zoned TZ-2.
- She is not sure that the entire area at Oakland and Park should be removed from the consideration of TZ-1. Brownstones would be a real benefit to the community directly behind it.

Mr. Koseck said he is in support of what he has heard. He doesn't mind pulling properties out of the bundle because there are no advocates. Mr. Williams thought this ordinance language should permit development but not prohibit what is there now. The existing uses in some cases are there and are acceptable to the neighborhood and the owners. It seems to him to be a mistake that if an existing use disappears for 181 days it can't come back. He is troubled by the language being mandatory, it should be voluntary.

Chairman Clein agrees with the TZ-1, TZ-2, and TZ-3 concepts in general.

- He agrees that TZ-3 is a simple thing.
- He has no issue with the Parking designation at Fourteen Mile and Pierce being removed.
- He thinks the R-3 designation at Purdy should be removed. It is an example of good intention to square off a block.
- At Oakland and Park, remove the parcels between Park and Ferndale. Keep 404 on the corner in. Remove the two properties to the north that he thinks were added to square off a block.
- As to the parcel at Frank and Ann, he supports TZ-2. If that is done, the whole question of mandatory and voluntary might go away. He thinks mandatory makes more sense.

Mr. Jeffares said condos for empty nesters are very scarce. At Woodward and Oakland Woodward is loud and busy and not palatable for someone building a single-family house; it is suitable for a four unit condo.

Ms. Lazar agreed with Ms. Whipple-Boyce. TZ-1 zoning for Frank and Ann is a little more passive than it needs to be.

Mr. DeWeese thought everyone agrees they have the right form in these places. There has been some question that the uses are not appropriate. But looking at the uses, in most instances either stronger controls are recommended, or the uses have been cut back. Also there is the possibility of developing residential in every location. He agrees with the Chairman that the property on Purdy should remain residential and not be rezoned to TZ-2.

Ms. Whipple-Boyce felt the language needs to be mandatory and not optional and she wouldn't support it if it was optional. In her opinion If the overlay is allowed to be optional the board would not be doing its job, which is to find a way to protect the residents that are adjacent to all of these properties.

Mr. Williams advocated looking at all the parcels again to make sure the same mistake hasn't been made of putting them in the wrong classification. The chairman felt comfortable going forward with the modifications that have been discussed, knowing there will be a public hearing at the City Commission.

Motion by Ms. Whipple-Boyce
Seconded by Ms. Lazar to adopt the package as written with the exceptions of:

- **404 Park in only; the two parcels north and the parcels between Ferndale and Park are out.**
- **The three properties on Frank that are triple-zoned, switch from TZ-1 to TZ-2 which would allow some of the commercial uses to continue.**
- **Take out the parking lot zoned P on Pierce near Fourteen Mile and Pierce that was previously proposed to be TZ-2.**
- **Add veterinary clinic as a permitted use with a SLUP in TZ-3.**

The chairman called for discussion from the public on the motion at 10:12 p.m.

Mr. Brad Host said should this be put through on 404 Park he is the real victim because he lives next door and it will lower his property values. He doesn't want to live next door to a four unit condo project.

Mr. Salvatore Bitonti said he wants to be able to rent his property if the bakery moves out. Chairman Clein explained the TZ-2 recommendation would allow him to build single-family and a small amount of multi-family and also keep the limited commercial uses that are there now.

Mr. Larry Bertolini still had concerns about the post office site on Bowers and the amount of units that could be permitted there.

Mr. Harvey Salizon asked for clarification about the parcel at Purdy and Brown. If the residences are eliminated, the land is too valuable to develop a two-story structure on that limited parcel. The owner will probably construct a four-story building at the south side of the parking lot. Chairman Clein clarified that tonight's motion would not allow the four-story building to be built.

Mr. Michael Shook thought if four units are allowed at the Woodward and Oakland corner parcel there is no way a developer will put up anything as nice on that corner as along Brown.

Mr. David Bloom did not understand the reasoning for leaving the Pierce parking section off. He thought the reason for rezoning that whole area was so no one could put a four-story parking deck there. Ms. Whipple-Boyce explained she omitted the parking area on Pierce because she believes R-2 zoning is more appropriate than TZ-2. The board can come back to that at a later date.

Mr. Frank Gill, 520 Park, commented on the property at 404 Park. If the property wasn't selling it was probably priced too high. If it is unique as far as its location at Woodward and Oakland then the price should reflect that. Some developer could build a single-family house or a duplex and still come out with a profit. He hopes the board will understand that the market, if it is allowed to, will take care of it and develop a building that is appropriate for that corner.

Ms. Patti Shane spoke about Purdy again, The biggest nightmare to her would be if someone would put up multiple dwelling units on the property at the corner of Brown and Purdy. They have a density issue and it would impact their neighborhood.

Mr. Chuck Dimaggio with Burton Katzman spoke to represent the owners of 404 Park. He urged the board to recommend to the City Commission that they keep 404 Park in the Transitional Overlay. He assured that when they come back for site plan approval the board will be very pleased with the four unit building they will propose, and it will become a real asset for the City as one enters off of Park.

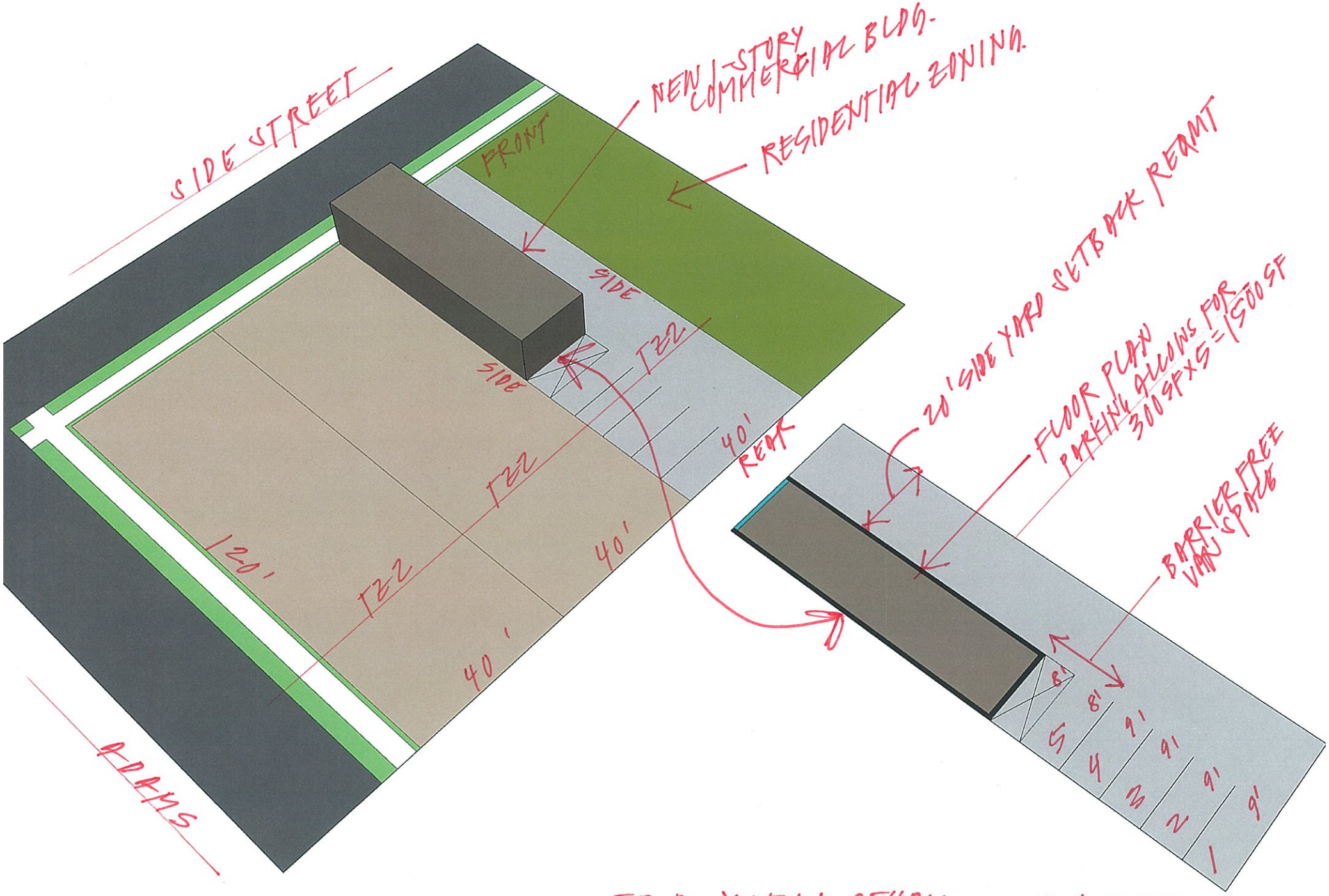
Ms. Ann Stolcamp said the people here from Little San Francisco are all homeowners that are representing themselves and what they care about. The developer sent a representative.

Mr. DeWeese commented he will not be supporting the motion. He supports the concept but thinks the Park area should be removed; Purdy at the minimum should be 588; and he agrees that Frank should not be optional but still have flexibility somehow.

Motion carried, 4-3.

ROLLCALL VOTE
Yeas: Whipple-Boyce, Lazar, Clein, Jeffares
Nays: DeWeese, Koseck, Williams
Absent: Boyle

Chairman Clein thanked the public for their comments which are definitely taken to heart. This is not the last hearing on the rezoning, as it will go to the City Commission and there will be more opportunities to provide further input. He closed this public hearing at 10:26 p.m.



TZ2 YIELD STUDY 6.1.2015

Jana Ecker <jecker@bhamgov.org>

412 @ 420 E. Frank St.

1 message

Eric Wolfe <elwolfe1@comcast.net> Tue, May 19, 2015 at 1:32 PM
To: jecker@bhamgov.org
Cc: Markforbham <markforbham@yahoo.com>

Dear Ms. Ecker,

Please forward our comments to the City Clerk (as advised in the Notice of Public hearing) and to the Planning Board directly. Thank you.

Eric & Tracey Wolfe

Dear Planning Board:

We are unable to attend the May 27, 2015 Planning Board meeting, so *please carefully consider each of our comments* on this proposed rezoning.

We strongly oppose the rezoning of 412 & 420 Frank St. for the following reasons:

- No hardship has been demonstrated by the applicant. Redevelopment under the current zoning is feasible and would not require any variances. Financial reward (or a claimed financial hardship) is not a legal, valid reason for rezoning.

- The transition from the office parcel at the southwest corner of Old Woodward and Frank already exists. Moving west along the south side of Frank finds that the zoning currently changes from B2B to B1 to R-3. This is a perfect illustration of transition zoning and further zoning options are unnecessary, inconsistent and would be deleterious to the neighborhood, and in particular, the value of my home.

- The corner parcel (412 East Frank St.) is zoned R-3. It is adjacent to other R-3 parcels on Ann St. It could easily be redeveloped in a manner compatible with those parcels (facing west as the others do) and create the

anchor to the neighborhood as it transitions from B-1.

- 420 East Frank St. is the address of the Frank Street Bakery, which is a wonderful asset to the neighborhood, as well as the entire City, and a rezoning would likely be the end of this wonderful operation. As stated in Observer/ Eccentric article dated June 6, 2014, “They like the idea of having a coffee shop at the end of their street that they can walk to”.

- After years of very little activity, Ann St. is currently undergoing substantial redevelopment with new single family homes. There are a few multifamily projects that currently exist and are the most poorly maintained of any of the property on this street. Rezoning would encourage the demolition of the small buildings on 412 & 420 East Frank St., which are compatible with the 40 and 50 foot lots in this neighborhood, in favor of a monolith which would eliminate the interesting character of this area (and potentially create unintended consequences especially if these parcels are combined with others).

- Traffic and parking, already under pressure at this busy corner, would be negatively affected. While any future development would contain parking for the residents, there would be no parking, other than the surrounding streets, for their guests. It is likely that small businesses would operate from an attached single family unit which would face CVS, so there is the additional unknown of customers parking as well. Ann St. already suffers from downtown shoppers and employee parking, and there is busy traffic to and from CVS constantly. Enough is enough at this location.

- The current owner of these parcels bought the properties at a price based upon their current zoning. Transitional zoning would create a windfall to this owner, who bears large responsibility for the poor condition of the many other parcels he owns in the immediate area. He has made no effort to include the views of his neighbors in any of his redevelopment ideas, and has even threatened to seek even more dense uses in retribution for opposition to his proposals.

When we moved to our home at 393 E. Frank St. in 2007,which is directly across the street from these parcels, we were fully aware of the zoning in the immediate area, and relied upon the City to protect the neighborhood from further density. The character of the neighborhood appealed to us, including the small lots, small buildings and proximity to downtown. We would be dramatically affected by the proposal to rezone, including traffic, parking, and views from my home, and the value of my home would drop substantially. It is the City’s obligation to protect property values. The pressure for this rezoning comes from the owner only. If he feels he has a case for rezoning, the BZA exists for this purpose. If the City truly feels that additional options should be available to property owners, the proper forum would be a reevaluation of the City’s master plan, not a parcel by parcel transitional zoning change.

In summary, we strongly oppose the rezoning of these parcels. It is our expectation that the City will protect our property values and the character of the neighborhood. This process is really a circumvention of the master plan and would have a deleterious effect on the area, including a substantial reduction of my home’s value, which we will protect. We urge you to oppose this plan. Thank you.

Sincerely,

Eric and Tracey Wolfe

393 E. Frank St.

RECEIVED
MAY 20 2015
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT

May 20, 2015

Planning Board

City of Birmingham

RE: Proposed Rezoning of 404 Park

Dear Planning Board,

The major issues currently being considered are density, parking, and height. On density, LSL recommended "a modest increase in density" and four units is overwhelming and a 100% increase; on parking, four units is a minimum of 8 cars on a tiny lot and—by pushing the building up to Oakland—too much traffic will be abutting our house. If you allow said property 35 feet height, the building will loom over our 28.5 feet height as well as 287 Oakland's 30.5 feet height.

All these issues have been beaten to death in the last 2.5 years of your minutes, and please consider throughout this discussion the SOLE rezoning advocate has been the owner/developer. 100% of the 100 footers have been against this rezoning with each new proposal. The Oakland boulevard feature serves as a perfect barrier separating the Downtown from our neighborhood.

