



CITY OF MADISON HEIGHTS
COUNCIL CHAMBERS - CITY HALL, 300 W. 13 MILE RD.
PLANNING COMMISSION MEETING AGENDA
JUNE 17, 2025 AT 5:30 PM

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS

APPROVAL OF MINUTES

- [1.](#) May 20th, 2025 Meeting Minutes

PUBLIC HEARING

MEETING OPEN TO THE PUBLIC: Items not listed on agenda

UNFINISHED BUSINESS

- [2.](#) Master Plan Update: Notice of Intent to Plan and Draft Master Plan Survey

NEW BUSINESS

- [3.](#) Analysis of Religious Institution Zoning

COMMUNICATION

- [4.](#) Royal Oak - Notice of Adopted Master Plan

MEMBER UPDATES

PLANNER UPDATES

ADJOURNMENT

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: clerks@madison-heights.org at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



CITY OF MADISON HEIGHTS
PLANNING COMMISSION MEETING MINUTES

May 20, 2025 (DRAFT)

Council Chambers – City Hall

300 W. 13 Mile, Madison Heights, MI 48071

1. CALL TO ORDER

Chair Champagne called the meeting of the Madison Heights Planning Commission to order at 5:30 p.m.

2. ROLL CALL

Present: Vice Chair Eric Graettinger
Mayor Roslyn Grafstein
Mayor Pro Tem Mark Bliss
City Manager Melissa Marsh
Commissioner Ryan Fox

Also Present: City Planner Matt Lonnerstater
Assistant City Attorney Tim Burns
Business Services Coordinator Mary Daley

Absent: Chair Josh Champagne, Commissioner Cliff Oglesby, Commissioner Colton Smith,
Commissioner Grant Sylvester

3. EXCUSE ABSENT MEMBERS

Motion by Commissioner Bliss, seconded by Commissioner Fox to excuse Commissioners Champagne, Oglesby, Smith and Sylvester

Voting Yea: Commissioner Bliss, Commissioner Fox, Commissioner Grafstein, Commissioner Marsh, Vice Chair Eric Graettinger

Motion carries unanimously.

4. APPROVAL OF THE MINUTES

Motion by Commissioner Fox, seconded by Marsh to approve the minutes of the regular Planning Commission meeting of April 8, 2025.

Voting Yea: Commissioner Bliss, Commissioner Fox, Commissioner Grafstein, Commissioner Marsh, Vice Chair Eric Graettinger

Motion carries.

5. PUBLIC COMMENT - For items not listed on the agenda

Vice Chair Champagne opened the floor for public comment at 6:16 pm. Seeing none, Chair Champagne closed public comment at 6:16 pm.

6. PUBLIC HEARING - Special Land Use Request # PSP 25-02 – 436 E. 14 Mile Road – Major Autor Repair and Service

Planner Lonnerstater introduced the special land use request from the applicant, Joseph Gorial, to operate a major auto repair and service located at 436 E. 14 Mile Road.

The applicant intends to repurpose the building and site, which is described in the packet, into a collision repair shop which is authorized in our zoning ordinance as a “major auto repair” and requires special land use approval.

Planner Lonnerstater detailed the site history and use history of the building and site and then reviewed the current zoning and land use. The site is zoned as M-1, light industrial.

Staff asked the Commission to consider the goals and objectives of the 2021 Madison Heights Master Plan as part of the request and that they should focus on the compatibility of the proposed auto repair use with the use-specific criteria and general site requirements of the Zoning Ordinance, the intent of the M-1, Light Industrial zoning district, the uses permitted within the district, existing adjacent land uses, and the goals and objectives of the Industrial future land use designation.

Staff expressed the following concerns:

1. Building setbacks – there are some concerns about a proposed new 375 sq. ft exterior paint booth at the rear of the building
2. Landscaping – staff would like the site to be brought into conformance with the frontage landscaping requirements in the ordinance
3. Parking – 21 parking spaces are provided on site. Per the Zoning Ordinance, minimum parking requirements for auto repair uses are based upon usable floor area and the total number of service bays. Because a detailed floor plan has not been provided showing the number of service bays/hoists, staff cannot adequately determine the minimum parking requirement.
4. Use Specific Standards - Staff does not believe that the conceptual site plan and floor plan provide enough detail to analyze the proposed use based on the use-specific standards for Major Auto Repair. The floor plan does not contain information regarding the number of hoists or service bays within the building. Additionally, details and specifications of the paint booth have not been provided.

Vice Chair Graettinger opens the public hearing at 5:41 p.m. and welcomes the applicant Joseph Gorial at the podium.

Mr. Gorial addressed the question from regarding the number of service bays. There will be five bay doors, one will be specifically for the rollout dumpster. Mr. Gorial stated that the paint booth will be moved inside the building to avoid building setback requirements.

Motion By Commissioner Fox, Seconded by Commissioner Bliss, That, Following the Required Public Hearing, the Planning Commission Hereby Recommends That City Council Approve Special Land Use Request Number PSP 25-02 For A Major Auto Repair And Service Facility At 436 E. 14 Mile Road Based Upon the following findings:

1. The applicant requests Special Land Use approval for a Major Auto Repair and Service facility at 436 E. 14 Mile Road as permitted by Section 3.17 of the Zoning Ordinance, M-1 Light Industrial District.
2. The Planning Commission held a public hearing for PSP 25-02 at their May 20th, 2025 meeting.
3. The proposed Major Auto Repair and Service use is consistent with the special land use review standards and criteria set forth in Section 15.05.3. In particular:
 - a. The use is designed, located, and proposed to be operated in a way that protects the public health, safety and welfare.
 - b. The use will not involve activities that will be detrimental to adjacent industrial land uses.
 - c. The use is designed and located so that it is compatible with the principal uses permitted in the M-1, Light Industrial district.
 - d. The use is designed and located so that it is compatible with the Madison Heights Master Plan and the Industrial future land use designation.
4. With modifications required as conditions of approval, the use satisfies the use-specific standards for Major Auto Repair and Service facilities as contained in 7.03.2 of the Madison Heights Zoning Ordinance and is in general compliance with site design standards contained within the Zoning Ordinance.

APPROVAL IS GRANTED WITH THE FOLLOWING CONDITIONS

1. A Minor Site Plan shall be submitted to the Community and Economic Development Department in accordance with Section 15.04 of the Zoning Ordinance. The Minor Site Plan, when submitted, shall be designed to satisfy the following:
 - a. The site shall meet the minimum Frontage Landscaping requirements contained in Section 11.05. Administrative waivers may be accommodated to comply with DTE pruning requirements for the nearby overhead wires.
 - b. The site plan shall denote locations for customer/employee parking, parking for vehicles awaiting repair, and any outdoor storage.
 - c. The designated ADA parking space/aisle shall be increased to a width of 16 feet in accordance with ADA standards and shall be shifted out of the drive aisle.
 - d. A detailed floor plan shall be provided which denotes the number of hoists or service bays within the building.
 - e. Lighting will be adjusted to ensure no trespassing of light and allow the building department to determine if a photometric plan is required
2. The Minor Site Plan and use shall satisfy the use-specific standards for auto repair and service facilities contained in Section 7.03.2 and attached to the staff report. The use-specific operating conditions shall be listed on the final Certificate of Occupancy.
3. The Community and Economic Development Department is responsible for approving compliance with the conditions noted above.

Voting Yea: Commissioner Bliss, Commissioner Fox, Commissioner Grafstein, Commissioner Marsh, Vice Chair Eric Graettinger

Motion carries.

7. PUBLIC COMMENT

Chair opened the meeting to the public at 6:00 pm, seeing no one wished to speak, the public comment was closed at 6:00 pm.

8. NEW BUSINESS

Planner Lonnerstater introduced the topic of updating the 2021 Master Plan discussion item. State law requires the City Planning Commission to review the master plan every 5 years. We have the choice of updating it or keeping it as is. Because we had a major update to the zoning ordinance recently, staff notes it may be beneficial to align the two. Staff also believe this can be done in house.

A few other changes since 2021 would be new districts including form-based City center district, mixed use innovation districts, and residential mixed neighborhood.

In addition, the new Zoning Ordinance contains opportunities for expanded housing choices within the city, including accessory dwelling units, duplexes, multiplexes and townhomes. Additionally, in late 2024, Governor Whitmer signed HB 5557 into law which amended the Planning Enabling Act to expressly include housing as a core provision of a Master Plan.

Another change since 2021 is the 11 Mile Streetscape plan, with Phase 1 between John R and Lorenz almost underway.

A number of auto-oriented developments such as gas stations, car washes, auto repair, and auto sales, have been approved over the past few years. These types of uses have created a need to analyze land use patterns and development regulations in the city to ensure their proper placement.

Finally, Madison Heights has been engaged in a multi-jurisdictional Safe Streets for All (SS4A) Plan to address vehicle and non-motorized-related major injuries and deaths on city streets.

