

memorandum

DATE: July 17, 2026
TO: Lathrup Village Planning Commission
FROM: Eric Pietsch, Hannah Prinz, & Jill Bahm, Giffels Webster
SUBJECT: Zoning Amendment – Artisan Manufacturing

Introduction

What prompted this amendment?

The Downtown Development Authority of Lathrup Village has been pursuing efforts to introduce small-scale production into the business corridors of the city. With the ongoing update of the Master Plan, the goal is to ensure there will not be any confusion between the work being done through the Master Plan update and the separate work being doing with Recast City. The 2021 Master Plan speaks about considering flexibility in the commercial corridors. Given that spirit and the positive feedback communicated by the Planning Commission thus far, we are pursuing potential amendments to the zoning ordinance that would allow for artisan manufacturing uses in specific districts in Lathrup Village.

Current Ordinance

The ordinance is silent related to artisan manufacturing uses.

Considerations

What are the appropriate zoning districts that may allow artisan manufacturing uses?

Article 3. Zoning District. Initially, the Mixed-Use district was the focus for implementing artisan manufacturing; however, the Office and Commercial Vehicular districts are also being considered.

- The Mixed-Use district is intended to allow flexibility in the redevelopment of property along Southfield Road, where frontage lots limit the availability of parking and compliance with buildings setbacks. This district encourages pedestrian-oriented design, and compliments the Village Center district.
- The Office district is designed to provide sites for professional office uses and commercial activities that support those users. These districts are located in areas which abut and have direct access to freeways and major thoroughfares so as to provide for off-street parking, somewhat more intense land use activity adjacent to residential areas. This district is designed to encourage innovation, variety, and quality design. Attractive landscaping is desired so as to be in harmony with such adjacent residential uses.
- The Vehicular Commercial district is intended to provide automobile-oriented commercial uses that typically create higher trip generation along major intersections within the city, where potential adverse impacts on adjacent uses may be minimized.

Summary / Recommendation

This proposed amendment to the Office, Commercial Vehicular, and Mixed-Use districts of Lathrup Village takes the vision and intent of the Master Plan into strong consideration. The evolution of economic conditions in recent years has brought to light challenges when developing commercial and retail tenant lease spaces. Observed trends in commercial and office uses finds there to be a need for adaptive reuse of existing building stock, providing available sites for makerspaces and shared spaces for small vendors and businesses, a shift toward hybrid work and work-from-home resulting in an increase in office supply, and the desire for live-work space, co-working spaces, and business incubators.

This amendment strives to continue to pursue a walkable sense of place for the commercial corridors that extend beyond the city's central core. We propose that the Planning Commission consider the language in the draft amendment below, make modifications where it is seen as fit prior to establishing a public hearing at a future Planning Commission meeting.

Amend Article 2, Definitions, to add Artisan Manufacturing as a defined term.

Section 2.2. **Artisan Manufacturing.** The shared or individual use of hand-tools, mechanical tools, and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage and distribution of such products. All limited artisan manufacturing uses shall have a storefront for sales, and the size and impact of the use shall be consistent with other retail and offices uses in the district. Typical artisan manufacturing uses include but are not limited to electronic goods; food and non-alcoholic beverage production; printmaking; household appliances; glass blowing, leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.

Amend Article 3, Zoning Districts to add Artisan Manufacturing as a principal permitted use in the Office, Commercial Vehicular, and Mixed-Use districts.

Section 3.1.5.B.xiv Artisan Manufacturing.

Section 3.1.6.B.xxiv Artisan Manufacturing.

Section 3.1.8.B.xvi Artisan Manufacturing.

Amend Article 4, Use Standards, to add a new standard:

Section 4.22 Artisan Manufacturing

Artisan manufacturing may be permitted in the Office, Commercial Vehicular, and Mixed-Use districts subject to the following requirements:

1. All activities shall be conducted completely within a building.
2. No outdoor storage of materials is permitted.
3. An accessory retail sales area, or similar customer space for classes, lessons, and similar instructional activities is required.
4. No artisan manufacturing use or uses in a mixed-use building shall be permitted on a floor above a residential use.
5. Coffee roasting facilities shall comply with the following:
 - A. Will be permitted to operate one or more small batch roasting machines with a collective maximum capacity of processing 50 pounds of green coffee beans per hour. All coffee roasting equipment and equipment installation must be approved by the Building Official.
 - B. Must be equipped with an associated afterburner (or equivalent) approved by the Building Official.
 - C. All roasting shall take place inside with no noise, smoke, or odor, associated with the roasting process observable off of the premises. The approved afterburner or equivalent shall be connected at all times to the coffee roasting equipment while it is in operation.
 - D. Should the noise, smoke or odor from the coffee roasting equipment be determined to be a nuisance by the City, the owner is required to install additional corrective equipment, as may be recommended by the manufacturer and approved by the Building Official, to eliminate the smoke and odor. The coffee roasting equipment

may be subject to removal should corrective actions fail to adequately mitigate the disturbance.

- E. The applicant shall ensure that the coffee roasting equipment is properly operated and maintained at all times. The applicant should practice routine operating and maintenance procedures as recommended by the equipment supplier(s) and consistent with recognized industry best practices.
- F. No equipment, inventory, or supplies may be stored outside.
- G. Any changes to the plans and specifications upon which approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

Amend Article 5, Site Development Standards, to add a new off-street parking standard:

Section 5.13.14.C.xvi. Artisan Manufacturing: one space per 1,500 square feet of gross floor area.

Amend Article 5, Site Development Standards, as follows:

Section 5.14 – Nuisances Prohibited

The occupancy or use of any lot or premises in such fashion as to constitute an actionable nuisance in fact, as defined by the common law of this state, which is injurious to two or more persons, is prohibited. **Standards of the city code, Chapter 46, also apply.**