

Date: August 12, 2016

To: City of Clawson Planning Commission

From: Rod Arroyo, Director of Community Planning
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RE: Downtown Zoning Update

We are pleased to present the first draft of the Downtown Zoning Update. You will notice that the standards are presented in our clearzoning[®] format that separates definitions, uses, and standards into separate chapters, allowing users to quickly and easily find the information they need. When completed, the **blue text** will be hyperlinked within the document. We only propose text for chapters 2-4 at this time.

Three new zoning districts are proposed: Downtown Core, Core Fringe, and Core Residential. These new districts align with the land use designations of the Downtown Master Plan. Each district has its own intent statements that explain the purpose of the associated standards.

The new zoning standards are form-based; that is, they regulate development in terms of physical form (rather than separation of uses) as the organizing principle. Each district has its own “frontage type” that addresses how the buildings relate to the public realm. The standards within each district are based on the synoptic survey we conducted in the respective areas at the start of this project. The idea is to create standards that reflect the best parts of the city’s built environment.

For our upcoming meeting with the Planning Commission, we’d like to discuss the following:

- Overall presentation of standards
- Core Fringe: should parking standards be applied the same way as the Downtown Core?
- Core Residential:
 - Should fencing be required in the front yard?
 - Should there be a minimum percentage of window glazing on front facades for residential dwellings? This is provided for buildings in the DC and CF districts, but would be lower for residential buildings.
 - While the Core Residential is intended to allow the continuation of detached single family residential dwellings and limited non-residential uses, the city may wish to consider whether attached dwellings would be appropriate.

It is our understanding that once the draft zoning districts are finalized, the City will continue the process of amending the ordinance and maps as appropriate.

We look forward to our upcoming meeting on August 23.