Motion by Grafstein, seconded by Bliss to allow staff to begin the process of amending the Master Plan in coordination with the Planning Commission and City Council with a tentative timeline approximately one year which is detailed in the meeting packet.

Voting Yea: Commissioner Bliss, Commissioner Fox, Commissioner Grafstein, Commissioner Marsh, Vice Chair Eric Graettinger

Motion carries.

9. MEMBER UPDATES

Commissioner Bliss has requested staff review rezoning all of the churches on main roads in the City. He stated the reason is because years ago, the Churches were required to be zoned as residential to allow for a church.

Planner Lonnerstater intends to review this matter when the Master Plan discussion will be underway. Commissioner Bliss feels this will make it easier for those parcels to change hands if the church closes.

Commissioner Fox added to the Church rezoning discussion and expressed concern about rezoning those parcels and their ability to be rebuilt in the future as a place of worship.

In a separate member update, Commissioner Fox discusses the lack of trees in the Northeastern portion of the community and states it is one of the areas with the least trees in Oakland County. He would like to see more trees in that area.

10. PLANNER UPDATES

Planner Update - Temporary Use Request # PTMPU 25-03 - 434 W. 12 Mile Road - Lowes Outdoor Accessory Sales and Storage

At the April 8th Planning Commission meeting, Lowes requested Temporary Use approval from the Planning Commission to operate an accessory seasonal storage and sales area at Lowes Home Improvement Center, 434 W. 12 Mile Road. The applicant requested Planning Commission approval to operate the Temporary Use for eight consecutive (8) months, exceeding the ninety (90) day limitation set forth in the Zoning Ordinance. At this meeting, the Planning Commission postponed action on the Temporary Use request.

Since the April 8th meeting, the applicant has revised the Temporary Use application, reducing the dates of operation to fall within the ninety (90) day limitation contained in the Zoning Ordinance. As such, staff has administratively approved the Temporary Use request requiring no further action from the Planning Commission.

11. ADJOURNMENT

Chair Champagne adjourned the meeting at 6:38 pm.



MEMORANDUM

Date: June 13th, 2025
To: City of Madison Heights Planning Commission [June 17th Meeting]
From: Matt Lonnerstater, AICP – City Planner
Subject: Notice of Intent to Update Master Plan and Master Plan Survey

Notice of Intent to Plan

At the May meeting, the Planning Commission advised staff to initiate the process of updating the Master Plan (adopted in 2021). In accordance with the Michigan Planning Enabling Act (PA 33 of 2008), as amended, when a city intends to prepare a master plan update, it must notify by first class mail or personal delivery the following parties:

- The planning commission, or if there is no planning commission, the legislative body, of each city, village, or township located within or contiguous to the planning commission's local unit of government.
- The county planning commission for the county in which the planning commission's municipal government is located.
- Each public utility company, railroad, and public transportation agency owning or operating a public utility, railroad, or public transportation system within the planning commission's local unit of government and any government entity, that registers its name and mailing address for this purpose with the planning commission's local unit of government.

We have attached the draft of the notice as well as a list of entities which will receive the notice by mail. If there are no objections from the Planning Commission relating to the text in the notice, staff will mail them out in the coming days.

Master Plan Survey

Staff has prepared a draft survey for the Master Plan Update which we intend to place online for public response. We intend to advertise this survey on our website and with flyers/postcards placed throughout City Hall. Additional forms of advertisements may be considered to increase awareness. Hard-copies of the survey will also be available at the Community and Economic Development Department.

At the June 19th meeting, staff would like to review the draft survey questions with the Planning Commission to obtain feedback prior to making it public.

Attachments

- Draft of Notice of Intent to Conduct Master Plan Update
- Distribution List for Notice of Intent to Plan
- Draft Master Plan Survey



City of Madison Heights

City Hall Municipal Offices
300 W. Thirteen Mile Road
Madison Heights, MI 48071

Department of Public Services
801 Ajax Drive
Madison Heights, MI 48071

Fire Department
31313 Brush Street
Madison Heights, MI 48071

Police Department
280 W. Thirteen Mile Road
Madison Heights, MI 48071

www.madison-heights.org

June 13th, 2025

Chairperson
City of Warren Planning Commission
One City Square
Warren, MI 48093

RE: NOTICE OF INTENT TO CONDUCT MASTER PLAN UPDATE

To Whom It May Concern:

In accordance with the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, the purpose of this letter is to notify you that the City of Madison Heights is initiating the process to update to its current Master Plan, adopted in 2021.

When the draft Master Plan update is approved for release, a copy of the draft will be made available for your review and comment in advance of the City's public hearing(s). Unless you specifically request otherwise, we intend to distribute the draft Master Plan update electronically.

The City of Madison Heights thanks you in advance for your cooperation and assistance. We look forward to your participation in this important process.

Sincerely,

Matthew D. Lonnerstater, AICP
City Planner | City of Madison Heights
MattLonnerstater@madison-heights.org
(248) 837-2649

Area Code (248)

Active Adult Center.....	545-3464	Finance	583-0846	Nature Center	585-0100
Assessing	858-0776	Fire Department.....	588-3605	Police Department.....	585-2100
City Clerk	583-0826	43rd District Court.....	583-1800	Purchasing	583-0828
City Manager	583-0829	Human Resources.....	583-0828	Recreation.....	589-2294
Community Development	583-0831	Library	588-7763	Water & Treasurer	583-0845
Department of Public Services.....	589-2294	Mayor & City Council	583-0829		

MASTER PLAN NOTICES – ADDRESS LIST FOR DISTRIBUTION

State-Level Government & Planning	
Stephanie Peña Michigan Economic Development Corporation 300 N. Washington Square Lansing, MI 48913	MDOT Metro Region Office 18101 W. Nine Mile Rd. Southfield, MI 48075
County/Regional-Level Government & Planning	
Oakland County Planning Division 2100 Pontiac Lake Rd. Building 41 West Waterford, MI 48328	SEMCOG 1001 Woodward Ave., Ste. 1400 Detroit, MI 48226
Macomb County Planning & Economic Development 1 South Main St., 7 th Floor Mt. Clemens, MI 48043	Oakland County Board of Commissioners 1200 N. Telegraph Road Pontiac, MI 48341
Local/Municipal-Level Government & Planning	
Chairperson City Of Troy Planning Commission 500 W. Big Beaver Rd. Troy, MI 48084	Chairperson City of Hazel Park Planning Commission 111 E. Nine Mile Rd. Hazel Park, MI 48030
Chairperson City of Clawson Planning Commission 425 N. Main Street Clawson, MI 48017	Chairperson City of Royal Oak Planning Commission 203 S. Troy Street Royal Oak, MI 48067
Chairperson City of Sterling Heights Planning Commission 40555 Utica Road Sterling Heights, MI 48313	Chairperson City of Warren Planning Commission One City Square Warren, MI 48093
Transportation	
The Road Commission for Oakland County 31001 Lahser Road Beverly Hills, MI 48025	RTA of Southeast Michigan 1001 Woodward Ave., Ste. 1400 Detroit, MI 48226
Macomb County Department of Roads County Administration Building 1 South Main Street Mount Clemens, MI 48043	SMART 535 Griswold Street, Ste. 600 Detroit, MI 48226
School Districts	
Madison District Public Schools Administration 26550 John R Road Madison Heights, MI 48071	Lamphere District Public Schools Administration 31201 Dorchester Madsion Heights, MI 48071

Utilities	
DTE Energy- Southeast Planning and Design One Energy Plaza Room 570 SB Detroit, MI 48226	AT&T 208 S. Akard Street Dallas, TX 75202
Comcast Comcast Center 1701 JFK Blvd. Philadelphia, PA 19103	Consumers Energy 4600 Coolidge Hwy. Royal Oak, MI 48073
123 NET 24700 Northwestern Hwy., Ste. 700 Southfield, MI 48075	

DEMOGRAPHICS

1. *What is your relationship with the City of Madison Heights? (select all that apply):*
 - ☐ I am a City of Madison Heights resident.
 - ☐ I am a business owner in the City of Madison Heights.
 - ☐ My place of work is in the City of Madison Heights.
 - ☐ I am a parent of Student in Madison Heights (Lamphere, Madison, private school, etc.)
 - ☐ Other (Please specify)

2. *If you are a resident of Madison Heights, how long have you lived in Madison Heights?*
 - ☐ Less than 1 year.
 - ☐ 1-5 years.
 - ☐ 6-10 years.
 - ☐ 11-20 years.
 - ☐ 21-30 years.
 - ☐ More than 30 years.

