

PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
AGENDA
FOR THE REGULAR MEETING OF
MONDAY, JANUARY 12, 2015 AT 7:00 P.M.
AT THE
LOWELL CITY HALL
CITY COUNCIL CHAMBERS
SECOND FLOOR
301 EAST MAIN STREET

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL
2. ELECTION OF OFFICERS AND ORGANIZATION
 - a. Chair
 - b. Vice Chair
 - c. Review and adoption of Planning Commission Rules of Procedure
 - d. Approve 2015 Meeting Dates
3. APPROVAL OF AGENDA
4. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS
 - a. December 8, 2014 – Regular Meeting
5. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA
6. OLD BUSINESS
 - a. Public Hearing – Mixed Use
 - b. Review Summary of Dimensional Regulations
 - c.
7. NEW BUSINESS
 - a. Planning and Zoning Essentials Training
 - b. Priorities for 2015
 - c.
7. STAFF REPORT
8. COMMISSIONERS REMARKS
9. ADJOURNMENT

RULES OF PROCEDURE

1. AUTHORITY

These rules of procedures are adopted by the Planning Commission of the City of Lowell, Michigan (hereinafter referred to as the Commission) pursuant to Public Act 33 of Michigan Public Acts of 2008, as amended, and Public Act 267 of 1976, as amended, the Open Meetings Act.

2. OFFICERS

- 2.1 **Selection.** At the January meeting, the Commission shall select from its membership a Chairperson and Vice-Chairperson who shall serve for a twelve month period and who shall be eligible for re-election. The City Clerk, or his/her designee, shall be appointed as the Commission's recording secretary.
- 2.2 **Duties.** The Chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The Vice-Chairperson shall act in the capacity of the Chairperson in the absence of the Chairperson and shall succeed to the office of Chairperson in the event of a vacancy in that office, in which case the Commission shall select a successor to the office of Vice-Chairperson at the earliest practicable time. The recording secretary shall be responsible for the preparation of minutes, keeping of pertinent public records, delivering communications, petitions, reports, and related items of business of the Commission, issuing notices of public hearing, and performing related administrative duties to assure efficient and informed Commission operations. In the event the recording secretary is absent, the Chairperson or acting chairpersons shall appoint a temporary recording secretary for such meeting.
- 2.3 **Tenure.** The officers shall take office immediately following their election. They shall hold their office for a term of one year, or until their successors are elected and assume office.

3. MEETINGS

- 3.1 **Meeting Notices.** All meetings shall be posted at the Lowell City Hall according to the Open Meetings Act. The notice shall include the date and time of the meeting.
- 3.2 **Regular Meeting.** Regular meetings of the Commission shall be held in the Lowell City Hall or other designated facility on the second Monday of each month. All meetings, unless otherwise specified, shall convene at 7:00 p.m. The dates and times shall be posted at the Lowell City Hall and a notice should be published in accordance with the Open Meetings Act. Any changes in the date or time of the regular meetings shall be posted and noticed in the same manner as originally established. When a regular meeting date falls on or near a legal holiday, the Commission shall select suitable alternate dates in the same month, in accordance with the Open Meetings Act.
- 3.3 **Special Meetings.** A special meeting may be called by two members of the Planning Commission upon written request to the recording secretary or by the

Chairperson. The business which the Planning Commission may perform shall be conducted at a public meeting of the Planning Commission held in compliance with the Open Meetings Act. Public Notice of the time, date, and place of the special meeting shall be given in a manner as required by the Open Meetings Act, and the recording secretary shall deliver written notice of a special meeting to commission members not less than 48 hours in advance of the meeting.

- 3.4 **Quorum.** In order for the Commission to conduct business or take any official action, a quorum consisting of the majority of the voting members of the Commission shall be present. When a quorum is not present, no official action, except for closing of the meeting may take place. The members of the Commission may discuss matters of interest, but can take no action until the next regular or special meeting. All public hearings without a quorum shall be rescheduled for the next regular or special meeting and no additional public notice is required provided the date, time and place is announced at the meeting.

- 3.5 **Hearings.** Hearings shall be scheduled and due notice given in accordance with the provisions of the acts and ordinances cited in Section 1.

Public hearings conducted by the Planning Commission shall be run in an orderly and timely fashion. Anyone wishing to address the Commission shall use a microphone connected to the recording system. The following procedure shall be used for all public hearings:

- (1) Explanation of request as received by community.
- (2) Review and recommendation by planner/professionals.
- (3) Comments and explanations by applicant.
- (4) Questions by Commission.
- (5) Responses by professionals and/or applicant.
- (6) Opening of hearing for public comments.
- (7) Close hearing to public comments.
- (8) Consideration of action by Commission.

All comments shall be addressed to the Chairperson. Each person will be given an opportunity to be heard; second comments will not be permitted until every person has had the chance to speak for the first time. In the interest of fairness to the public, statements shall be made as concise as possible. The Chairperson reserves the right to terminate a presentation or ask for a summation if comments become excessively repetitive or stray from the issues at hand. For large hearings, a time limit may be established.

