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List of Acronyms

AAI	All Appropriate Inquiry
AKT	AKT-Peerless
AMEC	AMEC Environment & Infrastructure, Inc.
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
BEA	Baseline Environmental Assessment
BGS	Below Ground Surface
CAS	Chemical Abstract Service Number
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
COC	Chain of Custody
CREC	Controlled Recognized Environmental Condition
DC	Direct Contact
ECT	Environmental Consulting & Technology, Inc.
EDR	Environmental Data Resources, Inc.
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FINDS	Facility Index System/Facility Registry System
GRCC	Generic Residential Cleanup Criteria
GSI	Groundwater Surface Water Interface
HREC	Historical Recognized Environmental Condition
JPCV	James P. Cole Ventures, LLC
MDEQ	Michigan Department of Environmental Quality
NonGen	Non-generator
NREPA	Natural Resources and Environmental Protection Act
LUST	Leaking Underground Storage Tank
PCB	Polychlorinated biphenyls
PNA	Polynuclear aromatics
PID	Photoionization Detector
PPM	Parts per Million
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SVIAI	Soil Volatilization to Indoor Air Inhalation
SVOC	Semi-volatile Organic Compounds
SWDBG	State-wide Default Background
SWF/LF	Solid Waste Facilities/Landfill
USCS	Unified Soil Classification System
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
WDS	Waste Data System

1.0 Introduction and Discussion

This Baseline Environmental Assessment (BEA), as defined by the Environmental Remediation, Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451, as amended, and the Part 201 Rules promulgated thereunder, has been completed by Environmental Consulting & Technology, Inc. (ECT) on behalf of James P. Cole Venture, LLC (JPCV), for the approximately 17.99-acre property comprised of two (2) parcels of 16.09 acres (Parcel A) located at 1809 James P. Cole Boulevard, and 1.90 acres (Parcel B) located at James P. Cole Boulevard in Flint, Michigan 48503 (herein referred to as the Subject Property). This BEA has been completed pursuant to Section 20126(1)(c) of Part 201 of NREPA PA 451 of 1994, as amended (Part 201).

In conducting this BEA, ECT has considered the results of a historical property use review and a physical reconnaissance performed in general conformance with the scope and limitation of American Society for Testing and Materials (ASTM) Practice E 1527-13. ECT has also obtained and reviewed data from sampling and analytical testing to adequately describe the environmental conditions that exist at the Subject Property at the time of the acquisition by the Submitter.

1.1 Owner/Operator Information

The purchaser of the Subject Property and Submitter of this BEA is James P. Cole Venture, LLC.

1.2 Intended Use of Property

The Submitter intends to redevelop the Subject Property consistent with local zoning and land-use ordinances. Operations on the Subject Property will not require the use of hazardous substances in a manner that would be considered a significant hazardous substance use as defined in Rule 901(o). This is the basis for being able to distinguish the existing contamination from any future release of a hazardous substance on the Subject Property.

1.3 Executive Summary of AAI

On July 11, 2018, AKT-Peerless (AKT), on behalf of JPCV, completed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 for the Subject Property. The Phase I ESA identified five (5) recognized environmental conditions (RECs) in connection with the Subject Property which are as follows:

REC 1 - *"The subject property operated for industrial purposes from 1901 until 1996, specifically as a varnish and spring manufacturer from 1901 until the early 1920s, and then as DuPont from the early 1920s until 1996. Operations on the subject property included the use and/or storage of heavy industrial equipment, various chemicals, various petroleum products, hazardous substances, and/or hazardous wastes.*

Moreover, the subject property was identified on the Waste Data System (WDS) database, the Resource Conservation & Recovery Act - Corrective Action Facilities (RCRAC) database, the Resource Conservation and Recovery Act - Generator Facilities (RCRAGR05) database, the Resource Conservation & Recovery Act Sites with Controls (RCRASC) database, the Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities (RCRAT)

database, the Baseline Environmental Assessment (BEA) database, the Biennial Reporting System (BRS) database, the Enforcement and Compliance History Online (ECHOR05) database, the Facility Registration System (FRSMI) database, the Institutional and Engineering Controls Registry (ICEC) database, the Inventory of Facilities (IF) database, Registered Underground Storage Tank (RUST), the Registered Aboveground Storage Tank (RAST) database, the Leaking Underground Storage Tank (LUST) database, and the Toxics Release Inventory (TRI) database.

According to the RUST database, seven USTs were removed from the ground. Additionally, MDEQ RRD file documentation confirmed a release (C-0226-89) of an unknown substance on June 5, 1989. The confirmed release was granted "closure" by the MDEQ on October 13, 1998. The results of subsurface investigations conducted between 1989 and 2015 identified soil and groundwater contamination at the subject property. Several compounds including benzene, ethylbenzene, 1,2,4-trimethylbenzene isomers, xylenes, benzo(g,h,i)perylene, fluoranthene, indo(1,2,3-cd)pyrene, arsenic, chromium, cobalt, and cyanide were identified in on-site soil and groundwater samples exceeding the current MDEQ Part 201 residential cleanup criteria (RCC).

Based on laboratory analytical results, the subject property meets the definition of a facility, as defined in Part 201 of the NREPA, Michigan Public Act (P.A.) 451, 1994, as amended. A BEA was subsequently disclosed to the MDEQ based upon the facility designation. In AKT Peerless' opinion, the historical use of the subject property and the presence of known contamination at the subject property represent a REC.

Multiple subsurface investigations were conducted on the subject property between 1989 and 2015 to address previously identified environmental concerns. It is AKT Peerless' opinion, the recognized environmental concerns discussed above have been adequately evaluated and no further subsurface investigation activities are recommended at this time. However, as noted previously, the subject property meets the definition of a facility, as defined in Part 201 of the NREPA, Michigan P.A. 451, 1994, as amended. Therefore, AKT Peerless recommends any future owner(s)/operator(s) prepare a BEA report and conduct a Section 20107(a) Documentation of Due Care Compliance (DDCC) Analysis prior to future use and occupancy."

REC 2 - "The northern adjoining property (902 E Hamilton Avenue) historically operated for industrial purposes since at least 1914 until at least 1999. This adjoining property was identified on the Inventory of Facilities (IF) database and the PART 201 database. This adjoining property was also identified on the RUST database with 94 USTs, in which 90 have been removed and 4 are currently in use. This adjoining property was identified on the LUST database with 18 releases, of which 12 are currently listed as "open" by the MDEQ. In AKT Peerless' opinion, the known contamination related to the historical uses of the northern adjoining property and the 12 open releases represents a REC."