3. *If you do not live in Madison Heights, where do you live?*
 - ☐ Royal Oak
 - ☐ Hazel Park
 - ☐ Troy
 - ☐ Clawson
 - ☐ Warren
 - ☐ Sterling Heights
 - ☐ Other: _____

4. *If you live in Madison Heights, please select the term that best describes your residence.*
 - ☐ Single-family house
 - ☐ Duplex
 - ☐ Triplex or Quadplex
 - ☐ Apartment
 - ☐ Condominium
 - ☐ Townhouse
 - ☐ Other: _____

5. *Do you rent or own your place of residence?*
 - ☐ Rent
 - ☐ Own
 - ☐ Other: _____

COMMUNITY CHARACTER

The 2021 Master Plan identifies the following overarching goal relating to Community Character: *We want an authentic positive identity for the city that is reflected in residential neighborhoods as well as along commercial corridors.*

1. *The 2021 Master Plan lists the following objectives relating to "Community Character". How important do you continue to find these objectives? Please **rank** these objectives in order of most important to least important.*
 - The city should focus on enhancing commercial corridors to support walkability and improve community identity.
 - The city should improve communication between residents, city staff, and businesses.
 - The city should promote the use of quality building design and materials to enhance the appearance and long-term maintenance of new development.
 - The city should protect established neighborhoods and business districts from the potentially negative impacts of development, including noise, traffic, waste, odor, and other nuisances through effective and thoughtful site and building design.
2. *What are the three biggest challenges facing Madison Heights in the next ten years (select three)?*
 - ☐ Loss of natural features.
 - ☐ Overdevelopment.
 - ☐ Maintaining public infrastructure.
 - ☐ High cost of living/lack of affordability.
 - ☐ Lack of a traditional downtown district.
 - ☐ Lack of pedestrian connectivity or safe/attractive places to walk.
 - ☐ Lack of transit options or non-motorized transportation options.
 - ☐ Poor quality development and poor land use types.
 - ☐ Traffic congestion.
 - ☐ Attracting and retaining young families/young professionals.
 - ☐ Lack of housing options.
 - ☐ Other: _____
3. *To what extent do you agree with the following statements? (Strongly agree, Somewhat agree, somewhat disagree, strongly disagree, do not agree or disagree, other)*

Madison Heights offers the characteristics of a place I want to live with respect to:

 - ☐ Diverse community.
 - ☐ Employment opportunities.
 - ☐ Diverse retail, entertainment, and recreation opportunities.
 - ☐ Walkability.
 - ☐ Housing diversity.
 - ☐ Availability of public transit and/or non-motorized transportation.
 - ☐ Attractive and desirable neighborhoods.
4. *FREE-FORM COMMENTS RELATING TO COMMUNITY CHARACTER*

HOUSING

The 2021 Master Plan identifies the following overarching goal relating to Housing. *We want attractive, safe, quiet, and well-maintained neighborhoods; a diversified range of housing for people of all ages and abilities; and active neighborhoods that promote community connectedness.*

1. *The 2021 Master Plan lists the following objectives relating to “Housing”. How important do you continue to find these objectives? Please rank these objectives in order of most important to least important.*
 - The city should encourage maintenance of and reinvestment in existing neighborhoods.
 - The city should ensure that infill and redeveloped residential properties are compatible with the surrounding area and adjacent parcels.
 - The city should provide a diverse range of housing options that meet the affordability, maintenance, and lifestyle needs of current and future residents.
 - The city should support neighborhoods by improving walkability and access to goods and services.
2. *How much do you support the following types of housing being built in the City? (Strongly support, somewhat support, somewhat oppose, strongly oppose, no opinion, other):*
 - Single-family detached homes.
 - Tiny homes or accessory cottages on the same lot as an existing home.
 - Accessory apartments above garages.
 - Duplexes (2 units).
 - Attached townhomes.
 - Small-sized multi-family buildings (3-4 units)
 - Mid-sized multi-family buildings (5-25 units)
 - Large sized multi-family buildings (over 25 units)
3. *Where in Madison Heights do you think it would be most appropriate to build duplexes (2 units)? (Select all that apply):*
 - ☐ In residential neighborhoods surrounding the downtown area (11 Mile between Stephenson and Lorenz and John R between Gardenia and 10 Mile).
 - ☐ In residential neighborhoods abutting major roads (e.g. John R, 12 and 13 Mile, Dequindre).
 - ☐ In all residential neighborhoods.
 - ☐ This type of housing is not appropriate anywhere in Madison Heights.
 - ☐ Other: _____

4. *Where in Madison Heights do you think it would be most appropriate to build small-sized multi-family buildings (3-4 units)? (Select all that apply):*

- ☐ In residential neighborhoods surrounding the downtown area (11 Mile between Stephenson and Lorenz and John R between Gardenia and 10 Mile).
- ☐ In residential neighborhoods abutting major roads.
- ☐ In all residential neighborhoods.
- ☐ This type of housing is not appropriate anywhere in Madison Heights
- ☐ Other: _____

5. *Where in Madison Heights do you think it would be most appropriate to build mid to large-sized multi-family buildings)? (Select all that apply).*

- ☐ In areas within and surrounding the downtown area (11 Mile between Stephenson and Lorenz and John R between Gardenia and 10 Mile).
- ☐ Along major roads (John R, 12 and 13 Mile, Dequindre)
- ☐ In all residential neighborhoods.
- ☐ Within the outlots or large parking lots of major commercial centers (Target, Meijer, Lowes, Home Depot, etc.).
- ☐ This type of housing is not appropriate anywhere in Madison Heights.
- ☐ Other: _____

6. *If you moved from your current residence, would you stay in Madison Heights?*

- ☐ Yes
- ☐ No

Why or why not? _____

7. *If you chose to move from your current residence, which of the following housing type would you seek? (select all that apply)*

- ☐ Smaller single-family home
- ☐ Larger single-family home
- ☐ Attached townhome or condominium
- ☐ Duplex (2 unit building)
- ☐ Triplex (3 units) or Quadplex (4 units)
- ☐ Medium to Large Apartment Building
- ☐ Accessory Dwelling Unit (e.g. apartment above garage)
- ☐ Retirement Community
- ☐ Other: _____

8. *FREE-FORM COMMENTS RELATING TO HOUSING*

COMMERCIAL & INDUSTRIAL DEVELOPMENT

The 2021 Master Plan identifies the following overarching goal relating to Commercial & Industrial Development: *We want thriving local businesses and an employed workforce; a convenient selection of goods and services; and a diverse tax base with a resilient economy.*

1. *The 2021 Master Plan lists the following objectives relating to “Commercial & Industrial Development”. How important do you continue to find these objectives? Please rank these objectives in order of most important to least important.*
 - The city should encourage entrepreneurship and growth for diverse businesses of all sizes to promote a balanced local economy.
 - The city should provide incentives and flexible zoning mechanisms for commercial and industrial property owners and tenants to upgrade existing commercial and industrial sites.
 - The city should promote the mix of commercial, office, and industrial uses in a way that fosters collaboration and business growth, while creating a desirable environment for the local workforce.
 - The city should promote walkability by ensuring sufficient local destinations for goods and services.

2. *The City of Madison Heights has a formal Downtown Development Authority (DDA) district along 11 Mile and John R Road south of Gardenia. Prior to reading this survey, were you aware that Madison Heights had a designated downtown district? [SHOW MAP]*
 - ☐ Yes
 - ☐ No
 - ☐ I was aware that we had a downtown, but did not know the boundaries.

3. *How important is it for the City of Madison Heights to focus on the development of a walkable downtown area with a mix of residential, commercial, and office uses.*
 - ☐ Very important
 - ☐ Somewhat important
 - ☐ Not important
 - ☐ No opinion

4. *How strongly do you agree with this statement: Madison Heights should encourage the creative redevelopment or alteration of underutilized parking lots and large regional commercial centers into more walkable centers featuring mixed-use buildings, retail outlots, and residential uses.*
 - ☐ Strongly agree
 - ☐ Somewhat agree
 - ☐ Somewhat disagree
 - ☐ Strongly disagree
 - ☐ No opinion

5. *How strongly do you agree with this statement: Madison Heights should encourage the creative redevelopment or reuse of older, smaller-scale industrial buildings into a mix of land uses, such as mixed-use buildings, retail, and residential uses.*

- ☐ *Strongly agree*
- ☐ *Somewhat agree*
- ☐ *Somewhat disagree*
- ☐ *Strongly disagree*
- ☐ *No opinion*

6. *FREE-FORM COMMENTS RELATING TO COMMERCIAL & INDUSTRIAL DEVELOPMENT*

PUBLIC SERVICES & FACILITIES

The 2021 Master Plan identifies the following overarching goal relating to Public Services & Facilities: *We want recreation facilities and programming that meet the needs and are accessible to all residents; well-maintained infrastructure that meets the needs of current and future residents, businesses and visitors; and excellent public services that meet the health, safety and welfare needs of the community.*