- 3.6 **Motions.** Motions shall be stated by the Chairperson before a vote is taken. The name of the maker and seconders of the motions shall be recorded.

- 3.7 **Voting.** An affirmative vote of the majority of the Commission present shall be required for the approval of any requested action or motion placed before the Commission. Voting shall ordinarily be voice vote, provided however that a roll call vote shall be required if requested by any Commission member or directed by the Chairperson. All members of the Commission including the Chairperson shall vote on all matters, but the Chairperson shall vote last in a roll call vote. Any member

may abstain from voting only if that person has a bonafide conflict of interest as recognized by the majority of the remaining members of the Commission. Any members abstaining from a vote shall not participate in the discussion of that item.

- 3.8 ***Order of Business.*** A Written agenda for all regular meetings shall be prepared as follows. The order of business shall be:

1. Call to Order; Pledge of Allegiance; Roll call of Commissioners
2. Approval of Agenda
3. Approval of Minutes
4. Public Comment and Communications Concerning Items Not on the Agenda
5. Old Business
6. New Business
7. Staff Reports
8. Commissioners Remarks
9. Adjournment

A written agenda for special meetings shall be prepared and followed, however the form above shall not be necessary.

- 3.9 ***Rules of Order.*** All meetings of the Commission shall be conducted in accordance with generally accepted parliamentary procedure, as governed by the current edition of Robert's Rules of Order.

- 3.10 ***Notice of Decision.*** A written notice containing the decision of the Planning Commission will be sent to petitioners and originators of a request.

4. **MINUTES**

- 4.1 Commission minutes shall be prepared by the recording secretary. The minutes shall contain a brief synopsis of the meeting including a complete restatement of all motions and recording of votes; complete statement of the conditions or recommendations made on any action and recording of attendance. All communications, actions and resolutions shall be attached to the minutes. The official records shall be annually deposited with the City Clerk.

5. **OPEN MEETINGS AND FREEDOM OF INFORMATION PROVISIONS**

- 5.1 All meetings of the Commission shall be opened to the public and held in a place available to the general public.
- 5.2 All deliberations and decisions of the Commission shall be made at a meeting open to the public except those permitted to be conducted in closed session by the Open Meetings Act.
- 5.3 A person shall be permitted to address a hearing of the Commission under the rules established in subsection 3.5, and to address the Commission concerning non-hearing matters under the rules established in Section 3.8 to the extent that they are applicable.

- 5.4 A person shall not be excluded from a meeting of the Commission except for breach of the peace committed at the meeting.
- 5.5 All records, files, publications, correspondence, and other materials are available to the public for reading, copying, and other purposes as governed by the Freedom of Information Act.

6. **AMENDMENTS**

These Rules of Procedure may be amended by the Commission by a concurring vote pursuant to subsection 3.7, during any regular meeting, provided that all members have received an advance copy of the proposed amendments at least seven (7) days prior to the meeting at which such amendments are to be considered.

Updated and Adopted: January 12, 2015
Adopted: May 13, 1996



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

PLANNING-CITIZEN ADVISORY COMMISSION
COUNCIL CHAMBERS
SECOND FLOOR
7:00 P.M.

Meets Second Monday of each month if needed except December at 7:00 p.m.

January	12	July	13
February	9	August	10
March	9	September	14
April	13	October	12
May	11	November	9
June	8	December	14 (work session)

Check City Website Calendar for any changes or cancellations at www.ci.lowell.mi.us

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, DECEMBER 8, 2014 AT 7:00 P.M.**

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL

The Meeting was called to order at 7:00 p.m. by Chair Hanley and the Pledge of Allegiance was recited. Deputy City Clerk Susan Ullery called roll.

Present: Commissioners Dave Cadwallader, Kelli Carney, Jim Hall, Jim Salzwedel, James Zandstra and Chair Hanley.

Absent: Commissioner John Gerard.

Also Present: City Manager Mark Howe, Deputy City Clerk Susan Ullery and Williams and Works Planner Andy Moore.

2. EXCUSE OF ABSENCES

IT WAS MOVED BY SALZWEDEL and seconded by CADWALLADER to excuse the absence of Commissioner Gerard.

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED.

3. APPROVAL OF AGENDA

IT WAS MOVED BY CADWALLADER and seconded by CARNEY to approve the agenda as written.

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED.

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 10, 2014

IT WAS MOVED BY CADWALLADER seconded by ZANDSTRA that the minutes of the November 10, 2014 meeting be approved as written.

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED

5. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA. None.

6. OLD BUSINESS.

- A. Mixed Use District Revisions. Andy Moore with Williams and Works presented another revision of the draft ordinance as well as a zoning map indicating the mixed use district. A modification was made in Section 16A.04 Site Development Requirements. Previously, properties along Main Street, Monroe Street, Washington Street or the Flat River were required to have a 50 percent transparency. This has been changed slightly to "for all development adjacent to key frontages as illustrated on the zoning map, except single, two family and multi-family dwellings".

