



**Special City Council Meeting  
6:00 PM, MONDAY, AUGUST 3, 2015  
Conference Room  
Farmington City Hall  
23600 Liberty St  
Farmington, MI 48335**

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**SPECIAL MEETING AGENDA**

**1. CALL TO ORDER**

Roll Call

**2. APPROVAL OF AGENDA**

**3. PUBLIC COMMENT**

**4. REAPPOINTMENT**

**1. Reappoint Tony Anthony to the Grand River Improvement Corridor Authority**

**5. COUNCIL CONSIDERATION**

**1. Consider Approval of Language Regarding Council Compensation for November Election**

**2. Consider Continuation of the Administrative Reorganization Plan**

**3. Consideration to Approve Grand River Corridor Improvement Authority Overlay District Amendment**

**6. COUNCIL REVIEW**

**A. Review Revised Zoning Text Amendment: Single Family Residential Zoning Standards**

**B. Review Revised Zoning Text Amendment: Outdoor Seating**

**C. Farmington Guest Service Guarantee**

**7. DISCUSSION**

**1. Ad Hoc Park and Recreation Master Plan Committee**

**8. OTHER BUSINESS**

**9. COUNCIL COMMENT**

**10. ADJOURNMENT**

**Motion To Adjourn**

**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
August 3, 2015

**Reference  
Number  
(ID # 1955)**

**Submitted by:** David Murphy, City Manager

**Description:** Re-Appoint Tony Anthony to the Grand River Improvement Corridor Committee

**Requested Action:**

Re-Appoint Tony Anthony to the Grand River Improvement Corridor Committee

**Background:**

Mr. Anthony was appointed to the Grand River Improvement Corridor Committee on March 26, 2012, but unfortunately he had to resign on March 16, 2015 due to his busy schedule. Mr. Anthony can now commit the time to be an active member of the committee and is requesting to be re-appointed.

**Agenda Review**

**Review:**

David M. Murphy Pending

City Manager Pending

City Council Pending 08/03/2015 6:00 PM

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
August 3, 2015

**Reference  
Number**
**Submitted by:** David Murphy, City Manager

**Description:** Charter Amendment

**Requested Action:**

Adopt Resolution for the Charter Amendment Proposal 1

**Background:**

At the May 18th Special Council Meeting, former City Manager Pastue recommended City Council place on the November 2015 ballot a charter amendment to increase Council compensation from \$1,800 to \$3,000 per year. It was noted that Council last received an increase in November 1999. Pastue also recommended Council consider an ad hoc committee to review the proposed increase amount and instruct the City Attorney to prepare draft ballot language accordingly. At that meeting the consensus of Council was to refer the issue to the Charter Review Committee for their review and recommendation.

The Charter Review Committee met on Wednesday, June 17th at City Hall. Committee members included: Tom Buck, Arnie Campbell, City Clerk Halberstadt, Councilmember McShane and City Attorney Schultz. The Committee focused on two issues: 1) two-tier compensation for Mayor and City Council; and 2) compensation amount(s). The Committee concluded that compensation should remain the same for both Mayor and Council for a number of reasons including: the Mayor is not an elected position, but rather is appointed by Councilmembers on a rotating basis; and that all Councilmembers take on additional responsibilities.

The Committee held considerable discussion on the matter of compensation. They expressed concern regarding employee perception of the proposed significant increase in Council compensation given the 5% wage reduction they sustained during the recent recession. They also noted this may not be the time to increase pay given a continuing tight City budget. They discussed deferring this matter until a future time when the City budget is in a better position supported by a stable and growing financial outlook.

The Committee unanimously passed the following motion: A recommendation to City Council not to place an amendment to the City Charter regarding Council compensation on the November 2015 ballot; and that this matter may be revisited next year at Council's request.

The City Council discussed the committee's recommendation and at the Special City Council Meeting of June 29, 2015 the Council voted three to two to have the City Attorney draw up the ballot language. The proposed resolution is below to place the issue on the November 2015 election.

**Agenda Review**

**Review:**

**David M. Murphy Pending**

**City Manager Pending**

**City Council Pending 08/03/2015 6:00 PM**

RESOLUTION NO. (ID # 1952)

**See attached**

**CITY OF FARMINGTON  
OAKLAND COUNTY, MICHIGAN**

**RESOLUTION AUTHORIZING SUBMISSION OF CHARTER AMENDMENT  
PROPOSAL TO ELECTORS.**

At a meeting of the City Council of the City of Farmington, Oakland County, Michigan, held on the \_\_\_\_ day of \_\_\_\_\_, 2015, at the City Hall, 23600 Liberty Street, Farmington, Michigan 48335.

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

**WHEREAS,** pursuant to Act No. 279 of the Public Acts of Michigan of 1909, the Home Rule Cities Act, as amended, and amendment to the City Charter may be proposed by the legislative body of the City on three-fifths (3/5) vote of the seated members; and

**WHEREAS,** the City Council has determined that it is appropriate to submit a Charter Amendment to the electors of the City at an election to be held on November 3, 2015;

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY** the Farmington City Council as follows:

1. That the following proposition shall be submitted to the electors of the City at an election to be held on November 3, 2015:

**Charter Amendment Proposal 1**

Shall Section 4.3 of the Farmington City Charter, which currently provides that the Mayor and Councilmembers are paid One Thousand Eight Hundred and 00/100 (\$1,800.00) Dollars per year, be amended to provide that the Mayor and Councilmembers shall be paid Three Thousand Five Hundred and 00/100 (\$3,500.00) Dollars per year, with a corresponding deletion of the provision in Section 5.5 of the Charter stating that the salary of an elected official shall not be changed from the time the official is elected until the end of the official's term of office?

2. That upon adoption of the proposed amendment, the affected provisions of the City Charter would read as follows:

Section 4.3 - Compensation of Mayor and Councilmembers

Each Councilmember and the Mayor shall receive an annual salary of ~~One Thousand Eight Hundred~~ Three Thousand Five Hundred and 00/100 (~~\$1,800~~3,500.00). Such salaries shall be paid monthly and except as otherwise

provided in this charter shall constitute the only compensation which may be paid the Mayor or Councilmember for the discharge of any official duty for or on behalf of the city during their term of office. However, the mayor and Councilmember my, upon order of the Council, be paid such necessary bona fide expenses incurred in service on behalf of the city as are authorized and itemized.

