

CITY OF SOUTHFIELD
SUMMARY OF ORDINANCE NO. 1793

NOTICE

The City of Southfield has amended An Ordinance to amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending Article 4, General Provisions, Article 5, Single Family Residence Districts (R-A, R-1, R-2, R-3, R-4, R-E), Article 5-A, Mobile Home Park District (RMH), Article 6, Attached Single Family Residential District (R-T), Article 7, Multiple Family Residential Districts-Low Rise (RM), Article 8, Multiple Family Residential Districts - Medium Rise (RMM) and High Rise (RMU), Article 9 Office-Service District (O-S), Article 10, Education-Research-Office-Limited (ERO-M) And Education-Research-Office (ERO) Districts, Article 13, Neighborhood Shopping District (NS), Article 14, Regional Shopping District (RS), Article 15, Regional Center District (RC), Article 16, Neighborhood Business District (B-1), Article 17, Planned Business District (B-2), Article 18, General Business District (B-3), and Article 22 - Schedule Of Regulations, Zoning, of Title V of the Southfield City Code. A true copy of Ordinance No. 1793, in its complete content, may be inspected and obtained at the Southfield City Clerk's Office, 26000 Evergreen Road, Southfield, MI 48076.

A summary of Ordinance No. 1794 is as follows:

SECTION 1.

Article 4, General Provisions, Chapter 45 of Title V of the Code of the City of Southfield shall be amended by replacing Section 5.22, revising Sections 5.22-3, 5.31, 5.4, 5.48, deleting Section 5.52, and revising Section 5.56, which shall be summarized as follows:

Section 5.22 Site Plan Requirements

Replaces entire section with new comprehensive section covering Intent, Applicability, Responsibility, Submittal, Procedures, and Standards; changes to the authority of the City Planner as well as Planning Commission is it relates to site plan approval

Section 5.22-3 Overlay Development District (ODD)

Updates minor modifications and site plan approval sections of the ODD procedures (& by referencing those of the RUDD and MUCD procedures)

Section 5.31 Off-Street Parking Space Layout, Standards, Construction, and Maintenance

Subsection (8)(a) Updates site plan review responsibility reference related to compact parking spaces

Section 5.4 Public Utility Facilities

Updates site plan review responsibility reference

Section 5.48 Location of Principal Buildings

Updates site plan review responsibility reference

Section 5.52 Site Plan and Traffic Engineering Plan Expiration

Deletes section, consolidates into Section 5.22

Section 5.56 Woodlands and Tree Preservation

Updates site plan review responsibility reference

SECTION 2.

Article 5, Single Family Residence Districts (R-A, R-1, R-2, R-3, R-4, R-E), Chapter 45 of Title V of the Code of the City of Southfield shall be amended by revising Section 5.7, which shall be summarized as follows:

Section 5.7 Single Family Cluster Option

Updates site plan review responsibility references

SECTION 3.

Article 5-A, Mobile Home Park District (RMH), Chapter 45 of Title V of the Code of the City of Southfield shall be amended by deleting/revising Section 5.702, which shall be summarized as follows:

Section 5.702 Site Plan Review

Deletes most of the section, consolidates and redirects to Section 5.22

SECTION 4.

Article 6, Attached Single Family Residential District (R-T), Chapter 45 of Title V of the Code of the City of Southfield shall be amended by deleting/revising Section 5.72, which shall be summarized as follows:

Section 5.72 Site Plan Review

Deletes most of the section, consolidates and redirects to Section 5.22

SECTION 5.

Article 7, Multiple Family Residential Districts-Low Rise (RM), Chapter 45 of Title V of the Code of the City of Southfield shall be amended by deleting/revising Section 5.82, which shall be summarized as follows:

Section 5.82 Site Plan Review

Deletes most of the section, consolidates and redirects to Section 5.22

SECTION 6.

Article 8, Multiple Family Residential Districts - Medium Rise (RMM) and High Rise (RMU), Chapter 45 of Title V of the Code of the City of Southfield shall be amended by revising Section 5.92 which shall be summarized as follows:

Section 5.92 Site Plan Review

Deletes most of the section, consolidates and redirects to 5.22

SECTION 7.

Article 9 Office-Service District (O-S), Chapter 45 of Title V of the Code of the City of Southfield shall be amended by revising Sections 5.111 and 5.112 which shall be summarized as follows:

Section 5.102 Site Plan Review

Deletes most of the section, consolidates and redirects to 5.22

SECTION 8.