Moore indicated he would generate a new list of parcels within this district.

A public hearing was scheduled for January 12, 2015.

7. NEW BUSINESS

1. Review Summary of Dimensional Regulations. City Manager Howe explained the summary chart gives us the ability to review minimum lot area and width of all the zoning districts. He hoped this would initiate discussion with the commission over the next several meetings and questioned the setbacks in the various districts. As part of the mixed use process, building height was discussed. In most districts the maximum height is 35 feet and a few at 40 feet. Howe wanted to discuss allowing taller structures in the Mixed Use District and the C2 District. He referred to the height of the King Milling silos and believed structures of a similar height would blend in with the rest of the downtown.

Moore suggested the language inconsistencies on building height and side yard setbacks be discussed as well. He also referred to the C-3 District where parking lots are considered lot coverage.

Commissioner Hall was concerned with the minimum front setbacks in the R-2 and R-3 district. Hall also noted he would see no problem with a three story apartment/condo building if built in the appropriate area.

Howe wanted the Commission to consider whether height would be something they would want to change in the Mixed Use District. Moore noted building heights in other communities typically do not exceed 50 feet in height.

2. Public Hearing – Rezoning from Industrial to C-2 at 318 E. Main and 312 E. Main. City Manager Howe explained the two properties in question are known as the Superior Furniture building. There has been discussion about parceling off a portion of one of the properties in order to be sold. There are also some land swaps being discussed which would allow the City to build a parking lot behind the 200 block of E. Main Street. The property owner has expressed his approval of rezoning this to C-2.

No public comments were received.

IT WAS MOVED BY CADWALLADER and seconded by CARNEY to recommend to the City Council the rezoning of 318 and 312 E. Main Street from Industrial to C2.

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED.

3. Site Plan Review – First Baptist Church. Shawn Bowne of Bowne Construction Corporation submitted a site plan and application to build a 60' x 140' recreation building on their parcel located at 2275 W. Main Street.

IT WAS MOVED BY CADWALLADER and seconded by CARNEY to approve the site plan review at 2275 West Main Street with the following recommendations:

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.

3. The applicant shall provide building occupancy figures to ensure compliance with the parking standards found in the Zoning Ordinance.
4. The proposed site plan shall be adjusted to comply with the 25' setback requirement from the C-3 district. The simplest way to accommodate this would be to adjust the location of the building to the west by about 8 feet.
5. If cross-access easements to adjoining properties are desired by the Planning Commission, it should be a condition of approval.

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED.

8. COMMISSIONERS COMMENTS. None.

IT WAS MOVED BY CADWALLADER to adjourn at 7:35 p.m.

DATE:

APPROVED:

Shannon Hanley, Chair

Susan S. Ullery, Deputy City Clerk

**CITY OF LOWELL
KENT COUNTY, MICHIGAN**

The City of Lowell Planning-Citizens Advisory Commission will conduct a public hearing at Lowell City Hall, located at 301 East Main Street, Lowell, MI 49331 on Monday, January 12, 2015 at 7:00 PM concerning a proposed amendment to the City's Zoning Ordinance. The following provides a summary of the proposed amendment and its regulatory effect:

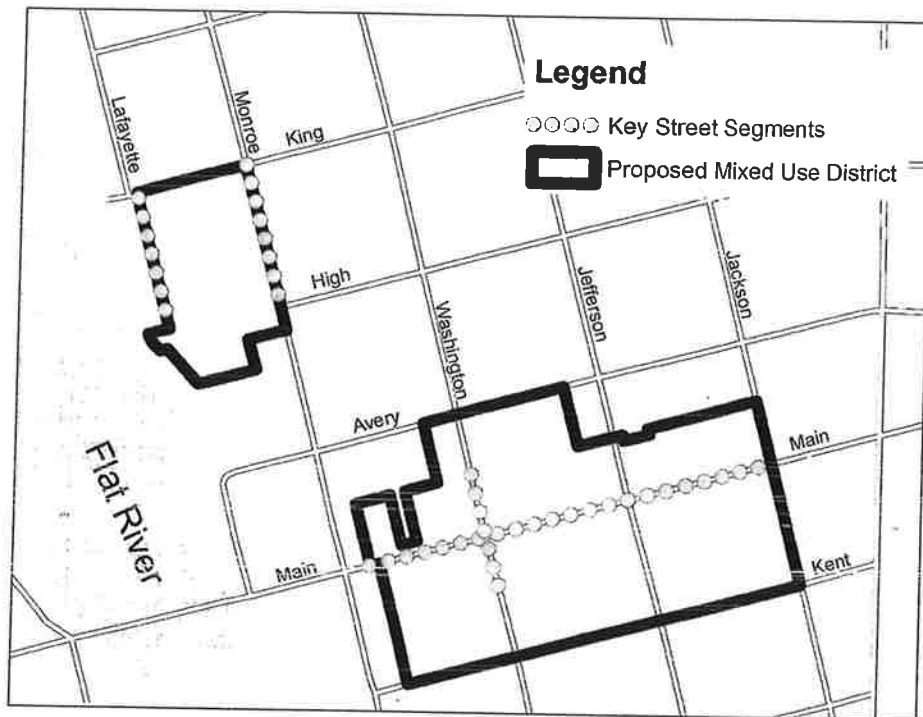
The amendment represents the creation of a new zoning district in the City of Lowell called Mixed Use. The Mixed Use district contains dimensional regulations, land use regulations and site development requirements. This amendment also contains a modification to the City's zoning regulations pertaining to nonconformities, parking, and signage as they pertain to the new Mixed Use district. The amendment also establishes key street segments, which are used to aid in the regulation of buildings within the proposed Mixed Use District. This proposed Mixed Use district is located generally along Main Street between Monroe Street and Jackson Street, and also on the west side of Monroe Street South of King Street, as illustrated in the map below.

