

**VILLAGE OF LAKE ODESSA
PLANNING COMMISSION**

MINUTES

SPECIAL MEETING

WEDNESDAY, AUGUST 23, 2023 - 7:00 p.m.

Page Memorial Building
Lake Odessa, Michigan

Present: Karen Banks, Al Hamp, Ben Geiger, Ben DeJong, Meg Wheeler, Martha Yoder
Absent: Beth Barrone
Staff: Zoning Administrator Jeanne Vandersloot, Village Clerk/Treasurer Kathy Forman

1. **CALL TO ORDER:** Meeting called to order by Chair Wheeler at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:**
3. **ATTENDANCE ROLL CALL:**
4. **AGENDA:** Motion by DeJong, with support by Yoder, to approve agenda as presented. All ayes; motion carried 6-0.
5. **PUBLIC COMMENT:** None.
6. **MINUTES:** Motion by Geiger, with support by DeJong, to approve minutes of 7/24/23 regular meeting. All ayes; motion carried 6-0.
7. **PUBLIC HEARINGS:**
 - a. Motion by Banks, with support by DeJong to open the Public Hearing for Stuart Ventures, LLC. All ayes; motion carried 6-0.

Reviewed public letter received. Public comment in support of the project – None. Public comment opposed to the project – None.

Motion by Banks, with support by Yoder to close the Public Hearing. All ayes; motion carried 6-0.
 - b. Motion by Geiger, with support by Yoder to open the Public Hearing for the proposed ordinance change to allow Tattoo Parlors in the Central Business District. All ayes; motion carried 6-0.

Public comment in support of the change – Sabrina Strong, 1517 Emerson Street, spoke of her vision for her proposed business. Public comment opposed to the change – None.

Motion by DeJong, with support by Geiger to close the Public Hearing. All ayes, motion carried 6-0.

8. ACTION ITEMS:

a. Stuart Ventures Site Plan:

Vandersloot reviewed her checklist with the Planning Commission. Discussion took place about each item. No performance bond is needed for this phase of the project, will look at it for Phase 2 if necessary. Written Findings of Fact were read by Banks (attached).

Motion by DeJong, with support by Yoder to approve the Written Findings of Fact and Decisions. All ayes; motion carried 6-0.

b. Tattoo Parlor Ordinance:

Motion by Banks, with support by Geiger, to forward the draft Tattoo Ordinance to the Village Council with a recommendation for approval. All ayes; motion carried 6-0.

9. DISCUSSION ITEMS: None.

10. OTHER BUSINESS:

Vandersloot has a Business Use Application to bring to the 9/25/23 meeting.

11. MEMBER COMMENTS:

Chair Wheeler thanked everyone for their hard work on these two items.

12. ADJOURNMENT: Motion by Geiger, support by DeJong, to adjourn. All ayes; motion carried 6-0. Meeting adjourned at 7:54 p.m.

Respectfully submitted,

Kathy Forman
Clerk/Treasurer

**PLANNING COMMISSION
VILLAGE OF LAKE ODESSA**

In the Matter of:

**Application of Stuart Ventures, LLC, for
Special Use Permit and Site Plan Approval
for a Planned Development at 874 Third
Avenue, Lake Odessa, Michigan**

FINDINGS OF FACT AND DECISION

FINDINGS OF FACT

Following a required public hearing held on Wednesday, August 23, 2023, the Lake Odessa Planning Commission has considered an application from Stuart Ventures, LLC, for a special use permit and approval of a site plan for a planned development at 874 Third Avenue, Lake Odessa, Michigan, and makes the following findings of fact:

1. The proposed planned development is consistent with the Master Plan.
2. The site is zoned MF, Multi-Family.
3. The proposed site plan meets the requirements for site plan review enumerated in Section 36-66(c).
4. The site plan document contains information required by Section 36-66(i), with the exception that a Master Deed is in the process of being prepared.
5. The proposed special use meets the standards for consideration of special uses enumerated in Section 36-67(1).
6. The proposed special use meets the intent and purpose of planned developments as stated in Section 36-94, and the requirements of subsections (c)-(e) have been met.
7. The proposed special use meets the requirements of Section 36-35(d), zoning district regulations for the MF, multiple-family residential district, with the exception of subsections (6)a and (6)c, which are superseded by Section 36-94 allowing for a minimum of 3 acres for planned developments and a 20-foot setback.
8. To the extent that any subsections of the above-referenced sections are not met, they are addressed within the conditions enumerated in the decision below.

