



VILLAGE OF SUTTONS BAY

Via Remote Access

Village Planning Commission
420 Front Street, Suttons Bay

April 14 2021 at 5:00 pm

Agenda

Electronic Remote Access, in accordance with Public Act 228 of 2020 will be implemented in response to COVID-19 social distancing requirements and Michigan Health and Human Services restrictions of indoor gatherings. The public may participate in the meeting through Zoom access by computer and smart phone and can find the link on our website at www.suttonsbayvillage.org

1. Call to order
2. Roll call and notation of quorum
3. Approval of Agenda
4. Member conflict of interest on any item on the Agenda
5. Approval of minutes -March 10, 2021
6. Public comment/Written communications (Reserved time for items listed on the Agenda). Please limit remarks to no more than three (3) minutes
7. Old Business
 - a.
8. New Business
 - a. Report VSB 2021-21 PC Zoning Ordinance Format Discussion
 - b. Report VSB 2021-22 PC Updates and Discussion Topics
9. Public comment
10. Reports
 - a. Zoning Administration Report
 - b. ZBA Report
 - c. Manager's Report
 - d. Village Council updates
11. Good of the order
12. Announcements: The next meeting date is May 12, 2021.
14. Adjournment

Roberto Larrea is inviting you to a scheduled Zoom meeting.

Topic: Village of Suttons Bay Planning Commission

Time: Apr 14, 2021 05:00 PM Eastern Time (US and Canada)

Every month on the Second Wed, until Jul 14, 2021, 4 occurrence(s)

Apr 14, 2021 05:00 PM

May 12, 2021 05:00 PM

Jun 9, 2021 05:00 PM

Jul 14, 2021 05:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/81756971111?pwd=dnhGTXpnYk9KOUtRTnZwcGZqZThKZz09>

Meeting ID: 817 5697 1111

Passcode: 005032

One tap mobile

+13126266799,,81756971111#,,,,*005032# US (Chicago)

+19294362866,,81756971111#,,,,*005032# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)


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Meeting ID: 817 5697 1111

Passcode: 005032

Find your local number: <https://us02web.zoom.us/j/kcGzPj0bZe>

		VILLAGE OF SUTTONS BAY	
		REPORT VSB -2021- 21	
Prepared:	April 7, 2021	Pages:	1 of 1
Meeting:	April 14, 2021	Attachments:	<input checked="" type="checkbox"/>
Subject:	Zoning Ordinance Format & Discussion		

PURPOSE

To present the zoning ordinance’s new format and discuss various zoning suggestions.

STAFF COMMENT

Over the past year we have been evaluating various portions of the zoning ordinance in order to provide a more user-friendly format.

1. The current residential district section and a complete reformat of the same four residential districts has been provided for your review. You will notice that the information is the same, just reformatted in a more modern format, that fits on two pages. This format is similar to what I provide my public sector clientele.
2. There are various questions we will need to address, mostly regarding the numerous uses requiring special use permit. Many of these uses could be upgraded to a less burdensome approval process, such as Permitted By Right with Conditions. We will discuss this further at the meeting.
3. You have been provided a new formatted Mixed Use – North Gateway and South Gateway districts. The format is like that of the residential districts to keep things uniform.
 - a. South Gateway. I incorporated the two most popular buildings that emerged from our visual preference survey for discussion purposes. We need to describe an architectural type that reflects what your vision is for this district but we want to make sure we are headed in the right direction before continuing. This is simply a draft for discussion.
4. North Gateway. North Gateway was simply reformatted and character photos were added. Rather than simply describing the architectural standards in the text, character photos provide an applicant with a visual of what is anticipated in the district.

REQUESTED ACTION

Discussion and guidance.

CURRENT

Residential Districts

Article
4

Suttons Bay Village Zoning Ordinance

Section 4-1 Intent and Purpose

- A. *Central Residential (CR)*. The CR district is located on the original Village street grid system and allows the lowest possible lot size.
- B. *Newer Village Residential (NVR)*. The NVR district is a medium density residential district accommodating traditional single-family development on larger, newer lots within the Village.
- C. *Single-Family Waterfront Residential (SFWR)*. The SFWR district accommodates single-family detached development on larger lots at the lowest density of the Zoning Ordinance, close to a half-acre minimum lot size.
- D. *Hillside Residential (HR)*. The HR district primarily accommodates single-family detached and two-family development.
- E. *Waterfront Condominium (WC)*. The WC district accommodates multiple family dwellings along the waterfront while requiring deeper setbacks from right-of-way and property lines.

Section 4-2 Table of Uses

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of Table 4-2 may be used for the purposes denoted by the following abbreviations:

- A. *Permitted Use (P)*. The use may be established by right on land and/or within buildings in the applicable zoning district, subject to all other applicable provisions of this ordinance.
- B. *Special Land Use (SLU)*. The use is subject to discretionary review by the Planning Commission.
- C. *Specific Conditions*. Indicates requirements or conditions that are applicable to specific uses.

Table 4-2 Schedule of Uses: Residential Districts

Use	CR	NVR	SFWR	HR	WC	Specific Conditions
ACCESSORY USES						
Accessory dwelling	P	P	P	P		Section 9-2
Accessory building	P	P	P	P	P	Section 2-3
Home occupation	P	P	P	P		Section 9-6
Primary caregiver facility	P	P	P	P	P	Section 9-10
ACCOMODATIONS, HOSPITALITY, ENTERTAINMENT						
Bed and breakfast	P	P	P	P		Section 9-4
INFRASTRUCTURE, TRANSPORTATION, COMMUNICATIONS						
Essential service	P	P	P	P	P	Section 2-7
INSTITUTIONAL/CIVIC						
Parks, playgrounds, outdoor recreation areas	P	P	P	P	P	
Place of worship	P	P				Section 9-5
School, private	P	P				Section 9-5
RESIDENTIAL						
Day care (children), family day care home	P	P	P	P	P	
Day care (children), group day care home	SLU	SLU	SLU	SLU	SLU	
Dwellings, multi-family					P	Section 9-7
Dwellings, single-family detached	P	P	P	P	P	
Dwellings, two-family		P		P		
Foster care home (adult), adult foster care family home	P	P	P	P	P	
Foster care home (adult), adult foster care small group home		SLU				
Foster care home (adult), adult foster care large group home		SLU				
Foster family home (children), foster family home	P	P	P	P	P	
Foster family home (children), foster family group home		SLU				
Home, convalescent or nursing		P				
Housing, independent and assisted living		P				
OTHER						
Similar uses	SLU/ P	SLU/ P	SLU/ P	SLU/ P	SLU/ P	Section 3-5

Section 4-3 Spatial Requirements

A. *Spatial Requirements- Residential Districts.* All lots shall meet the minimum area and width requirements of Table 4-3. New lots shall not be created, except in conformance with these requirements. All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 4-3.

Table 4-3 Spatial Requirements- Residential Districts

Residential Districts	Min. Depth (ft.)	Min. Width/ Frontage	Setbacks (feet)					Height of Primary (feet)	Stories	Building Coverage	Max. Impervious Coverage
			Primary Street Front	Side Street Front	Side	Rear/ Alley	Lake Michigan				
CR	100	40/40	15-25 ¹	6 ²	6	10	-	30	2.5	40%	50%
NVR	100	80/40	15	15	15	15	-	30	2.5	30%	40%
SFWR	200	100/100	25	25	15		50	30 (street) 40 (lowest grade)	2.5	Greater of 30% or 2,500 SF	Greater of 30% or 2,500 SF
HR	100	100/20	40	40	40	40	-	30, 40 for dwellings with walk out basement	2.5	Lesser of 40% or 8,000 SF	Lesser of 50% or 10,000 SF
WC	150	200/200	35	35	Lesser of 35 or height of bldg.		50	35	2.5	25%	40%

B. *Single-Family and Two-Family Garages.* If garage doors are oriented toward the primary street frontage, they must be positioned at least five (5) feet behind the primary façade of a house. The total width of garage door openings shall not exceed 40 percent of the total width of any street-facing elevation of the house. On a corner lot, a garage facing a secondary street may be flush with the secondary side elevation or behind.