In addition, the amendment rezones properties generally along Main Street between Monroe Street and Jackson Street from C-3 General Commercial, I General Industrial and PF Public Facilities to MU Mixed Use. It also rezones 300 High Street and 238 High Street from PF Public Facilities to MU Mixed Use. The properties that will be rezoned to MU Mixed Use are illustrated in the map below.

At the above time and place, all interested parties will be given an opportunity to be heard. Written comments concerning the proposed amendment may be mailed or delivered to the Lowell City Deputy Clerk, 301 East Main Street, Lowell, MI 49331 up to the date of the public hearing. Copies of the proposed ordinance amendment may be viewed at City Hall at the address noted above during normal business hours.

The City will provide necessary reasonable auxiliary aids and services to those with disabilities planning to attend upon three (3) days' notice to the Deputy City Clerk. Individuals who require such services should contact the City at the address listed above or by telephone at 616-897-8457.

Susan Ullery
Deputy City Clerk



CITY OF LOWELL
ORDINANCE NO. _____

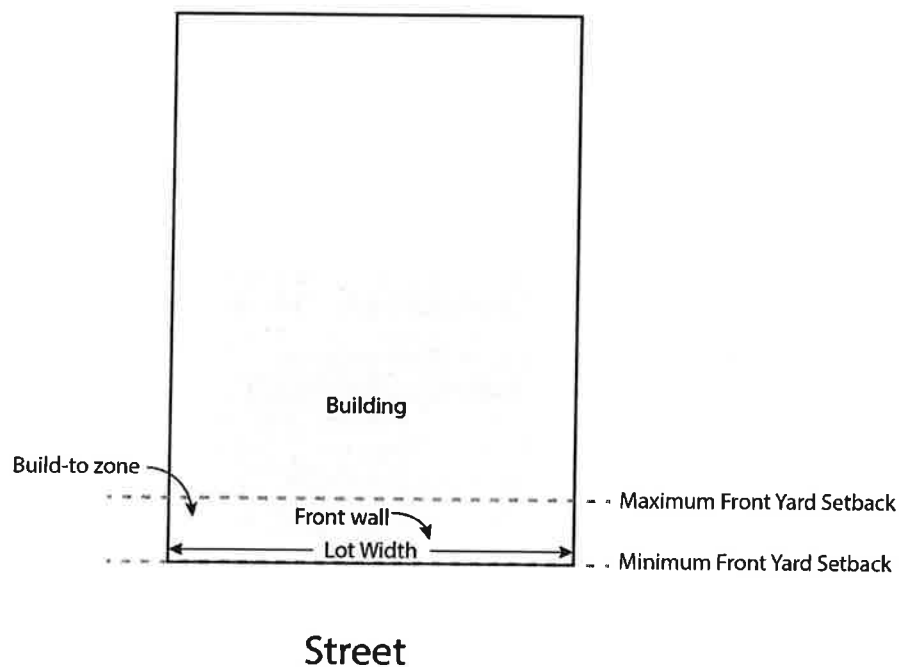
AN ORDINANCE TO AMEND THE CITY OF LOWELL ZONING ORDINANCE; TO AMEND SECTION 2.03 TO ADD A NEW DEFINITION; TO AMEND SECTION 2.14 TO ADD A NEW DEFINITION; TO AMEND SECTION 3.01 TO ESTABLISH THE MU MIXED USE DISTRICT; TO AMEND SECTION 4.13 SUBSECTION C PERTAINING TO NONCONFORMING USES; TO AMEND SECTION 4.13 SUBSECTION E PERTAINING TO NONCONFORMING USES; TO ADD A NEW ARTICLE 16A TO CREATE A MIXED USE ZONING DISTRICT; TO AMEND SECTION 18.02, A, TO ADD A NEW SUBSECTION 9 PERTAINING TO THE MU MIXED USE DISTRICT; TO AMEND SECTION 19.02 TO INCLUDE A NEW SUBSECTION D; AND TO AMEND SECTION 20.08 TO INCLUDE A NEW SUBSECTION F PERTAINING TO SIGNS IN THE MIXED USE DISTRICT.

