

memorandum

DATE: July 25, 2023
TO: Lathrup Village Planning Commission
FROM: Jill Bahm & Eric Pietsch, Giffels Webster
SUBJECT: Zoning Amendment – Self-Service Laundromat Facilities

Previous Discussion

At the June 20th, 2023 meeting, the Planning Commission requested additional information from the planning consultant to be considered at the July 18th meeting. A search of area zoning codes indicates that 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.

At the July 18th, 2023 meeting, the Planning Commission formulated a definition for self-service laundromat facilities to be permitted in the Mixed Use zoning district, and limited use standards outlined in Article 4. The information below will be considered and discussed along with a public hearing at the August 15, 2023 Planning Commission meeting.

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.

Considerations

What are the appropriate options for laundromat facilities?

SELF-SERVICE LAUNDROMAT.

Article 2. Definitions.

Self-Service Laundromat. Commercial establishments offering self-pay and self-operated washing machines and dryers for public use. Excludes commercial laundries, dry cleaning plants, and other similar heavy commercial/industrial uses.

Article 3. Zoning Districts. Self-service Laundry facilities shall be a principal permitted use in the MX - Mixed Use zoning district.

Article 4. Use Standards. Self-service, laundry establishments shall be subject to the following standards and regulations:

- A. Service shall be rendered directly to customers who shall bring in and take away the articles to be cleaned.
- B. The entire cleaning and drying process shall be carried on within completely enclosed solvent cleaning units.
- C. All solvents used in the cleaning process and the vapors therefrom shall be nonexplosive and nonflammable.

Article 5. Site Development Standards. Off-street parking.

Section 5.13.13.C. Business and Commercial Uses

- xv. One (1) parking space for every 2 washing and drying machines.

Amend Section 2.2: Definitions to add:

Self-Service Laundromat. Commercial establishments offering self-pay and self-operated washing machines and dryers for public use. Excludes commercial laundries, dry cleaning plants, and other similar heavy commercial/industrial uses.

Amend Section 3, Zoning Districts, to add Self-Service Laundromat as a principal permitted use in the MX -Mixed Use Zoning District.

Section 3.19.B.xv. Self-Service Laundromat

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

Section 4.17 Self-Service Laundromat

1. Service shall be rendered directly to customers who shall bring in and take away the articles to be cleaned.
2. The entire cleaning and drying process shall be carried on within completely enclosed solvent cleaning units.
3. All solvents used in the cleaning process and the vapors therefrom shall be nonexplosive and nonflammable.

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

Section 5.13.13.C. Business and Commercial Uses

- xv. One (1) parking space for every 2 washing and drying machines.