1. *The 2021 Master Plan lists the following objectives relating to “Public Services and Facilities”. How important do you continue to find these objectives? Please rank these objectives in order of most important to least important.*
 - The city should expand the range of recreational opportunities and facilities in Madison Heights in accordance with residents’ needs and abilities.
 - The city should continue to seek opportunities to share facilities with other public and quasi-public agencies such as the school districts and non-profit organizations and institutions.
 - The city should replace aging infrastructure as necessary with technologically-advanced, state-of-the-art infrastructure and materials.
 - The city should evaluate police and fire facilities on a regular basis to determine whether modifications or additions are needed to serve the existing population and new development.
 - The city should continue to cooperate with surrounding communities and the County to provide public services.
 - The city should keep recreation and capital improvement plans up to date.
2. *Do you agree with the following statement? Madison Heights offers a high-level of services to city residents, property owners, and business owners, including responsive, friendly, and well-equipped administrative staff.*
 - ☐ *Strongly agree*
 - ☐ *Somewhat agree*
 - ☐ *Somewhat disagree*
 - ☐ *Strongly disagree*
 - ☐ *No opinion*

3. *How easy do you find it to obtain information pertaining to city services, including planning, zoning, and building related documents?*

- ☐ *Very easy*
- ☐ *Somewhat easy*
- ☐ *Somewhat difficult*
- ☐ *Very difficult*
- ☐ *No opinion*

4. *What is your preferred means to obtain information pertaining to city services? RANK FROM most preferred to least preferred.*

- ☐ Website
- ☐ Phone
- ☐ Digital newsletter
- ☐ Hard-copy newsletter
- ☐ Other: _____

5. *FREE-FORM COMMENTS RELATING TO PUBLIC SERVICES & FACILITIES*

TRANSPORTATION

The 2021 Master Plan identifies the following overarching goal relating to Transportation: *We want an efficient and safe multi-modal transportation network that offers mobility options to residents of all ages and abilities.*

1. *The 2021 Master Plan lists the following objectives relating to “Transportation”. How important do you continue to find these objectives? Please rank these objectives in order of most important to least important.*

- ☐ Promote the use of accepted traffic calming and access management techniques that make all travel safe and efficient.
- ☐ Provide a safe, efficient non-motorized pathway system that provides links to various land uses throughout the city that gives residents choices about their modes of travel.
- ☐ Promote public education about roadway planning and decision making to help residents and property owners understand the short and long-term goals of transportation projects.
- ☐ Require transportation infrastructure decisions that support the land use recommendations of the Master Land Use Plan.
- ☐ Explore innovative traffic designs and flexible engineering standards to improve the safety and efficiency of travel for motorized and non-motorized travel.
- ☐ Explore opportunities for alternative transportation methods for those who don't have access to a car.
- ☐ Monitor and plan for future trends in transportation in terms of autonomous/connected vehicles.

2. From your home or place of work, how often do you walk, bike, or take another form of non-motorized transportation to reach commercial, retail, office, entertainment, or other destinations.
- ☐ Multiple times per day
 - ☐ Once a day
 - ☐ Once every few days
 - ☐ Once a week
 - ☐ Once a month
 - ☐ Never
 - ☐ Other: _____
3. *How would you rate the safety of walking, biking, or taking another form of non-motorized transportation from your home to a commercial, retail, or entertainment destination (very safe, somewhat safe, somewhat unsafe, very unsafe, no opinion).*
- ☐ *Very safe*
 - ☐ *Somewhat safe*
 - ☐ *Somewhat unsafe*
 - ☐ *Very unsafe*
 - ☐ *No opinion*
4. *Do you agree with the following statement: The City should implement and maintain a comprehensive pedestrian network that focuses on creating safe intersections and crossings, encourages pedestrian-scaled streetscapes, and supports walkable land uses.*
- ☐ *Strongly agree*
 - ☐ *Somewhat agree*
 - ☐ *Somewhat disagree*
 - ☐ *Strongly disagree*
 - ☐ *No opinion*
5. *How often do you take transit to reach commercial, retail, office, or entertainment destinations.*
- ☐ Multiple times per day
 - ☐ Once a day
 - ☐ Once every few days
 - ☐ Once a week
 - ☐ Once a month
 - ☐ Never
 - ☐ Other: _____
6. *If more routes, better frequency, and attractive stations/stops were provided, how interested would you be in using transit to reach your place of work, shopping, entertainment, or other destinations?*
- ☐ *Very interested*
 - ☐ *Somewhat interested*
 - ☐ *Not at all interested*
 - ☐ *No opinion*

7. *Please rank these statements relating to city streets in order of most important to least important.*

- ☐ The city should focus on reducing speeding on major streets through street redesign or physical traffic calming measures.
- ☐ The city should focus on reducing speeding on major streets through police enforcement.
- ☐ The city should focus on reducing speeding on neighborhood streets through street redesign or physical traffic calming measures.
- ☐ The city should focus on reducing street traffic/congestion.
- ☐ The city should focus on reducing speeding on neighborhood streets through police enforcement.
- ☐ The city should focus on reducing the ability for drivers to make unsafe lane changes on major streets through street redesign or physical traffic-calming measures.

8. *How supportive would you be of the city installing traffic calming devices, such as curb bump-outs, lane reductions, crosswalk islands, etc. along streets within the downtown district? (Possibly provide pictures as examples)*

- ☐ *Very supportive*
- ☐ *Somewhat supportive*
- ☐ *Not at all supportive*
- ☐ *No opinion*

9. *How supportive would you be of the city installing traffic calming devices such as curb bump-outs, speed tables, etc. within neighborhood streets? (Possibly provide pictures as examples).*

- ☐ *Very supportive*
- ☐ *Somewhat supportive*
- ☐ *Not at all supportive*
- ☐ *No opinion*

10. *FREE-FORM COMMENTS RELATING TO TRANSPORTATION*

Free form comments on any other issue.



MEMORANDUM

Date: June 13th, 2025

To: City of Madison Heights Planning Commission [June 17th Meeting]

From: Matt Lonnerstater, AICP – City Planner

Subject: Religious Institutions & Zoning Districts – Introductory Discussion

Introduction

Staff has been directed to research the zoning designations of existing religious institutions within the City to explore whether proactive rezonings would be appropriate in order to accommodate and streamline future redevelopment. In particular, staff has been asked to focus on religious institutions abutting major collector or arterial streets, as many of these properties have been historically zoned for single-family residential uses which may no longer be appropriate on busy streets.

Please refer to the attached map entitled “Madison Heights Religious Institutions” for the full scope of religious institutions in the City and their respective zoning designations.

Background

Within the Zoning Ordinance, Religious Institutions are defined as:

Religious Institution: Any church, synagogue, mosque, temple or building which is used primarily for religious worship and religious activities, including, as an accessory use, childcare, dining and assembly areas, and educational facilities.

Religious Institutions are split into two tiers in the Zoning Ordinance: those that accommodate less than 75 occupants and those that accommodate more than 75 occupants. The use table below denotes the zoning districts in which religious institutions are permitted, either by-right or as a Special Land Use.

Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Religious Institutions, Private Clubs, and Lodges (less than 75 persons)	S	S	S	S	S	S	S	P	P	P*	P	P	P	P			7.03(39)
Religious Institutions, Private Clubs, and Lodges (greater than 75 persons)	S	S	S	S	S			P	P	S*	S	P					7.03(39)

P = Principal Uses Permitted By-Right

S = Uses Permitted on Special Land Use Approval

Religious Institutions are subject to the use-specific standards contained in Section 7.03.39, as listed below:

(39) RELIGIOUS INSTITUTIONS, PRIVATE CLUBS AND LODGES

- A. *The property shall have primary frontage on an arterial or collector road, as defined in the Madison Heights Master Plan.*
- B. *For the requirements stated in terms of occupancy, the calculation shall be based upon the maximum permitted occupancy determined by the City Fire Marshal and/or Building Official.*
- C. *Accessory child care and educational facilities at a religious institution shall be conducted by the religious organization, where children are in attendance for not greater than four (4) hours per day while persons responsible for the children are attending religious classes or services. Anything in excess of these provisions shall be treated as a principal use and shall be subject to relevant use-specific standards.*

The previous Zoning Ordinance (pre-2024) only permitted religious institutions in single-family residential and office zoning districts. The new Zoning Ordinance permits religious institutions in a greater number of districts, including, in some capacity, residential, office, business, and mixed-use districts. While several parcels improved with religious institutions were rezoned as part of the 2024 zoning rewrite, many still retain their previous single-family residential zoning designation, potentially hindering re-use of the building or larger-scale redevelopment. For example, earlier this year, the church at 1357 W. 14 Mile Road was rezoned from R-1 (One-Family Residential) to B-2 (Community Business) to allow for the by-right adaptive re-use and conversion of the church building into a large-scale childcare facility. In the R-1 district, this type of use would have required a separate Special Land Use approval.