THE CITY OF LOWELL, KENT COUNTY MICHIGAN, ORDAINS:

Section 1. Amendment of Section 2.03. Section 2.03 is amended to include the following definitions, in alphabetical order:

Building Frontage: A percentage expressed as the width of that part of a building wall which faces the public street and occupies the build-to zone divided by the total lot width.

Build-to Zone: The area located between the required minimum and maximum front yard setback.



Section 2. Amendment of Section 2.13. Section 2.13 is amended to include the following definition, in alphabetical order:

Mixed Use Development: A development consisting of one or more buildings that contain a mix of commercial, office, retail, residential, recreational or similar land uses, or any combination of such uses.

Section 3. Amendment of Section 3.01. Section 3.01 is amended to read as follows:

Section 3.01. Districts Established.

For the purposes of this ordinance, the City of Lowell is hereby divided into the following zoning districts:

SR	Suburban Residential District
R-1	Single-Family Residential District
R-2	Single- and Two-Family Residential District
R-3	Multiple-Family District
MHP	Manufactured Home Park District
C-1	Neighborhood Business District
C-2	Central Business District
C-3	General Business District
I	Industrial District
I-L	Light Industrial District
F-1	Floodplain District
PUD	Planned Unit Development District
PF	Public Facilities District
MU	Mixed Use District

Section 4. Amendment of Section 4.13. Section 4.13, subsection C, is amended to read as follows:

- C. Structures, buildings or uses nonconforming by reason of height, area and/or parking and loading space provisions may be extended, enlarged, altered, remodeled or modernized only when the following conditions are met:
 - 1. The building or structure shall comply with all height, area, and/or parking and loading provisions with respect to such extension, enlargement, alteration, remodeling or modernization.

2. The zoning enforcement officer shall determine that such alteration, remodeling, or modernization will not substantially extend the life of any nonconforming building or structure.
3. Any use of a building or structure which is nonconforming by reason of parking and loading provisions and which is thereafter made conforming or less nonconforming by the addition of parking and/or loading space shall not thereafter be permitted to use such additionally acquired parking and/or loading space to meet requirements for any extension, enlargement, or change of use which requires greater areas for parking and/or loading space

Legal nonconforming buildings and structures in the MU Mixed district may be extended, enlarged, remodeled or modernized only if the extension, enlargement, remodeling or modernization does not increase the degree of the nonconformity.

Section 5. Amendment of Section 4.13, E. Section 4.13, E is amended to include a new subsection 7, which reads as follows:

7. If a building or structure that is considered a historic resource by the City of Lowell Historic District Commission is damaged by fire, wind, Act of God or public enemy, such building or structure may be rebuilt or restored to their original nonconforming condition, regardless of the extent of the damage.

Section 6. New Article 16A. A new Article 16A is established, which reads as follows:

ARTICLE 16A. MU MIXED USE DISTRICT

Section 16A.01. Description and purpose.

This district is intended to encourage pedestrian-oriented mixed-uses which are desirable to both nearby residential neighborhoods and the central business district. This district permits a mix of commercial and residential uses within the same building or on the same lot.

Section 16A.02. Uses permitted by right.

Land and/or buildings in the MU District may be used for the following purposes as uses permitted by right:

- A. Mixed use developments
- B. Retail stores
- C. Drug stores and pharmacies
- D. Art galleries and museums

- E. Restaurants, without drive-through facilities
- F. Personal service establishments conducting services on premises, including barber and dry-cleaning service outlets, beauty shops and fitness centers.
- G. Office buildings for executive, administrative, professional, accounting, drafting, and other similar professional activities.
- H. Medical and dental offices
- I. Banks, credit unions, savings and loan associations, and similar financial institutions.
- J. Dwelling, multiple-family
- K. Outdoor merchandise display, in accordance with Section 11.05.
- L. Accessory buildings, structures, and uses customarily incidental to any of the above uses permitted by right, or special land uses

Section 16A.03. Special land uses.

Land and/or buildings in the MU District may be used for the following purposes following review by the planning commission as a special land use regulated by Chapter 17:

- A. Theaters, concert halls, or similar places of public assembly
- B. Private clubs, fraternal organizations, and lodge halls
- C. Hotels and Motels
- D. Dwelling, single-family
- E. Dwelling, two-family

Section 16A.04 Site Development Requirements.