REC 3 - "The southwestern adjoining property (1513 St John Street, historically 1517 St John Street) operated as an automotive repair shop since at least 1928 until at least 1967. This adjoining property was identified on the WDS database and the RUST database with one UST, which was removed on January 19, 1999. Additionally, MDEQ RRD file documentation confirmed a release (C-0047-99) of an unknown substance on January 19, 1999. The confirmed release was granted "closure" by the MDEQ on May 16, 1999. In AKT Peerless' opinion, the historical uses of the southwestern adjoining property and historical release represents a REC."

REC 4 - "The western adjoining property (1620 Industrial Avenue) is currently being utilized for the storage of demolition debris. This adjoining property has historically operated for industrial purposes since at least 1902 until at least 1999. This adjoining property was identified on the IF database, the PART 201 database, and the BEA database. Additionally, MDEQ RRD file documentation confirmed a release (C-0146-85) of an unknown substance on June 2, 1987. The confirmed release remains "open" with the MDEQ. In AKT Peerless' opinion, the current use of the western adjoining property, the known contamination related to the historical uses of this adjoining property, and the open release represents a REC."

REC 5 - "The western adjoining property (1002 E Hamilton Avenue) has historically operated for industrial purposes since at least 1902 until at least 1999. This adjoining property was identified on the IF database with a BEA. In AKT Peerless' opinion, that the known contamination related to the historical uses of this adjoining property represents a REC."

Based on these findings, AKT recommended further site investigation and/or assessment for RECs 2 through 5 in order to evaluate potential contaminant migration onto the Subject Property.

The Phase I ESA also identified a Controlled Recognized Condition (CREC) in connection to the Subject Property pertaining to the following:

CREC 1 - *"According to information obtained from a review of Michigan Department of Environmental Quality, (MDEQ) file information, a restrictive covenant was set in place for two locations on Parcel A of the Subject Property dated May 29, 2009. The restrictive covenant includes a land use restriction that prohibits the use of the two areas of the subject property that are not in compliance with the limited or site-specific land use category; it also prohibits groundwater use for any purposes, except for wells and devices that are part of an MDEQ-approved response activity. With these considerations, contamination will remain on site at concentrations that exceeds the MDEQ, Part 201/213 (1994 PA 451) Residential Risk Based Screening Levels. Consequently, the subject property is a "facility" as that term as defined in Part 201."*

A copy of AKT's Phase I ESA is attached hereto as **Appendix A**.

The Submitter is unaware of any abandoned or discarded containers currently present on the Subject Property. Therefore, form EQP4476 is not required as part of this BEA.

1.4 Exceptions or Deletions from AAI Rule

The Phase I ESA included a review of current plat maps, historical plat maps, city directories, aerial photographs, topographic maps, property deeds, tax assessor's records, building permits, environmental reports, historical sources, and personal interviews conducted with individuals and public officials having knowledge of the Subject Property. A systematic review of environmental databases maintained by state and federal government agencies was also performed as required and defined by ASTM Practice E 1527-13. Accordingly, while ECT is unaware of any limitations or exceptions from the standard practice, it recognizes inherent limitations for Phase I ESAs in general, including but not limited to the elimination of uncertainty, non-exhaustive assessment and variable level of inquiry. Readers of this BEA are directed to Section 1.3 of AKT's Phase I ESA for an explanation of these limitations (**Appendix A**).

1.5 Discussion of Data Gaps

In accordance with ASTM Practice E 1527-13, the identification of data gaps, as well as comments on their significance on the ability to identify RECs for the Subject Property is required. As stated in Section 9.0 of the Phase I ESA, AKT identified the following deviations or "significant" data gaps, as defined by §312.10 of AAI final rule and §12.7 of ASTM E1527-13 for the Subject Property:

- *"Due to data failure, AKT Peerless was unable to determine the past development or use of the subject property prior to 1898 after review of reasonably ascertainable historical sources. AKT Peerless considers this to be a significant data gap (as defined by ASTM Practice E 1527) which may have impacted AKT Peerless' ability to identify RECs in connection with the subject property."*

1.6 Previous Baseline Environmental Assessments

ECT is aware of two (2) previous BEAs that were prepared for the Subject Property. A summary of the data collected in support of these BEAs are as follows:

AMEC Environmental & Infrastructure – February 2013

A BEA was prepared and filed by AMEC Environment & Infrastructure, Inc. (AMEC) on behalf of the Mullins Land Company, LLC in February 2013. The BEA was completed based on the identification of seven (7) RECs from a prior Phase I ESA dated January 2013 that was completed by AMEC. These RECs included:

- The historical use of the subject property for manufacturing of varnishes, paints, and adhesives,
- The historical environmental database listings,
- The presence of an operating groundwater treatment system designed to recover light non-aqueous phase liquid (LNAPL) and contaminated groundwater,
- The recorded deed restriction,
- The historical presence of a railroad west of the subject property,
- The historical presence of automobile component factories and bulk petroleum storage facilities on the western adjoining property, and
- The historical presence of automobile component factories and documented releases on the northern adjoining properties.

As noted by AMEC, DuPont conducted several remedial investigations at the Subject Property that included the advancement of over 150 soil borings, the excavation of approximately 20 test pits, over 40 groundwater monitoring well installations, and the collection of soil and groundwater samples for laboratory analysis. AMEC compared soil and groundwater results to the MDEQ Part 201 Residential Cleanup Criteria (RCC). Soil and groundwater exceedances of these criteria were primarily located in the vicinity of Building 6 and a former UST area, located at the southeast property boundary. Based on these historical analytical testing results, DuPont reportedly excavated and disposed of all contaminated soil above the saturated zone that exceeded the MDEQ's Part 201 industrial direct contact criteria. A groundwater treatment system was also installed around the exterior of Subject Building 6, and two land and resource use restrictions areas were filed for the Subject Property.