The Planning Commission Checklist prepared by the Zoning Administrator will be incorporated and attached hereto as Exhibit A.

DECISION

Based upon the foregoing Findings of Fact which demonstrate conformance with the requirements of Sections 36-35(d), 36-66, 36-67, and 36-94 of the Lake Odessa Code of Ordinances, the request by Stuart Ventures, LLC, for a special use permit and site plan approval for a planned development at 874 Third Avenue is approved, subject to the following conditions:

1. A performance bond is not required at this time and may be reviewed at a later date for future phases.
2. Master Deed, when finished, shall include all applicable items and shall be reviewed and approved by the Village attorney.
3. The one-year time limit set forth in Section 36-67(5) shall not apply to future phases.
4. Applicant shall submit a new application(s) for site plan review for future phases.
5. Drainage requirements shall be reviewed by the Ionia County Drain Commission and their engineer.

A revised, dated site plan and comments and/or documents addressing the above conditions will be submitted for staff approval within 90 days.

PLANNING COMMISSION CHECKLIST

**Application from Stuart Ventures, LLC, for Special Use Permit to
allow a Planned Unit Development (PUD) housing project to be
constructed in phases at 874 Third Avenue**

Sec. 36-66. Site plan review and approval.

	Condition Met?	Comments
(a) Site plan review by zoning administrator. All applications for zoning permits, special use permits, rezonings and variances, as governed in this chapter, shall first require site plan review by the zoning administrator (or any other body or official designated by the village control to review site plans). Refer to subsection (f) of this section regarding revisions to an approved site plan.		
(b) Site plan approval. Unless otherwise noted, all requests for zoning permits must have a site plan approval by the zoning administrator. All requests for special use permits must have a site plan reviewed by the zoning administrator, and approved by the village planning commission.		
(c) <i>Standards for the review of site plans.</i> The site plan is to be reviewed in order to determine that:		
(1) The proposed use conforms to the uses permitted in the respective zoning districts;	Y	Multi-family
(2) The dimensional arrangement of buildings and structures conforms to the required yards, setbacks and height restrictions of the ordinance, unless waived by variance granted by the zoning board of appeals;	Y	
(3) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for certain specific uses, unless waived by variance granted by the zoning board appeals;	Y	
(4) There is a proper relationship between the existing and proposed streets and highways within the vicinity in order to assure the safety and convenience of pedestrian and vehicular traffic;	Y	
(5) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects (upon owners and occupants of adjacent and surrounding properties) by providing for adequate design of access/egress, interior/exterior circulation, storm drainage, erosion, grading, lighting and parking, as specified by this chapter or any county or state law;	Y	
(6) As many natural features of the landscape shall be retained as possible where they can be useful to the development of the site, or where they furnish a barrier or buffer between the project and adjoining properties (used for dissimilar proposes) or where they assist in preserving the general safety, health, and appearance of the neighborhood, i.e., controlling erosion or the discharge of storm waters, etc;	Y	
(7) Any adverse effects of the proposed developments and activities emanating therefrom upon adjoining residents or owners shall be minimized by appropriate screening, fencing, or landscaping (as provided or required in this chapter);	Y	Perimeter landscaping fence in Phase 2 on southwest boundary.

