

**CITY OF SWARTZ CREEK
ORDINANCE NO. 463**

An ordinance to amend the Code of Ordinances: Zoning Appendix A to amend the zoning map to include the Downtown Planned Unit Development Overlay District (DPUD Overlay District) for certain properties in the City's downtown and to adopt design guidelines by reference.

THE CITY OF SWARTZ CREEK ORDAINS:

Section 1. Amendment of Appendix A Zoning Article 3. Zoning Districts and Map to include the Downtown Planned Unit Development Overlay District (DPUD Overlay District) consistent with the Development Boundary Map attached as Exhibit A hereto.

Section 2. Amendment of the Appendix A Zoning Ordinance Article 7.03 by adding the DPUD Overlay District as follows:

Downtown Planned Unit Development Overlay District(DPUD Overlay District)	Overlay of the properties identified in the DPUD Overlay District on the Zoning Map in Article 3.	Same as underlying district.	Same as underlying district.	Maximum density, minimum floor area and maximum building height shall comply with the dimensional standards of the underlying zoning district, but the lot area, setback and width requirements may be reduced by up to 20 percent upon a determination that the building contributes to the well-being of the downtown area. On-site parking required by the zoning ordinance may be reduced by up to 25 percent where it can be demonstrated that the parking requirements are excessive, are needed at peak hours only, and/or that alternative parking facilities (including on-street spaces, shared parking areas, municipal parking lots) are available.
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Section 3. Amendment of the Appendix A Zoning Ordinance Article 7.07 by adding Section 7.07(y) as follows:

- y. In the Downtown Planned Unit Development District (DPUD) and Downtown Planned Unit Development Overlay District (DPUD Overlay District) the Downtown Design Guidelines for the City of Swartz Creek shall be followed for all design and construction as part of the development. The Downtown Design Guidelines for the City of Swartz Creek can be requested from the City and may be updated from time to time at the direction of the Planning Commission. The Swartz Creek Downtown Design Guidelines shall be incorporated into the Downtown Planned Unit Development Overlay, as attached hereto.

Section 4. Effective date.

This Ordinance shall take effect thirty (30) days following publication.

Discussion Ensued.

YES: Knickerbocker, Henry , Cramer, Spillane, Gilbert, Hicks.
NO: None. Motion Declared Carried.

At a regular meeting of the City Council of Swartz Creek held on the 14th day of August 2023, Councilmember Gilbert moved for adoption of the ordinance and Councilmember Cramer supported the motion.

*****END OF PUBLICATION*****

PUBLISH: Thursday, August 24, 2023
The View
Proof Required

Please Bill: City of Swartz Creek
8083 Civic Drive
Swartz Creek, Mi. 48473