Applied Science, Inc. – September 2016

A BEA was prepared and filed by Applied Science, Inc. on behalf of C3 PH, LLC in September 2016. Applied Science noted that DuPont entered into a Voluntary Corrective Action agreement with MDEQ that included the excavation of soil impacted above the MDEQ non-residential direct contact cleanup criteria, as well as the operation of a groundwater treatment system designed to remove contaminated groundwater and free product. In 2015, DuPont requested a no further action status with regard to the free product recovery with respect to the absence of free product for a period of 12 consecutive months.

Contamination was still noted on the Subject Property in soil and groundwater above the MDEQ Part 201 Residential Cleanup Criteria (RCC) for VOCs, SVOCs, arsenic, chromium, cobalt, and cyanide, therefore Applied Science concluded that the Subject Property met the definition of a facility as defined in Part 201 of NREPA, Michigan Public Act 451, 1994, as amended.

1.7 Discussion of Environmental Sampling

AKT's Phase I report identifies a recognized environmental condition pertaining to the Subject Property's prior uses which involved use and/or storage of heavy industrial equipment, various chemicals, various petroleum products, hazardous substances, and/or hazardous wastes. A number of investigations between 1989 and 2015 identified soil and groundwater contaminant concentrations that exceeded generic residential cleanup criteria thereby characterizing the Subject Property as a *facility* as defined in Part 201 of NREPA, Michigan Public Act 451, 1994, as amended. Based on the comprehensive sample results, no further subsurface sampling of known on-site contaminant areas were completed for this BEA.

As a result of the findings in the Phase I ESA, ECT performed a Phase II environmental site investigation on August 20, 2018, on behalf of the Submitter for the purpose of evaluating the potential contamination from offsite sources on the Subject Property prior to its acquisition. Specifically, the following evaluation activities were completed:

1.7.1 Soil Sampling

Direct push drilling services were performed by Fibertec Environmental Services, Inc. (Fibertec) using a track-mounted Geoprobe® Model 6620 drilling rig. The final depths of the borings were determined in the field based on observed subsurface soil conditions, the potential migration pathways associated with the RECs, and the depth to groundwater. Six (6) soil borings, designated as GP-1 through GP-6, were completed to depths of 15 feet below ground surface (bgs), except at boring GP-6 where the boring was advanced to a depth of 10 feet bgs. Soil characteristics at each boring were described and logged by a field geologist in general accordance with the Unified Soil Classification System (USCS) and screened for ionizable volatile organic compounds (VOCs) using a MiniRae 3000 photoionization detector (PID) equipped with a 10.6 electron volt (eV) lamp. The PID had a minimum detection limit of 0.1 parts per million (ppm) and was calibrated daily prior to usage. The locations of the soil borings are depicted on **Figure 3**.

Soil borings GP-1, GP-2, GP-5, and GP-6 were located in areas where the construction of new buildings is proposed. For each of these locations, one (1) discrete soil sample was collected for laboratory analytical testing. The soil samples were collected within ten feet below the ground surface based on elevated PID screening results. If there were negligible differences in PID screening results through the soil column, a sample was collected based on soil types or visual observations or at the bottom of the 10-foot interval. Soil descriptions, sample collection intervals, and PID readings are shown on the soil boring logs provided in **Appendix B**. Soil samples selected for laboratory analyses were placed in an ice-filled cooler for transportation to Fibertec's analytical laboratory. All four (4) of the soil samples were analyzed for VOCs, polynuclear aromatics (PNAs), and 10-MI metals as described below in Section 1.7.3. The soil sampling locations are shown on **Figure 3**.

1.7.2 Groundwater Sampling

Groundwater samples were collected to evaluate the potential for the migration of contamination from an off-site source onto the Subject Property. Shallow groundwater samples were collected from temporary monitoring wells TMW-1 through TMW-6, located at soil borings GP-1 through GP-6, respectively. Groundwater was observed in all six (6) soil borings within the maximum explored depth of 15 feet. Temporary monitoring wells were installed using one-inch disposable polyvinyl chloride (PVC) monitoring wells with 10-slot five-foot screens. The depths of the temporary monitoring wells ranged from 9 to 15 feet bgs, depending on the presence of water-bearing soils observed at the soil boring. Groundwater samples were collected from five of the six temporary monitoring wells. TMW-4, located at GP-4, had insufficient groundwater to produce a groundwater sample. The screened depths of the temporary monitoring wells are included on the soil boring logs provided in **Appendix B**.

Groundwater samples were also collected from existing monitoring wells. Shallow groundwater samples were collected from MW-23S, MW-24S, MW-25S, and MW-26S with depths ranging from 6.6 to 12 feet. Deep groundwater samples were collected from MW-23D, MW-24D, MW-25D, and MW-26D with depths ranging from 68 to 89 feet. Five (5) groundwater samples from temporary monitoring wells (TMW-1, TMW-2, TMW-3, TMW-5, and TMW-6) and three (3) groundwater samples from the existing, deep monitoring wells (MW-23D, MW-24D, and MW-26D) were submitted for analysis for VOCs, PNAs, and 10-MI metals as described below in Section 1.7.3. PCBs were additionally requested for analysis at TMW-1 and MW-24D. Groundwater samples collected for laboratory analyses were placed in an ice-filled cooler for transportation to Fibertec's analytical laboratory. Samples collected from MW-23S, MW-24S, MW-25S, and MW-26S were not submitted for laboratory testing due to the lack of visual and olfactory evidence of contamination. The temporary and existing monitoring well locations are included on **Figure 3**.

1.7.3 Location of Known Contamination

Soil

A table comparing the results of the soil analytical testing to the current Part 201 Generic Residential Cleanup Criteria (GRCC) is included in **Table 1**. The soil sampling locations are shown on **Figure 3**. The analytical laboratory testing reports are included in **Appendix C**. Based on observed soil conditions and a review of the analytical testing results, ECT concluded the following:

- No VOCs were detected in the four (4) soil samples. The samples were collected to evaluate shallow contamination.
- No PNAs were detected in the four soil samples. The samples were collected to evaluate for shallow contamination.
- Metals were detected above laboratory reporting limits in all soil samples (from soil borings GP-1 through GP-4). The samples were collected to evaluate for shallow contamination in the vicinity of proposed buildings. A concentration of arsenic exceeds the state-wide default background (SWDBG), drinking water protection, groundwater surface water interface (GSI) protection, and residential direct contact. Concentrations of total chromium and selenium exceeds the SWDBG and the GSI protection. The concentration of mercury exceeds the GSI protection criterion, but not the SWDBG. Concentrations of barium, cadmium, copper, lead, silver, and zinc did not exceed their respective SWDBG or criteria. Concentrations of metals that exceed the residential criteria limit are discussed below.
 - Arsenic was detected in every sample at concentrations ranging from 1,400 to 9,900 µg/kg. The concentration of arsenic at GP-2 (3-5') exceeds the SWDBG value (5,800 µg/kg), the DW protection (4,600 µg/kg), the GSI (4,600 µg/kg) protection, and the residential direct contact (7,600 µg/kg) cleanup criteria. Under the Part 201 rules, background values for metals may be substituted for GRCC if the background concentrations are higher than the cleanup criteria. The arsenic concentration is above the SWDBG value, but it is below region-specific background values as presented in the Michigan Department of Environmental Quality (MDEQ) *Michigan Background Soil Survey 2005 (Updated 2015)*. MDEQ has begun accepting these regional soil background values based on the empirical average regional background concentration plus two standard deviations. Therefore, the acceptable background value for arsenic in clay soils within the Erie Glacial Lobe is 31,400 µg/kg. Substituting this value for GRCC results in arsenic concentrations not exceeding GRCC.
 - Chromium was detected in all soil samples at concentrations ranging from 4,000 to 27,000 µg/kg. The concentration of chromium collected from GP-1 (3-5') exceeds the SWDBG (18,000 µg/kg) and GSI protection (3,300 µg/kg) criterion. Due to a higher acute toxicity for hexavalent chromium (Cr(VI)) compared to the more commonly occurring trivalent chromium Cr(III), the Part 201 GRCC for chromium are based on the risks associated with Cr(VI). No Part 201 GRCC are established for Cr(III), but there is a SWDBG level for Cr(III) that is set at 18,000 µg/kg. The laboratory analyses performed for the soil samples represents a total chromium concentration, and does not differentiate between Cr(III) and Cr(VI). Unless additional analyses are performed to specifically test for Cr(VI), the conservative approach is to compare the reported concentrations to the Part 201 Cr(VI) GRCC and the Cr(III) background values.
 - Selenium was detected in two (2) soil samples at concentrations ranging from 240 to 630 µg/kg. The concentration of selenium collected from GP-2 (3-5') exceeds the SWDBG (410 µg/kg) and the GSI protection (400 µg/kg) cleanup criteria. The concentrations of arsenic, chromium, and selenium at GP-1 and GP-2 exceed their respective residential criteria.

Groundwater

A table comparing the results of the groundwater analytical testing to the current Part 201 Generic Residential Cleanup Criteria (GRCC) is included in **Table 2**. The soil sampling locations are shown on **Figure 3**.

The analytical laboratory testing reports are included in **Appendix C**. Based on observed groundwater conditions and a review of the analytical testing results, ECT concluded the following:

- Several VOCs were detected in four groundwater samples: TMW-1, TMW-2, TMW-3, and TMW-5. The samples were collected to evaluate for potential contaminant migration onto the subject property. Benzene was detected in two groundwater samples (TMW-1 and TMW-5) at concentrations ranging from 1.2 to 180 µg/L. The concentrations of benzene at TMW-1 exceed the drinking water protection (5.0 µg/L) and GSI protection (12 µg/L) criteria. Isopropylbenzene was detected in one groundwater sample, TMW-1, at a concentration of 32 µg/L. The concentration of isopropylbenzene exceeds the GSI protection (28 µg/L) criterion. Naphthalene (also discussed under PNAs) was detected in one groundwater sample at a concentration of 39 µg/L. The concentration of naphthalene collected from TMW-1 exceeds the GSI protection (11 µg/L) criterion. Trichloroethene was detected in one groundwater samples at a concentration of 5.3 µg/L. The concentration of trichloroethene collected from TMW-3 exceeds the drinking water protection (5.0 µg/L) criterion. Xylenes were detected in one groundwater sample at a concentration of 60 µg/L. The concentration of xylenes collected from TMW-1 exceeds the GSI protection (41 µg/L) criterion. The concentrations of benzene, isopropylbenzene, naphthalene, trichloroethene, and xylenes in two groundwater samples exceed their respective GRCC. Acetone, sec-butylbenzene, ethylbenzene, n-propylbenzene, toluene, trichlorofluoromethane, 1,2,4-trimethylbenzene (TMB), and 1,3,5-TMB were detected, but the concentrations were below their respective cleanup criteria.
- PNAs were detected in one groundwater sample: TMW-1. Samples were collected to evaluate for potential contaminant migration onto the subject property. Naphthalene (also discussed under VOCs) was detected in one groundwater sample at a concentration of 39 µg/L. The concentration of naphthalene collected from TMW-1 exceeds the GSI protection (11 µg/L) criterion. The concentration of naphthalene in one groundwater sample exceeds the respective residential cleanup criteria. There were no other detections of PNAs.
- Metals were detected above laboratory reporting limits in all groundwater samples, except TMW-1. The samples were collected to evaluate for potential contaminant migration onto the subject property. Concentrations of arsenic, cadmium, and lead exceed the drinking water and GSI criteria. Concentrations of copper exceed the GSI criterion. Concentrations of metals that exceed the residential criteria limit are discussed below.
 - Arsenic was detected in two groundwater samples (TMW-2 and TMW-5) at concentrations ranging from 18 to 25 µg/L. The concentrations exceed the DW (10 µg/L) and the GSI (10 µg/L) criteria.
 - Cadmium was detected in two groundwater samples (MW-23D and MW-26D) at concentrations ranging from 11 to 51 µg/L. The concentrations exceed the DW (5.0 µg/L) and the GSI (2.5 µg/L) criteria.
 - Copper was detected in eight groundwater samples at concentrations ranging from 5.0 to 32 µg/L. The concentrations of copper collected from TMW-2 and TMW-3 exceed the GSI (13 µg/L) criteria.
 - Lead was detected in three groundwater samples at concentrations ranging from 3.0 to 20 µg/L. The concentrations of lead collected from TMW-2 and TMW-3 exceed the DW (4.0 µg/L) and the GSI (14 µg/L) criteria.
 - The concentrations of arsenic, cadmium, copper, and lead exceed their respective residential criteria.

- PCBs were not detected in the two groundwater samples (TMW-1 and MW-24D), which were collected to evaluate for potential contaminant migration onto the Subject Property.