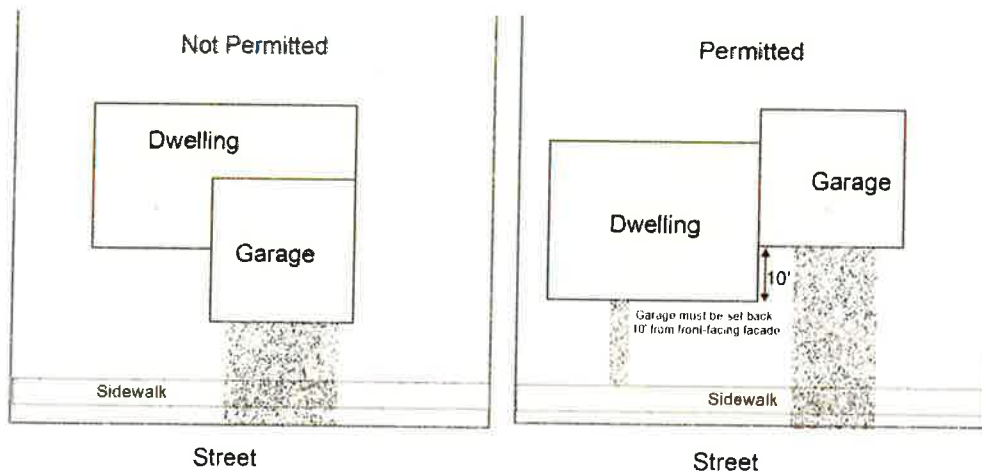
No building or structure, nor the enlargement of any building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

- A. There shall be no off-street parking located in the front yard of a lot. Parking shall be located in the rear or side yard.
- B. Buildings must have the primary entrance facing a public sidewalk.
- C. For all development adjacent to key frontages as illustrated on the zoning map, except single-, two-family and multi-family dwellings, ~~Main Street, Monroe Street, Washington Street or the Flat River,~~ a minimum of 50 percent of the street-facing principal building façade between two feet and eight feet above grade must be comprised of clear windows that allow views of indoor space or product display areas.

Minimum front yard setback	0 feet
Maximum front yard setback	10 feet, except as provided in Section 16A.04(D)
Minimum required side yard	Side abutting Residential Districts or Uses – 10 feet Side abutting other Districts – 0 feet
Minimum required rear yard	Side abutting Residential Districts or Uses – 25 feet Side abutting other Districts – 0 feet
Maximum lot coverage	100%
Maximum building height	40 feet
Minimum lot area	None
Minimum lot width	None
Minimum building frontage	80% in primary front yards, except as provided in Section 16A.04(D) 50% in secondary front yards where applicable, except as provided in Section 16A.04(D)

D. Single-family dwellings and two-family dwellings proposed in the MU District shall meet the following standards:

1. Minimum front yard setback shall be 0 feet
2. Maximum front yard setback shall be 25 feet.
3. If an attached garage is proposed, such garage shall be offset such that it is set back at least 10 feet from the front-facing building façade.
4. Minimum building frontage is not required.



Section 6. Amendment of Section 18.02, A. Section 18.02, A is amended to include the following subsection 9, which reads as follows:

9. MU Mixed Use District

Section 7. Amendment of Section 19.02, B. Section 19.02, B is amended to read as follows:

- B. Except for the C-2 and MU districts, the off-street parking required for nonresidential districts shall be located on each site or in parking lots within **four hundred (400) feet** of and readily accessible to each site.
- C. In the C-2 and MU districts, parking shall be provided on the same lot as the use, unless the property adjoins or has access to a community parking lot, or common parking area maintained by participating property owners.

Section 8. Amendment of Section 20.08, C. Section 20.08, C is amended to read as follows:

- C. The following sign types shall be permitted in accord with the following regulations, in the C-2 Central Business District and the MU – Mixed Use District.

Type	Maximum Number	Maximum Sign Area	Height	Location
Projecting	1 per building wall facing a parking lot or public street	20 square feet	See Section 20.05, A, 4	Cannot extend more than 5 feet from building wall
Wall OR Marquee	1 per building wall facing a parking lot or public street	20% of the wall surface or 30% of marquee face, as applicable, or 50 square feet, whichever is less	See Section 20.05, A, 4	

Section 9.

The following parcels are rezoned as indicated below and as illustrated on the draft zoning map:

PPN	Current Zoning	Proposed Zoning
To be revised per map		

Section 10. Severability and Captions. This Ordinance and the various parts, sections, subsections, sentences, phrases and clauses thereof are hereby declared severable. If any part, section, subsection, sentence, phrase or clause is adjudged unconstitutional or invalid by a court

of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. The captions included at the beginning of each Section are for convenience only and shall not be considered a part of this Ordinance.

Section 11. Administrative Liability. No officer, agent or member of the City Council shall render himself or herself personally liable for any damage which may occur to any person or entity as a result of any act or decision performed in the discharge of his or her duties pursuant to this Ordinance.

Section 12. Repeal. Any existing ordinance or resolution that is inconsistent or conflicts with this Ordinance is hereby repealed to the extent of any such conflict or inconsistency.

