



MEMORANDUM

Date: August 15th, 2024
To: City of Madison Heights Planning Commission
From: Matt Lonnerstater, AICP – City Planner
Subject: Zoning Text Amendment (24-03) – Use Specific Standards related to Temporary Uses

Introduction

Madison Heights City Council adopted the new Zoning Ordinance on May 13th, 2024. Since going into effect, staff has encountered several ordinance sections that could benefit from clarification or refinement:

- Section 7.03.10 – Use Specific Standards related to Detached One-Family Dwellings (Driveways)
- **Section 7.03.43 – Use Specific Standards related to Temporary Uses [Addressed in this Memo]**
- Section 8.03 – Accessory Buildings, Structures, and Uses
- Sections 12.06 and 12.07 - Signs

This memo addresses proposed text amendments to Section 7.03.43– Use Specific Standards related to Temporary Uses – pertaining to recurring special events. Proposed amendments are for discussion purposes only; a future public hearing will be required prior to voting on zoning text amendments.

Background

The Zoning Ordinance contains specific provisions for temporary uses and divides them into three general categories: temporary outdoor displays/sales, seasonal sales lots, and special events. Since Ordinance adoption, staff has received several requests for weekly cornhole tournaments in the parking lots of bars and restaurants. While this type of recurring event most appropriately fits into the “special events” category, the current language limits properties to three (3) special events per calendar year, with a fourteen (14) day gap between events.

When drafted, the original intent of the “special event” category was to accommodate larger events such as fairs and carnivals. In its application, the current language would only permit restaurants to hold three recurring events per year, separated by fourteen days; this is fairly restrictive, and inhibits the ability for restaurants and bars to hold unique recurring events such as cornhole tournaments, farmers markets, craft markets, etc.

To allow more flexibility to business owners and allow for more active and unique events throughout the community, staff recommends adding a “recurring event” provision to the Special Events category, allowing business owners/property owners to hold a recurring event (1-2 consecutive days each) up to a total of ten (10) days per calendar year. A recurring event could be applied for under a single special event permit, which would count toward the total number of special events allotted per year.

Next Step

If the Planning Commission is comfortable with the direction of the proposed text amendments, staff recommends that a public hearing be set for the September 17th, 2024 regular meeting.