Respectfully submitted,

Brad & Laura Host

Brad and Laura Host

416 Park Street

Birmingham, Michigan 48009

City of Birmingham

Jana Ecker <jecker@bhamgov.org>

Re: Vacate Lot between Woodward, Oakland and Park

1 message

Joe Valentine <jvalentine@bhamgov.org> Wed, Jul 29, 2015 at 4:35 PM
To: Little San Francisco <littlesanfran@gmail.com>
Cc: "sdm984@sbcglobal.net" <sdm984@sbcglobal.net>, "gdilgard@hotmail.com" <gdilgard@hotmail.com>, "rackyhoff@hotmail.com" <rackyhoff@hotmail.com>, "mcdaniel_tom@hotmail.com" <mcdaniel_tom@hotmail.com>, "markforbirmingham@yahoo.com" <markforbirmingham@yahoo.com>, "gordon4bham@aol.com" <gordon4bham@aol.com>, "stuart.sherman@sbcglobal.net" <stuart.sherman@sbcglobal.net>, Jana Ecker <Jecker@bhamgov.org>

Ms. Erwin,

Thank you for your email to the City Commission concerning potential plans for the vacant lot between Woodward, Oakland and Park. I will share your comments with the Planning Department so they can be made available to the Planning Board when further discussion on their plans occur. Their plan has been amended several times and may be revisited following discussions on Transitional Zoning, which includes this parcel. The discussion on Transitional Zoning is planned for August 24th City Commission meeting.

Thank you again for sharing your suggested stipulations for this parcel for consideration.

Regards,
Joe Valentine

On Wed, Jul 29, 2015 at 7:01 AM, <littlesanfran@gmail.com> wrote:

To: Birmingham City Council

The developer shared their preliminary drawings for this property. I think the following:

- Overall plan will be a nice addition to the area
  - It's size appropriate for the lot and location
  - Design is in keeping and similar to other new homes built in the area
  - Setbacks and height are appropriate for the area
- I prefer to have the lot developed with this size appropriate building versus staying vacate

The developer's representative, Chuck DiMaggio with Buton Katzman, has stated the following, and I would request the City Council stipulate these provisions if they approve this plan:

- Angel driveway as shown on renderings to force traffic onto Park going east toward Oakland Avenue
  - This would limit additional traffic onto Park Street going into neighborhood

- Do not offer neighborhood parking passes to this property
  - Chuck DiMaggio consistently stated they would have appropriate parking and additional needs would be serviced by the parking structure at Park and Oakland

Thanks you for your consideration.

Michelle Erwin
356 Ferndale Ave

Sent from Windows Mail

--
Joseph A. Valentine
City Manager
City of Birmingham
151 Martin Street
Birmingham, MI 48009
(248) 530-1809 Office Direct
(248) 530-1109 Fax
jvalentine@bhamgov.org

Get the latest news from the City of Birmingham delivered to your inbox.
Visit www.bhamgov.org/aroundtown to sign up.

Jana Ecker <jecker@bhamgov.org>

Re: City Commission comments for 8/24 meeting

1 message

Joe Valentine <jvalentine@bhamgov.org> Fri, Aug 14, 2015 at 11:22 AM
To: Laura Pierce <lpierce@bhamgov.org>, Jana Ecker <Jecker@bhamgov.org>

Please include with the agenda report for the 24th.

On Fri, Aug 14, 2015 at 8:57 AM, Laura Pierce <lpierce@bhamgov.org> wrote:

See below.

City of Birmingham
Laura M. Pierce, MMC, CMMC | City Clerk | City Clerk's Office |
P.O. Box 3001, 151 Martin | Birmingham, Michigan 48012 |
Phone 248.530.1802 or 248.530.1880 | Fax 248.530.1080 | www.bhamgov.org

---------- Forwarded message ----------
From: **Eric Wolfe** <elwolfe1@comcast.net>
Date: Thu, Aug 13, 2015 at 2:51 PM
Subject: City Commission comments for 8/24 meeting
To: lpierce@bhamgov.org

Dear Ms. Pierce

Please forward our comments to the City Commission pursuant to the Notice of Public Hearing concerning their meeting. Thank you.

Eric & Tracey Wolfe

Dear City Commission:

We are unable to attend the April 24, 2015 City Commission meeting, so *please carefully consider each of our comments* on this proposed rezoning.

We strongly oppose the rezoning of 412 & 420 Frank St. for the following reasons:

- No hardship has been demonstrated by the applicant. Redevelopment under the current zoning is feasible and would not require any variances. Financial reward (or a claimed financial hardship) is not a legal, valid reason for rezoning.

- The transition from the office parcel at the southwest corner of Old Woodward and Frank already exists. Moving west along the south side of Frank finds that the zoning currently changes from B2B to B1 to R-3. This is a perfect illustration of transition zoning and further zoning options are unnecessary, inconsistent and would be deleterious to the neighborhood, and in particular, the value of my home.

- The corner parcel (412 East Frank St.) is zoned R-3. It is adjacent to other R-3 parcels on Ann St. It could easily be redeveloped in a manner compatible with those parcels (facing west as the others do) and create the anchor to the neighborhood as it transitions from B-1.

- 420 East Frank St. is the address of the Frank Street Bakery, which is a wonderful asset to the neighborhood, as well as the entire City, and a rezoning would likely be the end of this wonderful operation. As stated in Observer/ Eccentric article dated June 6, 2014, “They like the idea of having a coffee shop at the end of their street that they can walk to”.

- After years of very little activity, Ann St. is currently undergoing substantial redevelopment with new single family homes. There are a few multifamily projects that currently exist and are the most poorly maintained of any of the property on this street. Rezoning would encourage the demolition of the small buildings on 412 & 420 East Frank St., which are compatible with the 40 and 50 foot lots in this neighborhood, in favor of a monolith which would eliminate the interesting character of this area (and potentially create unintended consequences especially if these parcels are combined with others).

- Traffic and parking, already under pressure at this busy corner, would be negatively affected. While any future development would contain parking for the residents, there would be no parking, other than the surrounding streets, for their guests. It is likely that small businesses would operate from an attached single family unit which would face CVS, so there is the additional unknown of customers parking as well. Ann St. already suffers from downtown shoppers and employee parking, and there is busy traffic to and from CVS constantly. Enough is enough at this location.

- The current owner of these parcels bought the properties at a price based upon their current zoning. Transitional zoning would create a windfall to this owner, who bears large responsibility for the poor condition of the many other parcels he owns in the immediate area. He has made no effort to include the views of his neighbors in any of his redevelopment ideas, and has even threatened to seek even more dense uses in retribution for opposition to his proposals.

When we moved to our home at 393 E. Frank St. in 2007,which is directly across the street from these parcels, we were fully aware of the zoning in the immediate area, and relied upon the City to protect the neighborhood from further density. The character of the neighborhood appealed to us, including the small lots, small buildings and proximity to downtown. We would be dramatically affected by the proposal to rezone,

including traffic, parking, and views from my home, and the value of my home would drop substantially. If the City truly feels that additional options should be available to property owners, the proper forum would be a reevaluation of the City's master plan, not a parcel by parcel transitional zoning change.

In summary, we strongly oppose the rezoning of these parcels. It is our expectation that the City will protect our property values and the character of the neighborhood. This process is really a circumvention of the master plan and would have a deleterious effect on the area, including a substantial reduction of my home's value, which we will protect. We urge you to oppose this plan. Thank you.

Sincerely,

Eric and Tracey Wolfe

393 E. Frank St.

--

Joseph A. Valentine
City Manager
City of Birmingham
151 Martin Street
Birmingham, MI 48009
(248) 530-1809 Office Direct
(248) 530-1109 Fax
jvalentine@bhamgov.org

Get the latest news from the City of Birmingham delivered to your inbox.
Visit www.bhamgov.org/aroundtown to sign up.

RECEIVED BY
AUG 14 2015
CITY CLERK'S OFFICE
CITY OF BIRMINGHAM

August 14, 2015

Birmingham City Commission,
151 Martin,
Birmingham, Michigan 48009

RE: Spot Rezoning from R2 to TZ1, Parcel 1925451021, Lot 66 and 67 of Oak Grove Addition, commonly known as 404 Park

Dear City Commissioners,

404 Park's transitional rezoning discussion started three years ago as spot zoning, and now three years later it ends up as spot zoning. It is possibly the purest SPOT ZONING ever attempted in our City. Little San Francisco neighborhood has enjoyed over a Century as a cohesive neighborhood, and this proposed rezoning is truly a leap across Oakland from the Downtown, an obvious attempt to expand the Downtown into our neighborhood. This is wrong.

On June 24th, the Planning Board 4-3 vote includes some noteworthy statements not reflected in the minutes. All three dissenters are in favor of transitional zoning in concept, BUT believe it should not be implemented at 404 Park. Also, on three separate occasions the Planning Board's Bert Koseck said in these three years of hearings NOT ONE PERSON--- excepting the developer--- has said anything positive about 404 Park's proposed rezoning. Lastly, Planning Board member Stuart Jeffares stated rezoning to a four unit apartment building was a more acceptable alternative to having two houses built like the ones on the west side of Telegraph, just south of Square Lake; his analogy is a huge conceit since no one can legislate aesthetics, and –more importantly---he is asserting he knows what is best for the neighborhood despite our neighborhood's persistent, unanimous disapproval.

You all bought single family residences in Birmingham to live here and had certain expectations when purchasing your home. If you had a choice, would your live next door to a four unit apartment building? Your immediate answer is NO. Laura and I purchased our single family residence 416 Park Street twenty five years ago and are delighted to be so close to town and plan to expand our house someday for our retirement. We enjoy being in a single family , close knit neighborhood, and took it for granted there would be single family residence on either side. 404 Park's rezoning will DOUBLE the density, and we will be looking at four two-car garages with ten cars running close by our living room. As the most directly affected single family residence , this spot zoning is unnecessary, unwarranted, and unwanted. You should expunge 404 Park's from your transitional rezoning parcels as this spot zoning would be a detriment to our whole neighborhood.

Respectfully,

Brad & Laura Host

Brad and Laura Host
416 Park St.
248-219-2249 or 248-357-1000

June 15, 2015

RECEIVED
JUN 16 2015
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT

The Planning Board
City of Birmingham

RE: Proposal Rezoning Oakland/Park from R2 to TZ1

Dear Planning Board,

We, the undersigned owners, are 100% of the aforementioned single family residences you are considering rezoning. We fervently believe you should remove Oakland/Park from your rezoning considerations for the following reasons:

1) We have been part of The Little San Francisco neighborhood for over a Century and bought/built our homes believing we are part of a cohesive neighborhood.
2) Little San Francisco is close to the Downtown but not part of the Downtown.
3) Oakland Street has long been a natural buffer for our neighborhood. The lush, spacious boulevard with four traffic lanes has afforded us an expansive separation from the Downtown.
4) We have always been a part of a very close—both figuratively and literally—neighborhood.
5) Any increase in density will only exacerbate existing traffic and parking problems.
6) Any application of TZ1 Classification in The Little San Francisco neighborhood will adversely affect property values as well as degrade the comprehensive clarity of our single family residences neighborhood.

This rezoning proposal is an issue of grave concern, and we believe intensifying our density is unwanted, imprudent, and unwarranted. Historically, Little San Francisco has been single family residences within a very well defined perimeter imparting a very cohesive neighborhood close to the Downtown, and we have withstood the test of time. All of us steadfastly oppose any rezoning of our neighborhood.

Respectfully submitted,

416 Park _____ 424 Park _____

287 Oakland _____ 267 Oakland _____

247 Oakland _____ 233 Oakland _____

300 Ferndale _____

Contact person for above property owners: Brad Host 248-219-2249 or 248-357-1000

RECEIVED BY
AUG 19 2015
CITY CLERK'S OFFICE
CITY OF BIRMINGHAM

August 5, 2015

Birmingham City Commission:
151 Martin Street
Birmingham MI 48012

CC: City Clerk

Re: 564 and 588 Purdy Street, Proposed Transitional Rezoning from R-2 and O2 to TZ2

We the undersigned owners of at least 20% of the area of land included within an area extending outward 100 feet from any point on the boundary of land included in the 588 Purdy zoning change, hereby protest, pursuant to MCL 125.3403(1) and the corresponding section of the City Zoning Ordinance, the proposed transitional rezoning of 564 and 588 Purdy from R-2 and O2 to TZ2.

Respectfully submitted,

Linda and Stephen Ulrey — 663 Purdy Street

Stephen and Joyce Uzelac — 593 Pierce St.

RECEIVED
AUG 19 2015
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT

August 18, 2015

Birmingham City Commission:
151 Martin Street
Birmingham MI 48012

RECEIVED BY
AUG 19 2015
CITY CLERK'S OFFICE
CITY OF BIRMINGHAM

CC: City Clerk

Re: 564 and 588 Purdy Street, Proposed Transitional Rezoning from R-2 and O2 to TZ2

I am the owner of land included within an area extending outward 100 feet from any point on the boundary of land included in the 588 Purdy zoning change. I hereby protest, pursuant to MCL 125.3403(1) and the corresponding section of the City Zoning Ordinance, the proposed transitional rezoning of 564 and 588 Purdy from R-2 and O2 to TZ2.

Respectfully submitted,

Robert F. Liss 621 Pierce Street

Judith Liss

Beier Howlett
ATTORNEYS AND COUNSELORS

TIMOTHY J. CURRIER
tcurrier@bhlaw.us.com
Telephone (248) 645-9400
Fax (248) 645-9344

August 20, 2015

Birmingham City Commission
151 Martin Street, P.O. Box 3001
Birmingham, MI 48012-3001

Re: Spot Zoning

Dear Mayor and Commissioners:

The Commission will be considering the proposed transitional zoning amendments to the Birmingham Zoning Ordinance. Questions have been raised as to whether this constitutes some form of "Spot Zoning." This letter is intended to give an overview of the Spot Zoning concept.

What actually constitutes "Spot Zoning" was stated by the Michigan Supreme Court in *Penning v Owens*, 340 Mich 355 (1954) to be:

"A small zone of inconsistent use within a larger zone."

Contrary to widespread belief, Spot Zoning is not per se illegal.

In the comprehensive work of "Zoning and Land Use Controls" Volume VI Dean Emeritus and Professor of Law Patrick J. Rohan, and Professor of Urban Planning, Eric Damian Kelley provided the following excellent overview:

> "Spot zoning is the rezoning of a parcel—usually small—to a zoning classification that is dissimilar to the zoning of the surrounding property. Although small area zoning can be sustained as valid, particularly when supported by the comprehensive plan, 'spot zoning' is most often a shorthand used by the courts to refer to a small area rezoning that is struck down….
>
> 'Spot zoning' is exactly what it sounds it like-the zoning (usually rezoning) of a 'spot' of land in a way that is significantly different from the zoning that surrounds it. There are 'broad' and 'narrow' definitions of the term 'spot zoning.' Both state that spot zoning involves amendments to existing zoning ordinances singling out a small area for a use classification which is different—whether more or less restrictive—from that of the surrounding area. The narrow definition, however, limits the meaning of spot zoning to those amendments that are per se invalid. In contrast, an amendment that results in spot zoning under the broad definition can be either a valid or invalid legislative enactment.