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Section 5.5. Change in Term of Office or Compensation

Except by procedures provided in this charter, the terms of office of the elective officers and of members of boards and commissions appointed for a definite term shall not be shortened. The terms of elective officers shall not be extended beyond the period for which any such officer was elected except that elective officer shall, after his or her term has expired, continue to hold office until his or her successor is elected and has qualified. The Council shall not grant or authorize extra compensation to any officer or employee after his or her service has been rendered. ~~The salary of any elective officer shall not be increased or decreased from the time of his or her election until the end of the term of office for which he or she was elected.~~

3. The Clerk is hereby directed to do all things necessary to provide for the submission of the aforesaid proposition to the electors of the City at an election on November 3, 2015.

AYES:  
NAYS:  
ABSTENTIONS:

STATE OF MICHIGAN     )  
  )ss  
COUNTY OF OAKLAND    )

I, SUE HALBERSTADT, the duly-qualified Clerk of the City of Farmington, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Farmington at a duly-called meeting held on \_\_\_\_\_ day of \_\_\_\_\_, 2015, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
SUE HALBERSTADT  
Clerk, City of Farmington



**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
August 3, 2015

**Reference  
Number**
**Submitted by:** David Murphy, City Manager

**Description:** Continuation of the Administrative Reorganization Plan

**Requested Action:**

Approve the proposed resolution

**Background:**

In November of 2014, City Council authorized an incentive that would allow all administrative employees then eligible to retire to receive two years of additional credited service, if they were to retire between January 1, 2015 and April 30, 2015. There were six administrative employees in the Treasurer's Office, Clerk's Office, Public Safety, and City Manager's office that were eligible to retire. Four of the employees accepted the incentive and retired.

The rationale for the incentive was to reduce the number of full-time positions and replace most of the positions with part-time employees. This would reduce costs without a loss in service to the public. The reduced costs enabled City Administration to accomplish the following:

1. Re-instate the Deputy Director position which was eliminated in 2010.
2. Create a laborer position in the Department of Public Works that is dedicated to parks year-round.
3. Allow for internal reshuffling of personnel to provide Economic and Community Development with administrative support.

Recently, one of the two employees that did not accept the retirement incentive approached City Administration and inquired whether they could again be offered an incentive to retire. If the City again offered a retirement incentive program, both employees that did not accept the original retirement incentive would be eligible to participate. City Administration considered the employees request and has brought it before Council for further consideration because:

**Financial Impact**

1. The total cost of the retirement incentive program if both employees accept is \$43,055. Assuming only the requesting employee accepts the retirement incentive, the cost would be \$24,030. These amount would be paid by the General Fund and would require a budget amendment. The city would recoup this money in three to four years based on salary difference.

Resolution (ID # 1954)

Meeting of August 3, 2015

2. This would enable the City to have a secession plan in place for a time in the future when the City Clerk decides to retire.

### Agenda Review

**Review:**

**David M. Murphy Pending**

**City Manager Pending**

**City Council Pending 08/03/2015 6:00 PM**

**RESOLUTION NO. (ID # 1954)**

**STATE OF MICHIGAN  
CITY OF FARMINGTON**

**RESOLUTION REGARDING ADDITIONAL SERVICE CREDITS FOR ELIGIBLE  
CLERICAL/ADMINISTRATIVE PERSONNEL**

At a meeting of the City Council of the City of Farmington, Oakland County, Michigan, held on the \_\_\_\_ day of \_\_\_\_\_, 2015, at the City Hall, 23600 Liberty Street, Farmington, Michigan 48335.

The following resolution was offered by Councilmember \_\_\_\_\_ and supported by Councilmember\_\_\_\_\_.

WHEREAS, at a Council meeting on November 17, 2014, City Council adopted a Resolution approving an Administrative Reorganization Plan; and

WHEREAS, as part of the Reorganization Plan the City authorized the extension of additional service credits for eligible clerical/administrative personnel, which provided an incentive allowing all administrative employees then eligible to retire to receive two years of additional credited services if they were to retire between January 1, 2015 and April 30, 2015; and

WHEREAS, the rationale for considering the incentive was to reduce the number of full-time positions and replace most of those positions with part-time employees, reducing costs without a loss in service levels; and

WHEREAS, certain of the eligible employees took advantage of the opportunity; and

WHEREAS, the City has determined to provide the incentive again, between the dates of September 1, 2015 and November 1, 2015.

**NOW, THEREFORE, BE IT RESOLVED** by the Farmington City Council as follows:

1. The Farmington City Council hereby authorizes the extension of additional service credits for eligible clerical/administrative employees for additional two years credited service if they retire between September 1, 2015 and November 1, 2015;
2. The City Manager is authorized to execute the necessary retirement agreements as prepared by the City Attorney; and
3. The City Manager is authorized to make any necessary transfers of clerical/administrative personnel to improve operational efficiency in the event of a retirement under this incentive.

AYES:  
NAYS:  
ABSTENTIONS:

STATE OF MICHIGAN )

Attachment: Resolution for 2 year credit retirement incentive (1954 : Continuation of the Administrative Reorganization Plan)

COUNTY OF OAKLAND )ss  
)

I, SUE HALBERSTADT, the duly-qualified Clerk of the City of Farmington, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Farmington at a duly-called meeting held on \_\_\_\_\_ day of \_\_\_\_\_, 2015, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
SUE HALBERSTADT  
Clerk, City of Farmington

Attachment: Resolution for 2 year credit retirement incentive (1954 : Continuation of the Administrative Reorganization Plan)

**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
August 3, 2015

**Reference  
Number**

**Submitted by:** David Murphy, City Manager

**Description:** Consideration of Ordinance C-778-2015 to Amend Chapter 35, Zoning, of the City's Code of Ordinances to Add a New Article 11 Creating the Grand River Corridor Overlay District and Establishing Applicable Regulations.

**Requested Action:**

Approval of Re-Introduction/First Reading of Ordinance C-778-2015 creating the Grand River Corridor Overlay District and applicable regulations

**Background:**

This ordinance implements new regulations for development within Grand River Corridor (which generally coincides with the newly-established Corridor Improvement Authority, or CIA) within the City.

The ordinance was considered by the Planning Commission at a public hearing on September 22, 2014, and was introduced initially before the City Council on October 6, 2014. Councilmembers had comments and questions about the ordinance, and it was referred administratively to the City Attorney's office as well.

This revised version of the ordinance acknowledges that the underlying uses within the existing zoning district remain permitted, and that existing buildings and uses can remain, and minor expansions can be made under existing standards. It requires new buildings and development and major expansions to comply with requirements of the overlay district as to location, setback, etc.-except to the extent the Planning Commission finds that they cannot reasonably do so, in which case the Planning Commission can vary those requirements. It then makes the additional "basket" of uses that are contemplated as allowed over and above the uses allotted the underlying district to be permitted via the PUD/development agreement process.