¹ For the CR district, the minimum setback is 15 feet and the maximum setback is 25 feet.

² The six (6) foot Secondary Street Front Setback is only applicable to the side of dwellings on corner lots. For instance, setbacks from Madison, Jefferson, Park, Adams, Grove, and Concord Streets may only be six (6) if the home faces the other street (Broadway, Lincoln, St. Mary's, Race, and Stratton). If facing the secondary street, two primary street front setbacks shall apply.

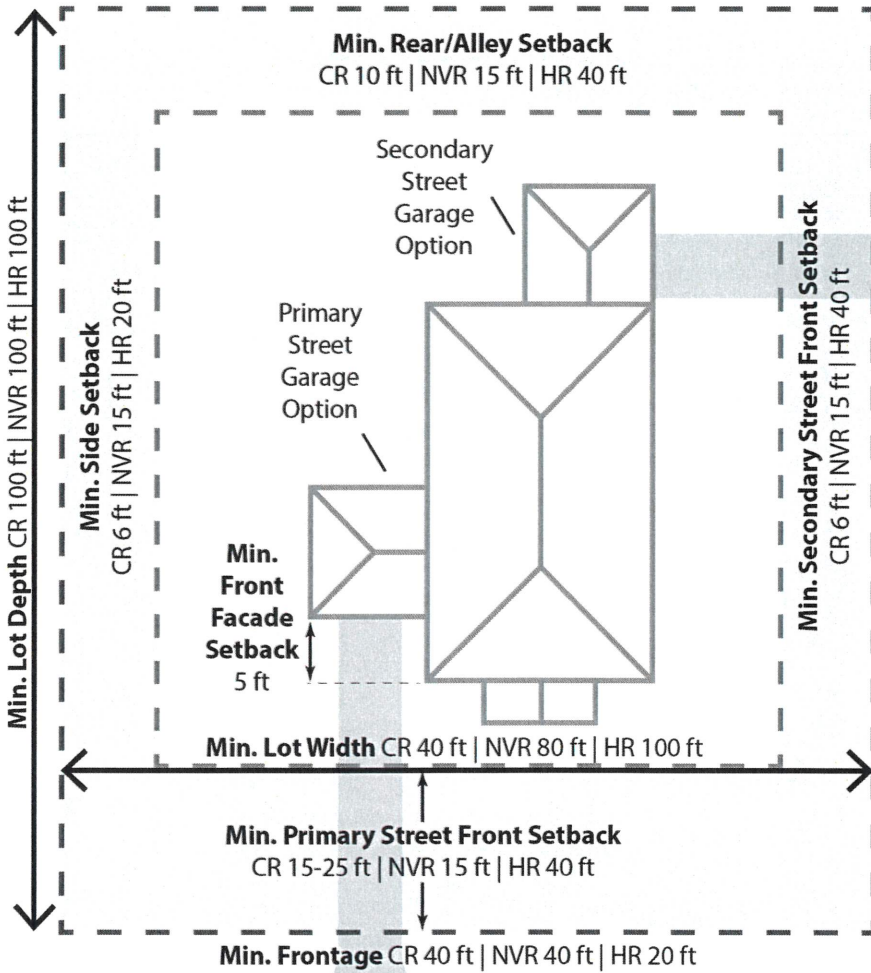


Figure 4-1 CR, NVR, and HR Spatial Requirements- Single-Family Dwellings

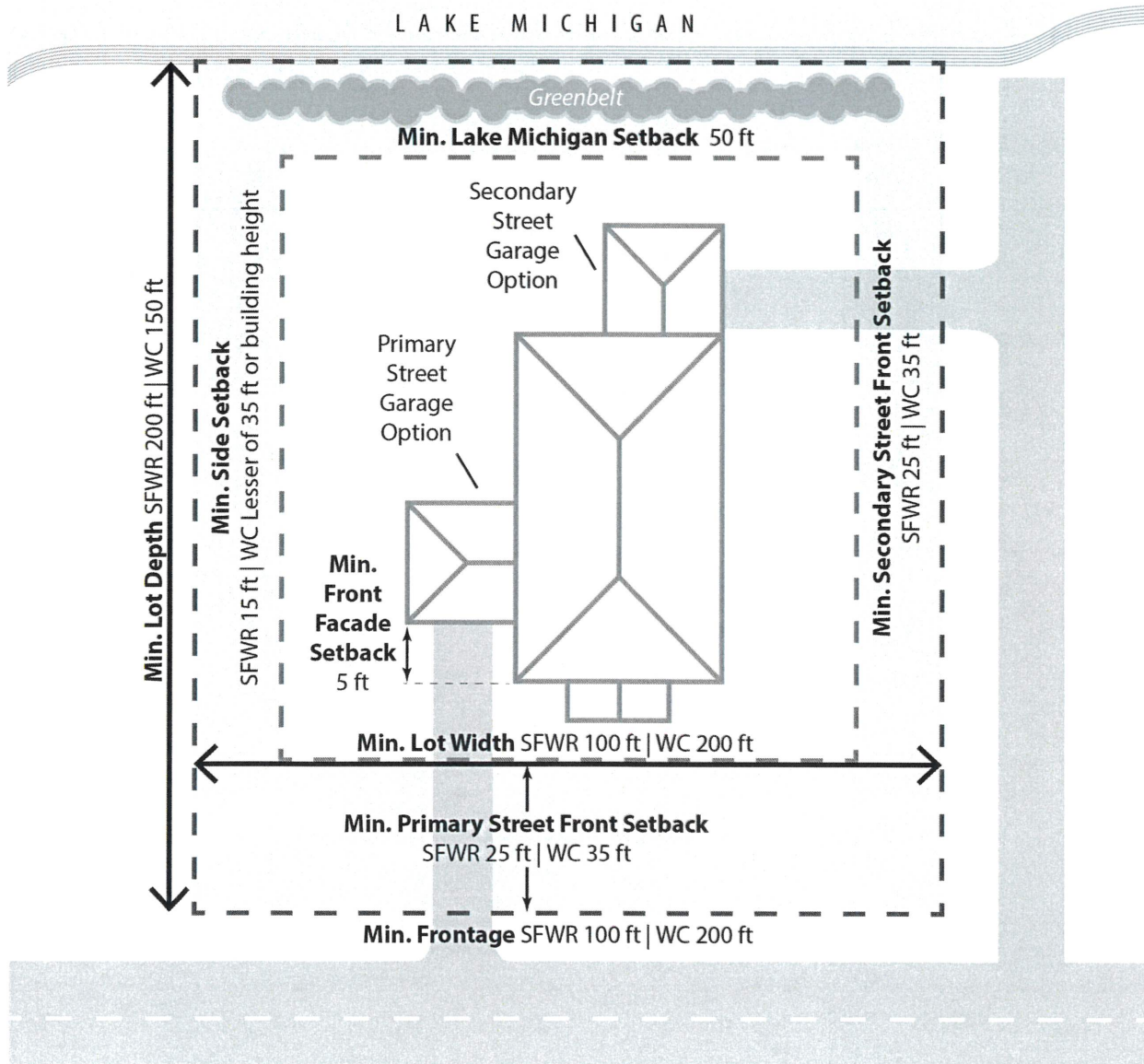


Figure 4-2 SFWR and WC Spatial Requirements- Single-Family Dwellings

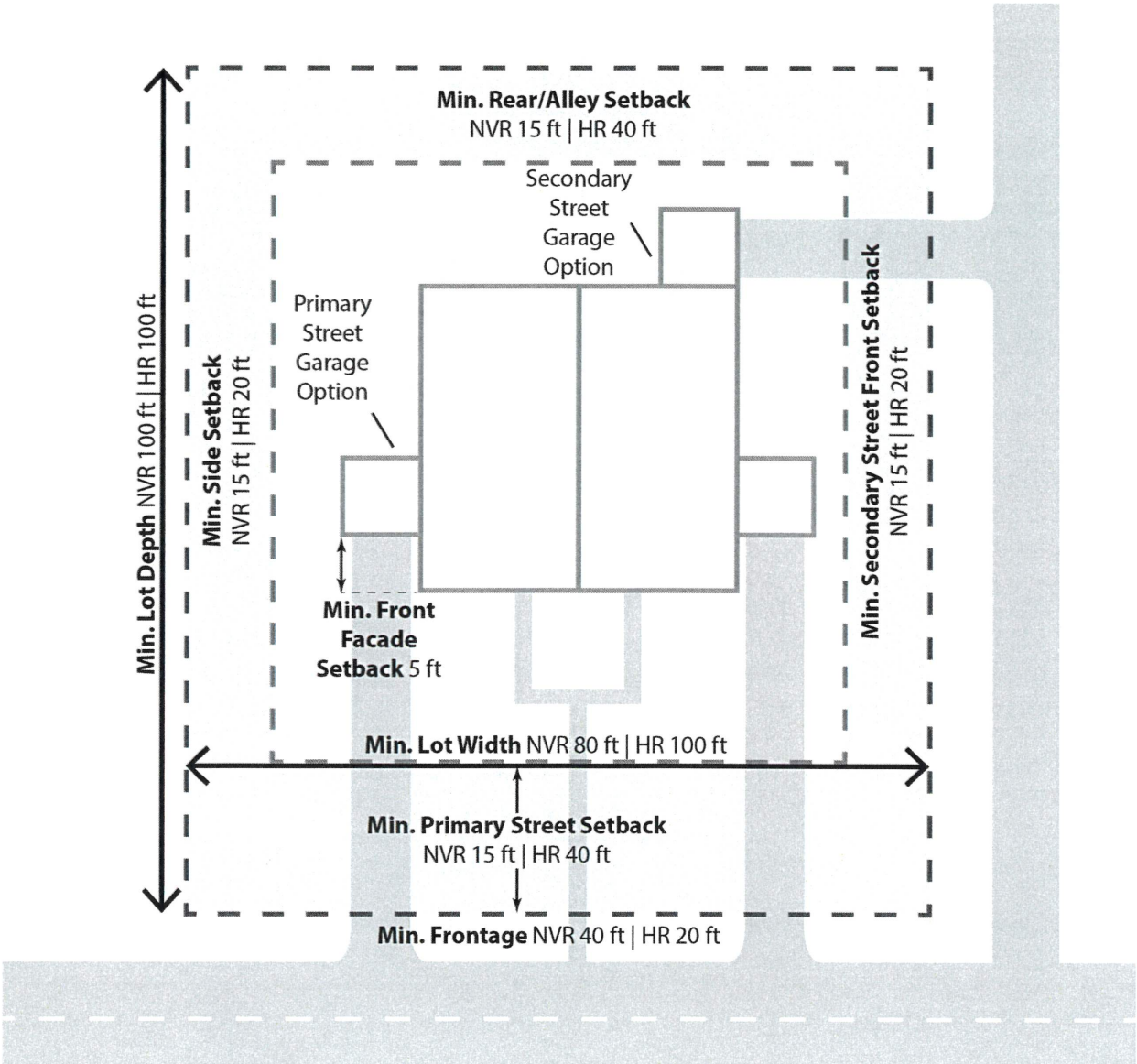


Figure 4-3 NVRA and HR Spatial Requirements- Two-Family Dwellings

Section 4-4 Site Development Regulations

In addition to the requirements of this article, all development in the Residential Districts shall meet the applicable requirements as listed elsewhere in this ordinance:

- A. *General Provisions*. Article 2, as applicable.
- B. *Specific Use Requirements*. Article 9, if noted in Table 4-2.
- C. *Off-Street Parking and Loading*. Article 10.
- D. *Landscaping and Lighting*. Article 11.
- E. *Signs*. Article 12.
- F. *Special Land Uses*. Article 13, if noted in Table 4-2.
- G. *General Review Procedures*. Article 14, as applicable.

Section 4-5 Hillside Residential Parcels

A single existing parcel or a series of adjacent existing parcels under a single ownership and outside of a platted subdivision may be divided provided that all of the following standards can be met:

- A. *Density*. Density shall be limited to no more than one new parcel per 20,000 square foot gross master parcel area.
- B. *Building Site*. All resulting parcels shall have a minimum building envelope of 100 feet by 100 feet, located in an area where no portion of the pre-existing natural slopes exceeds 18 percent, as identified by the Soil Survey of Leelanau County or by a topographic survey (done at two-foot contours). New structures must be sited in these areas on newly created parcels.

Section 4-6 Water and Sewer

Any lot in a subdivision and all condominium developments approved after the effective date of this ordinance shall be served by public water or sewer. Alternatively, community systems may be authorized if permitted by the Leelanau County Health Department.