In determining the sample locations and analytical testing parameters described herein, ECT relied upon its best judgment of the hazardous substances most likely to be present with respect to the prior uses of the adjacent properties. Readers should note that the presence of all possible contaminants has neither been confirmed as a part of this assessment, nor is such confirmation a required element of this BEA.

1.7.4 Basis for Concluding Facility Status

A comparison of analytical data obtained as a result of ECT's August 2018 sampling of areas of the Subject Property potentially affected by the migration of contaminants by off-site sources indicates the presence of VOCs, SVOCs and Michigan 10 Metals within the groundwater, and Michigan 10 Metals at concentrations exceeding levels exceeding the corresponding GRCC established for residential uses under the NREPA, 1994 PA 451, as amended. In addition, contamination remains on the Subject Property in both soil and groundwater above the GRCC for VOCs, SVOCs, arsenic, chromium, cobalt, and cyanide as detailed in the BEA report that was prepared by Applied Science, Inc. in September 2016. Accordingly, the Subject Property described herein meets the definition of a "facility" under Part 201 of the NREPA.

2.0 Property Information

2.1 Legal Description

The Subject Property is located on the southwest corner of East Hamilton Avenue and James P. Cole Boulevard, north of East Wood Street in the City of Flint. Parcel A is located at 1809 James P. Cole Boulevard while Parcel B has no address number on James P. Cole Boulevard, Sections 6 and 7, Township 7 North, and Range 7 East of the Flint North Quadrangle Map, in Flint, Genesee County, Michigan 48503. The Parcel ID (Tax ID) numbers for the Subject Property are:

Parcel A – (Parcel ID: 41-06-452-014)

THAT PART OF BLKS 29, 30, 31, 32, 33 AND 34 OF OAK PARK SUBDIVISION OF PART OF SECS 1 & 2 OF SMITH'S RESERVATION AND PT OF VACATED ST JOHN ST AND OTHER VACATED STREETS AND PT OF LOTS 1 THRU 15, 19 AND 24 THRU 29 AND INCL ALL OF LOTS 16 THRU 18 AND 20 THRU 23 OF PLAT OF FLANDERS & HOURANS SUBDIVISION AND PT OF THE OLD RR ROW AND OTHER LANDS DESC AS: COM AT THE SW COR OF LOT 25 OF SD PLAT OF FLANDERS & HOURANS SUBDIVISION; TH N 24 DEG 13' 00" E ALG THE ELY ROW LINE OF ST JOHN ST, 211.50 FT; TH N 65 DEG 47' 00" W, 2.35 FT; TH N 64 DEG 31' 55" W, 158.28 FT; TH S 40 DEG 14' 11" E, 1.25 FT; TH N 72 DEG 44' 20" W, 19.17 FT; TH N 17 DEG 08' 12" E, 154.66 FT; TH N 20 DEG 09' 39" E, 288.13 FT; TH N 19 DEG 17' 08" E, 35.22 FT TO POB OF THIS PARCEL OF LAND; TH CONT N 19 DEG 17' 08" E, 101.73 FT; TH N 22 DEG 04' 49" E, 50.04 FT; TH N 23 DEG 58' 29" E, 150.06 FT; TH N 20 DEG 22' 22" E, 110.76 FT; TH N 18 DEG 10' 21" E, 240.78 FT; TH ALG THE ARC OF A CURVE TO THE RIGHT WITH RADIUS OF 1128.83 FT, A DIST OF 144.58 FT, THE LONG CHORD BEARING N 21 DEG 50' 20" E, 144.48 FT; TH N 65 DEG 35' 31" W, 18.63 FT; TH N 14 DEG 02' 16" E, 175.59 FT; TH N 15 DEG 44' 18" E, 271.61 FT; TH N 78 DEG 57' 09" W, 23.05 FT; TH N 11 DEG 47' 00" E, 98.38 FT; TH N 67 DEG 01' 34" W, 0.61 FT; TH N 12 DEG 12' 29" E, 165.28 FT TO A FOUND PT ON THE SLY LINE OF HAMILTON AVE; TH ALG SD HAMILTON AVE AS MONUMENTED, S 89 DEG 06' 53" E, 62.00 FT; TH S 89 DEG 47' 46" E, 33.97 FT TO THE PC OF A NON-TANGENT CURVE TO THE RIGHT, WITH RADIUS OF 597.53 FT; TH ALG THE ARC OF SD CURVE A DIST OF 60.67 FT, THE LONG CHORD BEING S 74 DEG 59' 40" E, 60.64 FT TO THE PC OF A COMPOUND NON-TANGENT CURVE TO THE RIGHT WITH RADIUS OF 45 FT; TH ALG THE ARC OF SD CURVE A DIST OF 31.86 FT, THE LONG CHORD BEING S 51 DEG 48' 10" E, 31.20 FT TO THE PC OF A COMPOUND NON-TANGENT CURVE TO THE RIGHT WITH RADIUS OF 587.53 FT; TH ALG THE ARC OF SD CURVE A DIST OF 75.12 FT, THE LONG CHORD BEING S 64 DEG 34' 42" E 75.07 FT TO THE PT OF SD CURVE; TH S 61 DEG 53' 52" E, 5.55 FT TO THE PC OF A CURVE TO THE RIGHT WITH RADIUS OF 94.30 FT; TH ALG THE ARC OF SD CURVE ENTERING THE WLY ROW LINE OF JAMES P COLE BLVD, A DIST OF 104.95 FT, THE LONG CHORD BEING S 30 DEG 02' 03" E, 99.62 FT TO THE PT OF SD CURVE; TH S 02 DEG 02' 06" W 98.42 FT; TH S 71 DEG 22' 00" E, 1.45 FT; TH S 02 DEG 02' 06" W, 300.76 FT TO THE PC OF A CURVE TO THE RIGHT WITH RADIUS OF 1412.54 FT; TH ALG THE ARC OF SD CURVE A DIST OF 736.52 FT, THE LONG CHORD BEING S 16 DEG 58' 15" W, 728.21 FT TO THE PT OF SD CURVE; TH S 31 DEG 54' 21" W, 302.86 FT TO THE PC OF A CURVE TO THE LEFT, WITH RADIUS OF 1183.35 FT; TH ALG THE ARC OF SD CURVE A DIST OF 563.24 FT, THE LONG CHORD BEING S 18 DEG 16' 15" W, 557.94 FT; TH S 04 DEG 38' 00" W, 197.79 FT TO THE PC OF A CURVE TO THE RIGHT WITH RADIUS OF 15.21 FT; TH ALG THE ARC OF SD CURVE A DIST OF 29.05 FT, THE LONG CHORD BEING S 59 DEG 21' 47" W, 24.83 FT TO THE PT OF SD CURVE; TH N 20 DEG 13' 00" E, 10.01 FT; TH N 66 DEG 59' 02" W, 206.45 FT TO A PT ON A CURVE TO THE RIGHT WITH RADIUS OF 24.68