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	Condition Met?	Comments
(8) All buildings and structures are accessible to emergency vehicles	Y	
(9) The site plan as approved is consistent with the intent and purpose of zoning which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability; to avoid the overcrowding of population; to lessen congestion on the public roads and streets; to reduce hazards of life and property; and to facilitate the village land use plan.	Y	Provides needed housing for the Village.
(d) <i>Conditional approval.</i> As a condition of granting site plan approval, the designated site plan approval body or official for zoning permits and special use permits may require that certain site development measures be taken by the applicant in order to satisfy the review standards set forth in subsections (c)(1) through (c)(9) of this section; and which essentially are designed to protect the general health, safety and welfare, as well as to promote environmental preservation and nuisance abatement. Site development guidelines are provided in this chapter. Site development guidelines include but are not limited to drainage, soil erosion, planning and design to site, fencing, screening strips, landscaping, on-site lighting, signing and off-street parking. Said measures must be incorporated by the applicant onto the site plan and maintained at all times.	*	Conditions are permitted by the Planning Commission for approval.
(e) <i>Compliance with performance standards.</i> Compliance with performance standards for certain uses enumerated in this chapter is required.	*	
(f) <i>Final approved site plan on file.</i> A copy of the final approved site plan (and all revised, final approved site plans) shall be so marked and placed on file as the officially approved document of the applicant along with copies of any and all permits requested for the property in question. Approval of revised, final site plans can be made only by the designated body or official who first gave initial approval.	*	
(g) <i>Conformity to approved site plan.</i> Property which is the subject of the site plan approval must be developed in strict compliance with the approved site plan, and with any revisions, amendments or modifications made thereto. If construction and development does not conform with such approved plan, the approval there of shall be revoked by the zoning administrator by written notice of such revocation posted upon the premises involved and mailed to the developer at his last known address. Upon revocation of such approval, all further construction activities shall cease upon the site, other than for the purpose of correcting the violation.	*	
(h) <i>Performance bond required.</i> Wherever any physical improvements to the property in question are to be provided by the applicant as a requirement or condition of site plan approval, the applicant or his agent shall post a performance bond. See article V of this chapter for posting of bonds.	*	Planning Commission <u>may</u> require a cash bond. Amount to be determined.
(i) <i>Site plan specifications.</i> The information to be submitted as part of the site plan document must include the following:		
(1) A vicinity area map at a convenient scale, showing proximity to any railroads, streams, streets, and street intersections; the location of the nearest public roads on all sides; and all such schools, firehouses,	Y	

EXHIBIT A

* = informational ordinance section

	Condition Met?	Comments
houses of worship, recreational areas, etc.		
(2) A map of applicant's entire subject property and all surrounding properties at a designated scale; and which shall display:		
a. The name of all owners of record of adjacent property;	Y	
b. Existing fire, school and other special district boundaries within 500 feet of the tract, if any;	Y	
c. Boundaries of property and existing lot lines as shown on the existing plat or tax map;	Y	
d. Existing public streets, easements, or other reservations of lands;	Y	
e. Location of all existing structures on the site, as well as those of adjacent properties within 100 feet of subject lot line;	Y	See county aerial map.
f. The proposed location and use of any building or structure;	Y	
g. The proposed location of any use not requiring a structure, including walkways, benches, fences, and recreational facilities;	Y	
h. Location and design of all driveways, parking and loading areas, if any;	Y	
i. Location of all existing and proposed water lines, valves, and hydrants, and all sewer lines, if any;	Y	
j. Proposed fencing, screening and landscaping; and	Y	More in later phases.
k. Location of existing watercourses, wooded areas, and rock outcrops, if any.	Y	
(3) A copy of any covenants or deed restrictions that are intended to cover all or any part of the tract.		Master Deed is in process. Should be a condition of approval.
(4) Where the applicant wishes to develop the project in stages, a site plan indicating total development shall be presented for approval of the entire parcel.	Y	
(5) The zoning administrator (for zoning permits) and the planning commission (for special use permits) may require additional data where it is warranted due to special conditions of the site or complexity of the proposed development.	Y	

EXHIBIT A

Sec. 36-67. Special use permits.

