

**CITY OF CLAWSON
OAKLAND COUNTY, MI
ORDINANCE NO. 700**

AN ORDINANCE TO AMEND CHAPTER 34 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES, ARTICLE X ZONING, DIVISION 7. R-1 AND R-2 SINGLE FAMILY RESIDENTIAL DISTRICTS, TO INCLUDE A NEW SECTION 34-685. **SINGLE FAMILY RESIDENTIAL LARGE LOTS**, TO ALLOW FOR THE PRESERVATION OF PARCELS OF LAND THAT MEET SPECIFIC CRITERIA AND TO PROVIDE SPECIFIC RECOMMENDATIONS TO ENSURE DEVELOPMENT OF SUCH PARCELS IS IN KEEPING WITH THE CITY'S GOALS AND OBJECTIVES.

The City of Clawson Hereby Ordains,

Section 34-685. Single Family Residential Large Lots.

Section 34-685.001. Purpose.

The Master Plan for the City of Clawson recommends the creation of residential preservation districts with the intent to keep non-residential development along the major thoroughfares and corridors and protect the existing residential areas from the effects of such development. The City's zoning currently allows for only two single family residential districts, R-1 and R-2, both of which have the same lot size and width requirement (5,500 square feet and 50 feet respectively). While many of the lots within the City conform to this standard, some don't and many others far exceed the requirement. As a result, these larger parcels are susceptible to being split into smaller components and developed. The residents of the City have consistently expressed their desire to maintain the small town characteristic of the City and maintain the integrity of the residential neighborhoods as it exists today. In order to achieve this objective, the City is creating a new single family residential large lot designation which will be applicable to all parcels meeting the criteria enumerated below. The uses allowed in the district will remain the same as prescribed by the existing standards in the land Development Regulations.

Section 34-685.002. Permitted principal uses.

(1) All permitted uses allowed in the R-1 and R-2 Single Family Residential Districts.

Section 34-684.003. Uses Permitted After Special Approval.

(1) All special land uses allowed in the R-1 and R-2 Single Family Residential Districts.

Section 34-685.004. Area and bulk regulations.

All single family residential zoned parcels meeting any one of the following criteria shall be considered as a single family residential *Large Lot*. The single family residential large lot shall act as an overlay district. The following minimum requirements shall apply to all permitted and special land uses unless a more restrictive requirement is provided for in this chapter:

- (1) Lot size. Lots with 10,000 square feet of area . or larger;
- (2) Lot width. Lots with 100 feet of width or greater;
- (3) Lot depth. Lots with 200 feet of depth or greater;
- (4) Permitted building height: 25 feet or 2 stories;
- (5) Front yard setback.
 - a. All principal buildings shall be set back a minimum of 45 feet from the front property line. When 40% of more of the dwellings within a same block have an established front setback line, it shall apply.
 - b. Corner lot. A front yard abutting the side street of a corner lot where the adjacent lot does not front upon said side street shall not be less than 10 feet in width A front yard abutting the side street of a corner lot where the adjacent lot does front upon said side street shall maintain the minimum setbacks as required for an interior lot.

- (6) Side yard setback. The minimum required side yard setback shall be 10 feet. The total of the two side yard setbacks shall equal no less than 20 feet if no attached accessory building is provided in the side yard.
- (7) Rear yard setback. All principal buildings shall be set back no less than 35 feet from the rear property line.
- (8) Lot coverage. The lot coverage of all buildings shall not exceed 35%.
- (9) Maximum building footprint. No single-family residential structure shall exceed 3,500 square feet in building footprint.

Section 34-685.005. Development Standards.

- (1) Any parcel designated as a single family residential large lot, per the attached map, shall be developed for uses allowed in the R-1 and R-2 districts only.**
- (2) Site plan review and approval in accordance with Section 34-602 shall be required for all uses on these parcels, with the exception of detached single family residential homes and home occupations.**
- (3) Minimum required lot size for the single dwelling shall be 20,000 square feet.**
- (4) Minimum required lot width shall be 100 feet.**
- (5) Minimum required lot depth shall be 200 feet.**
- (6) Parcels or combination of parcels developed as condominiums shall also comply with the above minimum standards.**
- (7) Condominium developments shall comply with the standards of Division 19, Section 34-1055 of the Land Development Code.**
- (8) Where applicable, buildings and uses located on single family residential large lots shall comply with all applicable standards and requirements set forth in Division 3. Nonconformities, Division 20. Off-street parking requirements, Division 21. Signs and Division 1. Generally.**

DATE OF EFFECT.

The Clawson City Clerk shall certify the adoption of this Ordinance and cause the same to be published as required by law; and this Ordinance shall take full force and effect ten (10) days after the date of publication.

ADOPTION.

This ordinance was adopted by the City Council of the City of Clawson at a meeting duly called and held on the 18th day of September, 2012, and ordered to be published as prescribed by the law.

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and active City clerk of the City of Clawson, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of an ordinance made, passed, and adopted by the Council of said City at a regular meeting held in the Council Chambers, 425 N. Main Street, Michigan, on Tuesday, the 18th day of September, 2012 at 7:30 p.m., further a synopsis of this Ordinance was duly published in the Thursday, October 25, 2012 edition of the Daily Tribune, a newspaper of general circulation in the City of Clawson.

Penny Luebs, Mayor

G. Machele Kukuk, City Clerk

Dated: _____

Dated: _____