FT; TH ALG THE ARC OF SD CURVE A DIST OF 18.13 FT, THE LONG CHORD BEING N 03 DEG 10' 06" E, 17.73 FT TO THE PT OF SD CURVE; TH N 24 DEG 13' 00" E, 184.72 FT; TH N 17 DEG 35' 25" E, 447.25 FT; TH N 23 DEG 47' 39" E, 32.57 FT TO A BLDG CORNER; TH N 65 DEG 52' 07" W, ALG A BLDG WALL LINE EXT, 169.12 FT TO THE POB. CONT 15.79 ACRES. SPLIT

Parcel B – (Parcel ID: 41-06-452-015)

THAT PART OF VACATED ST JOHN ST AND OTHER VACATED STREETS, PT OF THE OLD RR ROW AND OTHER LANDS DESC AS: COM AT THE SW COR OF LOT 25 OF PLAT OF FLANDERS & HOURANS SUBDIVISION; TH N 24 DEG 13' 00" E, ALG THE ELY ROW LINE OF ST JOHN ST, 211.50 FT TO THE POB; TH N 65 DEG 47' 00" W, 2.35 FT; TH N 64 DEG 31' 55" W, 158.28 FT; TH S 40 DEG 14' 11" E, 1.25 FT; TH N 72 DEG 44' 20" W, 19.17 FT; TH N 17 DEG 08' 12" E, 154.66 FT; TH N 20 DEG 09' 39" E, 288.13 FT; TH N 19 DEG 17' 08" E, 35.22 FT; TH ALG A BLDG WALL LINE EXT S 65 DEG 52' 07" E, 169.12 FT TO A BLDG CORNER; TH S 23 DEG 47' 39" W, 32.57 FT TO A BLDG CORNER; TH S 17 DEG 35' 25" W, 447.25 FT TO THE POB. CONT 1.90 ACRES. SPLIT ON 12/06/2005 FROM 41-06-452-013; 2003 PARCEL DIVISION OF 11-06-452-011-9

Site photographs of the Subject Property and the surrounding area are presented in Appendix C of AKT's Phase I ESA (**Appendix A**).

2.2 Property Boundaries

The location of the Subject Property is shown on **Figure 1**, Subject Property Location Map and the general layout of the Subject Property is shown on **Figure 2**, Site and Surrounding Properties Map.

2.3 Site Map

A scaled site map, showing sample locations, depths is provided as **Figure 3**.

2.4 Subject Property Location

The Subject Property is comprised of two (2) parcels of land, comprising approximately 17.99-acres (Parcel A 16.09 acres and Parcel B 1.90 acres), and is located on the southwest corner of East Hamilton Avenue and James P. Cole Boulevard, north of East Wood Street in the City of Flint, Michigan, and has the following common address:

1809 James P. Cole Boulevard
Flint (Genesee County), Michigan 48503

2.5 Spatial Data

The Subject Property is located in Sections 6 and 7, Township 7 North, and Range 7 East of the Flint North Quadrangle Map, in Flint, Genesee County, Michigan. A geographic reference point for the Subject Property (Latitude [North]: 43.0324828 - 43° 1' 56.9382", Longitude [West]: 83.684671 - 83° 41' 4.815") was determined by Geosearch as part of the radial search activities and database review performed in support of AKT's Phase I ESA.

3.0 Facility Status

3.1 Known Contamination

Listings of the contaminants identified at the Subject Property by ECT in excess of the corresponding analytical reporting limits are provided together with the corresponding Chemical Abstract Service Numbers (CAS #) in Table 3 below.

Table 3. Contaminants of Concern

Contaminants of Concern	CAS Number	Criteria Exceeded
Benzene (groundwater)	71432	DW, NRDW, GSI
Isopropylbenzene (groundwater)	98828	GSI
Naphthalene (groundwater)	91203	GSI
Trichloroethene (groundwater)	79016	DW, NRDW
Xylenes (groundwater)	1330207	GSI
Arsenic (groundwater and soil)	7440382	DW, NRDW, GSI, DC
Cadmium (groundwater)	7440439	DW, NRDW, GSI
Chromium (soil)	18540299	GSI
Copper (groundwater)	7440508	GSI
Lead (groundwater)	7439921	DW, NRDW, GSI
Selenium (soil)	7782492	GSI

DW: Drinking Water Protection, NRDW: Non-Residential Drinking Water, DC: Direct Contact, GSI: Groundwater Surface Water Interface

The listing of these contaminants is in addition to the contaminants previously documented in prior BEAs that were prepared by others for the Subject Property. See **Appendices D and E** for copies of these reports.

3.2 Laboratory Data

Copies of the analytical laboratory reports and chain-of-custody (COC) documentation for the samples collected by ECT on August 20, 2018 are included in **Appendix C**.

4.0 BEA Author

The primary author of this BEA was Ryan P. Higuchi, whose contact information is provided as follows:

Ryan Higuchi
Senior Associate Scientist III
Environmental Consulting & Technology, Inc.
2200 Commonwealth Boulevard, Suite 300
Ann Arbor, Michigan 48105
rhiguchi@ectinc.com
Tel. (734) 769-3004

BEA Review and Interpreter of this BEA was John D'Addona, P.E. who is a qualified Environmental Professional (EP) with over 30 years of experience in the environmental industry. His experiences include the management and review of hundreds of Phase I and II ESAs, BEAs, and Due Care Plans. His contact information is as follows:

John D'Addona, P.E.
Principal Engineer
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Ann Arbor, Michigan 48105
jdaddona@ectinc.com
Tel. (734) 769-3004

5.0 **ASTM Phase I ESA and AAI Documentation**

A Phase I ESA, completed by AKT, is included as **Appendix A**. The Phase I ESA was completed in general accordance with ASTM Practice E 1527-13. The purpose of ASTM Practice E 1527-13 is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of commercial real estate properties with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA; 42 U.S.C. §9601) and petroleum products. The objective of Phase I ESAs is to provide all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B) to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (a.k.a., landowner liability protections). The Phase II ESA investigation was completed in general accordance with ASTM Practice E1903-11, the Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process.