In the narrow sense of the term, spot zoning is the arbitrary and unreasonable reclassification of a small area within a zoning district to a use which is inconsistent with the surrounding district, where the rezoning does not conform to a comprehensive plan, serves no public purpose and is solely for private gain. Spot zoning, in this sense, has been used almost as a kind of epithet to condemn a zoning amendment. It is a judicial doctrine used to challenge or invalidate a zoning ordinance amendment on the grounds that it arbitrarily and capriciously violates a community's comprehensive or well-considered zoning plan. Used in the narrow sense of the term, spot zoning is impermissibly inconsistent with the legitimate purpose of zoning, i.e., the furtherance of the public health, safety, morals or general welfare.

…..

Typically, an amendment to a zoning ordinance is adopted at the request of a land owner who wishes to use the land for a use prohibited by the existing zoning scheme… The courts have found impermissible spot zoning in instances where the amendment is designed to relieve a particular property from applicable zoning restrictions for the benefit a particular property owner or specifically interest party, to the detriment of other owners in the vicinity, and the community as a whole.
….

Two elements must be satisfied before spot zoning can be said to exist. **First, the zone change must concern a small area of land**. Second, the **change must be out of harmony with the comprehensive plan** for zoning adopted to serve the needs of the community as a whole. The **comprehensive plan is to be found in the scheme of the zoning regulations themselves.**

Thus has evolved the doctrine, which generally holds that:

> **Spot zoning has come to mean arbitrary and unreasonable zoning action by which a smaller area is singled out of a larger area or district and specially zoned for a use classification totally different from and inconsistent with the classification of surrounding land, and not in accordance with the comprehensive plan. Spot zoning is a zoning for private gain designed to favor or benefit a particular individual or group and not the welfare of the community as a whole.**

Do the roots of the doctrine make a difference? Absolutely. There are a great many instances in which the zoning of a small area differently from what

surrounds it makes a great deal of sense, a fact that many courts have acknowledged by recognizing that spot zoning is not invalid per se. Consider these examples:

- Zoning to allow a small neighborhood shopping center in a residential area;
- Zoning to allow a small hospital in an area surrounded by apartments and offices in a small town;
- Zoning to allow a grain elevator and chemical supply store in an area otherwise restricted to production agriculture and residential uses;
- Zoning to allow a truck stop, motel or restaurant at an Interstate highway interchange in a rural, agricultural area; or
- Zoning for a jail, powerplant or other unique, free-standing use.

All of these are examples of uses that are likely to be surrounded by dissimilar uses. Is that necessarily undesirable? No. A good comprehensive plan should provide for such uses and should indicate the circumstances in which they will be allowed. For example, without mapping such uses, the plan might suggest that:

- Neighborhood shopping centers be allowed at the intersection of a collector street with an arterial street;
- Grain elevators and agricultural chemical supply dealers should be located near major rail stops, along a state or federal highway;
- Truck stops, motels and other highway-service uses should be located along arterial roads within a specified distance of the intersection of the arterial road with an Interstate or other federal or state highway.

Such planning policies are logical, rational and necessary. Each of those policies suggests that it may be appropriate and necessary to create small 'spots' of zoning that differ from the surrounding zoning.

…..

The relationship between comprehensive planning and zoning is one that has long been the subject of thoughtful commentary. It is at the heart of the spot-zoning doctrine, well represented by the leading case of *Rodgers v. Village of Tarrytown*, in which New York's highest court held, 'If, therefore an ordinance is enacted in

> accordance with a comprehensive zoning plan, it is not 'spot zoning,' even though it (1) singles out and affects but one small plot…or (2) creates in the center of a large zone small areas or districts devoted to a different use.' The Main Supreme Court has noted the relationship between the consistency doctrine and the concept of spot zoning and suggested that, as local planning becomes universal (by state mandate) in that state, the doctrine of spot zoning will be less significant.
>
> This holding in *Rodgers* has been followed in numerous cases. The majority rule is that the litmus test of the validity of a zoning amendment is whether it has been enacted in accordance with a comprehensive or well-considered plan. Indeed, several courts have expressly labeled invalid spot zoning as the very antithesis of planned zoning, treating the two concepts as obverse sides of the same issue. Some courts, moreover, have harmonized zoning reclassifications with comprehensive plans by viewing reclassifications as constituting concomitant and proper amendments of the comprehensive plan." (Emphasis Added)

*** * * * * * * * ***

The amendments which the Commission is considering are part of the comprehensive plan for transitional zoning. Simply stated, the plan is to make an appropriate transition from one zoning classification to another where the two different districts are next to each other. The Planning Board has considered this matter for several years and has heard the comments from many individuals. The Planning Board has taken into account the health, safety and welfare of the entire community and the adjacent owners and occupants of nearby properties. They have presented a plan for the gradual transition of uses between bordering zone districts. It is, therefore, our opinion that the proposed transitional zoning amendments do not constitute "spot zoning."

If you have any questions, please do not hesitate to contact me.

Very truly yours,

BEIER HOWLETT, P.C.

Timothy J. Currier
Birmingham City Attorney

TJC/jc

TRANSITION ZONES

Rezoning of selected parcels throughout Birmingham to revise permitted uses and development standards.

WHAT IS THE INTENT FOR "TRANSITION PARCELS"

- Provide for a reasonable and orderly transition from, and buffer between commercial uses and predominantly single-family residential areas or for property which either has direct access to a major traffic road or is located between major traffic roads and predominantly single-family residential areas.

- Develop a fully integrated, mixed-use, pedestrian-oriented environment between residential and commercial districts by providing for graduated uses from the less intense residential areas to the more intense commercial areas.

WHAT ARE THE EFFECTS OF TRANSITION ZONING

Development Standards

- Establishment of a new residential only zone,TZ1
- Minor Changes of development standards in commercial zones, TZ2
- One additional floor of height in two areas, TZ3
- Setbacks will increase in some cases in TZ1 & TZ2
- Additional uses are proposed in TZ2 & TZ3

EACH ZONE DESIGNATED ON THE REGULATING PLAN PRESCRIBES REQUIREMENTS FOR BUILDING FORM, HEIGHT AND USE AS FOLLOWS:

- TZ1: Attached Single-Family – Two-story attached single-family homes that provide a transition from low density commercial to single-family homes, minimum lot area per unit – 3000 sq. ft.

TZ2 & TZ3 – MIXED USE

- **<u>TZ2: Mixed Use</u>** –

  Maximum height of 30 ft, 2 stories

  Current zones allow 28ft (O2), or 30ft (B1), or 50 ft (P) maximum height

  All setbacks remain the same

- **<u>TZ3: Mixed Use</u>** –

  Maximum height of 42 ft, 3 stories

  Current zones allow 28ft (O1) maximum height

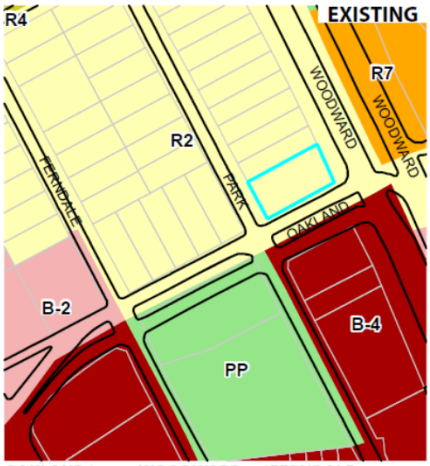
ADDITIONAL CONTROLS ON COMMERCIAL USES

- All food related uses & dry cleaners will require a SLUP (regardless of size)
- All uses larger then 3,000 sq. ft. in TZ2 or 4,000 sq. ft. in TZ3 will require a SLUP
- All commercial uses, except office, restricted to hours of operation of 7am – 9pm unless approved for extension by the Planning Board
- Additional buffering requirements (landscaping & screen walls)

WHEN DOES THE REZONING GO INTO EFFECT?

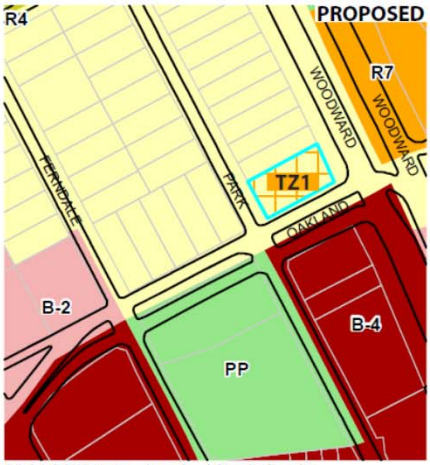
- Any existing use will be permitted to continue.
- When a new use is established within an existing building, the new zoning will apply.
- New zoning will apply to any expansion of an existing use or building that requires site plan approval from the Planning Board.
- Where a new building is proposed, the new zoning will apply.

PARK AND OAKLAND – R2 TO TZ1

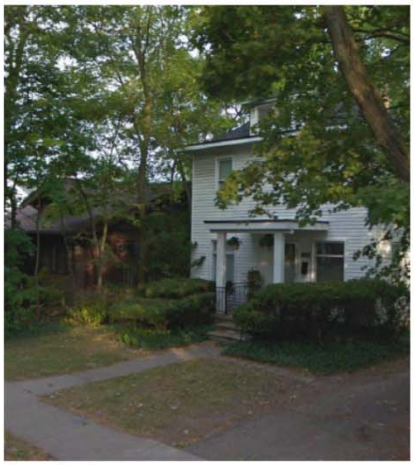


OAKLAND *between* WOODWARD *and* FERNDALE

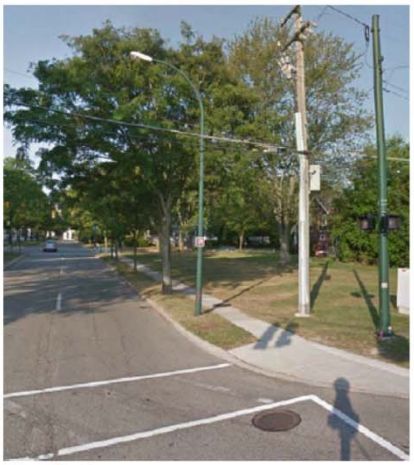
Source: Bing



PROPOSED: TZ1 - Attached Single-Family



Source: Google



Source: Google

0 50 100 200 Feet

<u>Property area of 404 Park – approx. 14,000 sq. ft.</u>

# of residential units currently permitted – 2

# of residential units permitted under TZ1 zoning – 4

R2- SINGLE FAMILY RESIDENTIAL

Residential Permitted Uses
- ~~adult foster care group home~~
- dwelling - one-family
- ~~single family cluster*~~

Institutional Permitted Uses
- government office
- school - public

Recreational Permitted Uses
- ~~park~~

Accessory Permitted Uses
- family day care home*
- ~~garage - private~~
- ~~greenhouse - private~~
- home occupation*
- parking facility - private off-street
- parking - public, off-street*
- ~~renting of rooms*~~
- ~~sign~~
- ~~swimming pool - private~~
- ~~any use customarily incidental to the permitted principal use~~

Uses Requiring a Special Land Use Permit
- assisted living
- church
- ~~continued care retirement community~~
- independent hospice facility
- independent senior living
- ~~medical rehabilitation facility~~
- ~~parking (accessory) - public, off-street~~
- ~~philanthropic use~~
- ~~public utility building~~
- ~~publicly owned building~~
- school - private
- skilled nursing facility

TZ1 TRANSITION ZONE

Residential Permitted Uses
Dwelling – attached single family
Dwelling – single family (R3)
Dwelling – multi-family

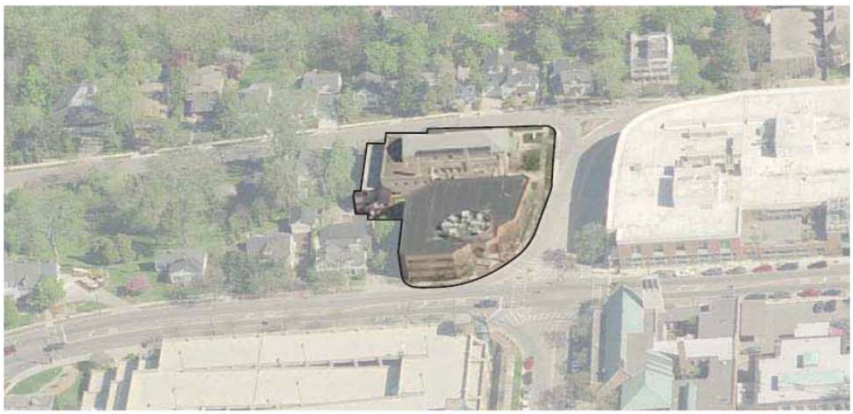
Accessory Permitted Uses
Family day care home
Home occupation*
Parking – off-street

Uses Requiring a Special Land Use Permit
Assisted Living
Church and Religious Institution
Essential services
Government Office/Use
Independent hospice facility
Independent senior living
Parking Structure
School – private and public
Skilled nursing facility

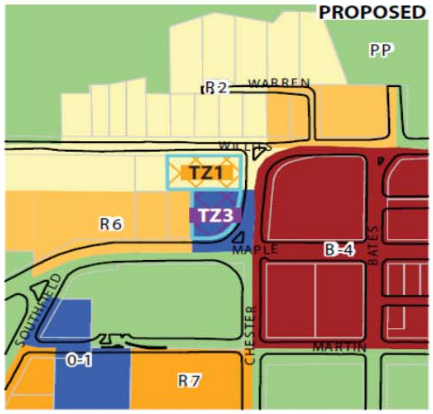
	R2	TZ1
Maximum Building Height	▪Lots > 9,000 sq.ft. in area: 30' to midpoint for sloped roofs, 24' for flat roofs only; 2 stories; 24' for eaves ▪Lots 6,000 – 9,000 sq.ft. in area: 28' to midpoint for sloped roofs; 24' for flat roofs only; 2 stories; 24' for eaves ▪Lots < 6,000 sq.ft. in area: 26' to midpoint for sloped roofs; 24' for flat roofs only; 2 stories; 24' for eaves	▪2 stories minimum ▪3 stories and 35' maximum
Minimum Lot Area/Unit	▪6,000 sq.ft.	3,000 sq.ft.
Minimum Open Space	▪40%	N/A
Maximum Lot Coverage	▪30%	N/A
Minimum Front Yard Setback	▪Average setback of homes within 200', if no homes within 200', then 25'	▪0-5'
Minimum Rear Yard Setback	▪30'	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪9' or 10% of total lot width whichever is larger for one side yard ▪14' or 25% of total lot width whichever is larger for both side yards ▪No side yard shall be less than 5'	▪0' from interior side lot line ▪10' from side street on corner lot ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	▪55'	N/A
Minimum Floor Area/Unit	▪1,000 sq.ft. (one story) ▪1,200 sq.ft. (> 1 story)	N/A
Maximum Total Floor Area	N/A	N/A