Existing Zoning and Opportunities for Rezoning

There are several single-family-zoned parcels located on collector and arterial roads which should be examined. By proactively rezoning these parcels, the City could allow for expanded redevelopment opportunities and streamlined approval processes. These parcels are highlighted on the following pages. (Note: this report does not analyze religious institutions on local streets within single-family neighborhoods, as single-family zoning remains appropriate here, nor those that already have non-residential or multi-family zoning designations):

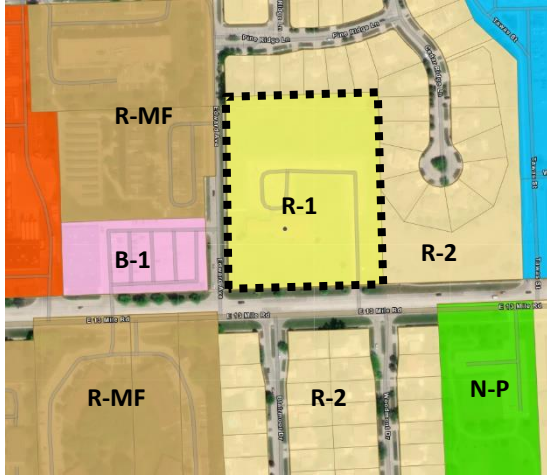
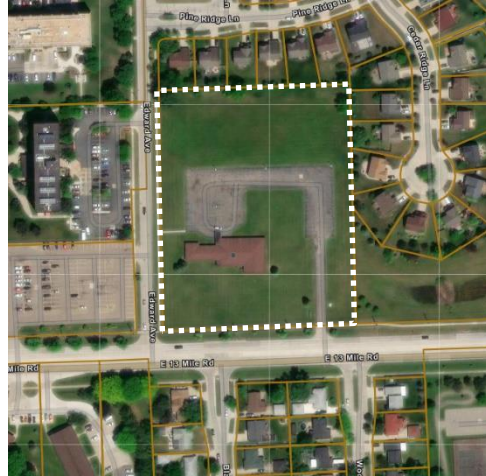
1. Madison Heights Church of Nazarene: 555 E. 13 Mile Road
2. St. Patrick Episcopal Church: 1434 E. 13 Mile Road
3. Arabic Evangelica Alliance Church: 30801 Dequindre Road
4. Gospel Life Church: 1042 E. 12 Mile Road
5. Korean First Central United: 500 W. Gardenia Avenue

Considerations for Discussion

When discussing these properties, the Planning Commission should be aware that rezonings could result in the creation of non-conforming situations, such as non-conforming use, non-conforming building heights, or non-conforming setbacks. Staff highly advises against any rezonings that would create a new non-conforming situation, especially those that would make the existing religious institutions a non-conforming use. While rezonings can streamline future development, it is not the intent to force religious institutions out from their property nor make it more difficult for them to improve/expand their operations.

Additionally, while certain properties could benefit from having multiple zoning districts (for example, commercial or mixed-use in the front and residential in the rear), the Zoning Ordinance prohibits the creation of new split-zoned parcels. Therefore, discussions pertaining to rezoning should apply to the entire subject parcel.

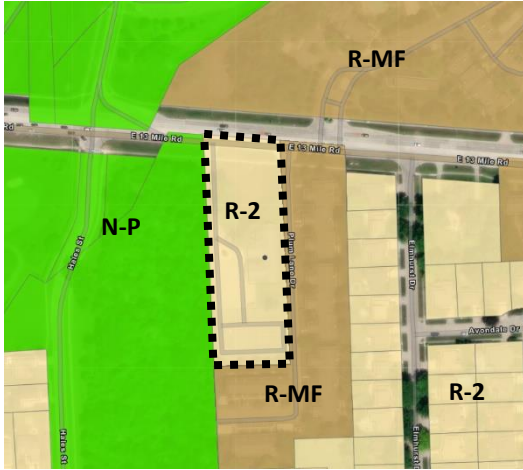

Religious Institutions with Single-Family Zoning Designations located on Arterial or Collector Streets

Madison Heights Church of Nazarene: 555 E. 13 Mile Road	
ZONING	AERIAL
	
Current Zoning: R-1, One-Family Residential	Adjacent Land Uses: North: Single-Family Residential East: Single-Family Residential South: Single-Family Residential West: Medical Office
Size: 5 Acres	
Future Land Use: Single-Family	
Status: Active Church	
Districts to Consider: R-2, R-3, R-MN, R-MF	

Discussion: Under its current zoning designation (R-1), this property is restricted to those uses permitted in the one-family residential districts (primarily single-family homes). The R-1 district has a minimum lot size of one (1) acre, meaning that the property could theoretically only accommodate a total of five (5) single-family detached homes on very large lots. Per the Master Plan, the Future Land Use category for this property is single-family. This portion of E. 13 Mile Road is primarily improved with single-family and multi-family residential uses, with the exception of the Meijer and Sam's Club properties and the Red Oaks Water Park and golf course. A higher density single-family residential district (R-2 or R-3), Residential Mixed-Neighborhood (R-MN) (allowing duplex, multiplex and townhome developments), or Multi-Family Residential (R-MF) district could be appropriate here to keep with the primarily residential character of East 13 Mile. A future redevelopment could accommodate a mixed-use project, with a B-1 Neighborhood Business district fronting 13 Mile and residential towards the rear; however, to avoid split-zoning, this would require a parcel split and coordination with the property owner.

Non-Conformity Consideration: Religious Institutions would continue to be permitted as a Special Land Use under the R-2, R-3, R-MN or R-MF districts. The existing building appears to meet dimensional standards for these districts.

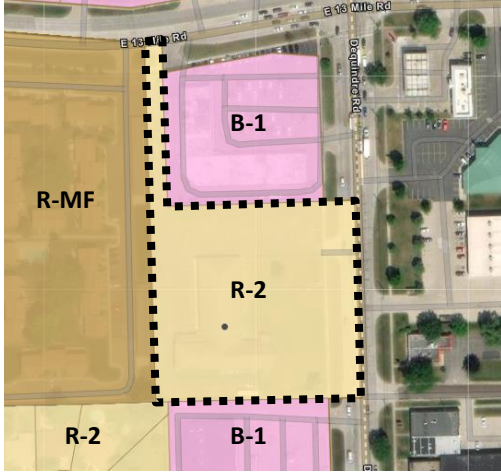
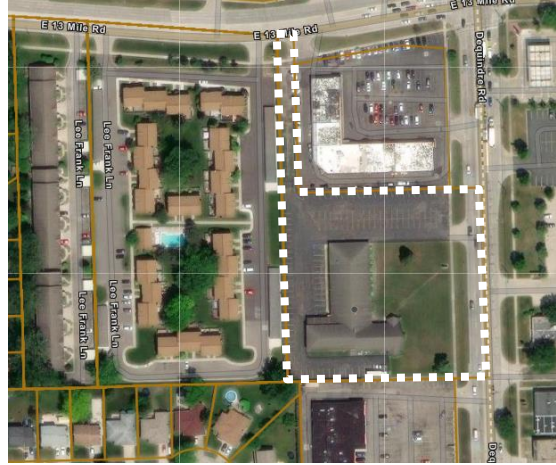
Master Plan Consideration: If a zoning district other than one-family residential is considered for this site, the Future Land Use map should be amended as part of the Master Plan update.

St. Patrick Episcopal Church: 1434 E. 13 Mile Road	
ZONING	AERIAL
	
Current Zoning: R-2, One-Family Residential	Adjacent Land Uses: North: Multiple-Family Residential East: Attached Single-Family Residential South: Attached Single-Family Residential West: Red Oaks Nature Center
Size: 2 Acres	
Future Land Use: Multiple-Family	
Status: Active Church	
Districts to Consider: R-3, R-MN, R-MF	

Discussion: Under its current zoning designation (R-2), this property is restricted to those uses permitted in the one-family residential districts (primarily single-family homes). The R-2 district has a minimum lot size of 7,200 square feet, meaning that the property could theoretically accommodate about twelve (12) single-family detached homes. However, a new private street would likely need to be created to get to this density. Per the Master Plan, the Future Land Use category for this property is multi-family. The property abuts multiple-family residential uses, including townhomes and multi-family buildings, to the north, south, and east and recreational uses to the west. The Multi-Family Residential (R-MF) district could be appropriate here as it would be consistent with the Future Land Use map and adjacent land uses. Higher-density single-family, such as the R-3 or R-MN district, could also be appropriate.

Non-Conformity Consideration: Religious Institutions would continue to be permitted as a Special Land Use under the R-3, R-MN or R-MF districts. The existing building appears to meet dimensional standards for these districts.

Master Plan Consideration: If a district other than multiple-family residential is considered for this site, the Future Land Use map should be amended as part of the Master Plan update.