PROPOSED

**SECTION 4-XX CENTRAL RESIDENTIAL DISTRICT
(HISTORIC ONE FAMILY RESIDENTIAL)**

PURPOSE The Central Neighborhood Residential district (CR) district includes areas of existing traditional neighborhood, one family design, with housing stock that features late 1800's to early 1900's architectural design. This district is in the historic Village core that emphasizes a traditional quality of life that has continued since the 1800's. New structures in this district are required to utilize traditional architectural design that blends with the character and scale of the neighborhood.

A. USES PERMITTED BY RIGHT:

- (1) Accessory Uses - See § 9-2 / § 2-3
- (2) Adult Foster Care, Family Home (< 7) -See §xxx
- (3) Bed & Breakfast - See § 9-4
- (4) Cemeteries
- (5) Child Care, Family Home (< 7) -See §xxx
- (6) Dwelling, Single Family
- (7) Home Occupations - See § 9-6
- (8) Publicly Owned and Operated Parks
- (9) Places of Worship - See § 9-5
- (10) Primary caregiver - See § 9-10
- (11) Private Schools - See § 9-5

**B. USES PERMITTED BY SPECIAL
CONDITIONS:**

- (1) Adult Foster Care, Family Home (< 7) -See § xxx
- (2) Child Care, Family Home (< 7) -See § xxx
- (3) Child Care, Small Group Home (7-12) - See §xxx

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care, Small Group Home (7-12)
- (2) Institutional Uses - See § 753

D. ADDITIONAL STANDARDS:

- (1) Driveways for single family residences shall comply with §XXX.
- (2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.
- (3) Garages. The total width of garage door openings shall not exceed 40 percent of the total width of any street-facing elevation of the house.
- (4) Corner Lot Steback. On a corner lot, a garage facing a secondary street may be flush with the secondary side elevation or behind. The six (6) foot Secondary Street Front Setback is only applicable to the side of dwellings on corner lots. If the structure faces the secondary street, two primary street front setbacks shall apply.



E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area (A): 4,000 sq. ft

Minimum Lot Width: 40 feet

Maximum Building Height:

- In Stories: 2 ½ stories
- In Feet: 30 feet

Notes to Dimensional Standards:

(A) Setbacks shall be measured from the furthest protruding point of structure.

(B) See definitions to determine how height is measured.