WILLITS AND CHESTER – R2 TO TZ1

WILLTS *and* CHESTER, CHESTER *and* W. MAPLE



Source: Bing



PROPOSED: TZ1 - Attached Single-Family
PROPOSED: TZ3 - Mixed-Use

0 50 100 200 Feet

Source: Google

Source: Google

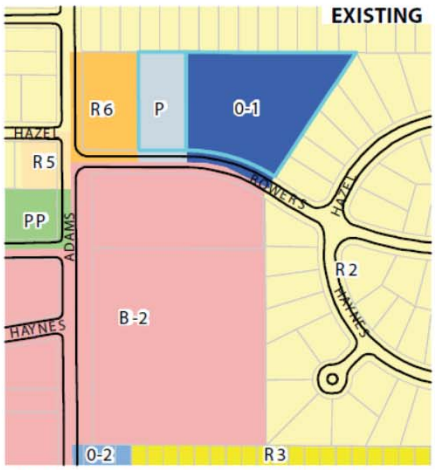
<u>Total property area – approx. 17,000 sq. ft.</u>

# of residential units currently permitted – 2 units
# of residential units permitted under TZ1 zoning – 5 units

R2 SINGLE FAMILY RESIDENTIAL	TZ1 TRANSITION ZONE
Residential Permitted Uses ~~• adult foster care group home~~ • dwelling - one-family ~~• single family cluster*~~ **Institutional Permitted Uses** • government office • school - public **Recreational Permitted Uses** ~~• park~~ **Accessory Permitted Uses** • family day care home* ~~• garage - private~~ ~~• greenhouse - private~~ • home occupation* • parking facility - private off-street • parking - public, off-street* ~~• renting of rooms*~~ ~~• sign~~ ~~• swimming pool - private~~ ~~• any use customarily incidental to the permitted principal use~~ **Uses Requiring a Special Land Use Permit** • assisted living • church ~~• continued care retirement community~~ • independent hospice facility • independent senior living • ~~medical rehabilitation facility~~ ~~• parking (accessory) - public, off-street~~ ~~• philanthropic use~~ ~~• public utility building~~ • ~~publicly owned building~~ • school - private • skilled nursing facility	**Residential Permitted Uses** **Dwelling – attached single family** Dwelling – single family (R3) **Dwelling – multi-family** **Accessory Permitted Uses** Family day care home Home occupation* Parking – off-street **Uses Requiring a Special Land Use Permit** Assisted Living Church and Religious Institution **Essential services** Government Office/Use Independent hospice facility Independent senior living **Parking Structure** School – private and public Skilled nursing facility

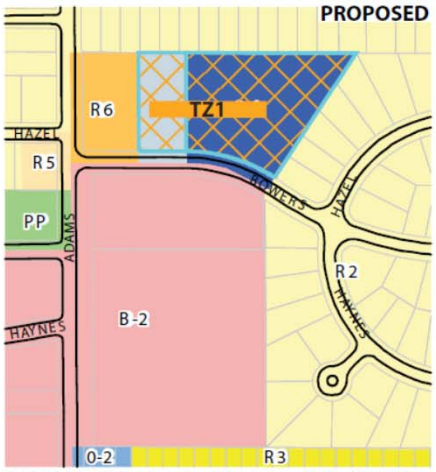
	R2	TZ1
Maximum Building Height	▪Lots > 9,000 sq.ft. in area: 30' to midpoint for sloped roofs, 24' for flat roofs only; 2 stories; 24' for eaves ▪Lots 6,000 – 9,000 sq.ft. in area: 28' to midpoint for sloped roofs; 24' for flat roofs only; 2 stories; 24' for eaves ▪Lots < 6,000 sq.ft. in area: 26' to midpoint for sloped roofs; 24' for flat roofs only; 2 stories; 24' for eaves	▪2 stories minimum ▪3 stories and 35' maximum
Minimum Lot Area/Unit	▪6,000 sq.ft.	3,000 sq.ft.
Minimum Open Space	▪40%	N/A
Maximum Lot Coverage	▪30%	N/A
Minimum Front Yard Setback	▪Average setback of homes within 200', if no homes within 200', then 25'	▪0-5'
Minimum Rear Yard Setback	▪30'	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪9' or 10% of total lot width whichever is larger for one side yard ▪14' or 25% of total lot width whichever is larger for both side yards ▪No side yard shall be less than 5'	▪0' from interior side lot line ▪10' from side street on corner lot ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	▪55'	N/A
Minimum Floor Area/Unit	▪1,000 sq.ft. (one story) ▪1,200 sq.ft. (> 1 story)	N/A
Maximum Total Floor Area	N/A	N/A

BOWERS/POST OFFICE - O1/P TO TZ1



POST OFFICE *and* R6 PARCELS, ADAMS SQUARE

Source: Bing



PROPOSED: TZ1 - Attached Single-Family Residential

Source: Google

Source: Google

0 50 100 200 Feet

<u>Total property area – approx. 125,000 sq. ft.</u>

# of residential units currently permitted – no limit
# of residential units permitted under TZ1 zoning - 41

O1 OFFICE

Residential Permitted Uses
- ~~adult foster care group home~~
- dwelling - multiple-family
- dwelling - one-family(~~R5~~)
- ~~dwelling - two family~~
- ~~live/work unit~~
- ~~single family cluster*~~

Institutional Uses
- government office
- ~~philanthropic use~~
- school - public

Recreational Uses
- ~~park~~
- ~~swimming pool - semiprivate~~

Commercial Permitted Uses
- ~~barber/beauty salon~~
- ~~hair replacement establishment~~
- ~~office~~
- ~~veterinary clinic*~~

Accessory Permitted Uses
- ~~kennel*~~
- ~~laboratory - medical/dental*~~
- ~~loading facility - off-street*~~
- parking facility - off-street*
- ~~pharmacy*~~
- ~~outdoor cafe*~~

Uses Requiring a Special Land Use Permit
- assisted living
- ~~bistro (only permitted in the Triangle District)*~~
- church
- ~~continued care retirement community~~
- independent hospice facility
- independent senior living
- skilled nursing facility

TZ1 TRANSITION ZONE

<u>Residential Permitted Uses</u>
Dwelling – attached single family
Dwelling – single family (**R3**)
Dwelling – multi-family

<u>Accessory Permitted Uses</u>
Family day care home
Home occupation*
Parking – off-street

<u>Uses Requiring a Special Land Use Permit</u>
Assisted Living
Church and Religious Institution
Essential services
Government Office/Use
Independent hospice facility
Independent senior living
Parking Structure
School – private and public
Skilled nursing facility

DEVELOPMENT STANDARDS:

	O1	TZ1
Maximum Building Height	▪28' ▪2 stories	▪2 stories minimum ▪3 stories and 35' maximum
Minimum Lot Area/Unit	N/A	3,000 sq.ft.
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	Average setback within 200', otherwise 0'	▪0-5'
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪None, except on a corner lot which has on its side street an abutting interior lot, then such setback equals minimum for the district in which building is located	▪0' from interior side lot line ▪10' from side street on corner lot ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	▪100% in PAD ▪N/A for residential and parking uses	N/A

P PARKING

Residential Permitted Uses
- ~~adult foster care group home(R7)~~
- dwelling - multiple-family(R7)
- dwelling - one-family(R7)
- ~~dwelling - two-family(R7)~~
- ~~live/work unit~~
- ~~single-family cluster(R7)*~~

Institutional Uses
- ~~government office(R7)~~
- ~~parking facility - off-street*~~
- ~~philanthropic use(R7)~~
- school - public(R7)

Recreational Uses
- ~~park (R7)~~
- ~~swimming pool - semiprivate (R7)~~

Accessory Permitted Uses
- ~~garage - community~~
- ~~garage - private~~
- ~~greenhouse - private~~
- home occupation*
- parking facility - private off-street
- parking - public, off-street*
- ~~renting of rooms*~~
- ~~shelter building*~~
- ~~sign~~
- ~~swimming pool - private~~
- ~~any use customarily incidental to the permitted principal use~~

Uses Requiring a Special Land Use Permit
- assisted living
- ~~bistro (only permitted in the Triangle District)*~~
- church
- ~~community center~~
- ~~continued care retirement community~~
- independent hospice facility
- independent senior living
- parking - off-street
- ~~publicly owned building~~
- ~~public utility building~~
- ~~recreational club~~
- school - private
- skilled nursing facility
- ~~social club~~

TZ1 TRANSITION ZONE

Residential Permitted Uses

Dwelling – attached single family
Dwelling – single family **(R3)**
Dwelling – multi-family

Accessory Permitted Uses

Family day care home
Home occupation*
Parking – off-street

Uses Requiring a Special Land Use Permit

Assisted Living
Church and Religious Institution
Essential services
Government Office/Use
Independent hospice facility
Independent senior living
Parking Structure
School – private and public
Skilled nursing facility

DEVELOPMENT STANDARDS:

	P	TZ1
Maximum Building Height	▪50’ ▪4 stories	▪2 stories minimum ▪3 stories and 35’ maximum
Minimum Lot Area/Unit	▪1,280 sq ft	3,000 sq.ft.
Minimum Open Space	40%	N/A
Maximum Lot Coverage	30%	N/A
Minimum Front Yard Setback	0’	▪0-5’
Minimum Rear Yard Setback	▪0’	▪10’ ▪20’ abutting single family zoning district
Minimum Side Yard Setback	▪0’	▪0’ from interior side lot line ▪10’ from side street on corner lot ▪10’ from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	▪500 sq.ft. (efficiency or 1 bedroom) ▪700 sq.ft. (2 bedroom) ▪900 sq.ft. (3 or more bedrooms)	N/A
Maximum Total Floor Area	N/A	N/A

E. FRANK– R3/B1/B2B TO TZ2

FRANK *and* ANN

0 50 100 200 Feet

PROPOSED: TZ1 - Attached Single-Family

Source: **Bing**

Source: Google

Source: Google

<u>Total property area – approx. 15,000 sq. ft.</u>

# of residential units currently permitted – 1 unit on R3 parcel
0 units on B1 parcel
No limit on B2b parcel

# of units permitted under TZ1 zoning - 5

412 E. FRANK - R3 TO TZ2

R3 – Single family Residential

Residential Permitted Uses
- ~~adult foster care group home~~
- dwelling - one-family
- ~~single family cluster*~~

Institutional Permitted Uses
- government office
- school – ~~public~~

Recreational Permitted Uses
- ~~park~~

Accessory Permitted Uses
- family day care home*
- ~~garage - private~~
- ~~greenhouse - private~~
- home occupation*
- ~~parking facility - private off-street~~
- ~~parking - public, off-street*~~
- ~~renting of rooms*~~
- ~~sign~~
- ~~swimming pool - private~~
- ~~any use customarily incidental to the permitted principal use~~

Uses Requiring a Special Land Use Permit
- assisted living
- church
- ~~continued care retirement community~~
- independent hospice facility
- independent senior living
- ~~medical rehabilitation facility~~
- ~~parking (accessory) - public, off-street~~
- ~~philanthropic use~~
- ~~public utility building~~
- ~~publicly owned building~~
- school - private
- skilled nursing facility

Residential Permitted Uses

Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family **(R3)**

Commercial Permitted Uses

Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor

Uses with SLUP

Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery
Bank/credit union with drive-thru
Church **or religious institution**
Coffee shop
Delicatessen
Dry cleaner
Essential services
Food & drink establishment
Government office/**use (now requires SLUP)**
Grocery store
Independent hospice facility
Independent senior living
Parking Structure
School – private and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

	R3	TZ2
Maximum Building Height	▪Lots > 6,000 sq.ft. in area: 28' to midpoint for sloped roofs, 24' for flat roofs only; 2 stories; 24' for eaves ▪Lots 4,500 – 6,000 sq.ft. in area: 26' to midpoint for sloped roofs; 24' for flat roofs only; 2 stories;24' for eaves ▪Lots < 4,500 sq.ft. in area: 24' to midpoint for sloped roofs; 24' for flat roofs only; 2 stories; 24' for eaves	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	▪4,500 sq.ft.	N/A
Minimum Open Space	▪40%	N/A
Maximum Lot Coverage	▪30%	N/A
Minimum Front Yard Setback	▪Average setback of homes within 200', if no homes within 200', then 25'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪30'	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪9' or 10% of total lot width whichever is larger for one side yard ▪14' or 25% of total lot width whichever is larger for both side yards ▪No side yard shall be less than 5'	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	▪55'	N/A
Minimum Floor Area/Unit	▪800 sq.ft. (one story) ▪1,000 sq.ft. (> 1 story)	N/A
Maximum Total Floor Area	N/A	N/A

420 E. FRANK - B1 TO TZ2

Institutional Uses
~~Church~~
~~Community center~~
~~Government office~~
~~Government use~~
~~School – private, public~~
~~Social Club~~

Recreational Uses
~~Recreational club~~
~~Swimming pool – public, semiprivate~~

Commercial Permitted Uses
~~Bakery~~
Barber/beauty salon
Drugstore
~~Dry cleaning~~
~~Grocery store~~
Hardware store
Neighborhood convenience store
Office
~~Shoe store/shoe repair~~
Tailor

Other Permitted Uses
~~Utility substation~~

Existing Uses with SLUP
~~Alcoholic beverage sales (off-premise consumption)~~
~~Alcoholic beverage sales (on-premise consumption)~~
~~Child care center~~
~~Continued care retirement community~~
Drive-in facility
~~Gasoline service station~~
Independent hospice facility
Skilled nursing facility

Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family (R3)
Commercial Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor
Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery **(now requires SLUP)**
Bank/credit union with drive-thru
Church **or religious institution**
Coffee shop
Delicatessen
Dry cleaner **(now requires SLUP)**
Essential services
Food & drink establishment
Government office/use **(now requires SLUP)**
Grocery store **(now requires SLUP)**
Independent hospice facility
Independent senior living
Parking Structure
School – private and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

DEVELOPMENT STANDARDS:

	B1	TZ2
Maximum Building Height	▪30' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	N/A'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪0'	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	N/A	N/A

E. FRANK – B2B TO TZ2

B2B – General Business

Residential Permitted Uses
- dwelling - multiple-family
- dwelling - one-family*
- ~~dwelling - two family*~~
- ~~live/work unit~~

Institutional Permitted Uses
- church
- ~~community center~~
- ~~garage - public~~
- government office
- government use
- ~~loading facility - off street~~
- parking facility - off-street
- school - private, public
- ~~social club~~

Recreational Permitted Uses
- ~~bowling alley~~
- ~~outdoor amusement*~~
- ~~recreational club~~
- ~~swimming pool - public & semiprivate~~

Commercial Permitted Uses
- ~~auto sales agency~~
- ~~bakery~~
- bank
- barber shop/beauty salon
- ~~catering~~
- ~~child care center~~
- ~~clothing store~~
- ~~delicatessen~~
- drugstore
- dry cleaning
- flower/gift shop
- ~~food or drink establishment*~~
- ~~furniture~~
- ~~greenhouse~~
- ~~grocery store~~
- hardware store
- ~~hotel~~
- jewelry store
- ~~motel~~
- neighborhood convenience store
- office
- ~~paint~~
- ~~party store~~
- ~~retail photocopying~~
- ~~school business~~
- ~~shoe store/shoe repair~~
- ~~showroom of electricians/plumbers~~
- tailor
- ~~theater*~~