In order that this chapter be flexible and reasonable, special uses are provided for in this chapter and require special use permits by the planning commission. Conformance to special use standards is required, in addition to all other requirements of this chapter. All such uses are hereby declared to possess characteristics of such unique and distinct form that each specific use shall be considered on an individual case. The granting of a special use permit does not negate the requirement for any other required permit.

	Condition Met?	Comments
(1) <i>Standards for the consideration of special uses.</i> The review for a special use shall consider the following:		
a. The general safety, health, and welfare of the community-at-large. This shall include:		
1. Accessibility of the property in question to fire and police protection;	Y	
2. Traffic conditions, creating or adding to a hazardous situation;	N/A	
3. Transportation design requirements, if any, which will be needed to accommodate any traffic impact for the use intended	N/A	Existing street.
4. Appropriateness of the location, nature and height of the proposed use to the size, type, and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people therefrom.	Y	Traditional design to blend with neighborhood.
b. Any potential decrease in the market value of adjacent buildings, uses and structures which are permitted by right under current zoning, if the proposed use is granted;	Y	No issues.
c. Harmony with the village land use plan. This considers whether the location and size of the proposed use, the nature and intensity of the activities involved, the size of the site with respect to existing and future streets (giving access to it), parks and drainage systems will be in harmony with the village land use plan and the character of land use which is intended by said village plan for the area or district in question;	Y	Master planned as multi-family. Meets goal for this type of development.
d. Impact from the applicant's proposed use, its location and intensity and the height of its buildings, walls, fences and other structures upon the appropriate character of development intended for the area as deemed desirable by the village land use plan;	Y	Should blend with neighborhood. No issues.
e. Any hazards arising from storage and use of dangerous toxic substances, combustible, inflammable, or caustic fluids or chemicals.	Y	No issues.
f. That the operations in connection with any special use shall not be environmentally objectionable to nearby properties by reason of noise, fumes, pollution, vibration, or lights to an extent which is more than would be the operations of any use permitted by right for that district wherein the special use is proposed.	Y	No issues should occur.

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	Condition Met?	Comments
(2) <i>Conditional approval.</i> As a condition of granting a special use permit, the planning commission may require that certain development precautions and remedies be taken by the applicant in order to satisfy the special use review standards and the site plan review standards set forth in this chapter; and which essentially are designed to protect the general health, safety and welfare, as well as to promote environmental preservation and nuisance abatement. Site development guidelines are provided in this chapter. Site development guidelines include but are not limited to drainage, soil erosion, planning and design of site, fencing, screening, buffer strips, landscaping, on-site lighting, signing and off-street parking. Said measures must be incorporated by the applicant onto the site plan and maintained at all times.	*	Conditions can be applied if reasonable.
(3) <i>Compliance with performance standards.</i> Compliance with performance standards for certain uses enumerated in this chapter is required.	*	
(4) <i>Site plan approval required.</i> Site plan approval by the planning commission is required for all special use permits. Site plans are initially reviewed by the zoning administrator.	* Y	
(5) <i>Time constraints.</i> A special use permit shall be deemed to authorize only one particular special use and shall expire if the special use shall cease for more than 12 months for any reasons. Initial development must begin within one year from the date of issuance.		Future phases will not need to be done in 1 year.
(6) <i>Existing violations.</i> No permit shall be issued for a special use for a property where there is an existing violation of this chapter, with respect to a new use or structure.	Y	No violations exist.
(7) <i>Decisions in writing.</i> It is further provided that in granting or denying a special use permit, the planning commission shall specify in the written decision the particular reason relied upon and its relation to the proposed use.		
(8) <i>Appeals.</i> Any and all appeals regarding a decision or condition imposed upon a special use application shall be made to the zoning board of appeals within 15 days from the date of decision or imposed condition.		