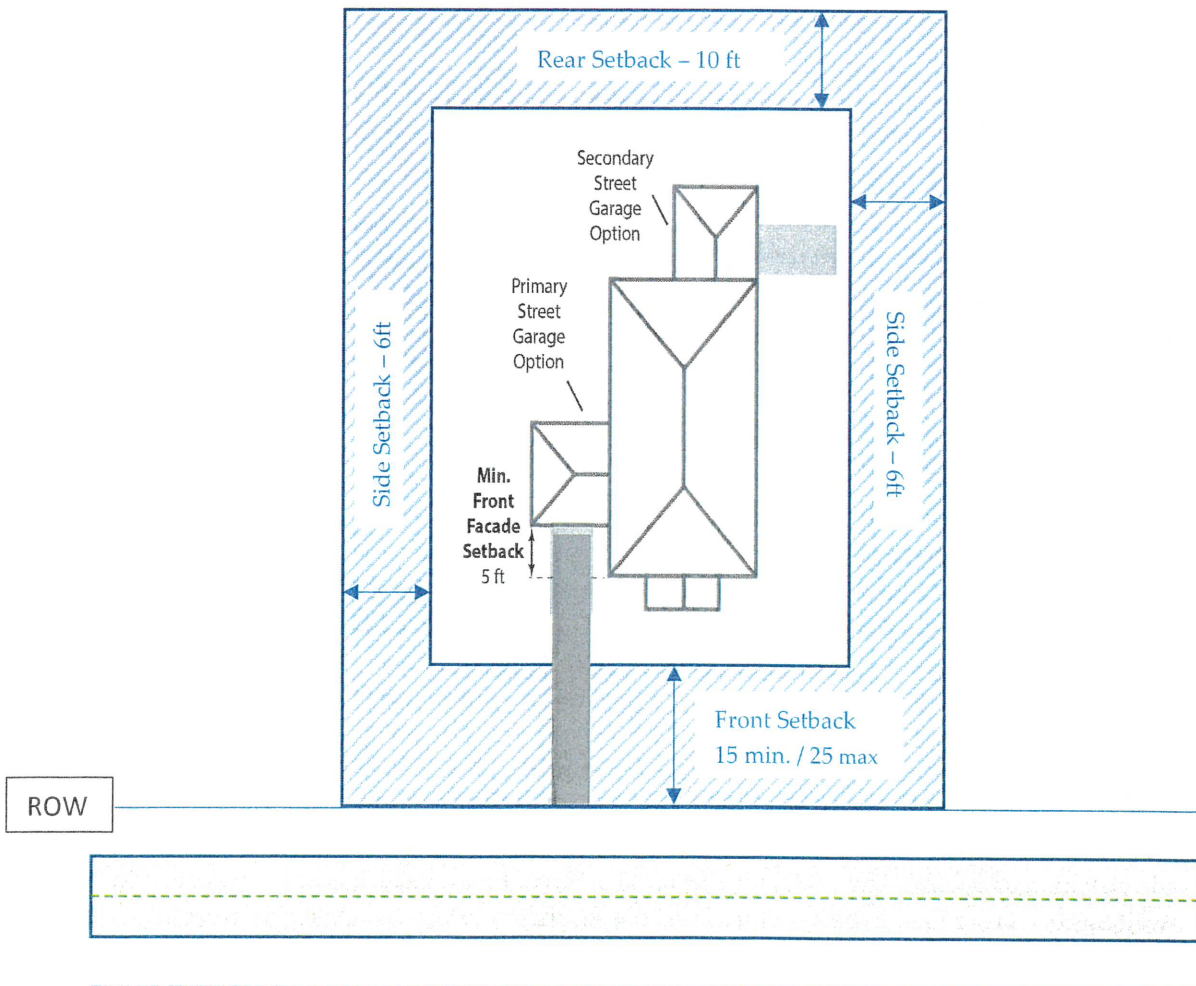
Minimum Yard Setbacks (B):

- Front: 15 feet min /25 feet max
- Each Side: 6 feet
- Rear: 10 feet

Maximum Lot Coverage: 40%

Maximum Impervious Surface: 40%

Minimum Bldg. Cross Section: 24 feet



SECTION 4-XX R-1 RESIDENTIAL DISTRICT
(ONE FAMILY RESIDENTIAL)(SFWR)

PURPOSE The Single-Family R-1 Residential District is located along the waters of Suttons Bay. These waterfront properties are among the largest in the Village and highly coveted.....

A. USES PERMITTED BY RIGHT:

- (1) Accessory Uses - See § 9-2 / § 2-3
- (2) Adult Foster Care, Family Home (< 7) –See §xxx
- (3) Bed & Breakfast - See § 9-4
- (4) Child Care, Family Home (< 7) –See §xxx
- (5) Dwelling, Single Family
- (6) Home Occupations - See § 9-6
- (7) Publicly Owned and Operated Parks
- (8) Primary Caregiver - See § 9-10

B. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Child Care, Group Day Care Home (7-12) –See §xxx

D. ADDITIONAL STANDARDS:

- (1) Completion. Any single-family or accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.



E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area:	20,000 sq. ft
Minimum Lot Width:	100 Feet
Maximum Building Height:	
• In Stories:	2 ½ stories
• In Feet:	30 / 40 see note (B)
Minimum Yard Setbacks:	
• Front:	25 Feet
• Each Side:	15 feet
• Rear / Waterfront:	50 feet

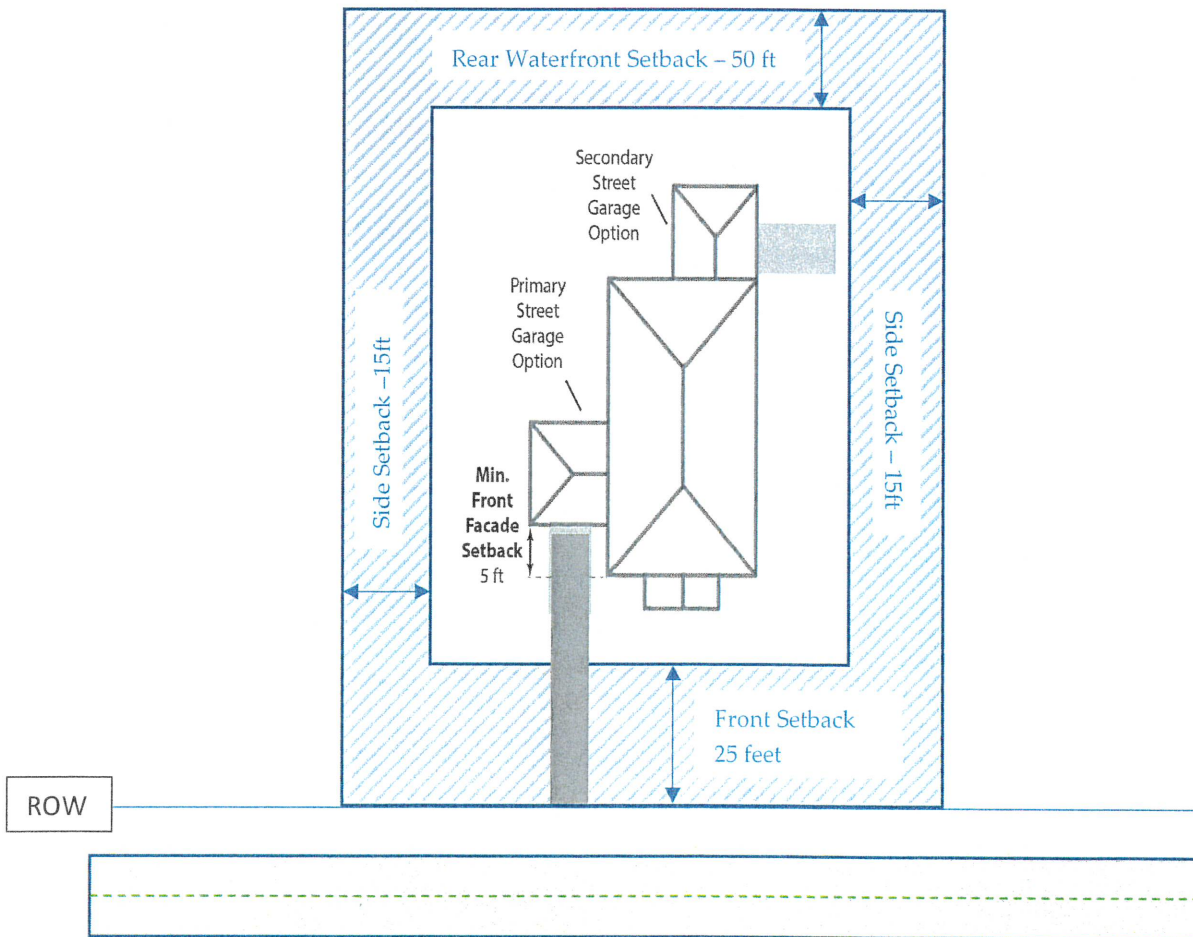
Notes to Dimensional Standards:

- (A) Setbacks shall be measured from the furthest protruding point of structure.
- (B) Max. Building Height measured street side is 30 feet with a maximum of 40 feet measured at the lowest grade.
- (C) Max. Building Coverage 30% or 2,500 sf, whichever is greater.
- (D) Max. Impervious Surface 30% or 2,500 sf, whichever is greater.

Maximum Building Coverage: 30 percent (C)

Maximum Impervious Surface: 30 percent (D)

Minimum Bldg. Cross Section: 24 feet



SECTION 4-XXXX R-2 RESIDENTIAL DISTRICT

(ONE AND TWO FAMILY RESIDENTIAL) (NVR)

A. PURPOSE

The R-2 (One and Two Family Residential) districts are located mostly adjacent to the historic Central Residential Neighborhood and formerly known as the Newer Village Residential district. The district includes areas of existing one and two family homes. This district is intended to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship and parks. This residential district is located within walking distance to schools and provides for a range of housing choices to promote a sense of community and urban vitality.

A. USES PERMITTED BY RIGHT:

- (1) All uses permitted by right in the CR District
- (2) Assisted Living Facility
- (3) Convalescent / Nursing Home
- (4) Dwelling, Two-Family

B. USES PERMITTED BY SPECIAL CONDITIONS:

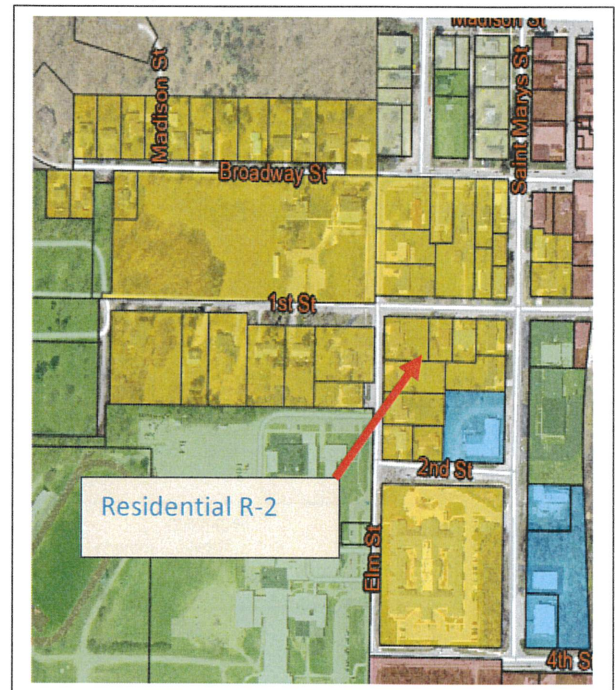
- (1) All uses permitted by special condition in the CR District, subject to all standards and conditions specified therefore.
- (2) Adult Foster Care Small Group Home
- (3) Adult Foster Care Large Group Home
- (4) Foster Family Group Home

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) All uses permitted by Special Use Permit in the R-1 District, subject to all standards and conditions specified therefore.
- (2) Institutional Uses– See §

D. ADDITIONAL STANDARDS:

- (1) All additional standards identified in the CR District shall apply.
- (2) Two-Family Garages. If garage doors are oriented toward the primary street frontage, they must be positioned at least five (5) feet behind the primary façade of a house.
- (3) The total width of garage door openings shall not exceed 40 percent of the total width of any street-facing elevation of the house. On a corner lot, a garage facing a secondary street may be flush with the secondary side elevation or behind.



Minimum Lot Area (A): 8,000 sq. ft
 Minimum Lot Width: 80 feet /40 feet

Maximum Building Height:
 • In Stories: 2 ½ stories
 • In Feet: 30 feet

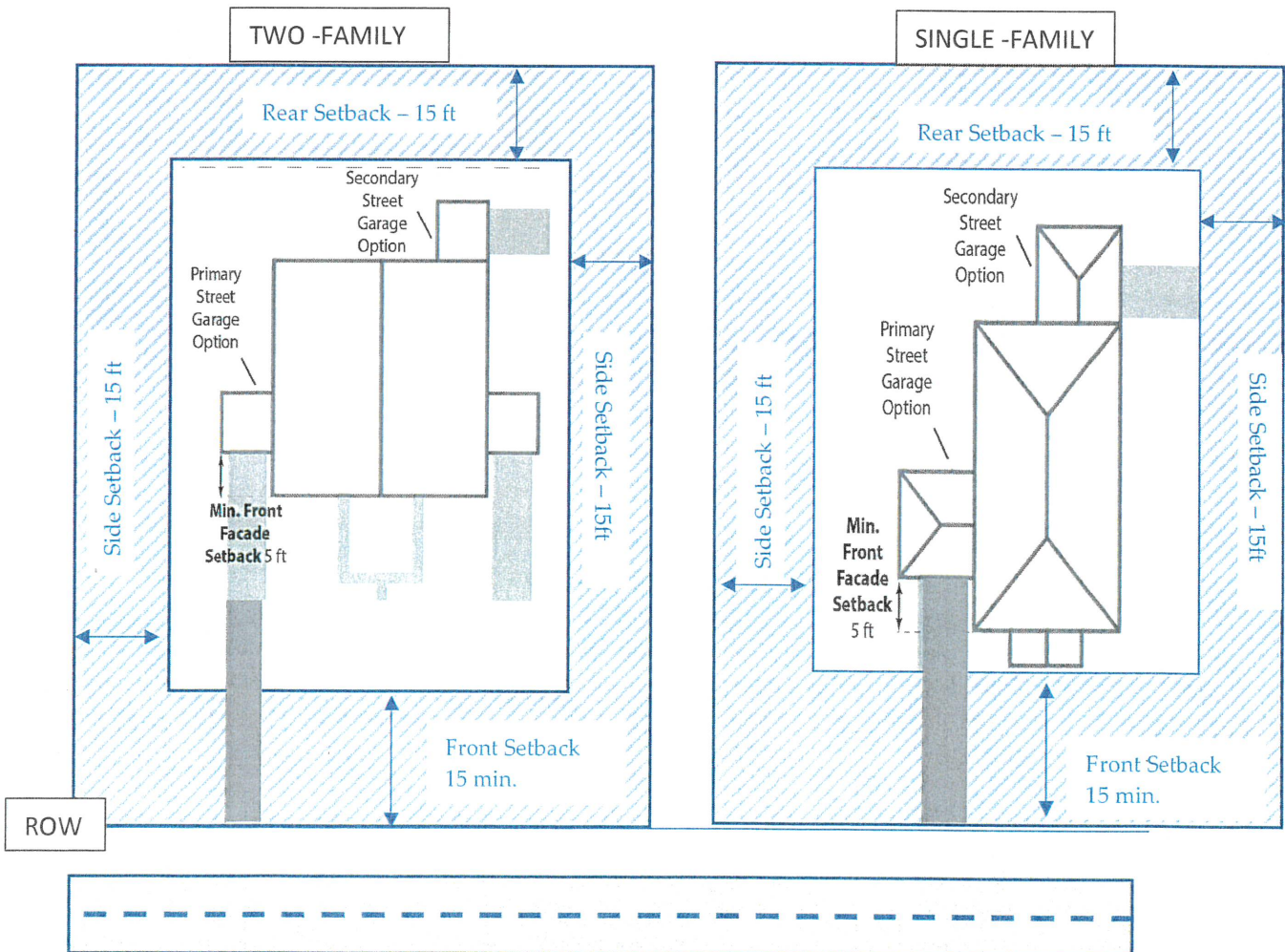
Minimum Yard Setbacks (B):
 • Front: 15 feet min
 • Each Side: 15 feet
 • Rear: 15 feet

Maximum Building Coverage: 30 percent

Maximum Impervious Surface: 40 percent

Minimum Bldg. Cross Section: 24 feet

Notes to Dimensional Standards:
 (A) Setbacks shall be measured from the furthest protruding point of structure.