The agenda item is referred to as a "re-introduction," or another first reading, because of the number of changes from the prior version introduced by the Council last October. If the Council approves this revised version, it will be set for second reading and adoption at a future Council meeting. The changes highlighted in Sec. 35-143.D are in response to the comments received at the Council's study session on June 1, 2015.

**Agenda Review**

**Review:**

**David M. Murphy Pending**

**City Manager Pending**

**City Council Pending 08/03/2015 6:00 PM**

REINTRODUCTION/FIRST READING  
7.29.15

**ORDINANCE NO. (ID # 1956)**

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF FARMINGTON

ORDINANCE NO. C-\_\_\_\_-2015

**35-138 AN ORDINANCE TO AMEND CHAPTER 35, "ZONING," OF THE CITY OF FARMINGTON CITY CODE, TO ADD A NEW ARTICLE 11, "GRAND RIVER CORRIDOR OVERLAY DISTRICT," TO ESTABLISH REGULATIONS APPLICABLE WITHIN SUCH DISTRICT.**

**THE CITY OF FARMINGTON ORDAINS:**

**Section 1 of Ordinance**

Chapter 35, Zoning, of the Farmington City Code, is hereby amended to add a new Article 11, which will read in its entirety as follows:

**ARTICLE 11. GRC GRAND RIVER CORRIDOR OVERLAY DISTRICT**

**35-139 AUTHORITY**

Pursuant to authority granted in Section 125.3503 of the Michigan Zoning Enabling Act, this Overlay District is written to permit flexibility in the regulation of development of land located within the boundary established in the Grand River Corridor Vision Plan, which is herein referenced in its entirety.

**35-140 INTENT**

This Overlay District is intended to implement the Grand River Corridor Vision Plan, which is adopted as part of the City Master Plan, hereinafter referred to as the "Corridor Plan". The Corridor Plan articulates the following design principles and site development elements that support the Vision for the corridor and gives examples of how sites along the corridor could redevelop. The regulations contained in this Overlay District enumerate the principles of the Corridor Plan inasmuch as possible; however, reference to the published Corridor Plan is highly



Ordinance (ID # 1956) Meeting of August 3, 2015  
recommended. The purpose of this Overlay District is to promote high-quality development that will provide the following:

- A. High-quality architecture and urban design elements/treatments that create a signature environment along the corridor.
- B. A safe and enjoyable environment for walking and biking, public transit, and automobiles for people of all ages and abilities with minimal conflicts among users.
- C. Economic success of the corridor, enhanced by a supporting balance of retail, office, institutional, and housing in a vibrant and integrated development pattern.
- D. A variety of housing options.
- E. A respect for the river corridor and development that will enhance and complement the environment.
- F. New public spaces that encourage community gathering and outdoor activity.
- G. Connections with surrounding areas that provide travel choices for people to move throughout the corridor, adjoining neighborhoods, centers of commerce, and public spaces.
- H. Best management practices in environmentally responsible planning and construction.

### 35-141 APPLICABILITY

- A. ***Application of Regulations.*** Within the District, all requirements of the City of Farmington Zoning Ordinance with respect to the Underlying Zoning District shall apply, except as modified by this Overlay District. .
- B. ***Interpretations and Modifications.*** This Overlay District is based in part on the Grand River Corridor Vision Plan adopted by the City. To implement the Plan, flexibility on the mixture of uses, site layout or other dimensional modifications as part of the site plan review may be allowed, depending on the timing, location and nature of redevelopment. Modifications are discussed in Section 35-144.
- C. ***Compliance with Overlay Regulations as to Building Requirements and General Development Requirements.*** It is acknowledged that implementation of the Corridor Plan is likely to occur gradually. The intention of this Overlay District is that eventually, the requirements of the Overlay District will be fully implemented as properties develop or redevelop. Use and development of land developed within this District shall be regulated as follows:
  - 1. **Existing Buildings and Uses.** The following activity shall be allowed according to the regulations of the Underlying District:
    - a. Uses in existence on the date of this ordinance amendment.
    - b. Changes in use from one use to another use where the underlying zoning district does not require additional parking or building requirements.

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- c. Maintenance of existing site and building conditions as of the date of this ordinance amendment.
  - d. Additions of a size equal or less than 10% of the gross square footage of the building **as it exists at the time of adoption of this Ordinance**.
  - e. Additions of a size greater than 10% but equal to or less than 25% of the gross square footage of the building as of the date of adoption of this Ordinance, provided they meet the requirements for lot size and coverage, setback, building height, transitions from abutting single-family residential uses, as listed in Sections 35-142 and 35-143, unless modifications are allowed in accordance with Section 35-144 35-144.
2. **New Buildings and Development and Major Expansions/Additions.** New development projects and major expansions or additions (greater than 25% of existing gross square footage **at the time of adoption of this Ordinance**) proposed under this Overlay District shall meet all requirements of this District, except as otherwise provided for in this Article.

### 35-142 ZONES AND PERMITTED USES

- A. **Zones.** The GRC District shall be and is hereby divided into Zones as enumerated on the Zone Map in subsection B below.
1. **Medium-Density Residential (MDR).** This area is planned for medium density residential at 10-20 u/a. Residential development in this area should be supported by public and green spaces within or adjacent to the development. Residential developments should include sidewalks, street trees, and connections within and outside of the development.
  2. **Residential Mixed Use (RMU).** This area is planned for a mix of commercial and medium density residential of 10-20 u/a. Uses may be vertically or horizontally integrated. The overall mix of commercial to residential should have a residential focus. Development in this area should be supported by public and green spaces within or adjacent to the development.
  3. **Mixed Use (MU).** This area is planned for a mix of small to medium sized retail, office, and residential uses both vertically and horizontally. Within pedestrian areas, office uses should be encouraged on the second floor while retail uses should be reserved for the first floor and have a strong street presence. These areas should be carefully planned to complement the streetscape and help to create and define the public realm. Development should be connected via a pedestrian network.
- B. **Zone Map.** The Grand River Overlay District boundary is hereby established as shown on the zoning map on file in the office of the city clerk. The boundary for each Zone described above is hereby established as shown on the District Zoning Map below:

**INSERT ZONE MAP**

C. **Permitted Uses.** Permitted uses within the Zones noted on the Zone Map, shall include the following:

1. Any of the uses permitted as allowed in the underlying zoning districts, as listed in their respective Articles of the zoning ordinance, may be permitted.
2. Uses allowed by the Planning Commission pursuant to Section 35-30. Determination of Similar Use.
3. Other uses as permitted in the table below, certain of which may require the use of the Planned Unit Development process in Article 10 of this Zoning Ordinance as set forth in Section 35-144(C) below:

<b>Table 35-142 Permitted Uses</b>			
P = Permitted Use PUD = PUD	Zone		
	MDR	RMU	MU
<b>Multi-family</b>			
One-Family Dwelling	PUD	PUD	-
Two-Family Dwelling	PUD	PUD	-
Multiple-Family Dwelling	PUD	P	-
<b>Office</b>			
Medical	-	P	P
Professional	-	P	P
Financial	-	P	P
Drive-Through	-	-	PUD
<b>Civic</b>			
Schools	PUD	PUD	P
Universities	PUD	PUD	P
Public buildings	PUD	P	P
<b>Retail</b>			
Personal and Professional Service	-	PUD	P
General Retail	-	P	P
Pharmacy	-	P	P
Studios of fine arts	-	P	P
Sit Down Restaurants	-	P	P
Carry Out Restaurants	-	P	P
Drive-Through	-	-	PUD
<b>Institutional</b>			
Hospitals	PUD	PUD	PUD
Churches	PUD	PUD	PUD
Adult and Child Care Facilities	PUD	PUD	P
<b>Hotel</b>			
Hotel/Motel	-	PUD	P
Bed and Breakfast	-	PUD	P
Lodging facilities as an accessory to a principal use	-	-	P

**35-143 BUILDING REQUIREMENTS**

- A. **Streetscaping.** The following shall be installed along all property lines that abut Grand River Avenue, as part of a comprehensive road and streetscape network:

**Table 35-142 A Required Streetscaping**

1. Curb Lawn	A ten foot landscaped buffer strip shall be provided between the parking area and all public rights of way. The owner shall maintain the portion of the street between the lot line and back-of-curb and, if applicable, the portion of the alley between the lot line and the edge of pavement. This typically includes snow and debris removal as well as general upkeep.
2. Buffers and Screening	See Sections 35-184.C. and Section 35-171.C.
3. Sidewalks	Sidewalks along Grand River Avenue shall be a minimum width of five (5) feet, or as specified in the City's Comprehensive Plan.
1.	Sidewalks along side streets shall be provided according to Section 35-45.
1.	Wider sidewalks are encouraged, and when provided, the required setback or build-to line may be adjusted accordingly.
4. Street Trees	One (1) canopy tree shall be provided along Grand River Avenue, with a typical spacing of twenty-five (25) feet on center. Placement of street trees shall generally be staggered with the street lights.
5. Street Lights	Street lights are required with any new development or redevelopment and must be of the type identified by the City. Placement of street lights shall generally be staggered with the street trees.

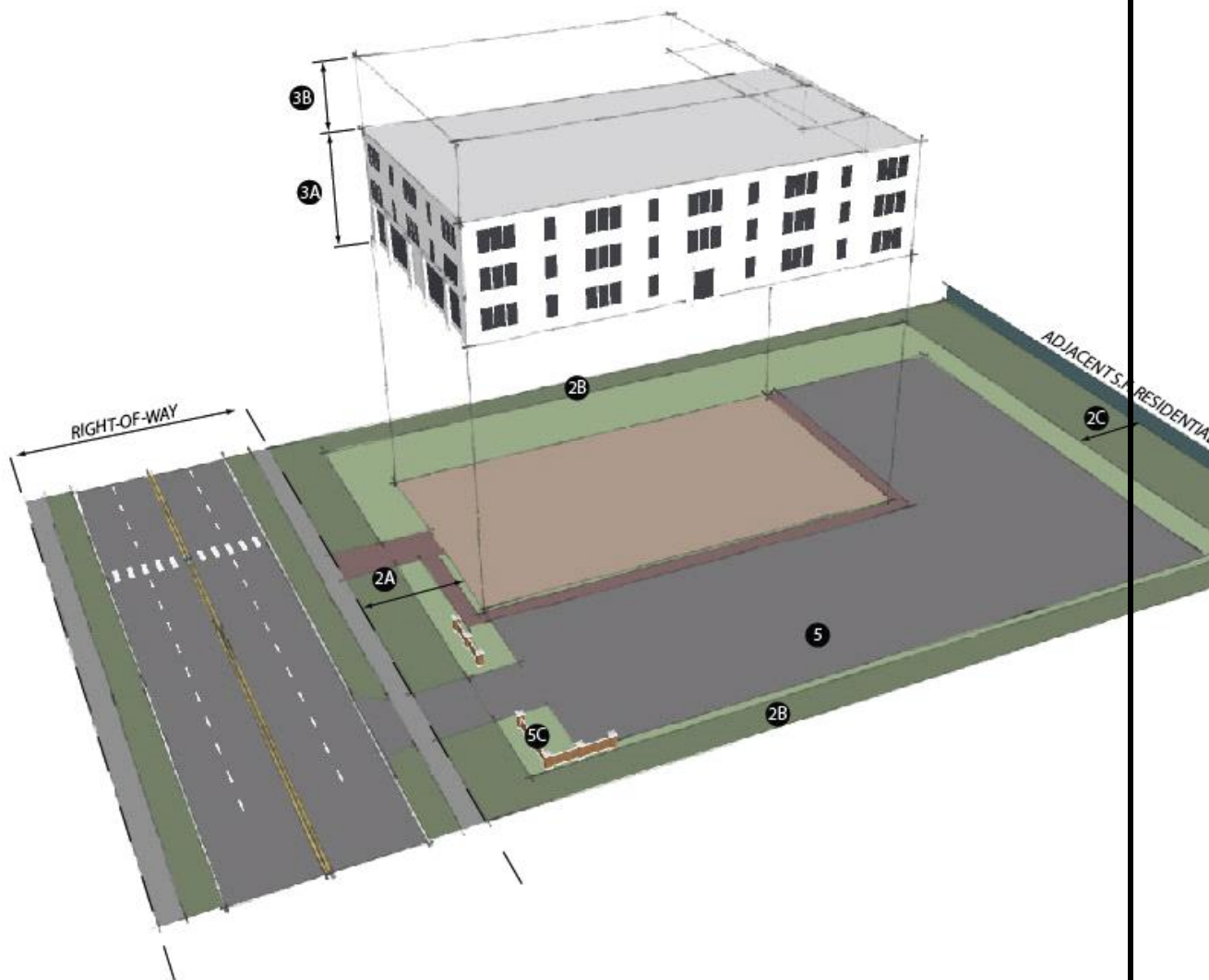
- B. **Building Requirements.** Sites and buildings shall be designed according to Table 35-143:

**Table 35-143 Building Requirements**

	MDR	RMU	MU
<b>1. Lot Size and Coverage</b>			
a. Minimum Lot Size	8,500 sq. ft.	There are no minimum or maximum lot sizes	
b. Minimum Lot Width	70 ft.	There are no minimum lot widths	
c. Maximum Building Coverage	35%	There are no maximum coverage requirements, provided stormwater requirements are met	

**Table 35-143 Building Requirements**

	MDR	RMU	MU
<b>2. Minimum Setbacks</b>			
a. Front Yard Setback	30 ft.	0 ft.	
a.		Upper floors may project into right-of-way pursuant to Section 35-144	
b. Side Yard Setback	15 ft.	5 ft.	0 ft.
c. Rear Yard Setback	30 ft.	As needed to achieve proper Transition (see below)	
<b>3. Building Height</b>			
a. Maximum	42 ft. (3 stories)	42 ft. (3 stories)	54 ft. (4 stories)
		Additional height per Section 35-144	
<b>4. Transitions from Abutting Single-Family Residential Uses</b>			
a. Building Step Backs	Subject to Section 35-171.C.	Buildings taller than 42 ft. shall include step backs back a distance equal to its height for each floor	
b. Screen Wall		6' screening wall required along the property line. Also subject to Section 35-49	



	MDR	RMU	MU
<b>5. Parking Circulation and Driveways (see also Section 35-142)</b>			
a. Parking Location	Subject to Article 14 of Ordinance 34	Side or rear yard preferred. One single row of parking may be allowed in the front yard, provided there are no other reasonable alternatives that are more consistent with the Corridor Plan	
b. Parking Lot Design	Subject to Article 14 of Ordinance 34. Parking Structures that front Grand River Avenue shall include storefront liner buildings on the ground floor along the frontage that are at least 30 ft. in depth		
	-	A 36 in. high knee wall shall be installed along frontages where parking lots occupy any portion of the front yard	
c. Driveway/Access Location	Subject to Article 14 of Ordinance 34	Where a public alley or shared access is possible, driveway access to Grand River Avenue may only be granted upon demonstration that such is needed to provide reasonable access to the site	
<b>6. Windows and Doors</b>			
	-		
a. Upper Floor Windows			
b. Entrances		At least one functioning door shall be provided for every street-facing storefront	
		Second door for multi-family may face side or rear yard	Connection to public sidewalk must be provided pursuant to Section 35-45
<b>7. Building and Roof Design</b>			
a. Flat Roof Design	-	A minimum 42 inch tall parapet shall be installed to conceal rooftop mechanical equipment visible from the street level	

## 35-144 GENERAL DEVELOPMENT REQUIREMENTS

### A. *Street Classification*

1. A site's primary, secondary (side) and service street frontages shall be designated by the City Planner or his/her designee. In making a determination the City Planner shall consider the following standards:
  - a. When a site abuts only one street, that street is the primary street frontage.
  - b. In all cases, any frontage on Grand River Avenue shall be considered primary street frontage.
2. On corner sites, one street is a primary street frontage and the other street or streets may be designated a primary street or a secondary street frontage. In

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determining the required primary street frontage, the City shall consider the following conditions:

- a. The street with the highest street classification;
  - b. The existing and planned context of the built environment;
  - c. The street abutting the longest face of the block; and
  - d. The street parallel to an alley within the block.
3. When a site runs from one street to another and has a double frontage, one street may be designated a service street frontage provided the following standards are met:
    - a. The applicant controls the land along an entire block face;
    - b. A site with a service street must have at least two street frontages and one street frontage must be a primary street; and
    - c. Only one service street frontage may be designated abutting any block.
  4. When a site abuts four or more streets, two service street frontages may be designated provided that two or more primary street frontages are also designated.

**B. *Building Elements***

1. **Corner Buildings.** Buildings located at a street corner shall have appropriate architectural features and details that accentuate its prominent corner location through additional building height and /or adding a building peak or tower element at the corner. Other creative techniques may be used, subject to the acceptance of the Planning Commission. Special architectural corner features may be permitted to exceed the maximum building height by up to ten (10) feet if deemed appropriate by the Planning Commission.
2. Canopies and Awnings shall comply with Section 35-40.
3. **Balconies and Overhangs.** Balconies and overhangs may be added to façades with the following conditions:
  - a. Balconies and overhangs shall not extend more than six feet from the building face.
  - b. Materials shall be compatible with the building and be integrally designed.
4. **Outdoor Dining Areas** may be allowed pursuant to Section 35-102, Special Provision (b).
5. **Exterior lighting.**
  - a. Exterior lighting shall comply with Section 35-48. The Planning Commission may grant the same modifications in this District that are allowed in the CBD.



- b. Illumination. Lighting shall provide illumination levels according to the following:

**Table 35-143 Exterior Lighting Level Requirements**

Use	Minimum Level	Maximum Level	Maximum at Residential property Lines
<i>Residential or institutional uses</i>	0.2 fc	5 fc	1.0 fc
<i>Office, recreation, and entertainment uses</i>	0.6 fc	5 fc	1.0 fc
<i>Commercial uses</i>	0.9 fc	5 fc	1.0 fc
<i>Sidewalks and Walkways</i>	0.6 fc	5 fc	1.0 fc
<i>Parking lots, bicycle parking areas</i>	3 fc	10 fc	1.0 fc

Note: fc = footcandles

6. **Activity within the Right-of-Way.** Upon approval by all applicable road agencies, the City may allow upper floors of buildings to project over or one row of front yard parking to encroach into the public right-of-way in consideration of the following:
- a. The projection/encroachment is necessary to accommodate reasonable redevelopment of the site due to other constraints such as size, shape, depth or presence of natural features.
  - b. The projection/encroachment will allow the development to better achieve the purpose of this district and the vision stated in the Grand River Corridor Vision Plan.
  - c. The City has received all necessary insurance that indemnifies the City within the area of projection/encroachment.
- C. **Parking.** Off-street parking shall be subject to the provisions of Article 14, Off-street parking requirements, with the following provisions:
1. The number of spaces shall be as required in Article 14, Off-Street Parking and Loading Standards and Access Design. Notwithstanding the flexibility allowed in Article 14, the amount of parking may be reduced based on a determination that adequate parking for peak periods is provided for the mixture of proposed and future uses. In making its determination, the Planning Commission shall consider the expected amount of bicycle or transit travel to the site, the nature of the proposed land use, different peak hour parking demands, shared parking agreements, on-site parking management, employee transit incentives, provision of transit or bike amenities, bicycle parking, or other means that will otherwise reduce vehicular trips to the site that would otherwise be expected. The Planning Commission may require a Parking Study, prepared by a qualified professional, from the applicant to assist with making a determination.