Other Permitted Uses
- ~~utility substation~~

Accessory Permitted Uses
- ~~alcoholic beverage sales (off-premise consumption)*~~
- ~~kennel*~~
- ~~laboratory - medical/dental*~~
- ~~loading facility - off street~~
- outdoor cafe*
- ~~outdoor display of goods*~~
- ~~outdoor sales*~~
- ~~outdoor storage*~~
- parking facility - off-street
- ~~sign~~

Uses Requiring a Special Land Use Permit
- ~~alcoholic beverage sales (on-premise consumption)~~
- assisted living
- ~~auto laundry~~
- ~~bistro (only permitted in the Triangle District)*~~
- ~~bus/train passenger station and waiting facility~~
- ~~continued care retirement community~~
- ~~display of broadcast media devices (only permitted in conjunction with a gasoline service station)~~
- ~~drive-in facility~~
- ~~establishments operating with a liquor license obtained under Chapter 10, Alcoholic Liquors, Article II, Division 3, Licenses for Economic Development (only permitted on those parcels within the Triangle District identified on Exhibit 1; Appendix C)~~
- ~~funeral home~~
- ~~gasoline full service station*~~
- ~~gasoline service station~~
- independent hospice facility
- independent senior living
- skilled nursing facility
- ~~trailer camp~~

~~**Uses Requiring City Commission Approval**~~
- ~~regulated uses*~~

Residential Permitted Uses

Dwelling – attached single family

Dwelling – multiple family

Dwelling – single family (R3)

Commercial Permitted Uses

Art gallery

Artisan use

Barber /Beauty Salon

Bookstore

Boutique

Drugstore

Gift shop / flower shop

Hardware

Health club/studio

Jewelry store

Neighborhood convenience store

Office

Tailor

Uses with SLUP

Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant

Assisted Living

Bakery **(now requires SLUP)**

Bank/credit union with drive-thru

Church **or religious institution (now SLUP)**

Coffee shop **(now requires SLUP)**

Delicatessen **(now requires SLUP)**

Dry cleaner **(now requires SLUP)**

Essential services

Food & drink establishment (now requires SLUP)

Government office/use **(now requires SLUP)**

Grocery store **(now requires SLUP)**

Independent hospice facility

Independent senior living

Parking Structure

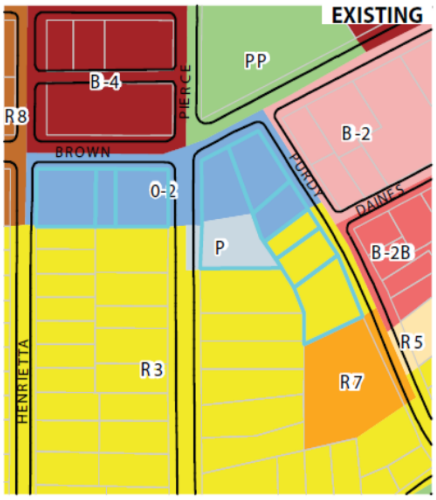
School – private and public **(now requires SLUP)**

Skilled nursing facility

Specialty food shop

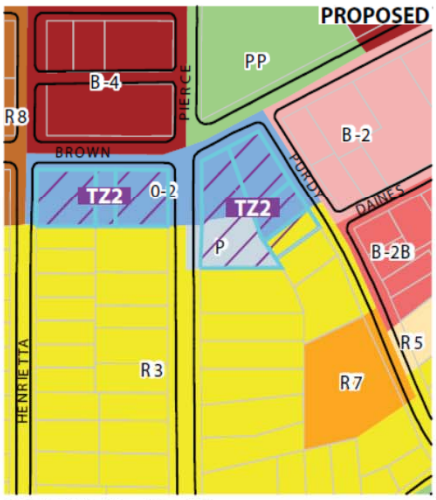
	B2B	TZ2
Maximum Building Height	▪30' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	▪1,000 sq.ft. (single story hotel or motel) ▪500 sq.ft. (2/3 story hotel or motel)	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	N/A'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪0' for commercial, office or parking stories ▪0' for residential stories with walls facing side lot lines which do not contain windows ▪20' at each residential story wlal containing windows when the side lot lines do not abut a street or alley	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	▪300 sq.ft. (single story hotel or motel) ▪600 sq.ft. (efficiency or one bedroom) ▪800 sq.ft. (two or more bedroom)	N/A
Maximum Total Floor Area	▪100% in PAD ▪N/A for residential and parking uses	N/A

BROWN AT PIERCE

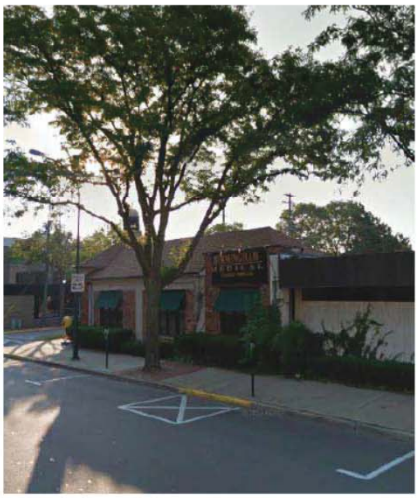


BROWN *and* **PURDY**, **PURDY** *and* **DAINES**

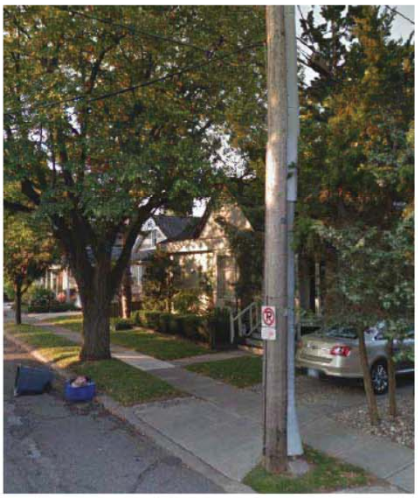
Source: **Bing**



PROPOSED: TZ2 - Mixed-Use



Source: Google



Source: Google

0 50 100 200 Feet

EXISTING USES: O2

Residential Permitted Uses
~~Adult foster care group home~~
Dwelling – multiple family
Dwelling – one-family ~~(R5)~~
~~Dwelling – two family~~
~~Live/work unit~~
~~Single-family cluster~~

Institutional Uses
~~Government office~~
~~Philantrhopic use~~
~~School – public~~

Recreational Uses
~~Park~~
~~Swimming pool - semiprivate~~

Commercial Permitted Uses
Art gallery
~~Bakery~~
~~Bank without drive-through facility~~
Barber/beauty salon
Boutique
~~Clinic~~
~~Clothing store~~
Flower/gift shop
~~Hair replacement establishment~~
~~Interior design shop~~
Jewelry store
~~Leather and luggage goods shop~~
Office
~~Photographic studio~~
~~Specialty food store~~
~~Specialty home furnishing shop~~
Tailor
~~Tobacconist~~
~~Veterinary clinic~~

Existing Uses with SLUP
Assisted Living
Bank with drive-through facility
Bistro (only in Triangle District)
Continued care retirement community
Display of broadcsast media devisces (only permitted with gasoline service station)
Establishments operating with a liquor license obtained under Chapter 10, Alcoholic Liquors, Article II, Dvision 3, Licenses for Economic Development (only permitted on those pacesl within the Triangle District identified on Exhibit 1: Appendix C)
Food and drink establishment
Independent hospice facility
Independent senior living
Skilled nursing facility

PROPOSED USES: TZ2

Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family **(R3)**

Commercial Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor

Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery **(now requires SLUP)**
Bank/**credit union** with drive-thru
Church or religious institution
Coffee shop
Delicatessen
Dry cleaner
Essential services
Food & drink establishment
Government office/**use (now requires SLUP)**
Grocery store
Independent hospice facility
Independent senior living
Parking Structure
School – **private** and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

	O2	TZ2
Maximum Building Height	▪28' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	▪0'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪0'	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	▪200% for office uses not in PAD ▪In PAD, FAR shall not exceed 100%, except that the mzximum FAR may be increased up to 200% by providing 1 parking space for every 300 sq.ft. over the maximum FAR ▪N/A for residential and parking uses	N/A

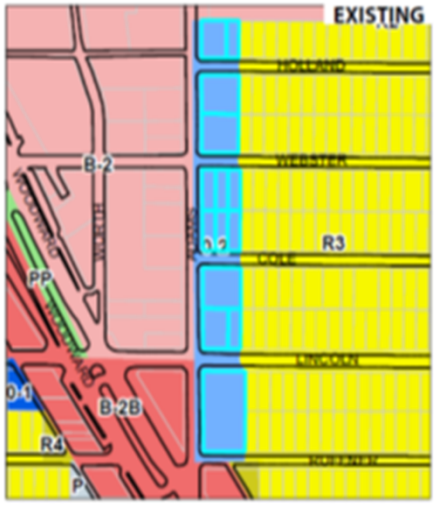
EXISTING USES: P	PROPOSED USES: TZ2
Residential Permitted Uses ~~Adult foster care group home (R7)~~ Dwelling – multiple-family ~~(R7)~~ Dwelling – one-family ~~(R7)~~ ~~Dwelling – two-family (R7)~~ ~~Live/work unit~~ ~~Single family cluster (R7)~~ **Institutional Uses** ~~Government office (R7)~~ ~~Parking facility – off-street~~ ~~Philanthropic use~~ ~~School – public (R7)~~ **Recreational Uses** ~~Park (R7)~~ ~~Swimming pool -, semiprivate (R7)~~ **Existing Uses with SLUP** Assisted living ~~Bistro (only in Triangle District)~~ Church ~~Community center~~ ~~Continued care retirement community~~ Independent hospice facility Independent senior living ~~Publicly owned building~~ ~~Public utility building~~ ~~Recreational club~~ School - private Skilled nursing facility ~~Social club~~	**Residential Permitted Uses** **Dwelling – attached single family** **Dwelling – multiple family** **Dwelling – single family (R3)** **Commercial Permitted Uses** **Art gallery** **Artisan use** **Barber/Beauty Salon** **Bookstore** **Boutique** **Drugstore** **Gift shop/flower shop** **Hardware** **Health club/studio** **Jewelry store** **Neighborhood convenience store** **Office** **Tailor** **Uses with SLUP** **Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant** **Assisted Living** **Bakery** **Bank/credit union with drive-thru** Church **or religious institution** **Coffee shop** **Delicatessen** **Dry cleaner** **Essential services** **Food & drink establishment** Government office/**use (now requires SLUP)** **Grocery store** Independent hospice facility Independent senior living Parking Structure **(now requires SLUP)** School – private and public **(now requires SLUP)** Skilled nursing facility **Specialty food shop**

	P	TZ2
Maximum Building Height	▪50’ ▪4 stories	▪30’and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24’ and the roof peak shall be no more than 35’ ▪First story shall be a minimum of 14’ in height, floor to floor
Minimum Lot Area/Unit	▪1,280 sq ft	N/A
Minimum Open Space	40%	N/A
Maximum Lot Coverage	30%	N/A
Minimum Front Yard Setback	0’	▪0-5’ ▪Building façade shall be built to within 5’ of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪0’	▪10’ ▪20’ abutting single family zoning district
Minimum Side Yard Setback	▪0’	▪0’ from interior side lot line ▪10’ from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	▪500 sq.ft. (efficiency or 1 bedroom) ▪700 sq.ft. (2 bedroom) ▪900 sq.ft. (3 or more bedrooms)	N/A
Maximum Total Floor Area	N/A	N/A

EXISTING USES: R3	PROPOSED USES: TZ2
Residential Permitted Uses ~~Adult foster care group home~~ Dwelling – one-family ~~Single family cluster~~ **Institutional Uses** ~~Government office~~ ~~School – public~~ **Recreational Uses** ~~Park~~ **Existing Uses with SLUP** Assisted living Church ~~Continued care retirement community~~ Independent hospice facility Independent senior living ~~Medical rehabilitation facility~~ Parking (accessory) – public, off-street ~~Philanthropic use~~ ~~Public utility building~~ ~~Publicly owned building~~ School - private Skilled nursing facility	**Residential Permitted Uses** **Dwelling – attached single family** **Dwelling – multiple family** Dwelling – single family **(R3)** **Commercial Permitted Uses** **Art gallery** **Artisan use** **Barber/Beauty Salon** **Bookstore** **Boutique** **Drugstore** **Gift shop/flower shop** **Hardware** **Health club/studio** **Jewelry store** **Neighborhood convenience store** **Office** **Tailor** **Uses with SLUP** **Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant** Assisted Living **Bakery** **Bank/credit union with drive-thru** Church **or religious institution** **Coffee shop** **Delicatessen** **Dry cleaner** **Essential services** **Food & drink establishment** Government office/**use (now requires SLUP)** **Grocery store** Independent hospice facility Independent senior living Parking Structure School – private and public **(now requires SLUP)** Skilled nursing facility **Specialty food shop**

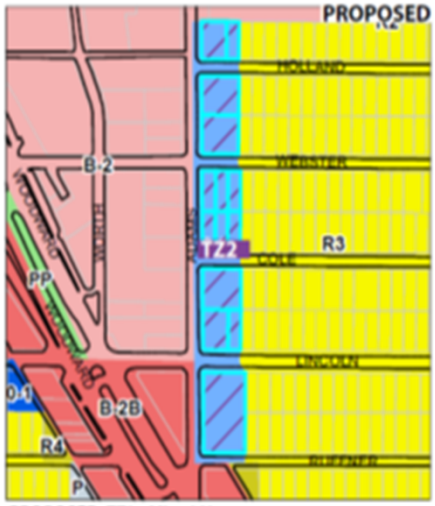
	R3	TZ2
Maximum Building Height	▪Lots > 6,000 sq.ft. in area: 28' to midpoint for sloped roofs, 24' for flat roofs only; 2 stories; 24' for eaves ▪Lots 4,500 – 6,000 sq.ft. in area: 26' to midpoint for sloped roofs; 24' for flat roofs only; 2 stories;24' for eaves ▪Lots < 4,500 sq.ft. in area: 24' to midpoint for sloped roofs; 24' for flat roofs only; 2 stories; 24' for eaves	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	▪4,500 sq.ft.	N/A
Minimum Open Space	▪40%	N/A
Maximum Lot Coverage	▪30%	N/A
Minimum Front Yard Setback	▪Average setback of homes within 200', if no homes within 200', then 25'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪30'	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪9' or 10% of total lot width whichever is larger for one side yard ▪14' or 25% of total lot width whichever is larger for both side yards ▪No side yard shall be less than 5'	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	▪55'	N/A
Minimum Floor Area/Unit	▪800 sq.ft. (one story) ▪1,000 sq.ft. (> 1 story)	N/A
Maximum Total Floor Area	N/A	N/A