This BEA has been completed pursuant to Section 20126(1)(c) of Part 201 of the Natural Resources and Environmental Protection Act (NREPA) PA 451 of 1994, as amended (Part 201). In the preparation of this BEA, ECT considered hazardous substances as defined by Section 20101(1)(y) and/or regulated substances as defined by Section 21303(g). This BEA follows the suggested format for the "Contents of BEA Report," presented in EQP 4012 (02/2015).

6.0 References

Part 201 of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended.

ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

ASTM Practice E1903-11, Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process.

Phase I Environmental Site Assessment, Parcels 41-06-452-014 and 41-06-452-015, City of Flint, Michigan prepared by AKT-Peerless, and dated July 11, 2018.

Baseline Environmental Assessment, Former DuPont Automotive Works Site 1555 James P. Cole Boulevard, Flint, Genesee County, Michigan prepared by AMEC Environment and Infrastructure, Inc. and dated January 4, 2013.

Baseline Environmental Assessment, 1555 James P. Cole Boulevard, Flint, Genesee County, Michigan prepared by Antea Group and dated December 7, 2016.

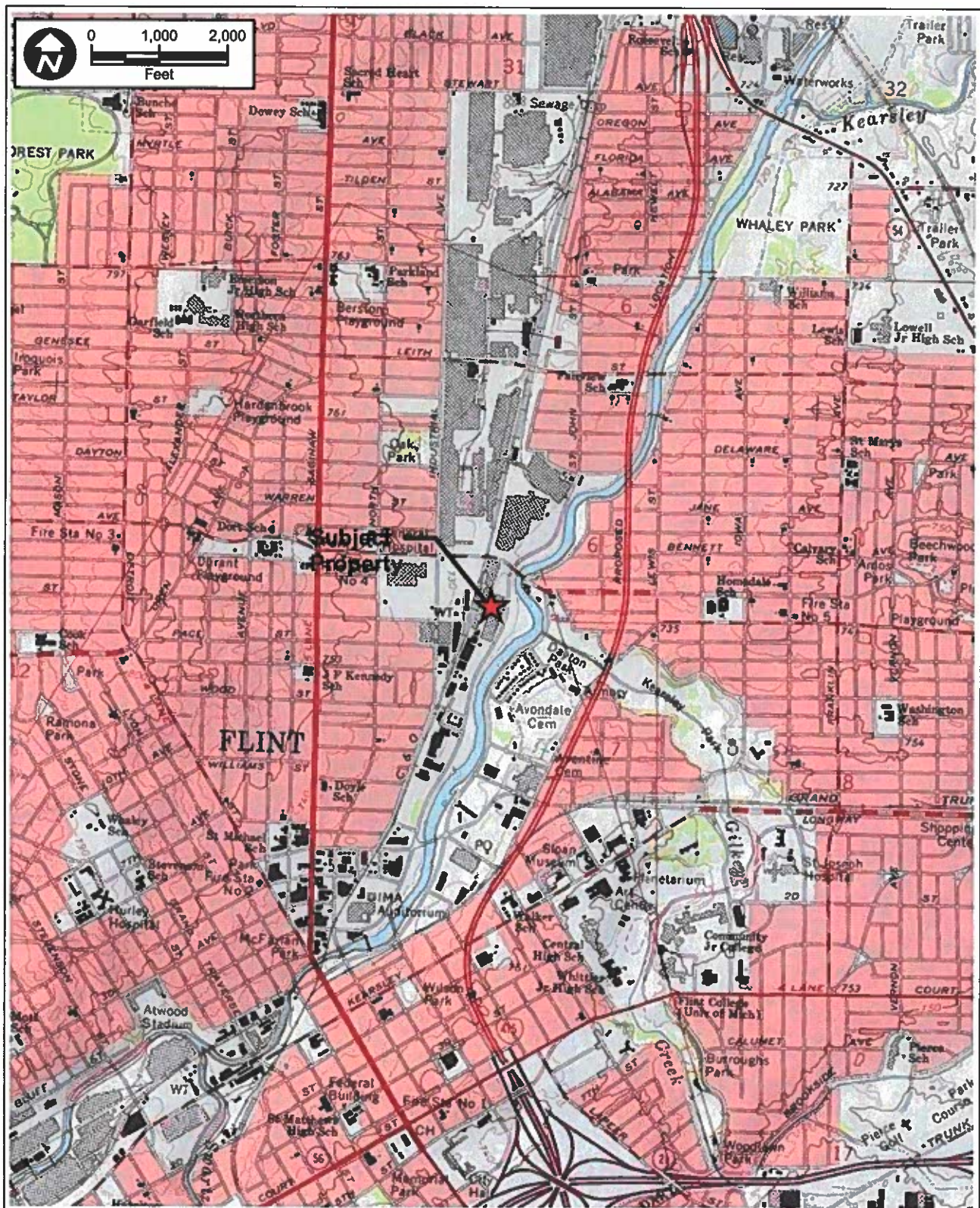


FIGURE 1.
SITE LOCATION MAP
PARCEL IDs: 41-06-452-014 & 41-06-452-015
FLINT, MI. 48503

Sources: ECT, 2018.

ECT Environmental
 Consulting &
 Technology, Inc.