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2. The City may allow *one single row of parking* in the front yard in consideration of the following:
  - a. Such parking is necessary to accommodate reasonable redevelopment of the site due to other constraints such as size, shape, depth or presence of natural features.
  - b. The additional parking is necessary to accommodate reasonable redevelopment of the site.
  - c. The parking will allow for development that is generally more consistent with the purpose of this district and the vision stated in the Grand River Corridor Vision Plan than the development that would otherwise result.
3. All developments shall provide one (1) bike rack for each twenty (20) vehicular spaces.

**D. *Rouge River Frontage.*** For properties with frontage along the Grand River, all buildings and structures shall be setback at least 25 feet from the river's edge, with additional setback as determined by the City Engineer on the basis of soil conditions and other such factors affecting the suitability of the land for placement of a structure. In addition, the Planning Commission may adjust (reduce or increase) the required front and rear yard setbacks in consideration of the following factors:

1. Impact on views along the river including from across the river. The Planning Commission may require a tree preservation zone or additional plantings to help stabilize the riverbank, screen views and conserve habitat.
2. Consistency with the setbacks of existing development on either side and across the street
3. The Planning Commission may allow parking in the front or rear yard, or both, where it would best meet objectives for a consistent design along the street and the riverfront. In such cases, additional screening or design features may be required to screen views.

### 35-145 ADMINISTRATION

- A. ***Corridor Improvement Authority Review.*** Applications shall be sent to the Grand River Corridor Improvement Authority for its review and recommendation.
- B. ***Deviations from Building Requirements (Section 35-142) and General Development Requirements (Section 35-143).*** It is recognized that certain existing site conditions may prohibit full compliance with this Overlay District. The Planning Commission may modify the standards for this Overlay District as applicable to new development projects and expansions or additions after considering the criteria below:
  1. The proposed development is consistent with the Corridor Plan, as amended.

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2. The proposed development is consistent with the Purpose and Development Principles listed in Section 35-139
3. The proposed modification will not prevent or complicate logical extensions of streets, parking, greenspace, or development of adjacent properties consistent with the Corridor Plan.
4. Such modification is the minimum necessary to allow reasonable development that is consistent with the purpose of the Corridor Plan.
5. The proposed development will not impair public safety and is not simply for convenience of the development.

**C. *Planned Unit Development (PUD) for New Development Projects and Expansions or Additions.***

1. To promote redevelopment and stimulate reinvestment along the corridor, the **additional** uses listed in Table 35-142 above are permitted, subject to the requirements of this Section 35-144.
2. As to any new development projects and expansions or additions, the Planning Commission may grant additional flexibility or development options where one or more of the Recognized Benefits, listed below, are provided. Elements listed in Table 35-144 on the left are those items the City wishes to encourage. Items listed along the top show the types of regulatory flexibility or financial incentives that may be granted in return. One incentive must be provided in order to be considered for one incentive. More than one incentive may be granted when more than one Recognized Benefit is provided. In addition to other incentives that may be authorized by the City Council, the following incentives shall be considered:
  - a) **Lot Coverage or Setback Flexibility.** Flexibility may be granted of the minimum lot coverage, building frontage, or setbacks (rear or side only) provided the resulting layout will not negatively impact nearby residences or the vision for the corridor as enumerated in the Grand River Corridor Vision Plan.
  - b) **Additional Building Height.** The maximum building height may be increased by a maximum of two additional stories, provided all other provisions of this Article and proper transitions are provided as required in Section 0.
  - c) **Reduced Parking.** The City may allow development with fewer parking spaces than is required upon proof that such reduction will not create negative impacts upon adjacent businesses or local residential streets.

**d) Stormwater/Utility Improvements.** Where endorsed by the City's Public Works Department, reduced user and benefit fees may be granted.

**e) TIF Funding.** Eligibility for Tax Increment Financing, where the subject site falls within an established TIF district.

**Table 35-144 Incentives**

Incentives →	1. Lot Coverage	2. Setback Relief	3. Additional Bldg. Height	4. Reduced Parking	5. Stormwater/Utility Improvements	6. TIF Funding
<b>Recognized Benefit ↓</b>						
1. Public Open Space	x	x			x	x
2. LID	x	x			x	x
3. Mixed-Use			x	x		
4. Higher Quality Architecture						x
5. LEED/Green Building	x		x		x	x
6. Enhanced Buffer		x			x	x
7. Pedestrian Facilities	x	x		x		x
8. Integrated Parking	x	x	x	x		x

**D. Recognized Benefits.** Additional building height or flexibility may be granted during the project review when one or more of the following recognized benefits are provided:

- 1. Open Space or Public Space.** Inclusion of 5% of the total building area for civic or public spaces.
- 2. Low Impact Development (LID) Applications.** Use of alternative stormwater management design that includes green roofs, natural retention systems, porous pavement alternatives, or other energy or water conserving applications.
- 3. Mixed Use.** Development that includes a mix of different but compatible use types within the same building, and which are designed to accommodate predominantly retail uses on the ground-floor with offices or residential use on upper floors.
- 4. Higher Quality Architecture.** Application of architectural design above what is required.
- 5. LEED/Green Buildings.** Significant use of sustainable building and site design features such as: water use reduction, water efficient landscaping, innovative

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Meeting of August 3, 2015

wastewater technologies, low impact stormwater management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality or other elements identified as sustainable by established groups such as the US Green Building Council (LEED) or ANSI National Green Building Standards.

6. **Enhanced Buffer.** Inclusion of design elements such as additional landscaping, architectural amenities, or other improvements that are designed to benefit the general public.
  7. **Pedestrian Facilities.** Provision of public plazas, additional walkways, wider sidewalks or pedestrian-oriented features beyond those required.
  8. **Integrated Parking.** Where structured parking is provided as part of the development, the City may allow one additional story of building height.
- E. **Contributions in Lieu.** The City recognizes that certain physical elements may be best developed in a coordinated fashion rather than piecemeal as development occurs. Therefore, when requested by the applicant or where required by the City, payments in lieu of those improvements may be made in accordance with the following.
1. Contributions in lieu may be accepted for the following improvements:
    - a. Streetscaping as listed in Section 35-142 A.
    - b. Parking as discussed in Section 35-143
  2. In cases where the elements above cannot reasonably be developed on a parcel, or for those where coordinated installation (parking and access, for example) is needed for logical development, the City may allow developers to defer construction in one of the following ways:
    - a. Payment into a dedicated fund, of an amount equal to the cost to install all deferred improvements on the subject site. Improvement costs must also consider off-site improvements and utilities needed to serve the site. The developer shall submit to the City an estimate of costs to construct these items for verification by the City's engineer.
    - b. The City may facilitate, through a special assessment district or other means, construction of streetscaping as development progresses. Developments who defer parking under this Article shall agree to participate in a special assessment district, and agree to pay back the costs to serve their portion of the development. The assessment district may be created to install or replace some or all of the items listed above, the costs of which will be distributed amongst developed parcels consistent with the standards listed.
- F. **PUD Process.** New development projects and expansions or additions that are either designated "PUD" in Table 35-142 or that utilize the additional flexibility or development