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Sec. 36-94. Planned developments.

	Condition Met?	Comments
<p>(a) <i>Intent and purpose.</i> Planned developments are provided herein by special use permit in order to allow for flexibility in design of residential areas, economy in the usage of land, and conservation of sensitive physical and environmental features. Based upon the standards and criteria contained in sections 36-67 and 36-94, the planning commission may review, and permit with conditions, a modification in bulk requirements in order to allow residential development containing both privately owned sites and common property, and which are planned collectively as a single unit. The planned development section of this chapter is provided in order that the growing demands for housing for young married couples, senior citizens and existing residents (who no longer wish to maintain a large one-family house) may be met by a greater variety of innovative housing types, and by planning and design of structures with the benefit of cost effective land utilization in such developments.</p>		
<p>(c) <i>Residential planned unit development.</i> A residential planned unit development (residential PUD) may be applied for through the special use permit procedure. The granting of a special use permit for a residential PUD is permitted only for R-1 and MF zoning districts.</p>	Y	MF District
<p>(1) <i>Site eligibility.</i> The minimum area necessary to qualify as a residential PUD shall not be less than three contiguous acres of land. However, an owner of land less than the minimum required area may apply if his land is adjacent to a proposed or constructed residential PUD.</p>	Y	5.7 acres
<p>(2) A minimum of 20 percent of the property shall be dedicated as open space. Open space includes natural areas and parks. Public and private streets, any rights-of-way, the area of any lot or unit, and 25 percent of streams, lakes, ponds, and wetlands shall not be included in the open space calculation and shall not be counted as open space.</p>	Y	53% green space 4.1% paths 57.1% total open space
<p>(3) Density on the remainder of the property may be increased up to 1.75 times the maximum number of dwelling units per acre permitted under R-1 zoning. The density increase shall be applied to the remnant acreage of the property after the proposed open space acreage, which shall be a minimum of 20 percent, has been deducted.</p>	Y	5.7 acres x 8 units per acre + 45.6 units. Plan for entire project is 49 units, no MF formula. Use #4 to allow more units. Final units may change in later phases. Two amenities shown. Density will be re-visited in future phases.
<p>(4) A further density increase may be granted by the planning commission at the specific request of the applicant if the planning commission finds that the density increase would:</p> <ul style="list-style-type: none"> a. Result in a recognizable benefit to the village and residents of the PUD; b. Provide additional amenities; and c. Preserve additional open space or natural features. 		
<p>(5) The dwelling units in the residential PUD may be constructed in any combination of housing types, except for mobile homes.</p>	Y	

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	Condition Met?	Comments
(d) <i>Preapplication conference with planning commission for concept review.</i> Prior to formal application submission for a proposed planned development, the developer/applicant shall be required to make a presentation to the planning commission in order to discuss initial design concepts and the application of said concepts to the land in question. The purpose of the pre-application conference is to inform the planning commission of the proposal and to receive preliminary review comments in connection with the standards of this section.	Y	
(e) <i>Standards and considerations.</i> In addition to complying with the standards for special use permits, the following special standards for a cluster development or a PUD must be met:		
(1) <i>Ownership.</i> The tract of land may be owned, leased or controlled by a single person, partnership, corporation, cooperative association, or association of individual owners (condominium). An application may be filed by the owner, jointly by the owner of all property to be included, or by a person, persons, corporation, or corporations, with an option to buy said property. A plan, once approved, shall be binding.	Y	
(2) <i>Utilities.</i> A cluster development and a PUD shall connect to public water and sewer provided by the developer, and must be approved by all legal state, county and local agencies (health, conservation, etc.) which are in authority and have jurisdiction.	Y	Applicant is working with Public Works Department on future connections. Lines are available.
(3) <i>Permitted residential housing types and uses.</i> The following are considered eligible for inclusion in an application:		
a. <i>Primary uses:</i>		
1. Single-family detached homes.	N/A	
2. Two-family houses.	N/A	
3. Single-family attached homes (such as row houses and town houses) of eight dwelling units or less per building.	Y	Phase 1 building
4. Multiple-family structure (apartments) of ten dwelling units or less per building.	N/A	None proposed. Each building is 8 units or less.
b. <i>Accessory uses and amenities:</i>		
1. Open space - passive and active.	Y	
2. Indoor and outdoor recreational facilities, decks, gazebos, children's playhouses or similar typical uses.	Y	Gazebo, walking path.
3. Carports, garages, and personal storage facilities for use by residents of the development.	Y	
4. Community building and meeting halls.		None proposed
5. On-premise laundry facilities for use by residents of the development.		None proposed