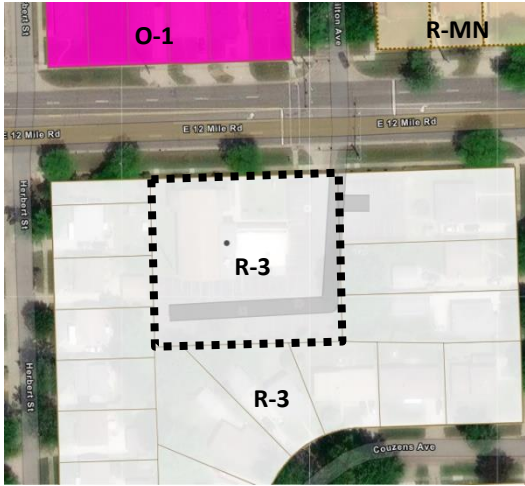

Arabic Evangelical Alliance Church: 30801 Dequindre Road	
ZONING	AERIAL
	
Current Zoning: R-2, One-Family Residential	Adjacent Land Uses: North: Commercial East: Commercial (Warren) South: Commercial West: Multi-Family
Size: 3 Acres	
Future Land Use: Commercial	
Status: Active Church	
Districts to Consider: B-1, R-MF	

Discussion: Under its current zoning designation (R-2), this property is restricted to those uses permitted in the one-family residential districts (primarily single-family homes). The R-2 district has a minimum lot size of 7,200 square feet, meaning that the property could theoretically accommodate about eighteen (18) single-family detached homes. However, a new private street would likely need to be created to get to this density. Per the Master Plan, the Future Land Use category for this property is Commercial. The property abuts commercial/retail properties to the north, south, and east and multi-family residential property to the west. While the B-1 zoning district could be appropriate for future redevelopment as it would be consistent with adjacent land uses and the future land use map, large churches (over 75 occupants) are not permitted in the district. The Multi-Family Residential (R-MF) district could be appropriate here as it would be consistent with the multi-family residential to the west.

Non-Conformity Consideration: Religious Institutions with occupancy under 75 people would continue to be permitted as a Special Land Use under the B-1 district; however, those with occupancy over 75 people would not be permitted. Based on the size of this building and parking lot, we assume that this church accommodates over 75 people. If the B-1 district is considered, the Planning Commission should discuss a text amendment to allow for larger religious institutions in the B-1 district as a Special Land Use, thus avoiding the creation of a non-conforming use on this parcel. However, this text amendment would apply to all B-1 parcels. Alternatively, the church would need to seek approving from the Zoning Board of Appeals for any expansion of the non-conforming use.

Religious Institutions of all sizes would continue to be permitted as a Special Land Use under the R-MF district. The existing building appears to meet dimensional standards for these districts.

Master Plan Consideration: If a district other than commercial is considered for this site, the Future Land Use map should be amended as part of the Master Plan update.



Gospel Life Church: 1042 E. 12 Mile Road	
ZONING	AERIAL
	
Current Zoning: R-3, One-Family Residential	Adjacent Land Uses: North: Single-Family Residential East: Single-Family Residential South: Single-Family Residential West: Single-Family Residential
Size: 0.7 Acres	
Future Land Use: Single-Family	
Status: Active Church	
Districts to Consider: R-MN, R-MF	

Discussion: Under its current zoning designation (R-3), this property is restricted to those uses permitted in the one-family residential districts (primarily single-family homes). The R-3 district has a minimum lot size of 5,000 square feet, meaning that the property could theoretically accommodate about six (6) single-family detached homes. Per the Master Plan, the Future Land Use category for this property is Single-Family Residential. The property abuts single-family uses to the north, south, east and west. The Multi-Family Residential (R-MF) district could be appropriate here as it would be consistent with adjacent residential land uses. The R-MN, Residential Mixed-Neighborhood, district could also be appropriate which would allow for single-family, duplex, triplex, quadplex, and townhome developments on the parcel.

Non-Conformity Consideration: Religious Institutions of all sizes would continue to be permitted as a Special Land Use under the R-MF and R-MN districts. The existing building appears to have a non-conforming front-yard setback under the current R-3 zoning district. However, a rezoning to R-MF or R-MN would likely not create an additional non-conformity.

Staff notes that a portion of the church parking lot is on the adjacent single-family parcel to the east, which is also owned by the church. Based on historic aerial photos, this parking lot expansion was constructed sometime prior to 1974.

Master Plan Consideration: If a district other than single-family residential is considered for this site, the Future Land Use map should be amended as part of the Master Plan update.

Korean First Central United: 500 W. Gardenia Avenue	
ZONING	AERIAL
	
Current Zoning: R-3, One-Family Residential	Adjacent Land Uses: North: Single-Family Residential East: Single-Family Residential South: Single-Family Residential West: Single-Family Residential
Size: 4.75 Acres	
Future Land Use: Single-Family	
Status: Active Church	
Districts to Consider: R-MN	

Discussion: While lower-trafficked than other streets considered in this report, Gardenia is listed as a “collector” street and does serve as an important east-west connector into/from Royal Oak. Under its current zoning designation (R-3), the property is restricted to those uses permitted in the one-family residential districts (primarily single-family homes). The R-3 district has a minimum lot size of 5,000 square feet, meaning that the property could theoretically accommodate about forty-one (41) single-family homes. However, a new private street would likely need to be created to get to this density. Per the Master Plan, the Future Land Use category for this property is Single-Family Residential. The property abuts single-family uses to the north, south, east and west. Properties along Gardenia were rezoned to Residential Mixed-Neighborhood (R-MN) as part of the 2024 zoning update, which allows for single-family, duplex, triplex, quadplex, and townhome-style development. The R-MN, Residential Mixed-Neighborhood, district could be appropriate for this large parcel to allow for a wide range of housing types, including missing-middle housing (duplexes, triplexes, etc.).

Non-Conformity Consideration: Religious Institutions of all sizes would continue to be permitted as a Special Land Use under the R-MN district. The existing building appears to meet dimensional standards for these districts.

Master Plan Consideration: If a district other than single-family residential is considered for this site, the Future Land Use map should be amended as part of the Master Plan update.

Next Steps

If, after discussion, the Planning Commission chooses to move forward with rezoning all or some of the parcels listed in this staff report, or any additional parcels, staff would initiate the rezoning process by having the City Manager submit a Zoning Map Amendment application to the Community and Economic Development Department. While not required, we recommend having staff reach out to the affected religious institutions/property owners to explain the intent behind the rezonings, answer any questions, and see if there are any objections.

Once the rezoning process is started, public notices will be sent to the local newspaper paper and adjacent property owners in accordance with the Madison Heights Zoning Ordinance and the Michigan Zoning Enabling Act. A public hearing will be scheduled at an upcoming Planning Commission meeting (likely August 19th) where the Planning Commission would hear input from the community and then have the option to make a formal recommendation to City Council.

Attachments

- Madison Heights Religious Institutions Zoning Map
- Section 3.06 – Permitted Use Table
- Article 4 – Schedule of Regulations

