

# memorandum

**DATE:** October 12, 2023  
**TO:** Mayor Kelly Garrett and Lathrup Village City Council  
**FROM:** Jill Bahm & Eric Pietsch, Giffels Webster  
**SUBJECT:** Zoning Amendment – Self-Service Laundromat Facilities

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At the August 15<sup>th</sup>, 2023 meeting, the Planning Commission held a public hearing to consider public comment regarding the proposed ordinance text amendment to add self-service laundromat facilities as a principal permitted use in the MX -Mixed Use zoning district. No members of the public were present to add comments to the record. The Planning Commission moved to recommend approval of the proposed text amendment and forward to City Council for adoption, subject to clarification of the parking requirement to read as follows: One (1) parking space for every four (4) laundry machines. This standard is reflected in the updated text amendment attached to this memo.

*The remainder of this memo is provided as background.*

## Previous Discussion

Over the course of two regular meetings, the Planning Commission discussed self-service laundry facilities, issues to be considered and draft ordinance language. Research included area zoning codes as well as those outside the region. Locally, while laundry facilities are commonly listed as a principal permitted use, standards were limited. Outside the region, however, we were able to identify a few standards that seemed to address some of the concerns of the Planning Commission with respect to the type of services - focusing on the laundromat being more of a personal service than an industrial use.

## Introduction

### **What prompted this amendment?**

A developer intends to renovate the interior and exterior of a multi-tenant commercial facility with one of the tenant lease spaces proposed to be a laundromat facility. The zoning ordinance does not identify laundromats as a principal permitted use or special land use in any of the zoning districts, so the Planning Commission was asked to consider if laundromats may be considered under a similar use contained in the ordinance or if an amendment to provide specific direction and standards for laundromat uses should be pursued.

## Current Ordinance

The ordinance does not include any provisions for laundromat facilities.

## Recommendation

See attached proposed ordinance language.