S. ADAMS, ADAMS SQUARE TO LINCOLN



S. ADAMS *between* ADAMS SQUARE *and* LINCOLN

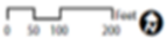
Source: Bing



PROPOSED: TZ2 - Mixed-Use

Source: Google

Source: Google



EXISTING USES: O2

Residential Permitted Uses
~~Adult foster care group home~~
Dwelling – multiple family
Dwelling – one-family ~~(R5)~~
~~Dwelling – two family~~
~~Live/work unit~~
~~Single-family cluster~~

Institutional Uses
~~Government office~~
~~Philantrhopic use~~
~~School – public~~

Recreational Uses
~~Park~~
~~Swimming pool - semiprivate~~

Commercial Permitted Uses
Art gallery
~~Bakery~~
~~Bank without drive-through facility~~
Barber/beauty salon
Boutique
~~Clinic~~
~~Clothing store~~
Flower/gift shop
~~Hair replacement establishment~~
~~Interior design shop~~
Jewelry store
~~Leather and luggage goods shop~~
Office
~~Photographic studio~~
~~Specialty food store~~
~~Specialty home furnishing shop~~
Tailor
~~Tobacconist~~
~~Veterinary clinic~~

Existing Uses with SLUP
Assisted Living
Bank with drive-through facility
Bistro (only in Triangle District)
Continued care retirement community
Display of broadcsast media devisces (only permitted with gasoline service station)
Establishments operating with a liquor license obtained under Chapter 10, Alcoholic Liquors, Article II, Dvision 3, Licenses for Economic Development (only permitted on those pacesl within the Triangle District identified on Exhibit 1: Appendix C)
Food and drink establishment
Independent hospice facility
Independent senior living
Skilled nursing facility

PROPOSED USES: TZ2

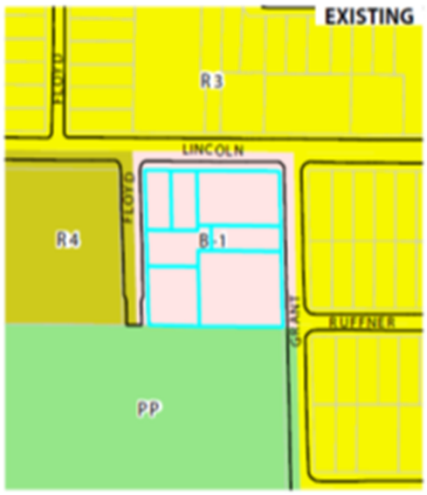
Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family **(R3)**

Commercial Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor

Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery **(now requires SLUP)**
Bank/**credit union** with drive-thru
Church or religious institution
Coffee shop
Delicatessen
Dry cleaner
Essential services
Food & drink establishment
Government office/**use (now requires SLUP)**
Grocery store
Independent hospice facility
Independent senior living
Parking Structure
School – **private** and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

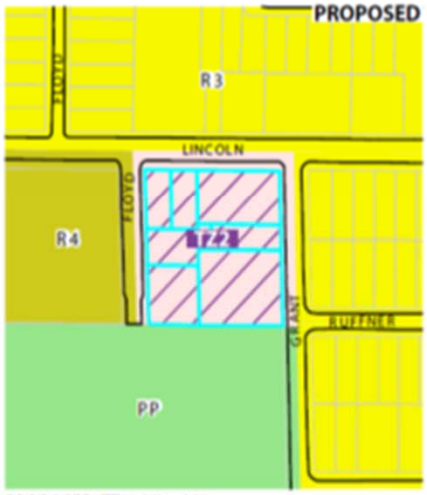
	O2	TZ2
Maximum Building Height	▪28' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	▪0'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪0'	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	▪200% for office uses not in PAD ▪In PAD, FAR shall not exceed 100%, except that the mzximum FAR may be increased up to 200% by providing 1 parking space for every 300 sq.ft. over the maximum FAR ▪N/A for residential and parking uses	N/A

LINCOLN AT GRANT

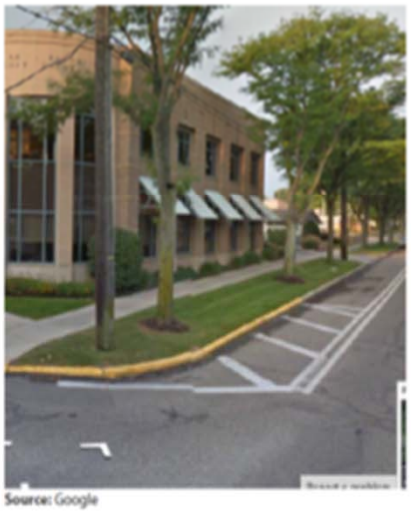


E. LINCOLN *and* GRANT

Source: **Bing**



PROPOSED: TZ2 - Mixed-Use



Source: Google

Source: Google

EXISTING USES: B1

Institutional Uses
~~Church~~
~~Community center~~
~~Government office~~
~~Government use~~
~~School – private, public~~
~~Social Club~~

Recreational Uses
~~Recreational club~~
~~Swimming pool – public, semiprivate~~

Commercial Permitted Uses
~~Bakery~~
Barber/beauty salon
Drugstore
~~Dry cleaning~~
~~Grocery store~~
Hardware store
Neighborhood convenience store
Office
~~Shoe store/shoe repair~~
Tailor

Other Permitted Uses
~~Utility substation~~

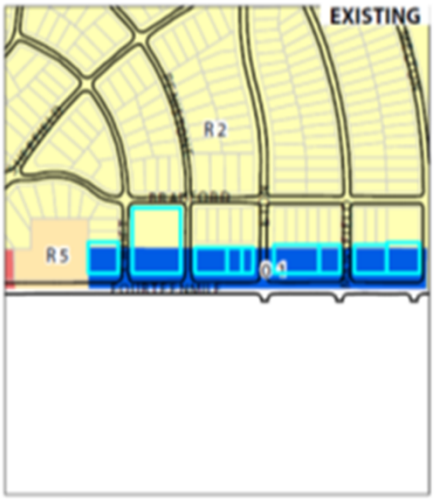
Existing Uses with SLUP
~~Alcoholic beverage sales (off-premise consumption)~~
~~Alcoholic beverage sales (on-premise consumption)~~
~~Child care center~~
~~Continued care retirement community~~
Drive-in facility
~~Gasoline service station~~
Independent hospice facility
Skilled nursing facility

PROPOSED USES: TZ2

Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family (R3)
Commercial Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor
Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery **(now requires SLUP)**
Bank/credit union with drive-thru
Church **or religious institution**
Coffee shop
Delicatessen
Dry cleaner **(now requires SLUP)**
Essential services
Food & drink establishment
Government office/use **(now requires SLUP)**
Grocery store **(now requires SLUP)**
Independent hospice facility
Independent senior living
Parking Structure
School – private and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

	B1	TZ2
Maximum Building Height	▪30' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	N/A'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪0'	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	N/A	N/A

E. 14 MILE ROAD EAST OF WOODWARD



14 MILE *east of* WOODWARD

Source: Bing

PROPOSED: TZ2 - Mixed-Use

Source: Google

Source: Google

0 50 100 200 Feet

EXISTING USES: O1

Residential Permitted Uses
~~Adult foster care group home~~
Dwelling – multiple family
Dwelling – one-family ~~(R5)~~
~~Dwelling – two family~~
~~Live/work unit~~
~~Single family cluster~~

Institutional Uses
~~Government office~~
~~Philantrhopic use~~
~~School – public~~

Recreational Uses
~~Park~~
~~Swimming pool - semiprivate~~

Commercial Permitted Uses
Barber/beauty salon
~~Hair replacement establishment~~
Office
~~Veterinary clinic~~

Existing Uses with SLUP
Assisted Living
~~Bistro (only in Triangle District)~~
Church
~~Continued care retirement community~~
Independent hospice facility
Independent senior living
Skilled nursing facility

PROPOSED USES: TZ2

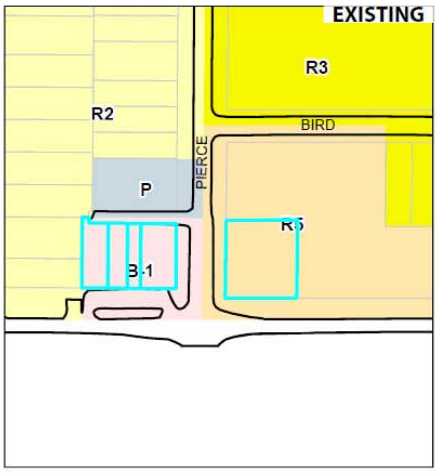
Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family **(R3)**

Commercial Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor

Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery
Bank/credit union with drive-thru
Church **or religious institution**
Coffee shop
Delicatessen
Dry cleaner
Essential services
Food & drink establishment
Government office/**use (now requires SLUP)**
Grocery store
Independent hospice facility
Independent senior living
Parking Structure
School **– private** and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

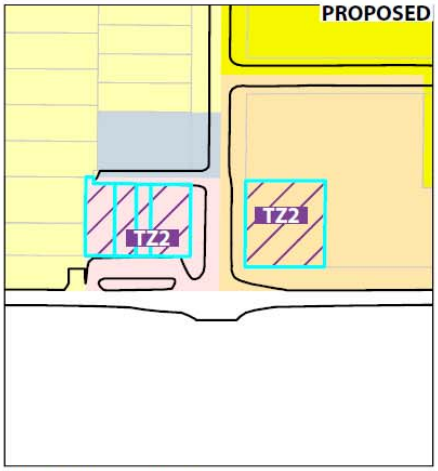
	O1	TZ2
Maximum Building Height	▪28' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	Average setback within 200', otherwise 0'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪None, except on a corner lot which has on its side street an abutting interior lot, then such setback equals minimum for the district in which building is located	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	▪100% in PAD ▪N/A for residential and parking uses	N/A

14 MILE ROAD AT PIERCE



14 MILE *and* **PIERCE**

Source: **Bing**



PROPOSED: TZ2 - Mixed-Use

0 250 500 1,000 Feet

Source: Google

Source: Google

EXISTING USES: B1

Institutional Uses
~~Church~~
~~Community center~~
~~Government office~~
~~Government use~~
~~School – private, public~~
~~Social Club~~

Recreational Uses
~~Recreational club~~
~~Swimming pool – public, semiprivate~~

Commercial Permitted Uses
~~Bakery~~
Barber/beauty salon
Drugstore
~~Dry cleaning~~
~~Grocery store~~
Hardware store
Neighborhood convenience store
Office
~~Shoe store/shoe repair~~
Tailor

Other Permitted Uses
~~Utility substation~~

Existing Uses with SLUP
~~Alcoholic beverage sales (off-premise consumption)~~
~~Alcoholic beverage sales (on-premise consumption)~~
~~Child care center~~
~~Continued care retirement community~~
Drive-in facility
~~Gasoline service station~~
Independent hospice facility
Skilled nursing facility

PROPOSED USES: TZ2

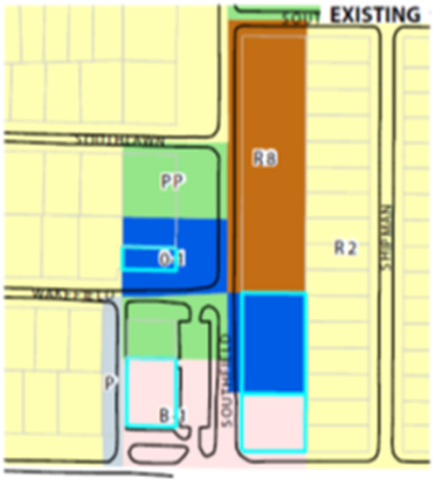
Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family (R3)
Commercial Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor
Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery **(now requires SLUP)**
Bank/credit union with drive-thru
Church **or religious institution**
Coffee shop
Delicatessen
Dry cleaner **(now requires SLUP)**
Essential services
Food & drink establishment
Government office/use **(now requires SLUP)**
Grocery store **(now requires SLUP)**
Independent hospice facility
Independent senior living
Parking Structure
School – private and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

	B1	TZ2
Maximum Building Height	▪30' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	N/A'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪0'	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	N/A	N/A

EXISTING USES: R5	PROPOSED USES: TZ2
Residential Permitted Uses ~~Adult foster care group home (R4)~~ Dwelling – multiple-family Dwelling – one-family ~~(R4)~~ ~~Dwelling – two-family (R4)~~ ~~Single family cluster (R4)~~ **Institutional Uses** ~~Government office (R4)~~ ~~Philanthropic use (R4)~~ ~~School – public (R4)~~ **Recreational Uses** ~~Park (R4)~~ ~~Swimming pool -, semiprivate~~ **Existing Uses with SLUP** Assisted living Church ~~Continued care retirement community~~ Independent hospice facility Independent senior living ~~Parking (accessory) – public, off street~~ ~~Public utility building~~ ~~Publicly owned building~~ School - private Skilled nursing facility	**Residential Permitted Uses** **Dwelling – attached single family** Dwelling – multiple family Dwelling – single family **(R3)** **Commercial Permitted Uses** **Art gallery** **Artisan use** **Barber/Beauty Salon** **Bookstore** **Boutique** **Drugstore** **Gift shop/flower shop** **Hardware** **Health club/studio** **Jewelry store** **Neighborhood convenience store** **Office** **Tailor** **Uses with SLUP** **Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant** Assisted Living **Bakery** **Bank/credit union with drive-thru** Church **or religious institution** **Coffee shop** **Delicatessen** **Dry cleaner** **Essential services** **Food & drink establishment** Government office/**use (now requires SLUP)** **Grocery store** Independent hospice facility Independent senior living Parking Structure School – private and public **(now requires SLUP)** Skilled nursing facility **Specialty food shop**

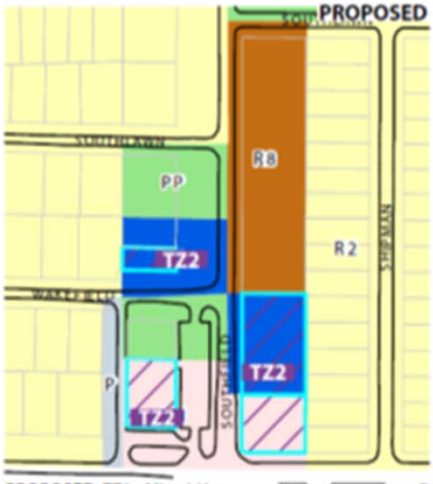
	R5	TZ2
Maximum Building Height	▪30’ ▪2 stories	▪30’and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24’ and the roof peak shall be no more than 35’ ▪First story shall be a minimum of 14’ in height, floor to floor
Minimum Lot Area/Unit	▪1,500 sq. ft. (1 bedroom) ▪2,000 sq.ft. (2 bedrooms) ▪2,500 sq.ft. (3 or more bedrooms)	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	25’	▪0-5’ ▪Building façade shall be built to within 5’ of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪30’	▪10’ ▪20’ abutting single family zoning district
Minimum Side Yard Setback	▪9’ or 10% of total lot width whichever is larger for one side yard ▪14’ or 25% of total lot width whichever is larger for both side yards ▪10’ for one side yard when lot width is >100’ ▪25’ for both side yards when lot width is >100’ ▪No side yard shall be less than 5’	▪0’ from interior side lot line ▪10’ from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	▪500 sq.ft. (efficiency or 1 bedroom) ▪700 sq.ft. (2 bedroom) ▪900 sq.ft. (3 or more bedrooms)	N/A
Maximum Total Floor Area	40%	N/A