Ordinance (ID # 1956)

Meeting of August 3, 2015

Introduced: August 3, 2015

Adopted: August 3, 2015

Effective:

Published:

**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
August 3, 2015

**Reference  
Number  
(ID # 1957)**

**Submitted by:** David Murphy, City Manager

**Description:** Zoning Text Amendment: Single Family Residential Zoning Standards

**Requested Action:**

Review of Revised Zoning Text Amendment: Single Family Residential Zoning Standards

**Background:**

The city council discussed and reviewed a proposed zoning ordinance text amendment regarding the existing Single Family Residential Zoning Standards in the Zoning Ordinance pertaining to building setbacks, building height, and lot coverage at the 6/1/15 special meeting. A revised Zoning Ordinance Text Amendment prepared by LSL is attached.

Attachment

**Agenda Review**

**Review:**

David M. Murphy Pending

City Manager Pending

City Council Pending 08/03/2015 6:00 PM



## CITY OF FARMINGTON CODE OF ORDINANCES

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON  
ORDINANCE NO. \_\_\_\_

AN ORDINANCE TO AMEND CHAPTER 35, ZONING, OF THE CITY OF FARMINGTON CODE OF ORDINANCES, IN ORDER TO ADD A PROVISION TO ARTICLE 4 "R1, R1A, R1B SINGLE-FAMILY RESIDENTIAL, R1C SINGLE-FAMILY RESIDENTIAL (COUNTRY ESTATES), AND R1D SINGLE-FAMILY RESIDENTIAL (PLANNED UNIT DEVELOPMENT) DISTRICTS," SECTION 35-73, "LOT AND YARD REQUIREMENTS" TO AMEND THE SIZE REQUIREMENTS OF SINGLE FAMILY HOME CONSTRUCTION AND ADDITIONS.

**THE CITY OF FARMINGTON ORDAINS:**

**Section 1.** Chapter 35, Zoning, of the Farmington City Code, Article 4, R1, R1A, R1B SINGLE-FAMILY RESIDENTIAL, R1C SINGLE-FAMILY RESIDENTIAL (COUNTRY ESTATES), AND R1D SINGLE-FAMILY RESIDENTIAL (PLANNED UNIT DEVELOPMENT) DISTRICTS, Section 35-73, "Lot and Yard Requirements" is hereby amended as follows:

Residential Buildings					
	R1	R1A	R1B	R1C	R1D (a)
Minimum Lot Area (square feet)	8,500	10,050	12,500	15,000	18,000
Minimum Lot Width (feet)	70	85	100	100	100
Minimum Front Yard Setback (feet)	25 (b)	25	25	40	40
Minimum Side Yard Setback - least one (feet)	6	6	6	10	10
Minimum Side Yard Setback - total (feet) (c)	16	16	16	20	20
Minimum Rear Yard Setback (feet)	<del>30</del> 25	50	50	50	35
Maximum Height of Building					
- In feet	30 (b)	30	30	30	30
- In stories	2	2	2	2	2
Maximum Lot Coverage (buildings)	<del>30</del> 35%	25%	25%	25%	35%

## CITY OF FARMINGTON CODE OF ORDINANCES

**(b) Front Yard Setback Averaging.** Where there is an established front yard setback different from that of [section 35-73](#), lot and yard requirements, the following shall apply: The front yard setback of any new or expanded single family dwelling unit shall be no less than ninety (90), ~~eighty (80)~~ in R1 districts, percent and no more than one hundred thirty five (135) percent of the average established front setback of other single family dwelling units within three hundred (300) feet, on the same side of the street, of the subject lot. In no case shall the front yard setback be less than fifteen (15) feet. The building official may exclude dwelling units used in determining the average front yard that deviate from the average by more than twenty five (25) feet. Front yard setbacks and building height in the R1 District can be deviated from to a minimum 15' front yard setback and 35' building height if site plans are submitted to the Design Review Committee and deemed expectable.

### Section 5. Repealer

All ordinances or parts of ordinances in conflict herewith are repealed.

### Section 6. Severability

Should any section, subsection, paragraph, sentence, clause, or word of this ordinance be held invalid for any reason, such decisions shall not affect the validity of the remaining portions of the ordinance.

### Section 7. Savings

This amendatory ordinance shall not affect violations of this ordinance or any other ordinance existing prior to the effective date of this ordinance and such violation shall be governed and shall continue to be separately punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

### Section 8. Effective Date

Public hearing having been held hereon pursuant to the provisions of Section 1 03 of Act 11 0 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within twenty (20) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Farmington stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00A.M. to 5:00P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

### Section 9. Enactment

This Ordinance is declared to have been enacted by the City Council of the City of Farmington at a meeting called and held on the \_\_\_\_ day of \_\_\_\_\_, 2015 and ordered to be given publication in the manner prescribed by law.

Ayes:

Nays:

Abstentions:

Absent:

CITY OF FARMINGTON CODE OF ORDINANCES

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

I, the undersigned, the qualified and acting City Clerk of the City of Farmington, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2015, the original of which is on file in my office.

\_\_\_\_\_  
Susan K. Halberstadt, City Clerk  
City of Farmington

Adopted:  
Published:  
Effective:

Attachment: SF EXPANSION Ordinance V2\_731 (1957 : Zoning Text Amendment: Single Family Residential Zoning Standards)

**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
August 3, 2015

**Reference  
Number  
(ID # 1958)**

**Submitted by:** Melissa Andrade,

**Description:** Review Revised Zoning Text Amendment: Outdoor Seating

**Requested Action:**

Review Revised Zoning Text Amendment: Outdoor Seating

**Background:**

The city council discussed and reviewed a proposed zoning ordinance text amendment regarding modification and clarification to the existing Outdoor Seating standards in the Zoning Ordinance at the 6/1/15 special meeting. A revised draft Zoning Ordinance Text Amendment prepared by LSL is attached.

