

# Singles And Seniors Swing

Continued from Page 3  
ordinance which has stopped apartment development in Livonia.

The ordinance, which was approved overwhelmingly by voters, prohibits the development of apartments within 1,000 feet of an existing single family home. Since the date of the ordinance's passage, no new land has been zoned for apartments. Only land for

which zoning had already been granted has been developed in apartments.

The ordinance was tested in the courts, where the city lost in two hearings on the validity of the law. A Wayne County judge and a Circuit Court of Appeals panel both ruled that such zoning ordinances cannot be enacted by a petition drive. However, the question is now before the State Supreme Court.

The legal battles about the ordinance so far have not concerned any of the larger questions involved, such as whether an ordinance which, in effect, is a complete prohibition against apartments, is proper.

Some Livonia officials and politicians see resident opposition as a reflection of residents' desires for the wide lawns and open spaces of suburbia. Arguments most often heard at public meetings against apartments include charges that apartment dwellers don't participate in or have interests in the community. In addition opponents charge that apartments are a burden on city and school district charges.

Studies in several cities, including Farmington, have shown that apartments more than pay their way, mainly because they contribute fewer children to the schools per unit than do single family homes.

Reasons aside, the lack of apartments seem to have contrib-

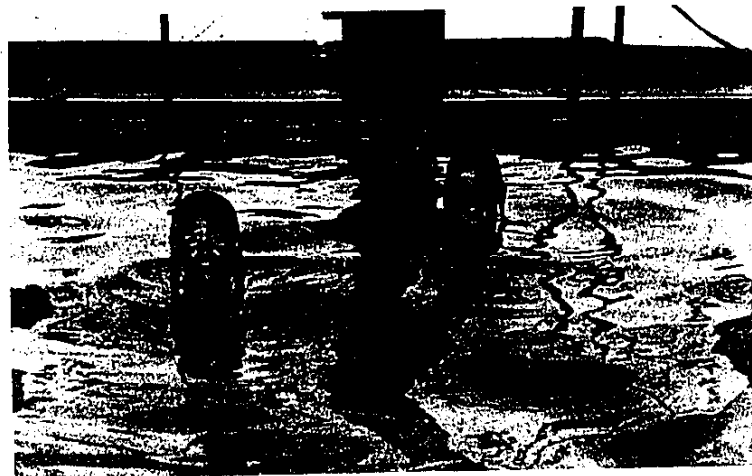
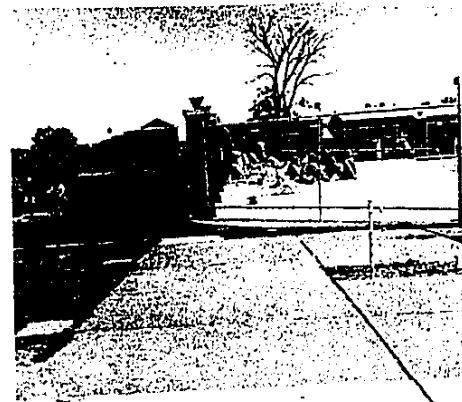
uted to population figures which show fewer young adults and senior citizens living in suburbia.

Livonia, for instance, has a population graph which is shaped like a Michelob beer bottle. When the 1960 and 1970 census figures are compared, Livonia has about the same numbers of residents in both censuses in the 20 to 29 age group and in the over 55 age groups. The big increase was in 19 year olds and under, and in the 35 to 49 age groups.

The alternatives for those without money are few. Younger persons can try to find a roommate. Older persons can try welfare.

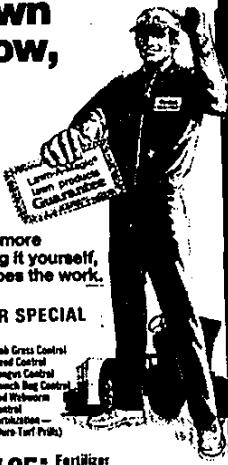


BARBECUES are prohibited at some apartments but Independence Green provides residents with a doorstep grill.



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