Section 13. Effective Date. This Ordinance is ordered to take effect seven (7) days following publication of adoption in *The Lowell Ledger*, a newspaper having general circulation in the City, under the provisions of the Zoning Enabling Act, Public Act 110 of 2006, as amended.

Jim Hodges, Mayor

Betty Morlock, Clerk



City of Lowell Zoning Ordinance – Summary of Dimensional Regulations

Updated: 11.10.14

District	Min. Lot Area	Min. Lot Width	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Lot Coverage	Max. Building Height
SR Suburban Residential	23,000 sq ft	125 ft	30 ft	20 ft total/8 ft min ¹	35 ft	35%	35 ft or 2½ stories
R-1 Residential	9,750 sq ft	75 ft	30 ft	20 ft total/ 8 ft min ²	25 ft	35%	35 ft or 2½ stories
R-2 Residential	8,200 sq ft ³	66 ft ⁴	30 ft	15 ft total/6 ft min ⁵	25 ft	30%	35 ft or 2½ stories
R-3 Residential	8,200 sq ft ⁶	66 ft ⁷	30 ft	13 ft total/5 ft min ⁸	25 ft	30%	35 ft or 2½ stories
MHP Manufactured Home Park ⁹	5,000 ft	40 ft	10 ft	16 ft or 10 ft	14 ft		35 ft or 2½ stories
C-1 Neighborhood Business	15,000 sq ft	80 ft	25 ft	0 or 10 ft ¹⁰	35 ft	60%	35 ft or 2½ stories
C-2 Central Business	None	None	None	0 or 10 ft ¹¹	None/25 ft ¹²	100%	40 ft
C-3 General Commercial	20,000 sq ft	100 ft	35 ft	0 or 10 ft ¹³	35 ft	60%	40 ft or 3 stories
I-L Light Industrial	20,000 sq ft	100 ft	50 ft	20 ft ¹⁴	25 ft ¹⁵	60%	40 ft
I Industrial	Same as I-L						
PF Public Facilities ¹⁶	None	None	Varies			40%	That of adjacent bldgs
MU Mixed Use (as proposed)	None	None	0 ft min 10 ft max	0 ft	0 ft	100%	40 ft

¹ For residential buildings: at least 8 ft and the sum of both side yards must be at least 20 ft; for nonresidential buildings: 30 ft

² For residential buildings: at least 8 ft and the sum of both side yards must be at least 20 ft; for nonresidential buildings: 30 ft

³ For single and two-family dwellings: 8,200 sq ft.; for multi-family dwellings: 12,000 sq ft for the first 4 units plus 2,500 sq ft for each unit over 4, not to exceed 6 units per acre.

⁴ For single-family dwellings: 66 ft; for two-family and multi-family dwellings: 100 ft.

⁵ For single- and two-family dwellings: at least 6 ft and the sum of both side yards must be at least 15 ft; for multi-family dwellings: the height of the building or 20 ft, whichever is greater; for non-residential uses: 20 ft.

⁶ For single-family dwellings: 8,200 sq ft.; for two-family dwellings: 9,000 sq ft; for multi-family dwellings: 12,000 sq ft for the first 4 units plus 2,500 sq ft for each unit over 4, not to exceed 10 units per acre.

⁷ For single-family dwellings: 66 ft; for two-family dwellings: 80 ft; for multi-family dwellings: 100 ft.

⁸ For single- and two-family dwellings: at least 5 ft and the sum of both side yards must be at least 13 ft.; for multi-family dwellings: the height of the building or 20 ft, whichever is greater; for non-residential uses: 30 ft.

⁹ See Chapter 9 for more detailed regulations

¹⁰ For side abutting residential districts or uses: 25 ft; for side abutting other districts: 0 or 10 ft; for street side of a corner lot: 35 ft

¹¹ For side abutting residential districts or uses: 5 ft; for side abutting other districts: 0 or 10 ft

¹² For side abutting residential districts or uses: 25 ft; for side abutting other districts: none

¹³ For side abutting residential districts or uses: 25 ft; for side abutting other districts: 0 or 10 ft; for street side of a corner lot: 35 ft

¹⁴ For side abutting residential districts or uses: 50 ft; for side abutting other districts: 20 ft; for street side of a corner lot: 50 ft

¹⁵ For side abutting residential districts or uses: 50 ft; for side abutting other districts: 25 ft

¹⁶ See Chapter 16 for more detailed regulations

**Planning Commission Goals/Priorities
2015**

1. Master Plan – due for an update
2. Review maximum building height
3. Review each district and its setbacks
4. Residential Zoning Districts – Lessen setbacks in Historic District (R2 and R3)
5. Lot Coverage Standards/Nonconforming Lots – Very Strict – Specifically in the C3 District.
6. Consider Accessory Dwellings in certain districts (R-2 and R-3)
7. Requirements for parking spaces – Possible thoughts to a new formula based on “area population’s”.
8. Comprehensive review of ordinance
- 9.