Attachment

**Agenda Review**

**Review:**

**Melissa Andrade Pending**

**City Manager Pending**

**City Council Pending 08/03/2015 6:00 PM**

## CITY OF FARMINGTON CODE OF ORDINANCES

STATE OF MICHIGAN  
 COUNTY OF OAKLAND  
 CITY OF FARMINGTON  
 ORDINANCE NO. \_\_\_\_

AN ORDINANCE TO AMEND CHAPTER 35, ZONING, OF THE CITY OF FARMINGTON CODE OF ORDINANCES, IN ORDER TO ADD A PROVISION TO ARTICLE 7 "CBD CENTRAL BUSINESS DISTRICT AND C2 COMMUNITY COMMERCIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT REDEVELOPMENT OVERLAY DISTRICT," SECTION 35-102, "TABLE OF USES" TO AMEND THE REQUIREMENTS OF THE ACCESSORY OUTDOOR SEATING PROVISION.

**THE CITY OF FARMINGTON ORDAINS:**

**Section 1.** Chapter 35, Zoning, of the Farmington City Code, Article 7, CBD CENTRAL BUSINESS DISTRICT AND C2 COMMUNITY COMMERCIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT REDEVELOPMENT OVERLAY DISTRICT, Section 35-102, subsection "Special Provisions" is hereby amended as follows:

(b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:

1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13 Site Plan Review. Insurance in a form and amount deemed acceptable by the City Attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if the Building Official feels additional review is necessary.
2. Outdoor seating shall be permitted between April 15th and October 31st, with all furniture and fixtures removed after October 31st. All tables, chairs, railings and related fixtures shall be removed when not in use. If weather permits, the Building Official may extend this time for outdoor seating on privately owned property only.
3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission. City of Farmington Zoning Ordinance 7-7 Commercial Districts
4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of 5 feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with

## CITY OF FARMINGTON CODE OF ORDINANCES

pedestrian traffic. Outdoor dining areas may be organized curbside or building front as long as it achieves relative walking path alignment with neighboring properties.

5. Chairs and tables shall be of quality durable material such as metal or wood.

6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.

~~7. Outdoor seating areas shall be enclosed in instances where there is alcohol service. Enclosures shall consist of metal railing, wood railing, brick walls or other suitable material approved by the planning commission and the building official.~~ Outdoor service areas shall be well-defined with clearly marked access points, making it obvious to patrons whether they are within or outside of the designated dining area. The on-premises licensee shall not sell, or allow the consumption of, alcoholic liquor outdoors, except in the defined area. Outdoor seating areas shall be delineated by outlining the periphery in some manner as to distinguish the public walkway from dining area. This may be accomplished by the use of planters, railings, or walls reviewed and approved by the Planning Commission.

8. For outdoor seating areas located within the public-right-of-way, approval by the corresponding jurisdiction (i.e. Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of Insurance naming the City as an additional insured, in a form and amount deemed acceptable by the City Attorney's office, shall be required. A license agreement in a form deemed acceptable to the City Attorney's office shall also be required.

9. Should there not be adequate environment or space to allow for outdoor dining on the sidewalk adjacent to the site, an elevated, ADA compliant, platform may be erected on the street adjacent to the restaurant to create an outdoor dining area if the City Engineer determines there is sufficient space available for this purpose given parking and traffic conditions. Specially designated parking spaces (ADA accessible, loading zones etc...) shall only be considered for use if the spaces can be temporarily replaced within proximity.

10. Additional outdoor lighting and/ or amplification is prohibited without approval of the City.

11. Applicants may be asked to demonstrate that additional parking demand can be met before approval.

12. The City retains the right to revoke outdoor seating permits if all sections of this ordinance have not been met.

CITY OF FARMINGTON CODE OF ORDINANCES

**Section 5. Repealer**

All ordinances or parts of ordinances in conflict herewith are repealed.

**Section 6. Severability**

Should any section, subsection, paragraph, sentence, clause, or word of this ordinance be held invalid for any reason, such decisions shall not affect the validity of the remaining portions of the ordinance.

**Section 7. Savings**

This amendatory ordinance shall not affect violations of this ordinance or any other ordinance existing prior to the effective date of this ordinance and such violation shall be governed and shall continue to be separately punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

**Section 8. Effective Date**

Public hearing having been held hereon pursuant to the provisions of Section 1 03 of Act 11 0 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within twenty (20) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Farmington stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00A.M. to 5:00P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

**Section 9. Enactment**

This Ordinance is declared to have been enacted by the City Council of the City of Farmington at a meeting called and held on the \_\_\_\_ day of \_\_\_\_\_, 2015 and ordered to be given publication in the manner prescribed by law.

- Ayes:
- Nayes:
- Abstentions:
- Absent:

STATE OF MICHIGAN )  
 ) ss.  
 COUNTY OF OAKLAND )

I, the undersigned, the qualified and acting City Clerk of the City of Farmington, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2015, the original of which is on file in my office.

\_\_\_\_\_

Attachment: Outdoor seating Ordinance\_731 (1958 : Zoning Text Amendment: Outdoor Seating)

**CITY OF FARMINGTON CODE OF ORDINANCES**

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Susan K. Halberstadt, City Clerk  
City of Farmington

Adopted:  
Published:  
Effective:

Attachment: Outdoor seating Ordinance\_731 (1958 : Zoning Text Amendment: Outdoor Seating)



**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
August 3, 2015

**Reference  
Number  
(ID # 1959)**

**Submitted by:** David Murphy, City Manager

**Description:** Farmington Guest Service Guarantee

**Requested Action:**

Review additional information regarding proposed Farmington Guest Service Guarantee

**Background:**

In order for Farmington to be a Michigan Economic Development Corporation (MEDC)-ready community, we must have a customer service policy. Administration has drafted a policy for our offices.

**Agenda Review**

**Review:**

**David M. Murphy Pending**

**City Manager Pending**

**City Council Pending 08/03/2015 6:00 PM**

**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
August 3, 2015

**Reference  
Number  
(ID # 1953)**

**Submitted by:** David Murphy, City Manager

**Description:** Ad Hoc Park and Recreation Master Plan Committee

**Requested Action:**

Discussion on moving forward on the Park and Recreation Master Plan

**Background:**

The 2015/2016 budget has money in it for a Park and Recreation Master Plan. I want to move this project forward and I'm looking for input from the Council on how it would like to proceed. Do you want an ad hoc committee, a citizen engagement format, a hybrid of those two or something else.

**Agenda Review**

**Review:**

**David M. Murphy Pending**

**City Manager Pending**

**City Council Pending 08/03/2015 6:00 PM**