Article 10, Education-Research-Office-Limited (ERO-M) And Education-Research-Office (ERO) Districts, Chapter 45 of Title V of the Code of the City of Southfield shall be amended by revising Section 5.102 which shall be summarized as follows:

Section 5.111 Site Plan Review

Deletes most of the section, consolidates and redirects to 5.22

Section 5.112 Uses Permitted

Deletes dated provision no longer applicable

SECTION 9.

Article 13, Neighborhood Shopping District (NS), Chapter 45 of Title V of the Code of the City of Southfield shall be amended by revising Section 5.126 which shall be summarized as follows:

Section 5.126 Site Plan Review

Deletes most of the section, consolidates and redirects to 5.22

SECTION 10.

Article 14, Regional Shopping District (RS), Chapter 45 of Title V of the Code of the City of Southfield shall be amended by revising Section 5.132 which shall be summarized as follows:

Section 5.132 Site Plan Review

Deletes most of the section, consolidates and redirects to 5.22

SECTION 11.

Article 15, Regional Center District (RC), Chapter 45 of Title V of the Code of the City of Southfield shall be amended by revising Section 5.138 which shall be summarized as follows:

Section 5.138 Site Plan Review

Deletes most of the section, consolidates and redirects to 5.22

SECTION 12.

Article 16, Neighborhood Business District (B-1), Chapter 45 of Title V of the Code of the City of Southfield shall be amended by revising Sections 5.148 and 5.154, which shall be summarized as follows:

Section 5.148 Site Plan Review

Deletes most of the section, consolidates and redirects to 5.22

Section 5.154 Provision for a One Year Grace Period for Approved Site Plans

Deletes dated provision no longer applicable

SECTION 13.

Article 17, Planned Business District (B-2), Chapter 45 of Title V of the Code of the City of Southfield shall be amended by revising Sections 5.157 and 5.164, which shall be summarized as follows:

Section 5.157 Site Plan Review

Deletes most of the section, consolidates and redirects to 5.22

Section 5.164 Provision for a One Year Grace Period for Approved Site Plans

Deletes dated provision no longer applicable

SECTION 14.

Article 18, General Business District (B-3), Chapter 45 of Title V of the Code of the City of Southfield shall be amended by revising Sections 5.167 and 5.173, which shall be summarized as follows:

Section 5.167 Site Plan Review

Deletes most of the section, consolidates and redirects to 5.22

Section 5.173 Provision for a One Year Grace Period for Approved Site Plans

Deletes dated provision no longer applicable

SECTION 15.

Article 22 - Schedule Of Regulations, Chapter 45 of Title V of the Code of the City of Southfield shall be amended by revising Section 5.195, which shall be summarized as follows:

Section 5.195 Footnote to Schedule of Regulations

Subsection (h) Updates site plan review responsibility reference

SECTION 16.

Every person, firm, or corporation who shall violate any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not more than five hundred dollars (\$500.00) and cost of prosecution or by imprisonment for not more than ninety (90) days, or both such fine and imprisonment. The City, in addition to other remedies, may institute any appropriate action or proceeding to prevent, abate, or restrain the violation. Each day's continuance of a violation shall be deemed a separate and distinct offense. Any person violating the provisions of this Ordinance shall in addition become liable to the City for any expense or loss or damage occasioned by the City by reason of such violation.

SECTION 17.

Should any section, clause, or paragraph of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same will not affect the validity of the Ordinance as a whole or part thereof other than the part declared to be invalid.

SECTION 18.

All Ordinances in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 19.

This Ordinance shall become effective upon passage and publication.

This summary is provided, pursuant to Section 117.3(k) of the Home Rule Cities Act, 1909 PA279, as amended [MCL117.3(k)].

KENSON J. SIVER, Mayor
JANET JACKSON, City Clerk

PZTA24-0001
Introduced: 7/15/24

Enacted: 8/19/24
Published: 9/26/24

A COPY OF THIS ORDINANCE MAY BE PURCHASED OR INSPECTED AT THE
SOUTHFIELD CITY CLERK'S OFFICE LOCATED AT 26000 EVERGREEN ROAD,
MONDAY THROUGH FRIDAY, FROM 8:00 A.M. TO 5:00 P.M.