



BOARD ACTION SUMMARY SHEET

MEETING DATE: June 3, 2024

TOPIC MU, Mixed Use District – Proposed Amendments

BACKGROUND BRIEF: The intent of the MU District is to promote a compatible mix of commercial, office, service, and residential uses; promote connections to the Downtown; and buffer single-family districts from development along M-24.

Currently, the MU District stipulates single family and multiple family dwelling units as permitted principal uses (not requiring special land use approval) only when located above the first floor of a mixed-use building and the first floor being non-residential; it further stipulates single family detached dwelling units as permitted uses after special land use approval. The MU District, as written, does not allow standalone multiple family residential uses (without a non-residential ground floor) as principally permitted uses or as permitted uses after special land use approval.

Section 9.02 PERMITTED USES

A. Principal Permitted Uses and Structures. In the MU District, the following uses are permitted subject to the standards listed in Section 9.03.C.

10. Single family and multiple family dwelling units, subject to the design standards of Section 9.03.C, when located above the ground story and subject to the ground story being only non-residential use.

B. Permitted Uses After Special Land Use Approval. In the MU District, the Planning Commission may permit the following uses in accordance with the procedures and discretionary standards of Article 19 and the standards below:

6. Single family detached dwelling units, subject to the design standards listed in Section 9.03.C.

Multiple family uses, with or without a ground-floor non-residential (commercial or office) component are a highly desirable land use in the Village, serve to alleviate a critical housing shortage, and encourage further investment in surrounding districts. It is imperative the Commission advance an amendment to specifically allow multiple family uses – without a ground-floor non-residential use – as principally permitted uses.

RECOMMENDED MOTION: To recommend that the Village Council approve the amendments to Article 9 of the Zoning Ordinance as proposed as in the McKenna letter dated May 30, 2024.

ATTACHMENTS:

Article 9: Current Language

Article 9: Memorandum of Amendments

Lake Orion Zoning Map