**SECTION 4-XX HILLSIDE RESIDENTIAL DISTRICT
(ONE & TWO- FAMILY RESIDENTIAL)**

PURPOSE The Hillside Residential District is located along the western edge of the Village with elevations of XXXX feet. Although the minimum lot size is small the parcels tend to be larger in size, wooded and contain steep slopes in excess of 18%. This district provides for single family and two-family residential dwellings. Minimum Dimensional Standards are based on the minimum requirement for each dwelling unit.

A. USES PERMITTED BY RIGHT:

- (1) Accessory Uses - See § 9-2 / § 2-3
- (2) Adult Foster Care, Family Home (< 7) -See §xxx
- (3) Bed & Breakfast - See § 9-4
- (4) Child Care, Family Home (< 7) -See §xxx
- (5) Dwelling, Single Family
- (6) Home Occupations - See § 9-6
- (7) Publicly Owned and Operated Parks
- (8) Primary Caregiver - See § 9-10
- (9) Dwelling Two-Family

B. USES PERMITTED BY SPECIAL CONDITIONS:

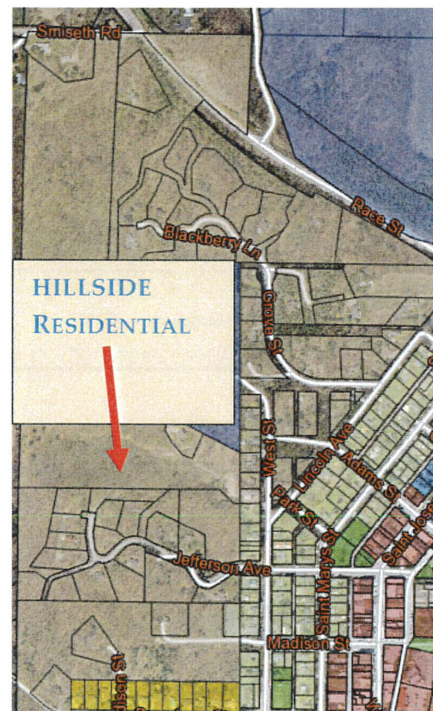
- (1) Child Care, Small Group Home (7-12) - See §xxx

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care, Small Group Home (7-12)
- (2) Institutional Uses - See § 753

D. ADDITIONAL STANDARDS:

- (1) Completion. Any single-family or Two-Family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.
- (2) A single existing parcel or a series of adjacent existing parcels under a single ownership and outside of a platted subdivision may be divided if all the following standards can be met:
 - a. *Density*. Density shall be limited to no more than one new parcel per 20,000 square foot gross master parcel area.
 - b. *Building Site*. All resulting parcels shall have a minimum building envelope of 100 feet by 100 feet, located in an area where no portion of the pre-existing natural slopes exceeds 18 percent, as identified by the Soil Survey of Leelanau County or by a topographic survey (done at two-foot contours). New structures must be sited in these areas on newly created parcels.



E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area (A): 10,000 sq. ft
 Minimum Lot Width: 100 Feet / 20 feet

Maximum Building Height:
 • In Stories: 2 ½ stories
 • In Feet: 30 feet

Minimum Yard Setbacks (B):
 • Front: 40 Feet
 • Each Side: 40 feet
 • Rear: 40 feet

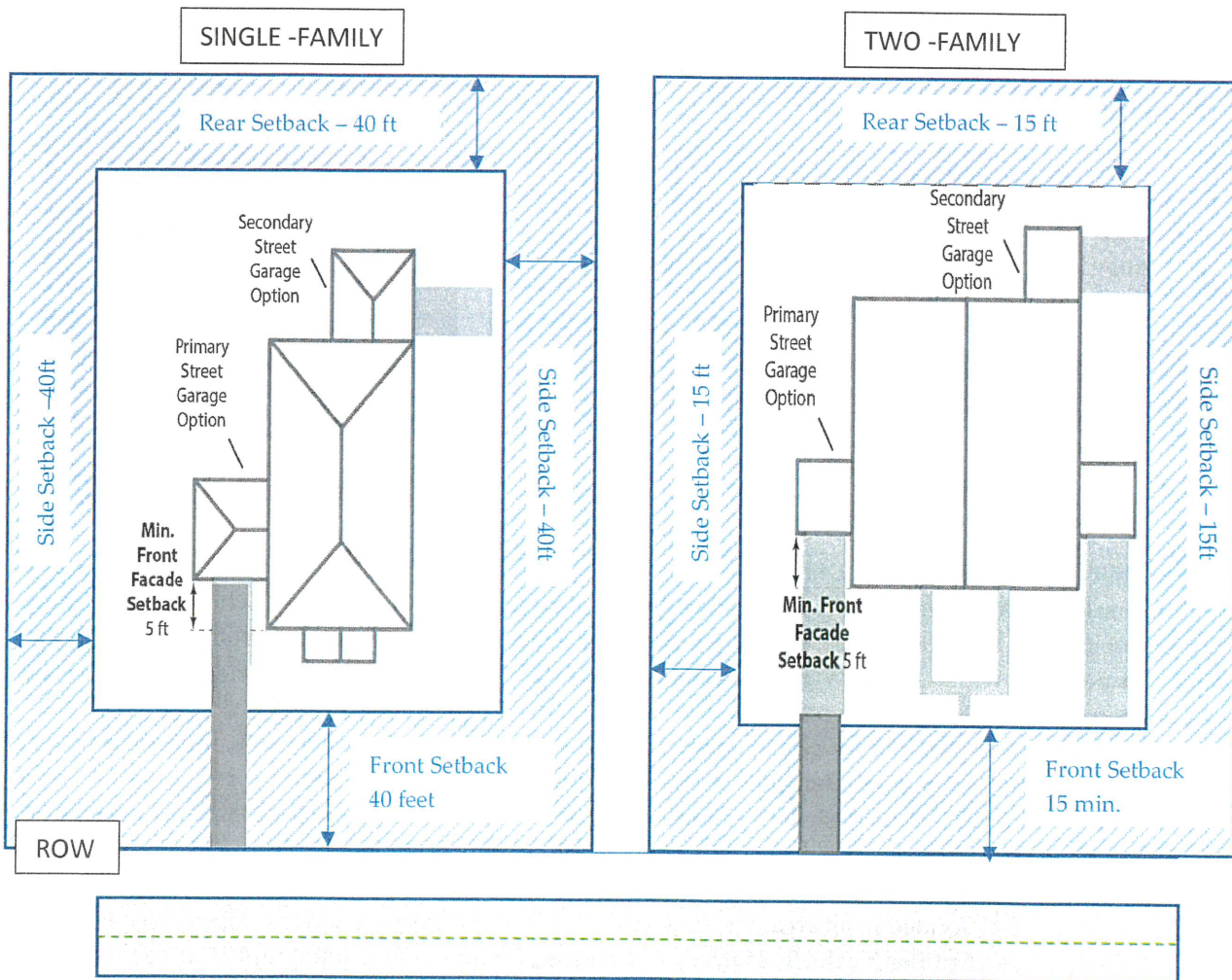
Maximum Building Coverage: 40 percent (B)