MARKET SQUARE AND PENNZOIL



SOUTHFIELD *and* 14 MILE

Source: Bing



PROPOSED: TZ2 - Mixed-Use

Source: Google

Source: Google

EXISTING USES: B1

Institutional Uses
~~Church~~
~~Community center~~
~~Government office~~
~~Government use~~
~~School – private, public~~
~~Social Club~~

Recreational Uses
~~Recreational club~~
~~Swimming pool – public, semiprivate~~

Commercial Permitted Uses
~~Bakery~~
Barber/beauty salon
Drugstore
~~Dry cleaning~~
~~Grocery store~~
Hardware store
Neighborhood convenience store
Office
~~Shoe store/shoe repair~~
Tailor

Other Permitted Uses
~~Utility substation~~

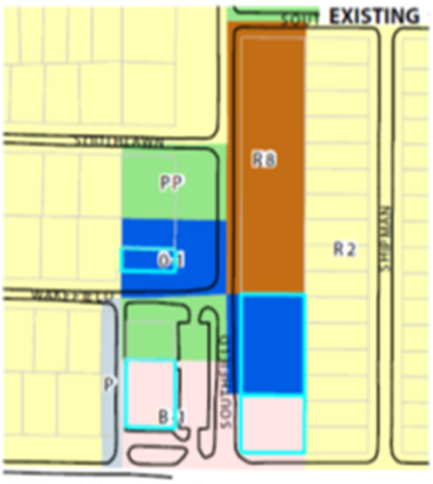
Existing Uses with SLUP
~~Alcoholic beverage sales (off-premise consumption)~~
~~Alcoholic beverage sales (on-premise consumption)~~
~~Child care center~~
~~Continued care retirement community~~
Drive-in facility
~~Gasoline full service station~~
Independent hospice facility
Skilled nursing facility

PROPOSED USES: TZ2

Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family (R3)
Commercial Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor
Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery **(now requires SLUP)**
Bank/credit union with drive-thru
Church **or religious institution**
Coffee shop
Delicatessen
Dry cleaner **(now requires SLUP)**
Essential services
Food & drink establishment
Government office/use **(now requires SLUP)**
Grocery store **(now requires SLUP)**
Independent hospice facility
Independent senior living
Parking Structure
School – private and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

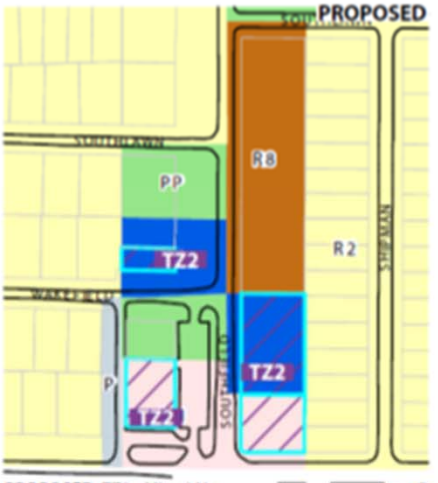
	B1	TZ2
Maximum Building Height	▪30' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	N/A'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪0'	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	N/A	N/A

SOUTHFIELD AT 14 MILE



SOUTHFIELD *and* 14 MILE

Source: Bing



PROPOSED: TZ2 - Mixed-Use

0 50 100 200 Feet

Source: Google

Source: Google

EXISTING USES: O1

Residential Permitted Uses
~~Adult foster care group home~~
Dwelling – multiple family
Dwelling – one-family ~~(R5)~~
~~Dwelling – two family~~
~~Live/work unit~~
~~Single family cluster~~

Institutional Uses
~~Government office~~
~~Philantrhopic use~~
~~School – public~~

Recreational Uses
~~Park~~
~~Swimming pool - semiprivate~~

Commercial Permitted Uses
Barber/beauty salon
~~Hair replacement establishment~~
Office
~~Veterinary clinic~~

Existing Uses with SLUP
Assisted Living
~~Bistro (only in Triangle District)~~
Church
~~Continued care retirement community~~
Independent hospice facility
Independent senior living
Skilled nursing facility

PROPOSED USES: TZ2

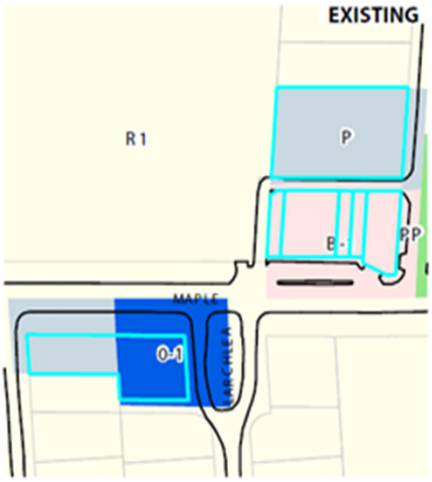
Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family **(R3)**

Commercial Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor

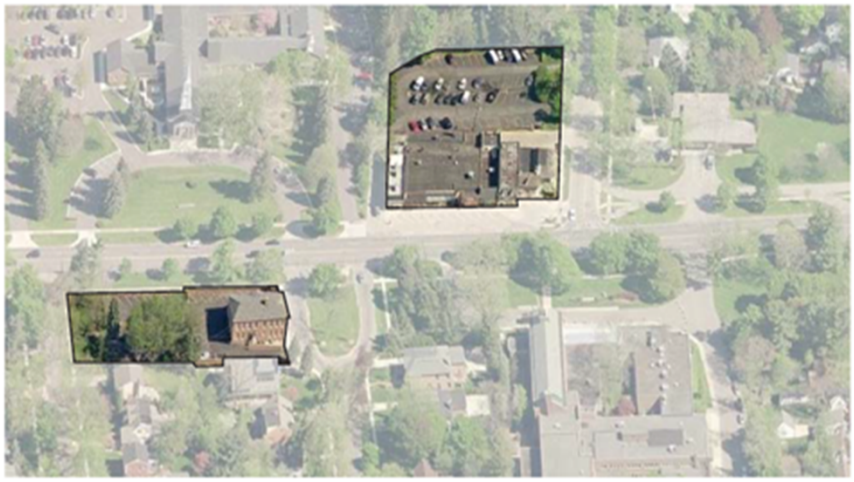
Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery
Bank/credit union with drive-thru
Church **or religious institution**
Coffee shop
Delicatessen
Dry cleaner
Essential services
Food & drink establishment
Government office/**use (now requires SLUP)**
Grocery store
Independent hospice facility
Independent senior living
Parking Structure
School **– private** and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

	O1	TZ2
Maximum Building Height	▪28' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	Average setback within 200', otherwise 0'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪None, except on a corner lot which has on its side street an abutting interior lot, then such setback equals minimum for the district in which building is located	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	▪100% in PAD ▪N/A for residential and parking uses	N/A

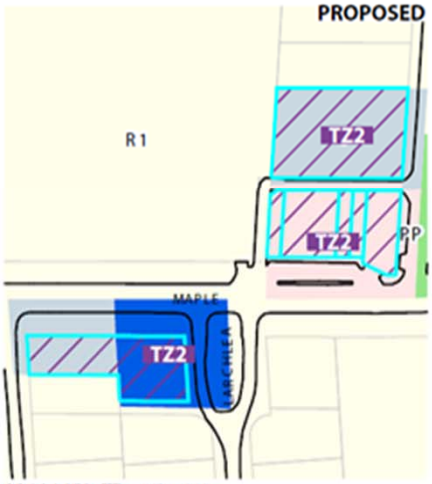
MILLS PHARMACY PLAZA/ W. MAPLE & LARCHLEA



MAPLE *and* CHESTERFIELD



Source: Bing



PROPOSED: TZ2 - Mixed-Use

Source: Google

Source: Google

0 50 100 200 Feet

EXISTING USES: B1

Institutional Uses
~~Church~~
~~Community center~~
~~Government office~~
~~Government use~~
~~School – private, public~~
~~Social Club~~

Recreational Uses
~~Recreational club~~
~~Swimming pool – public, semiprivate~~

Commercial Permitted Uses
~~Bakery~~
Barber/beauty salon
Drugstore
~~Dry cleaning~~
~~Grocery store~~
Hardware store
Neighborhood convenience store
Office
~~Shoe store/shoe repair~~
Tailor

Other Permitted Uses
~~Utility substation~~

Existing Uses with SLUP
~~Alcoholic beverage sales (off-premise consumption)~~
~~Alcoholic beverage sales (on-premise consumption)~~
~~Child care center~~
~~Continued care retirement community~~
Drive-in facility
~~Gasoline service station~~
Independent hospice facility
Skilled nursing facility

PROPOSED USES: TZ2

Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family (R3)
Commercial Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor
Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery **(now requires SLUP)**
Bank/credit union with drive-thru
Church **or religious institution**
Coffee shop
Delicatessen
Dry cleaner **(now requires SLUP)**
Essential services
Food & drink establishment
Government office/use **(now requires SLUP)**
Grocery store **(now requires SLUP)**
Independent hospice facility
Independent senior living
Parking Structure
School – private and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

	B1	TZ2
Maximum Building Height	▪30' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	N/A'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪0'	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	N/A	N/A

EXISTING USES: O1

Residential Permitted Uses
~~Adult foster care group home~~
Dwelling – multiple family
Dwelling – one-family ~~(R5)~~
~~Dwelling – two family~~
~~Live/work unit~~
~~Single family cluster~~

Institutional Uses
~~Government office~~
~~Philantrhopic use~~
~~School – public~~

Recreational Uses
~~Park~~
~~Swimming pool - semiprivate~~

Commercial Permitted Uses
Barber/beauty salon
~~Hair replacement establishment~~
Office
~~Veterinary clinic~~

Existing Uses with SLUP
Assisted Living
~~Bistro (only in Triangle District)~~
Church
~~Continued care retirement community~~
Independent hospice facility
Independent senior living
Skilled nursing facility

PROPOSED USES: TZ2

Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family **(R3)**

Commercial Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor

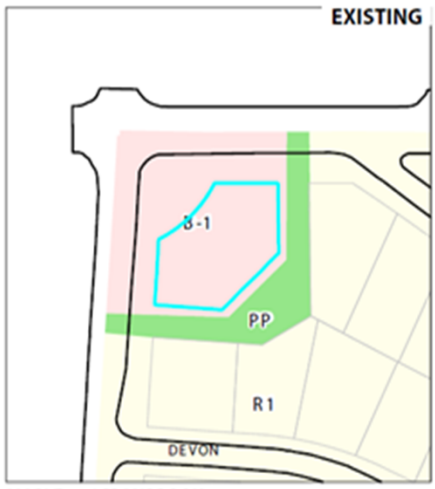
Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery
Bank/credit union with drive-thru
Church **or religious institution**
Coffee shop
Delicatessen
Dry cleaner
Essential services
Food & drink establishment
Government office/**use (now requires SLUP)**
Grocery store
Independent hospice facility
Independent senior living
Parking Structure
School **– private** and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

	O1	TZ2
Maximum Building Height	▪28' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	Average setback within 200', otherwise 0'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪None, except on a corner lot which has on its side street an abutting interior lot, then such setback equals minimum for the district in which building is located	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	▪100% in PAD ▪N/A for residential and parking uses	N/A

EXISTING USES: P	PROPOSED USES: TZ2
Residential Permitted Uses ~~Adult foster care group home (R7)~~ Dwelling – multiple-family ~~(R7)~~ Dwelling – one-family ~~(R7)~~ ~~Dwelling – two-family (R7)~~ ~~Live/work unit~~ ~~Single family cluster (R7)~~ **Institutional Uses** ~~Government office (R7)~~ ~~Parking facility – off-street~~ ~~Philanthropic use~~ ~~School – public (R7)~~ **Recreational Uses** ~~Park (R7)~~ ~~Swimming pool -, semiprivate (R7)~~ **Existing Uses with SLUP** Assisted living ~~Bistro (only in Triangle District)~~ Church ~~Community center~~ ~~Continued care retirement community~~ Independent hospice facility Independent senior living ~~Publicly owned building~~ ~~Public utility building~~ ~~Recreational club~~ School - private Skilled nursing facility ~~Social club~~	**Residential Permitted Uses** **Dwelling – attached single family** **Dwelling – multiple family** **Dwelling – single family (R3)** **Commercial Permitted Uses** **Art gallery** **Artisan use** **Barber/Beauty Salon** **Bookstore** **Boutique** **Drugstore** **Gift shop/flower shop** **Hardware** **Health club/studio** **Jewelry store** **Neighborhood convenience store** **Office** **Tailor** **Uses with SLUP** **Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant** **Assisted Living** **Bakery** **Bank/credit union with drive-thru** Church **or religious institution** **Coffee shop** **Delicatessen** **Dry cleaner** **Essential services** **Food & drink establishment** Government office/**use (now requires SLUP)** **Grocery store** Independent hospice facility Independent senior living Parking Structure **(now requires SLUP)** School – private and public **(now requires SLUP)** Skilled nursing facility **Specialty food shop**

	P	TZ2
Maximum Building Height	▪50’ ▪4 stories	▪30’and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24’ and the roof peak shall be no more than 35’ ▪First story shall be a minimum of 14’ in height, floor to floor
Minimum Lot Area/Unit	▪1,280 sq ft	N/A
Minimum Open Space	40%	N/A
Maximum Lot Coverage	30%	N/A
Minimum Front Yard Setback	0’	▪0-5’ ▪Building façade shall be built to within 5’ of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪0’	▪10’ ▪20’ abutting single family zoning district
Minimum Side Yard Setback	▪0’	▪0’ from interior side lot line ▪10’ from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	▪500 sq.ft. (efficiency or 1 bedroom) ▪700 sq.ft. (2 bedroom) ▪900 sq.ft. (3 or more bedrooms)	N/A
Maximum Total Floor Area	N/A	N/A