MADISON HEIGHTS RELIGIOUS INSTITUTIONS

Troy

Warren, Macomb County

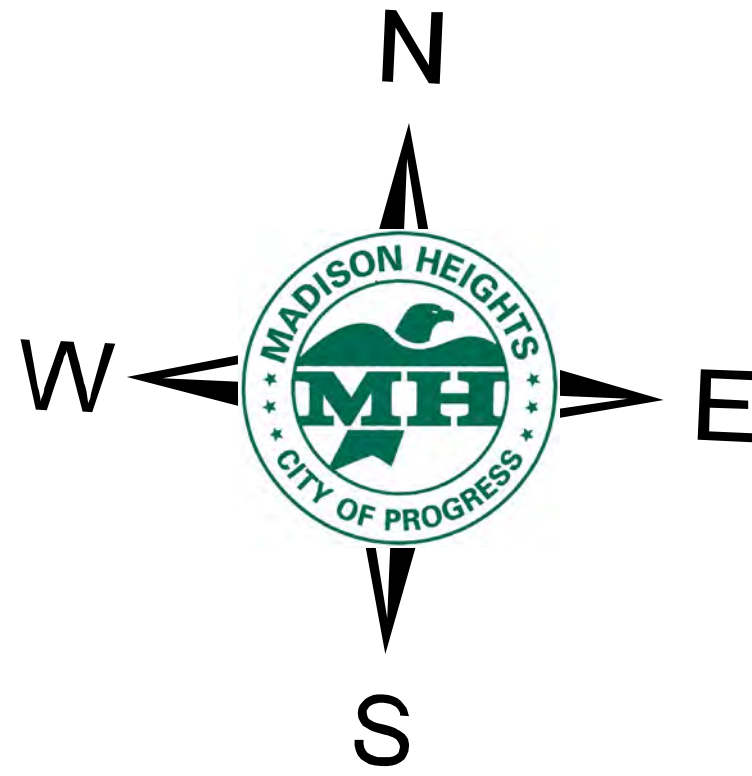
Royal Oak

Hazel Park

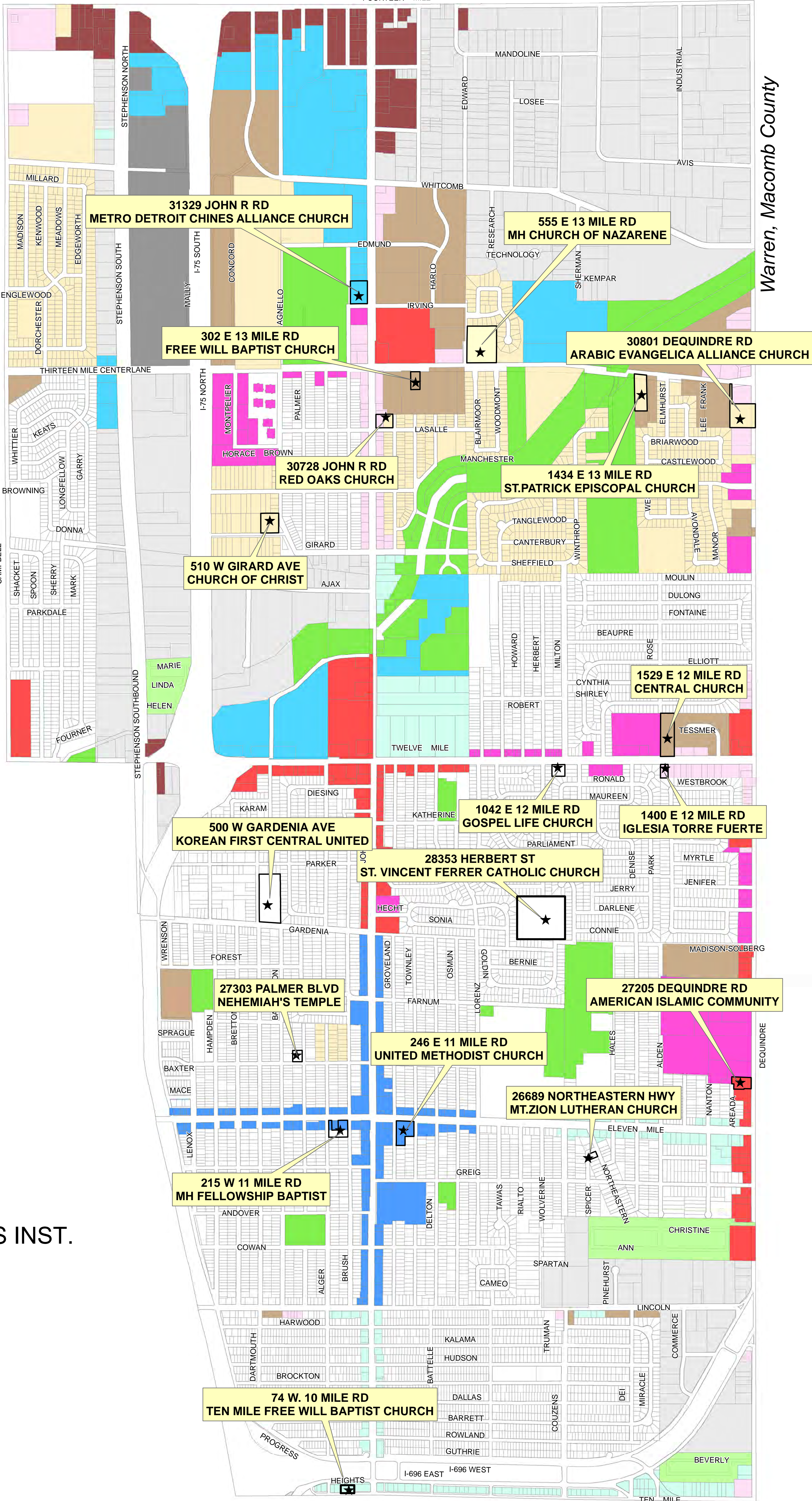
ZONING

- B-1
- B-2
- B-3
- CC
- H-M
- M-1
- M-2
- MUI
- MUI2
- N-P
- O-1
- R-1
- R-2
- R-3
- R-M
- R-MN

★ RELIGIOUS INST.



Scale: N/A



Section 3.06 Permitted Use Table

Uses not listed in a particular Zoning District but permitted elsewhere in the Zoning Ordinance shall be considered prohibited in that Zoning District. However, the Planning and Zoning Administrator or their designee may determine that a use which is not specifically mentioned in this Ordinance is comparable to a permitted or prohibited use in any district, either by right or as a Special Land Use. The Planning and Zoning Administrator may refer a use interpretation to the Zoning Board of Appeals.

The City Center Zoning District is regulated in [City Center District, Section 6.02](#)

Key:

P = Principal Uses Permitted By-Right

S = Uses Permitted on Special Land Use Approval

A = Permitted as an Accessory Use

P/S = May be Permitted By-Right or as a Special Land Use. Refer to use-specific standards

A+S = Permitted as an Accessory Use upon Special Land Use Approval

[blank] = Not Permitted

* = Refer to City Center, [Section 6.02](#), for additional use matrix based on building type.

† = Only permitted in Primary Caregiver Marihuana Grow Overlay District, [Section 5.01](#)

Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Residential Uses																	
Accessory Dwelling Unit	A	A	A	A	A												7.03(1)
Detached One-Family Dwelling	P	P	P	P	P											S	7.03(10)
Townhomes, Attached One-Family Dwellings				P	P						P	P					7.03(45)
Duplexes				P	P												7.03(12)
Multiplexes				P	P												7.03(29)
Multi-Family Dwellings					P					P*		P					7.03(30)
Residential/Commercial Mixed-Use							P	P	P	P*	P	P					7.02(2)
Live/Work				S	S		P				P	P					7.03(23)
Manufactured Homes															P		3.12
Senior Housing, Assisted					S	S						S					7.03(41)
Senior Housing, Independent					P					P*		P					7.03(42)
Child Family Day Care Homes	P	P	P	P	P						P	P				P	7.03(7)
Child Group Day Care Homes	S	S	S	S	S						S	S				S	7.03(7)
Foster Care Family Homes	P	P	P	P	P						P	P				P	7.03(14)
Foster Care Group Homes	S	S	S	S	S						S	S				S	7.03(14)
Commercial Uses																	
Artist Studio						P	P	P	P	P*	P	P	P	P			
Auto Repair and Service (Minor)								S	P		S		S	S			7.03(2)
Auto Repair and Service (Major)								S	S		S		S	S			7.03(2)
Auto Sales (New and Used) and Rental								S	S		S	S	P/S	P/S			7.03(3)
Auto Wash									S								7.03(4)
Banquet/Assembly/Meeting Halls (less than 75 persons)						S	S	P	P	P/S*	P	P	P	P			7.03(5)
Banquet/Assembly/Meeting Halls (greater than 75 persons)								P	P	P/S*	S	P					7.03(5)
Bars and Taprooms							S	P	P	P/S*	P	P	P	P			
Business or Trade Schools						P	S	P	P	P*	S	P	P	P			

Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Child/Adult Day Care Center and Preschools	S	S	S	S	S	P	P	P	P	P*	S	P					7.03(6)
Commercial Kennels and Boarding Facilities								S	S			S	S	S			7.03(8)
Drive-Through Facilities						A+S	A+S	A	A		A+S	A					7.03(11)
Financial Institutions						P	P	P	P	P*	P	P	P	P			
Firearm Retail Sales								P	P				A	A			7.03(13)
Funeral Homes						S		S	S			S					7.03(15)
Gasoline/Recharging Stations								S	S								7.03(16)
General Retail, Small to Mid-Format (up to 30,000 sq. ft.)							P	P	P	P*	P	P					
General Retail, Large Format (>30,000 sq. ft.)								P	P		S	S					
Home Improvement Centers and Garden Centers, Small to Mid-Format (up to 30,000 sq. ft.)							P	P	P	P/S*	P	P	S	S			7.03(17)
Home Improvement Centers and Garden Centers, Large Format (>30,000 sq. ft.)								P	P		S	S	S	S			7.03(17)
Hotels and Lodging Facilities								S	P	P/S*	S	P					7.03(20)
Incubator Kitchen or Catering Facility						S	P	P	P	P*	P	P	P	P			
Indoor Recreational Business							P/S	P	P	P/S*	P/S	P/S	P	P			7.03(21)
Indoor Shooting Range									S				S	S			7.03(22)
Medical Office						P	P	P	P	P*	P	P					
Microbreweries, Wineries and Distilleries							S	P	P	P*	P	P	P	P			
Mobile Food Court (Principal Use)										S*	S	S					7.03(27)
Mobile Food Site (Accessory Use)										A*	A	A					7.03(28)
Outdoor Dining and Seating						A	A	A	A	A*	A	A	A	A			7.03(31)
Outdoor Recreational Business								S	S			S					7.03(32)
Outdoor Sales and Display						A+S	A+S	A	A	A*	A	A	A	A			7.03(33)

Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Personal Service Establishments						P	P	P	P	P*	P	P					
Pharmacy						P	P	P	P	P*	P	P					
Professional Office						P	P	P	P	P*	P	P	P	P			
Restaurant						P	P	P	P	P*	P	P	P	P			
Self-Storage Facility									S				S	S			<u>7.03(40)</u>
Tutoring and Instructional Services						P	P	P	P	P*	P	P					
Tobacco/Smoke Shop or Smoke Lounge								P	P	S*	S	P					<u>7.03(44)</u>
Theater							S	P	P	P*	P	P					
Veterinary Clinic or Animal Grooming						S	S	P	P	P*	P	P					<u>7.03(46)</u>
Industrial Uses																	
Artisan Manufacturing/Makerspace										P*	P	P	P	P			
Contractor's Office						P	P	P	P	P*	P	P	P	P			<u>7.03(9)</u>
Light Industrial, Assembly, Repair and Manufacturing											P		P	P			
Heavy Industrial, Assembly, Repair and Manufacturing														P			
Lumber Yard													S	S			<u>7.03(17)</u>
Fleet Vehicle and Trucking Storage Yard. Commercial Storage of Boats, Trailers, Recreational Vehicles, or other Operable Vehicles or Equipment.													S	S			
Research, Development and Testing Facilities										S*	P		P	P			
General Warehouse and Distribution											P		P	P			
Wholesale Sales/Retail									P		S	S	S	S			
Industrial Tool and Equipment Sales, Rental, Service, Storage and Distribution								P	P	S*	S	P	P	P			
Incubator Workspaces								P	P	P*	P	P	P	P			
Yard Waste Transfer and Composting Facilities														S			
Junk, Tow, or Salvage Yard														S			

Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Recycling Drop Off Centers													S	S			
Recycling Transfer and Processing Facilities														S			
Public & Quasi-Public Uses																	
Hospital						S		S	S								7.03(19)
Public Library, Museum, Art Center, Community Center	S	S	S	S	S	P	P	P	P	P*	P	P	P	P	S	S	
Government Office Building/Courthouse/Public Police and Fire Services	P	P	P	P	P	P	P	P	P	P*	P	P	P	P	P	P	
Post Office					P	P	P	P	P	P*	P	P	P	P			
Religious Institutions, Private Clubs, and Lodges (less than 75 persons)	S	S	S	S	S	S	S	P	P	P*	P	P	P	P			7.03(39)
Religious Institutions, Private Clubs, and Lodges (greater than 75 persons)	S	S	S	S	S			P	P	S*	S	P					7.03(39)
K-12 Schools, Public or Private	S	S	S	S	S	P	S	S	S	S*	S	S					
Institutions of Higher Learning						P	S	P	P	S*	P	P					
Public Parks	P	P	P	P	P	P	P	P	P	P*	P	P	P	P	P	P	
Cemetery	S	S															
Essential Public Utility Services	P	P	P	P	P	P	P	P	P	P*	P	P	P	P	P	P	
Other Uses																	
Accessory Buildings, Structures and Uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	8.03
Temporary Buildings/Uses	P	P	P	P	P	P	P	P	P	P*	P	P	P	P	P	P	7.03(43)
Home Occupation, Minor	A	A	A	A	A					A*	A	A			A	A	7.03(18)
Home Occupation, Major	A+S	A+S	A+S	A+S	A+S					A+S*	A+S	A+S			A+S	A+S	7.03(18)
Parking as a Principal Use	S	S	S	S	S	S	S	S	S	S*	S	S	S	S	S		7.03(34)
Regulated Uses								S	S								7.03(38)
Wireless Communication Facilities	Refer to Section 7.03(47)																
Medical Marihuana Caregiver											P ⁺	P ⁺	P ⁺	P ⁺			7.03(24)
Medical Marihuana and Adult Use Marihuana Safety Compliance Facility						P					P	P	P	P			7.03(25)

Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Medical Marihuana and Adult Use Marihuana Facilities	Refer to Section 7.03(26)																

Article 4.

Schedule of Regulations

Section 4.01 Residential Districts Schedule of Regulations

District	Minimum Lot Size		Maximum Building Height (ft.)	Minimum Yard Setback (ft.)					Maximum Lot Coverage
	Area (sq. ft.)	Width (ft.)		Front	Sides			Rear	
					One	Total	Street		
R-1	43,560	150	25	25 <u>(A)</u>	10 <u>(E)</u>	25	10 <u>(B)</u>	50	25%
R-2	7,200	60	25	25 <u>(A)</u>	5 <u>(E)</u>	14	10 <u>(B)</u>	30	35%
R-3	5,000	40	25	25 <u>(A)</u>	3 <u>(E)</u>	12	10 <u>(B)</u>	20	40%
R-MN <u>(D)</u>	4,000	40	30	25 <u>(A)</u>	3 <u>(E)</u>	12	10 <u>(B)</u>	20	40%
R-MF <u>(D)(F)</u>	7,200	60	40	25 <u>(A)</u>	10 <u>(C)</u>	20 <u>(C)</u>	10 <u>(B)</u>	30	45%
H-M	Refer to <u>Section 3.12</u>								

Notes applicable to all Districts:

1. Refer to Article 7 for standards applicable to specific uses.
2. Refer to Section 8.01 for exceptions to area, setback, and height requirements.
3. Refer to Section 8.03 for accessory buildings, structures and uses.
4. Refer to Article 10 for parking area setback requirements.
5. Refer to Article 11 for landscaping, buffering and screening requirements.
6. Refer to Article 13 for Nonconforming Structures and Lots.

Footnotes

- A. If the average front yard setback of the principal buildings on the same block are less than the minimum front yard setback of the district, the minimum front yard setback of a subject lot may be reduced to that average, provided the principal buildings used in the average are on the same side of the street and in the same zoning district as the subject lot.
- B. In the case of a rear yard abutting a side yard of an adjacent lot, the street side yard shall not be less than the required front yard setback of that district. The front yard setback averaging provision of Footnote (A) shall be available to the street side yard setback.
- C. Where a side yard in an R-MF district abuts a property zoned R-1, R-2 or R-3, the minimum side yard setback shall be increased to 20 feet.

- D. Townhome structures are subject to the dimensional standards of [Section 7.03\(45\)](#). Where the dimensional/design standards of the zoning district and the use-specific standards for townhomes conflict, the use-specific standards for townhomes shall take precedence.
- E. The distance between principal structures located on adjacent lots shall not be less than twelve (12) feet.
- F. One-family, duplex, and multi-plex structures within the R-MF district shall be subject to the setback standards of the R-MN district, including footnote (E) above.

Section 4.02 Mixed-Use and Non-Residential Districts Schedule of Regulations

District	Minimum Lot Size		Maximum Building Height (ft.)	Minimum Yard Setback (ft.)					Maximum Lot Coverage
	Area (sq. ft.)	Width (ft.)		Front	Sides			Rear	
					One	Total	Street		
CC	Refer to Section 6.02								
MUI-1	Refer to Section 3.20								
MUI-2	Refer to Section 3.21								
O-1	--	--	30	20	5 (A)	10 (A)	10	20	--
B-1	--	--	30	5	5 (A)	10 (A)	5	15 (B)	--
B-2	--	--	40	10	10 (A)	20 (A)	10	20 (B)	--
B-3	--	--	40	20	15 (A)	30 (A)	20	20 (B)	--
M-1	--	--	40	50	20 (A)	40 (A)	50	25	--
M-2	--	--	60	50	20 (A)	40 (A)	50	25	--
NP	43,560	150	25	25	10	25	10	50	20%

Notes applicable to all Districts:

- Refer to [Article 7](#) for standards applicable to specific uses.
- Refer to [Section 8.01](#) for exceptions to area, setback, and height requirements.
- Refer to [Section 8.03](#) for accessory buildings, structures and uses.
- Refer to [Article 10](#) for parking area setback requirements.
- Refer to [Article 11](#) for landscaping, buffering and screening requirements.
- Refer to [Article 13](#) for Nonconforming Structures and Lots.

Footnotes

- A. For side yards abutting residential districts:
- In the O-1, B-1, B-2 and B-3 districts, the minimum side yard shall be increased to 20 feet.
 - In the M-1 and M-2 districts, the minimum side yard shall be increased to 50 feet.

B. For rear yards abutting residential districts:

- (1) In the B-1 district, the minimum rear yard setback shall be increased to 20 feet.
- (2) In the B-2 and B-3 districts, the minimum rear yard setback shall be increased to 25 feet.
- (3) In the M-1 and M-2 district, the minimum rear yard setback shall be increased to 50 feet.



City of Royal Oak
203 South Troy Street
Royal Oak, MI 48067
248.246.3000

June 3, 2025

Chairperson
Madison Heights Planning Commission
300 W 13 Mile Rd
Madison Heights MI 48071

Re: Adopted Master Plan

Pursuant to the requirements of the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, the city is notifying the planning commission of each adjacent municipality, the Oakland County Board of Commissioners, the Oakland County Zoning Coordinating Committee, the Road Commission for Oakland County, the Michigan Department of Transportation, and jurisdictional public utility companies, railroads, public transportation systems of its adopted Master Plan.

The **adopted Master Plan** is available online at: www.romi.gov/301/Master-Plan

Respectfully,

CITY OF ROYAL OAK

A handwritten signature in blue ink, appearing to read 'Joseph M. Murphy', is written over the printed name and title.

Joseph M. Murphy
Director of Planning
Community Development Department