Maximum Impervious Surface: 50 percent (C)

Minimum Bldg. Cross Section: 24 feet

Notes to Dimensional Standards:

- (A) Setbacks shall be measured from the furthest protruding point of structure.
- (B) Max. Building Coverage 40% or 8,000 SF, whichever is less
- (C) Max. Impervious Surface 50% or 10,000 SF, whichever is less



E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area: 30,000 sq. ft
Minimum Lot Width: 200 Feet

Maximum Building Height:

- In Stories: 2 ½ stories
- In Feet: 35 Feet

Minimum Yard Setbacks: (A)

- Front: 35 Feet
- Each Side: 35 feet (B)
- Rear / Waterfront: 50 feet (C)

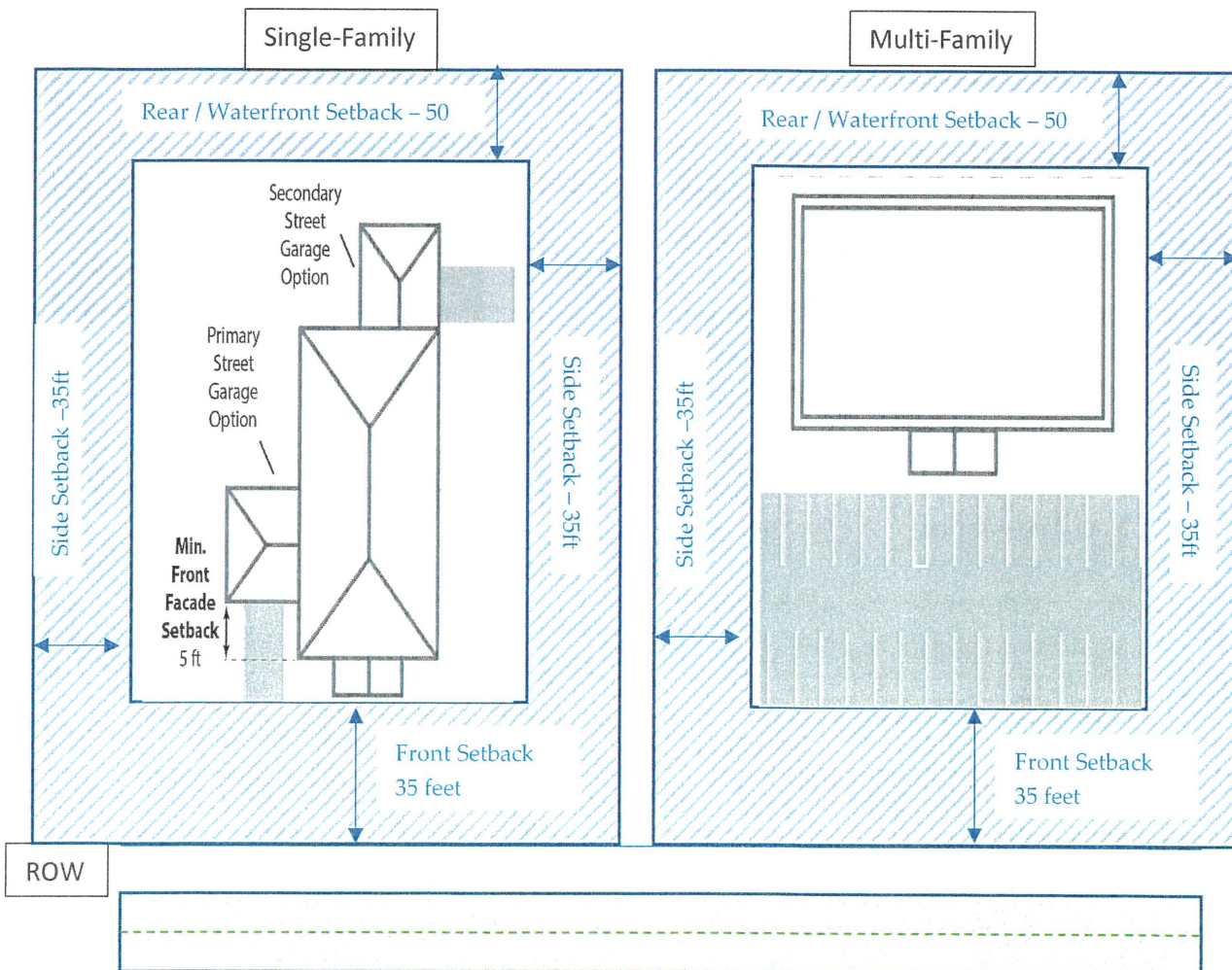
Maximum Building Coverage: 25%

Maximum Impervious Surface: 40%

Minimum Bldg. Cross Section: 24 feet

Notes to Dimensional Standards:

- (A) Setbacks shall be measured from the furthest protruding point of structure.
 - a. Parking Lot setbacks shall be 15 ft and may be permitted within the front and side yard setbacks.
- (B) Side Yard Setbacks. The setback is equal to the height of the structure or 35 ft, whichever is less.
- (C) Waterfront parcels. See § Greenbelt



SECTION 5-XX MIXED USE DISTRICT

(NORTH GATEWAY) (NG)

PURPOSE The North Gateway District is intended to maintain the historic residential character of our established neighborhoods. This section ensures that a consistent architectural character is maintained and the street is neither dominated nor defined by imposing garages, accessory structures or other architectural features that detract from the front façade of a building. Further, as expressed by traditional architectural forms, defined building entrances, window openings, materials and heights, new structures can be designed to blend with existing homes and businesses.

A. USES PERMITTED BY RIGHT:

- (1) Accessory Uses - § 2-3
- (2) Adult Foster Care, Family Home (< 7) –See §xxx
- (3) Bed & Breakfast
- (4) Child Care, Family Home (< 7) –See §xxx
- (5) Community Oriented Cultural Facility
- (6) Dwelling, Single Family
- (7) Dwelling, Two-family - See § XX
- (8) Dwellings, units on upper floors of buildings with non-residential uses at street level
- (9) Essential Services - See § 2-7
- (10) Home Occupation - See § 9-6
- (11) Publicly Owned and Operated Parks
- (12) Primary Caregiver - See § 9-10

B. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Accessory sidewalk cafés and sales See § 9-3
- (2) Banquet hall
- (3) Child Care Center
- (4) Child Care, Group Day Care Home (7-12) –See §xxx
- (5) General retail (indoor), less than 5,000 SF
- (6) Restaurant, micro-brewery, small distillery, or small winery
- (7) Restaurant with accessory outdoor cooking, dining and entertainment
- (8) General Offices & Services

C. ADDITIONAL STANDARDS:

- (1) The front building façade shall be parallel to the adjacent front street.
- (2) Roofs shall be hip or gable. Shed roofs may be permitted for additions or porches provided they meet the intent of this district.
- (3) Roof pitch should resemble that of the illustrations showing several roof pitches no less than a primary pitch of 8/12. False roofs, mansard, gambrel and flat roofs are prohibited.
- (4) Windows shall incorporate 70% of the first-floor area facing M-22.
- (5) Materials. 80 percent of exterior walls shall be clad in wood or cementitious siding. The remaining may be brick or stone, or other comparable materials.
- (6) Parking, if required, shall be located on the side of the building.
- (7) M-22 facing garages are prohibited.