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	Condition Met?	Comments
(4) <i>Site design standards.</i> Unless modified by the planning commission in writing at the time of application approval, compliance with the following design standards is required:		
a. Minimum yard requirements and building setbacks from the exterior perimeter of the development property lines shall be 20 feet.	Y	
b. Maximum building height, 2½ stories or 35 feet (excludes antennas, steeples, spires, etc.) measured from the average existing topography (no grade mounding).	Y	
c. Minimum spacing between single-family attached homes and multiple family structures shall not be less than the building height of the tallest building. Bulk regulations shall be determined by the planning commission after reviewing the proposed site plan. Criteria to use for making the determinations shall include the following:	Y	
1. Granting of the PUD will result in a recognizable and substantial benefit to the ultimate users of the project and to the community where such benefit would otherwise be unfeasible or unlikely to be achieved.	Y	
2. In comparison to the bulk regulations ordinarily applied, the proposed type and density of uses shall not result in a material increase in the need for public services, facilities, and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment. Fire safety shall not be compromised and fire hydrants shall be located to adequately serve the site.	Y	1 hydrant existing. Future phases may have more once determined.
3. The proposed development shall be compatible with the master plan of the village and shall be consistent with the intent and purpose of a PUD as expressed in section 36-94(a).	Y	
4. The PUD shall not change the essential character of the surrounding area.	Y	
5. High quality building materials shall be provided.	Y	
d. All sensitive natural features such as drainage ways and streams, wetlands, lands within the 100-year floodplain, and stream or river banks (which by virtue of soil and slope may create highly erodible hazards to the public health and safety) shall remain unencumbered by residential buildings and structures except for approved docks, boardwalks, benches and access stairs.	Y	
e. All access and egress easements and street openings from the development onto public or private roads shall be in accordance with the regulations and standards of the appropriate agency having jurisdiction over the proposed entrance areas (Ionia	Y	Phase 1

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	Condition Met?	Comments
County Road Commission, Michigan Department of Transportation and/or Village of Lake Odessa).		
f. Within the required 20-foot perimeter setback, a planted or landscaped buffer area is required along all exterior perimeter boundaries of the proposed property area to be developed. The following requirements for plantings in the buffer areas shall be met:		
1. Two evergreen trees and two deciduous trees shall be required for every 50 linear feet of buffer area, or fraction thereof.	Y	Phase 1
2. Evergreen trees shall be a minimum of six feet in height at time of planting; and deciduous trees shall be a minimum of eight feet in height at time of planting.	Y	Phase 1
3. Existing trees within the 20-foot perimeter setback may count toward the planting requirements, as long as the existing trees meet the minimum height requirements in subsection 2.	Y	Phase 1. Later phases will be shown.
g. Drainage requirements shall be reviewed and approved by the village engineer.	N/A	Ionia County Drain Commission reviews and approves drainage.
h. Permanent conservation easements or other forms of equivalent irrevocable conveyance shall be created and recorded to protect required open space areas from future development.		Will be in the Master Deed
i. Off-street parking is required at the rate of two parking spaces per dwelling unit.	Y	1 outside, 1 on garage
(5) <i>Applicable standards.</i> All applicable standards of the zoning ordinance outside of this section must be met, unless waived by the planning commission in consideration of the standards set forth in subsection (4)c.1. through 5.	Y	Phase 1
(6) <i>Public easements on common property which is privately owned.</i> When common property exists in private ownership, the owners shall grant easements, over, under and through such property, to the village as are required for public purposes.		Existing county drain. Others if needed and utility lines to be shown on Master Deed.
(7) <i>Common property in the planned unit development.</i> Common property in the PUD is a parcel or parcels of land, a privately owned road or roads, together with the improvements thereon, the use and enjoyment of which are shared by the owners and occupants of the individual building sites. When common property exists, the ownership of such common property shall be private. When privately owned, arrangements must be made for the improvement, operation, and maintenance of such common property and facilities, including private streets, drives, service parking and recreational areas. A proposed maintenance agreement to permanently protect and provide for future maintenance of the common areas shall be reviewed and approved by the village attorney prior to issuance of any village permits. The approved agreement shall be recorded at the		Will be in Master Deed.