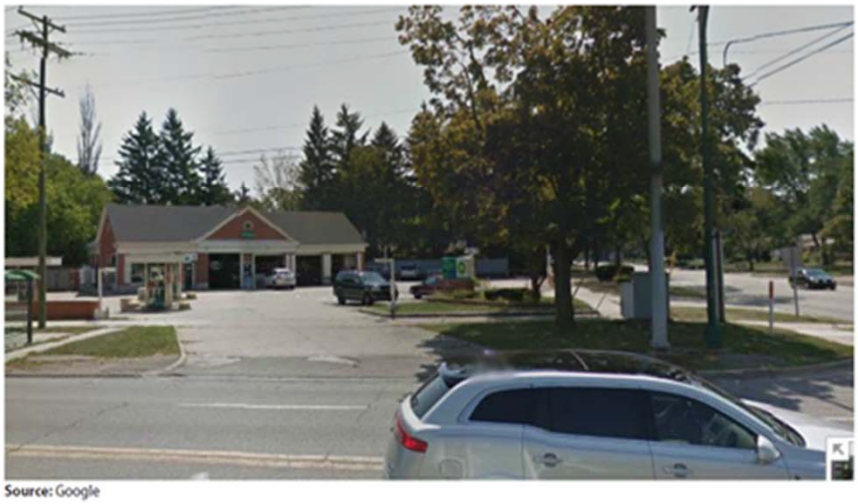
W. MAPLE AND CRANBROOK



MAPLE *and* CRANBROOK

Source: Bing

PROPOSED: TZ2 - Mixed-Use



Source: Google

0 50 100 200 Feet

EXISTING USES: B1

Institutional Uses
~~Church~~
~~Community center~~
~~Government office~~
~~Government use~~
~~School – private, public~~
~~Social Club~~

Recreational Uses
~~Recreational club~~
~~Swimming pool – public, semiprivate~~

Commercial Permitted Uses
~~Bakery~~
Barber/beauty salon
Drugstore
~~Dry cleaning~~
~~Grocery store~~
Hardware store
Neighborhood convenience store
Office
~~Shoe store/shoe repair~~
Tailor

Other Permitted Uses
~~Utility substation~~

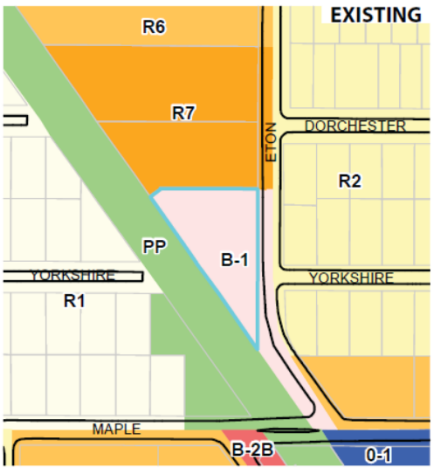
Existing Uses with SLUP
~~Alcoholic beverage sales (off-premise consumption)~~
~~Alcoholic beverage sales (on-premise consumption)~~
~~Child care center~~
~~Continued care retirement community~~
Drive-in facility
~~Gasoline service station~~
Independent hospice facility
Skilled nursing facility

PROPOSED USES: TZ2

Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family (R3)
Commercial Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor
Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery **(now requires SLUP)**
Bank/credit union with drive-thru
Church **or religious institution**
Coffee shop
Delicatessen
Dry cleaner **(now requires SLUP)**
Essential services
Food & drink establishment
Government office/use **(now requires SLUP)**
Grocery store **(now requires SLUP)**
Independent hospice facility
Independent senior living
Parking Structure
School – private and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

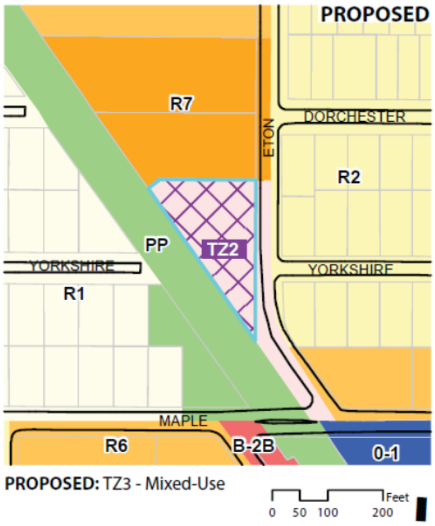
	B1	TZ2
Maximum Building Height	▪30' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	N/A'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪0'	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	N/A	N/A

N. ETON

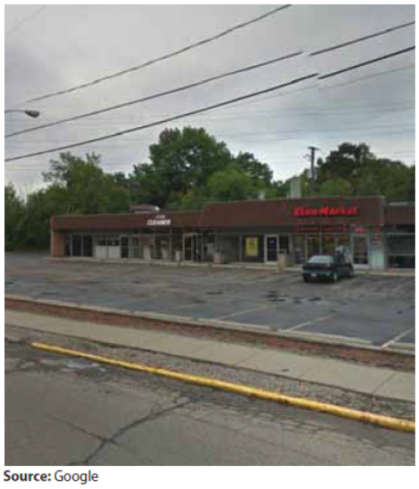


E. MAPLE *and* N. ETON

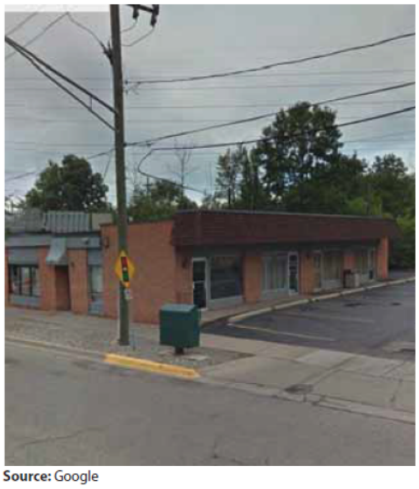
Source: **Bing**



PROPOSED: TZ3 - Mixed-Use



Source: Google



Source: Google

EXISTING USES: B1

Institutional Uses
~~Church~~
~~Community center~~
~~Government office~~
~~Government use~~
~~School – private, public~~
~~Social Club~~

Recreational Uses
~~Recreational club~~
~~Swimming pool – public, semiprivate~~

Commercial Permitted Uses
~~Bakery~~
Barber/beauty salon
Drugstore
~~Dry cleaning~~
~~Grocery store~~
Hardware store
Neighborhood convenience store
Office
~~Shoe store/shoe repair~~
Tailor

Other Permitted Uses
~~Utility substation~~

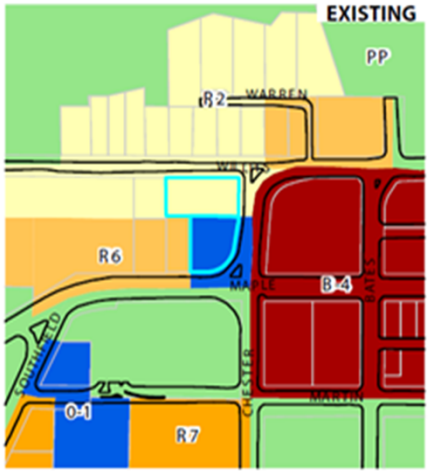
Existing Uses with SLUP
~~Alcoholic beverage sales (off-premise consumption)~~
~~Alcoholic beverage sales (on-premise consumption)~~
~~Child care center~~
~~Continued care retirement community~~
Drive-in facility
~~Gasoline service station~~
Independent hospice facility
Skilled nursing facility

PROPOSED USES: TZ2

Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family (R3)
Commercial Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor
Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery **(now requires SLUP)**
Bank/credit union with drive-thru
Church **or religious institution**
Coffee shop
Delicatessen
Dry cleaner **(now requires SLUP)**
Essential services
Food & drink establishment
Government office/use **(now requires SLUP)**
Grocery store **(now requires SLUP)**
Independent hospice facility
Independent senior living
Parking Structure
School – private and public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop

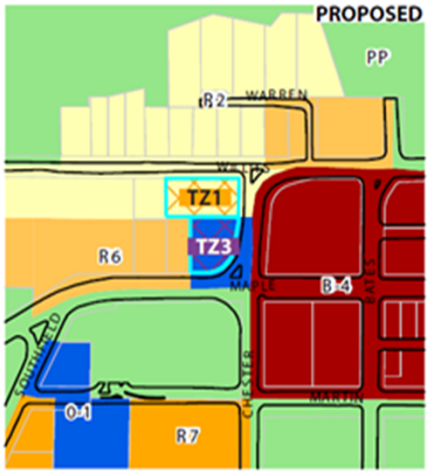
	B1	TZ2
Maximum Building Height	▪30' ▪2 stories	▪30'and 2 stories minimum ▪For sloped roofs, the eave line shall be no more than 24' and the roof peak shall be no more than 35' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	N/A'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪0'	▪0' from interior side lot line ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	N/A	N/A

W. MAPLE AND CHESTER



WILLTS *and* CHESTER, CHESTER *and* W. MAPLE

Source: Bing



PROPOSED: TZ1 - Attached Single-Family
PROPOSED: TZ3 - Mixed-Use

0 50 100 200 Feet

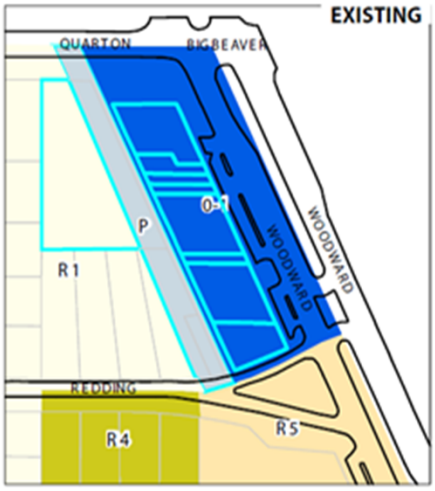
Source: Google

Source: Google

EXISTING USES: O1	PROPOSED USES: TZ3
Residential Permitted Uses ~~Adult foster care group home~~ Dwelling – multiple family ~~Dwelling – one family (R5)~~ ~~Dwelling – two family~~ ~~Live/work unit~~ ~~Single family cluster~~ **Institutional Uses** ~~Government office~~ ~~Philantrhopic use~~ ~~School – public~~ **Recreational Uses** ~~Park~~ ~~Swimming pool - semiprivate~~ **Commercial Permitted Uses** Barber/beauty salon ~~Hair replacement establishment~~ Office Veterinary clinic **Existing Uses with SLUP** Assisted Living ~~Bistro (only in Triangle District)~~ Church ~~Continued care retirement community~~ Independent hospice facility Independent senior living Skilled nursing facility	**Residential Permitted Uses** **Dwelling – attached single family** Dwelling – multiple family **Dwelling – single family (R3)** **Proposed Permitted Uses** **Art gallery** **Artisan use** Barber/Beauty Salon **Bookstore** **Boutique** **Drugstore** **Gift shop/flower shop** **Hardware** **Health club/studio** **Jewelry store** **Neighborhood convenience store** Office **Tailor** Veterinary Clinic **Uses with SLUP** **Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant** Assisted Living **Bakery** **Bank/credit union with drive-thru** Church **or religious institution** **Coffee shop** **Delicatessen** **Dry cleaner** **Essential services** **Food & drink establishment** Government office/use **(now requires SLUP)** **Grocery store** Independent hospice facility Independent senior living **Parking Structure** School – **private and** public **(now requires SLUP)** Skilled nursing facility **Specialty food shop**

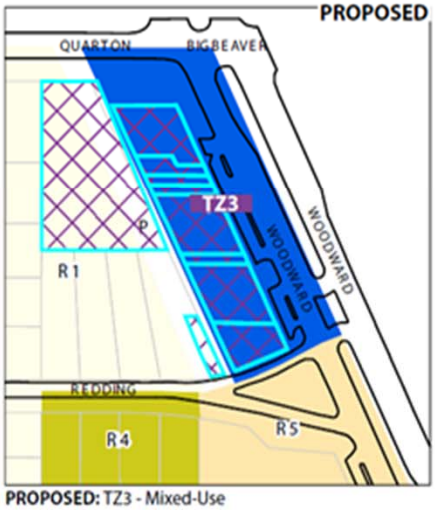
	O1	TZ3
Maximum Building Height	▪28' ▪2 stories	▪24' and 2 stories minimum ▪42' and 3 stories maximum ▪For sloped roofs, the eave line shall be no more than 34' and the roof peak shall be no more than 46' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	Average setback within 200', otherwise 0'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' whe nrear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪None, except on a corner lot which has on its side street an abutting interior lot, then such setback equals minimum for the district in which building is located	▪0' ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	▪100% in PAD ▪N/A for residential and parking uses	N/A

QUARTON AND WOODWARD



WOODWARD *and* QUARTON

Source: Bing



PROPOSED: TZ3 - Mixed-Use

Source: Google

Source: Google

0 50 100 200 Feet

EXISTING USES: O1

Residential Permitted Uses
~~Adult foster care group home~~
Dwelling – multiple family
~~Dwelling – one family (R5)~~
~~Dwelling – two family~~
~~Live/work unit~~
~~Single family cluster~~

Institutional Uses
~~Government office~~
~~Philantrhopic use~~
~~School – public~~

Recreational Uses
~~Park~~
~~Swimming pool - semiprivate~~

Commercial Permitted Uses
Barber/beauty salon
~~Hair replacement establishment~~
Office
Veterinary clinic

Existing Uses with SLUP
Assisted Living
~~Bistro (only in Triangle District)~~
Church
~~Continued care retirement community~~
Independent hospice facility
Independent senior living
Skilled nursing facility

PROPOSED USES: TZ3

Residential Permitted Uses
Dwelling – attached single family
Dwelling – multiple family
Dwelling – single family (R3)
Proposed Permitted Uses
Art gallery
Artisan use
Barber/Beauty Salon
Bookstore
Boutique
Drugstore
Gift shop/flower shop
Hardware
Health club/studio
Jewelry store
Neighborhood convenience store
Office
Tailor
Veterinary Clinic
Uses with SLUP
Any permitted commercial use with interior floor area over 3,000 sq.ft. per tenant
Assisted Living
Bakery
Bank/credit union with drive-thru
Church **or religious institution**
Coffee shop
Delicatessen
Dry cleaner
Essential services
Food & drink establishment
Government office/use **(now requires SLUP)**
Grocery store
Independent hospice facility
Independent senior living
Parking Structure
School – **private and** public **(now requires SLUP)**
Skilled nursing facility
Specialty food shop
Veterinary clinic

	O1	TZ3
Maximum Building Height	▪28' ▪2 stories	▪24' and 2 stories minimum ▪42' and 3 stories maximum ▪For sloped roofs, the eave line shall be no more than 34' and the roof peak shall be no more than 46' ▪First story shall be a minimum of 14' in height, floor to floor
Minimum Lot Area/Unit	N/A	N/A
Minimum Open Space	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Front Yard Setback	Average setback within 200', otherwise 0'	▪0-5' ▪Building façade shall be built to within 5' of the front lot line for a minimum of 75% of street frontage
Minimum Rear Yard Setback	▪10' when rear open space abuts P, B1, B2, B2B, B2C, B3, B4, O1 or O2 ▪20' or height of building, which is greater, when adjacent to a residential zoning district	▪10' ▪20' abutting single family zoning district
Minimum Side Yard Setback	▪None, except on a corner lot which has on its side street an abutting interior lot, then such setback equals minimum for the district in which building is located	▪0' ▪10' from side lot line abutting a single family district
Minimum Combined Front and Rear Setback	N/A	N/A
Minimum Floor Area/Unit	N/A	N/A
Maximum Total Floor Area	▪100% in PAD ▪N/A for residential and parking uses	N/A