SECTION 5-XX MIXED USE DISTRICT

(NORTH GATEWAY) (NG)

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area:	6,000 sq. ft
Minimum Lot Width:	60 Feet
Maximum Lot Width:	120 Feet
Maximum Building Height:	
• In Stories:	2 Max (C)
• In Feet:	35 Feet

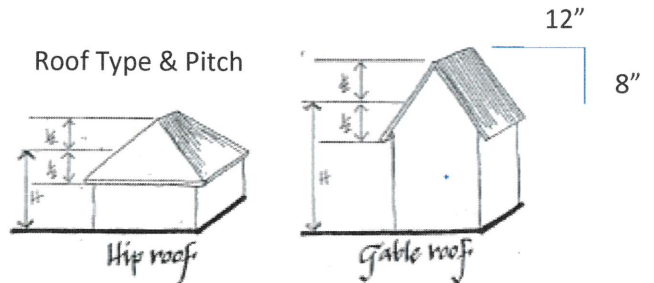
Minimum Yard Setbacks: (A)

• Front:	15 Feet
• Front Secondary Street:	10 Feet
• Each Side:	10 Feet
• Rear:	10 Feet (B)

Maximum Building Coverage:	40%
Maximum Impervious Surface:	50%
Minimum Bldg. Cross Section:	24 feet

Notes to Dimensional Standards:

- (A) Setbacks shall be measured from the furthest protruding point of structure.
- a. Parking Lot setbacks shall be 15 ft and may be permitted within the front and side yard setbacks.
- (B) Rear Yard Setbacks. If the parcel abuts a secondary street the setback is 15 feet, otherwise the setback is 10 feet.
- (C) The *minimum* height of any structure is 1 ½ stories



CHARACTER PHOTOS



SECTION 5-XX MIXED USE DISTRICT

(SOUTH GATEWAY) (SG)

PURPOSE The South Gateway District is intended to encourage new structures to realize a rustic residential character that resembles that of chalets or mill type architecture that emphasizes the front façade with large windows, peaked roofs and outdoor seating areas.

A. USES PERMITTED BY RIGHT:

- (1) Accessory Uses - § 2-3
- (2) Adult Foster Care, Family Home (< 7) –See §xxx
- (3) Bed & Breakfast
- (4) Child Care, Family Home (< 7) –See §xxx
- (5) Community Oriented Cultural Facility
- (6) Dwelling, Single Family
- (7) Dwelling, Two-family - See § XX
- (8) Dwellings, units on upper floors of buildings with non-residential uses at street level
- (9) Essential Services - See § 2-7
- (10) Home Occupation - See § 9-6
- (11) Publicly Owned and Operated Parks
- (12) Primary Caregiver - See § 9-10

B. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Accessory sidewalk cafés and sales See § 9-3
- (2) Banquet hall
- (3) Child Care Center
- (4) Child Care, Group Day Care Home (7-12) –See §xxx
- (5) General retail (indoor), less than 5,000 SF
- (6) Restaurant, micro-brewery, small distillery, or small winery
- (7) Restaurant with accessory outdoor cooking, dining and entertainment
- (8) General Offices & Services

C. ADDITIONAL STANDARDS:

- (1) The front building façade shall be parallel to the adjacent front street.
- (2) Roofs shall be hip or gable. Shed roofs may be permitted for additions or porches provided they meet the intent of this district.
- (3) Roof pitch should resemble that of the illustrations showing several roof pitches no less than a primary pitch of 8/12. False roofs, mansard, gambrel and flat roofs are prohibited.
- (4) Windows shall incorporate 70% of the first-floor area facing M-22.
- (5) Materials. 80 percent of exterior walls shall be clad in wood or cementitious siding. The remaining may be brick or stone, or other comparable materials.
- (6) Parking, if required, shall be located on the side of the building.
- (7) M-22 facing garages are prohibited.



E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area:	7,200 sq. ft
Minimum Lot Width:	60 Feet
Maximum Lot Width:	120 Feet
Maximum Building Height:	
• In Stories:	2 ½ Max (C)
• In Feet:	35 Feet

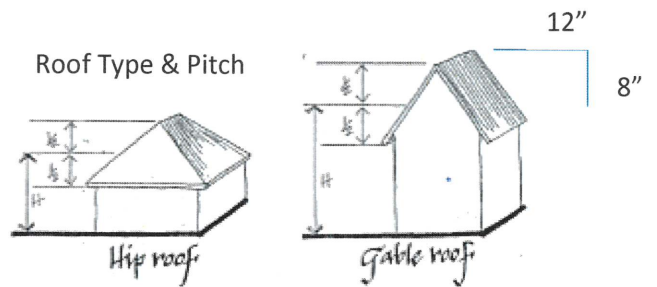
Minimum Yard Setbacks: (A)

- Front: 15 Feet
- Each Side: 10 Feet
- Rear: 10 feet (B)

Maximum Building Coverage:	40%
Maximum Impervious Surface:	50%
Minimum Bldg. Cross Section:	24 feet


Notes to Dimensional Standards:

- (A) Setbacks shall be measured from the furthest protruding point of structure.
 - a. Parking Lot setbacks shall be 15 ft and may be permitted within the front and side yard setbacks.
- (B) Rear Yard Setbacks. If the parcel abuts a secondary street the setback is 15 feet, otherwise the setback is 10 feet.
- (C) The *minimum* height of any structure is 1 ½ stories



CHARACTER PHOTOS



		VILLAGE OF SUTTONS BAY REPORT VSB -2021- 22	
Prepared:	April 7, 2021	Pages:	1 of 2
Meeting:	April 14, 2021	Attachments:	<input checked="" type="checkbox"/>
Subject:	Updates and Discussion Topics		

PURPOSE

To provide updates on various topics as they relate to Planning & Zoning

STAFF UPDATE

PARKS & RECREATION PLAN

We will be contracting out various mapping services this spring to complete the mapping portion of document. Like everything else, 2020 census data has been delayed. Once received, we will be able to incorporate the most up to date information in the plan. Our goal, COVID permitting, is to get the plan before the public by this summer/fall. The majority of the information has been reviewed by the PC and/or P&R committee however full copies will be provided to the PC for a final review prior to going public.

HOUSING DISCUSSION

The housing checklist /policy discussion was brought up at the previous meeting. The “checklist” being referred to is not an ordinance issue. The housing checklist is a master plan discussion. Housing is an important element of the master plan and should be evaluated properly as a part of the process. Quite often these policies are blanket policies that we “wish” to happen, however, the Master Plan should have obtainable goals to be successful. Therefore, it is important to understand that there are numerous variables that need to be taken into consideration when discussing this topic. Once this topic has been vetted and the policy is narrowed down to a more obtainable and realistic goal, we will then include our version of it in the Master Plan. Following that process, we will determine a course of action as it relates to the zoning ordinance.

SHORT TERM RENTALS

The Short-Term Rental ordinance (STR) will be reviewed at the request of Council members. There are various issues that come with allowing this use but as with any ordinance it should be reviewed periodically to determine if the intent of the Ordinance is still the same. Since we are on the subject, the number one (1) deterrent of affordable housing is and has always been STR’s. One would be hard pressed to believe that an individual would prefer to rent the structure for \$800 a month when others are receiving \$2,000 weekly. In addition, STR’s are most lucrative during tourist season which is when our service workers are needed the most.

ADU’s

Accessory dwelling units will be reviewed as a part of the STR study. We have not had complaints regarding the limitation on ADU size and therefore the size itself does not warrant a study at this time.

PLANNING COMMISSION

Rather, the architectural element associated with ADU's should be a topic of discussion. As seen in nearly every municipality, there are historical elements that are required for building homes, but not ADU's. Quite often, large box style garages are constructed on residential lots that deter from the very architectural element the Ordinance attempts to preserve. The planning commission may want to consider requiring the same architectural elements for ADU's as the primary home.

REQUESTED ACTION

Discussion