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	Condition Met?	Comments
Ionia County Register of Deeds.		
(8) <i>Dimensional variances prohibited.</i> After approval of planned development under section 36-94, no dimensional variances may be granted to the approved application.		
(f) <i>Appeals.</i> Any and all administrative interpretations, decisions, and requirements of the planned development provisions shall be appealed within 15 days to the zoning board of appeals. Except for the prohibited granting of dimensional variances after planned development approval, the zoning board of appeals shall exercise all its power and duties as provided for in sections 36-137 and 36-138.		
(g) <i>Public hearing.</i> A public hearing is required for all planned developments in accordance with Section 103 of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended.	Y	Public hearing held 8/23/2023

Sec. 36-35. Zoning district regulations.

	Condition Met?	Comments
(d) <i>MF, Medium/high density: Multiple family residential district.</i> Zoning district regulations for the MF, medium/high density: multiple family residential district shall be as follows:		
(1) <i>Intent and purpose.</i> The multiple family residential district is intended for new uses and structures such as apartment buildings of three or more dwelling units, specialized housing for seven or more unrelated individuals and senior citizen housing.	*	
(2) <i>Uses permitted by right.</i> Uses permitted by right in the MF district shall be as follows:		
a. Single-family dwellings.	N/A	
b. Two-family dwellings, duplexes.	N/A	
c. Type 1 home occupations within a dwelling.		
(3) <i>Uses permitted by special use permit.</i> Uses permitted by special use permit in the MF district shall be as follows:		
a. Multiple family dwellings.	Y	Proposed
b. Essential public services.		
c. Residential planned developments. See section 36-94.	Y	Proposed
d. Nursing homes, convalescent homes, housing for the elderly.		
e. Type 2 home occupations within an accessory building.		
(4) <i>Permitted accessory uses.</i> Permitted accessory uses in the MF district shall be as follows:		
a. Private garages (noncommercial), lawn sheds, swimming pools, and accessory private parking.	Y	
(5) <i>Permitted accessory signs.</i> One ground sign or one wall sign is permitted, with a maximum permitted sign area of 25 feet. The minimum sign setback for ground signs shall be one-half the required setback for the yard in which the sign is located. Only signs identifying the use and occupant are permitted. No sign shall be illuminated by flashing or moving lights and external illumination shall be downward facing.		
(6) <i>Bulk regulations.</i> Bulk regulations for the MF district shall be as follows:		
a. <i>Minimum lot area:</i> The minimum lot area for multiple family development shall be 4,000 square feet per unit or eight units per acre. For single-family and two-family development lot size shall be 8,700 square feet. All other uses permitted by special use permit, the lot size shall be nine acres.	N/A	PUD allows 3-acre minimum
b. <i>Minimum lot width:</i> The minimum lot width for single-family and two-family dwellings shall be 66 feet and for other permitted uses, 200 feet.	Y	

* = informational ordinance section

