

3.1.9

# MX Mixed Use

A. INTENT

The MX Mixed Use district is intended to allow flexibility in the redevelopment of property along Southfield Road, where frontage lots limit the availability of parking and compliance with buildings setbacks. This district will encourage pedestrian-oriented design, and will compliment the Village Center district.

**i** **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Single-family attached dwellings
- ii. Duplex dwelling units
- iii. Multiple-family dwellings
- iv. Professional and administrative offices<sup>ⓘ</sup>
- v. Personal services<sup>ⓘ</sup>
- vi. Restaurants
- vii. Health and fitness facilities
- viii. Business service uses<sup>ⓘ</sup>
- ix. Banks and other financial institutions
- x. Outdoor cafes
- xi. Retail commercial uses<sup>ⓘ</sup>
- xii. Accessory buildings<sup>ⓘ</sup> and uses<sup>ⓘ</sup> customarily incident to any of the above permitted uses
- xiii. Publicly owned and operated parks and parkways
- xiv. Uses similar to any principal permitted use, as determined by the Planning Commission

C. SPECIAL LAND USES

- i. **Drive-through or Drive-in service** §36-6.2 only when located in the side or rear of a building
- ii. **Public utility substations** §36-4.9
- iii. **Places of worship** §36-6.2
- iv. **Assembly and meeting halls** §36-6.2
- v. **Child care centers** §36-6.2
- vi. **Instruction centers for academic and fine arts purposes** §36-6.2
- vii. Uses similar to any special land use in the district, as determined by the Planning Commission, and subject to reasonable conditions to address impacts of similar special land uses.
- viii. Establishments involving the manufacture or sale of any alcoholic beverages regulated by the Michigan Liquor Control Act, MCL 436.1101 et seq.



## D. DEVELOPMENT STANDARDS

### Lot Size

Minimum lot area<sup>☐</sup>: 5,000 sq ft  
 Minimum lot width<sup>☐</sup>: Not specified

### Lot Coverage<sup>☐</sup>

Maximum lot coverage: Governed by setbacks

### Setbacks<sup>☐</sup>

Minimum front yard setback: 0 ft  
 Maximum front setback: 10 ft  
 Minimum rear yard setback:  
     Adjacent to alley/service drive: 5 ft  
     No alley/service drive: 25 ft  
 Minimum side yard setback: 0 ft  
 Build-to-line coverage: 60%

### Building Height<sup>☐</sup>

Maximum building height: 40 feet or 3 stories, whichever is less

### Minimum Floor Height

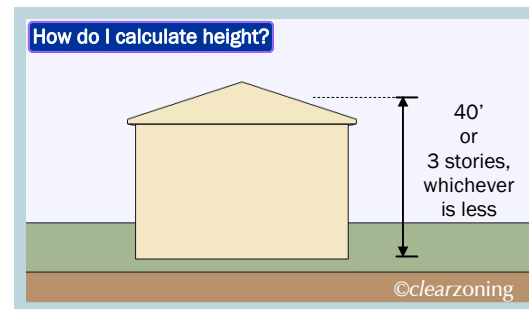
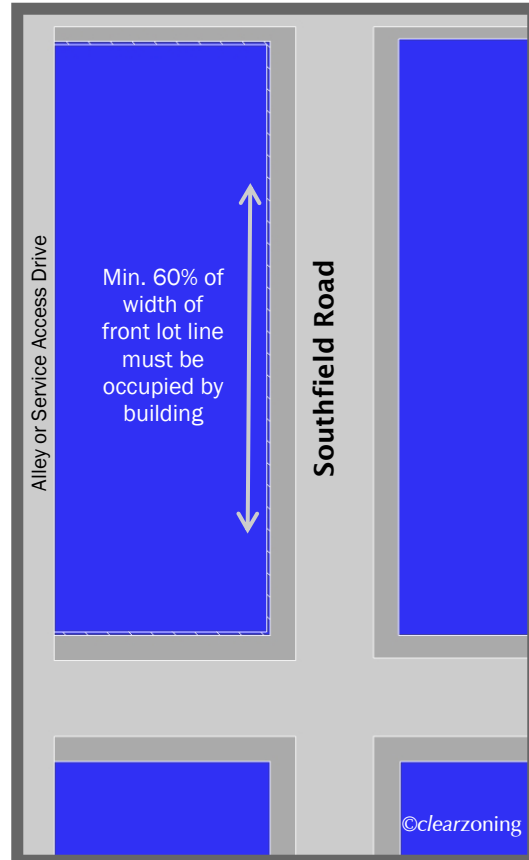
First/ground floor: 14 ft  
 Upper floors: 10 ft

### Parking Setbacks

Minimum setback: 5 ft

### NOTES

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The above drawings are not to scale.

## SELECTED REFERENCES

### 3. Zoning Districts

- **Lots, Use for Yards** §36-3.2

### 4. Use Standards

- **Hours of operation for businesses** §36-4.7
- **Outdoor dining** §36-4.8
- **Mixed Use Building** §36-4.13

### 5. Site Standards

- **Off-street parking** §36-5.13
- **Building Materials** §36-5.4
- **Grades and Drainage** §36-5.9
- **Waste & Rubbish** §36-5.3

### 6. Development Procedures

- **Site Plan Review** §36-6.1
- **Special Land Uses** §36-6.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