2014 Staff Reports

<u>Open Date</u>	<u>Close Date</u>	<u>Address</u>	<u>Name/Business</u>	<u>Subject</u>
01/21/2014	01/23/2014	723 Avery	John Sterly	Remodel
01/14/2014	01/23/2014	905 N. Wash.	Dave Pasquale	Front Porch
03/11/2014	03/11/2014	1320 E. Main	Lowell Moose Lodge	Remodel
03/12/2014	08/07/2014	829 N. Monroe	Jan Sabin	Fence Permit
03/10/2014	03/26/2014	1000 Foreman	Root Lowell Mfg.	Inside/Remodel
03/10/2014		1427 W. Main	O'Reilly's	Pads/Silos on outside
03/20/2014	03/26/2014	706 Riverside	Steve Doyle	New Construction
03/25/2014	03/27/2014	206 E. Main	Edward Jones	Attached garage
03/26/2014	03/27/2014	2384 W. Main	Xtreme Towing	Inside Remodel
		Suite B		Inside Office Space
03/26/2014	04/03/2014	2240 W. Main	Napa Auto Parts	New Signage
04/08/2014	04/15/2014	206 E. Main	Edward Jones	New Signage
04/30/2014	05/06/2014	545 North St.	Timothy Groenhof	Porch and deck
04/29/2014	05/07/2014	329 N. Jefferson	ICCF Non Profit Housing	New Home
05/02/2014	05/23/2014	812 Grindle	Sable Construction	New Home
05/12/2014	05/12/2014	208 North	Jerry Bishop	Screen Porch
05/12/2014	05/19/2014	942 Sibley	Donna Keech	Deck
05/09/2014	05/16/2014	1425 W. Main	Lowell Chiro.	Remodel
05/16/2014	05/19/2014	319 N. Monroe	Terry Fisher	Deck/Porch
05/22/2014	05/29/2014	2232 Gee Drive	Katie Harrington	Fence
05/22/2014	05/28/2014	180 S. Center	Jeff Beach	Re-roof
05/29/2014	05/29/2014	206 N. Jackson	Tony Ellis	Windows/Siding
05/29/2014	05/29/2014	222 S. Division	Sally Eickhoff	Demo

06/12/2014	06/23/2014	402 Amity	St. Marys Church	Remodel
06/16/2014	06/19/2014	820 N. Wash.	Terry Tarchala	Shed
06/18/2014	06/18/2014	613 Avery	Methodist Church	Demo
06/18/2014	06/18/2014	208 N. Division	Methodist Church	Demo
06/24/2014	06/24/2014	2275 W. Main	First Baptist	Remodel
06/25/2014	06/25/2014	200 W. Main	Advanced Building	Remodel
07/02/2014	07/22/2014	329 N. Jackson	Roberta Miller	Single antenna
07/03/2014	07/08/2014	415 North	Daniel Beckett	Remodel
07/07/2014	07/08/2014	237 Jane Ellen	Nathan Masterson	Pergola
07/08/2014	07/08/2014	2420 Gee Dr.	J & L Gerard	Deck Rails
07/10/2014	07/10/2014	1302 Laurie Gail	Rich Conrad	Shed
07/16/2014	07/16/2014	705 Grindle	Katlin Manzewski	Covered Porch
06/26/2014	07/16/2014	2055 Bowes	American Tower	Upgrades
07/15/2014	07/16/2014	404 Lincoln Lake	Mark Fleet	Bath/Kitch Alterations
07/18/2014	08/07/2014	820 N. Wash.	Terry Tarchala	Deck
07/21/2014	08/07/2014	701 Amity	Greg Carlson	Wood Privacy
07/22/2014	08/07/2014	830 Shepard	City of Lowell	Shed
08/21/2014	08/27/2014	619 Lafayette	Nicole Rainer	Re-Roofing
09/08/2014	09/18/2014	1308 H. Hills	Allen Edwin Homes	New Home
09/08/2014	09/18/2014	1314 H. Hills	Allen Edwin Homes	New Home
09/25/2014	10/10/2014	2163 W. Main	Snap Fitness	Inside Improvements
10/15/2014	10/17/2014	2810 Valley Vista	Loretta Durkin/Maureen Lopez	Deck
10/16/2014	10/16/2014	12675 Foreman	Lowell Area Schools	Storage Building
10/21/2014	10/23/2014	521 Elizabeth	Don Schneider	Shed
10/29/2014	11/04/2014	423 Suffolk	Kraig Haybarker	Accessory Building
11/05/2014	11/05/2014	350 N. Center	Laurels of Kent	Fence
11/06/2014		2275 W. Main	First Baptist Church	Accessory Building
11/26/2014	12/16/2014	1275 H. Hills	Allen Edwin Homes	New Home
12/08/2014	12/15/2014	521 W. Main	Builders Fireplace	Accessory Building

12/18/2014

12/29/2014

1400 W. Main

Red Frog/Car Wash

Demolition