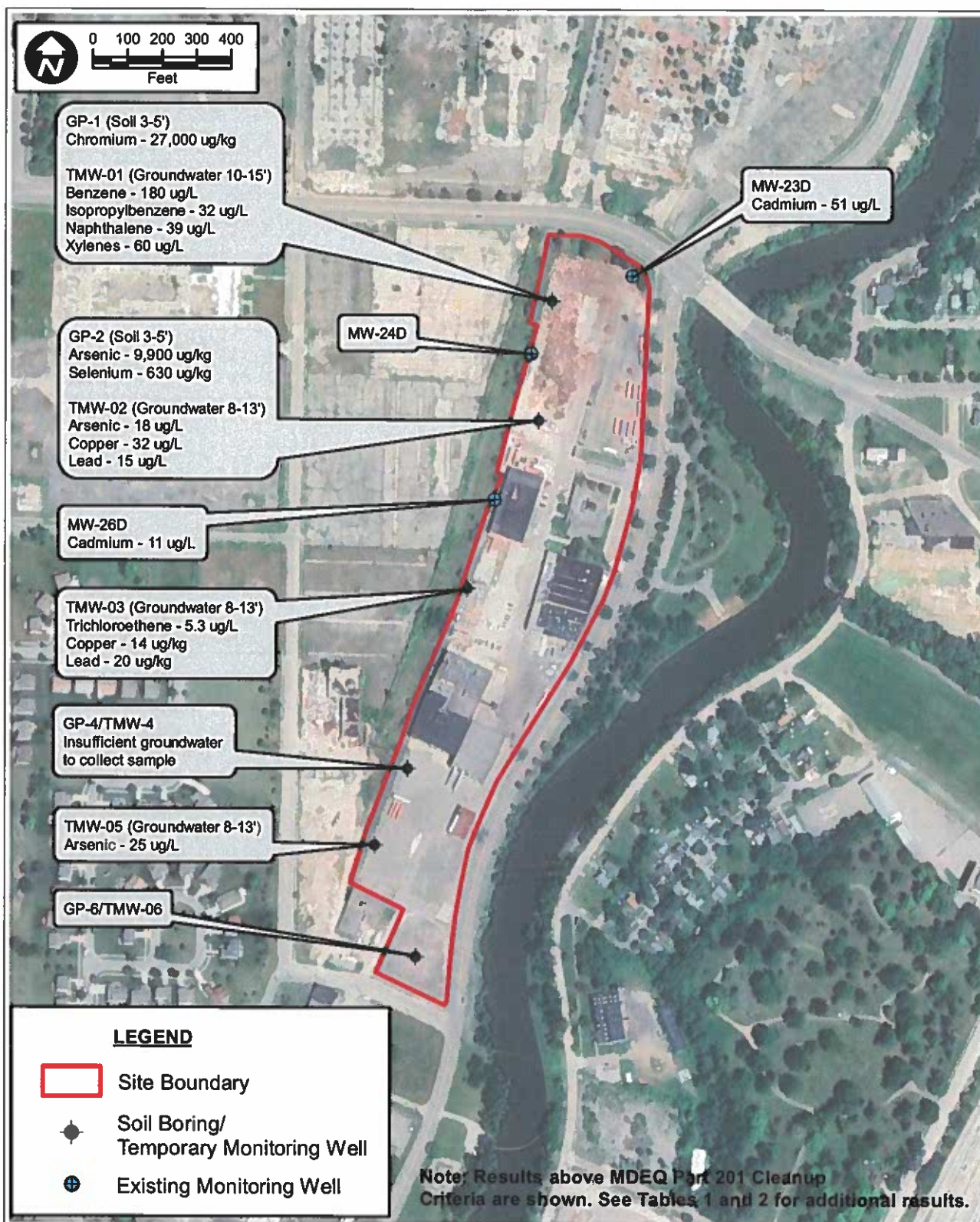


FIGURE 3.
SAMPLE LOCATION MAP
PARCEL IDs: 41-06-452-014 & 41-06-452-015
FLINT, MI. 48503

Sources: ECT, 2018.

ECT Environmental Consulting & Technology, Inc.



FIGURE 2.
SITE AND SURROUNDING PROPERTIES MAP
PARCEL IDs: 41-06-452-014 & 41-06-452-015
FLINT, MI. 48503

Sources: ECT, 2018.

ECT Environmental
Consulting &
Technology, Inc.

Table 1. Soil Analytical Summary
Former Dupont Facility

Matrix: Soil
Cleanup Criteria: Residential
Page 1 of 1

Chemical Abstract Service #	Statewide Default Background	Part 201 Cleanup Criteria (December 2013)										Sample Location			
		Residential Criteria					Nonresidential					GP-1 (3-5) 8/20/18	GP-2 (3-5) 8/20/18	GP-5 (8-10) 8/20/18	GP-6 (3-5) 8/20/18
		Drinking Water Protection	Groundwater Surface Water Interface	Soil Volatilization to Indoor Air	Infinite Source Volatile Soil Inhalation	Direct Contact	Soil Saturation Concentration Screening Levels	Direct Contact	GP-1 (3-5) 8/20/18	GP-2 (3-5) 8/20/18	GP-5 (8-10) 8/20/18				
VOCs, ug/kg - Method 8260															
Benzene	71432	100	240	1,600	13,000	180,000	400,000	400,000	nd	nd	nd	nd	nd	nd	nd
n-Butylbenzene	104518	1,600	ID	ID	ID	2,500,000	8,000,000	8,000,000	nd	nd	nd	nd	nd	nd	nd
sec-Butylbenzene	135988	1,600	ID	ID	ID	2,500,000	8,000,000	8,000,000	nd	nd	nd	nd	nd	nd	nd
1,2-Dichloroethane	107062	100	120	2,100	6,200	91,000	420,000	420,000	nd	nd	nd	nd	nd	nd	nd
cis-1,2-Dichloroethene	156592	1,400	12,000	22,000	180,000	640,000	640,000	640,000	nd	nd	nd	nd	nd	nd	nd
trans-1,2-Dichloroethene	156605	2,000	9,400	23,000	280,000	1,400,000	1,400,000	1,400,000	nd	nd	nd	nd	nd	nd	nd
Ethylbenzene	100414	1,500	360	87,000	720,000	140,000	140,000	140,000	nd	nd	nd	nd	nd	nd	nd
Tetrachloroethene	127184	100	220	11,000	170,000	88,000	88,000	88,000	nd	nd	nd	nd	nd	nd	nd
Toluene	108883	16,000	5,400	250,000	2,800,000	250,000	250,000	250,000	nd	nd	nd	nd	nd	nd	nd
1,1,1-Trichloroethane	71556	4,000	1,800	1,000	11,000	500,000	500,000	500,000	nd	nd	nd	nd	nd	nd	nd
Trichloroethene	79018	100	580	NA	NA	NA	NA	NA	nd	nd	nd	nd	nd	nd	nd
1,2,3-Trimethylbenzene	526738	NA	NA	110,000	21,000,000	110,000	110,000	110,000	nd	nd	nd	nd	nd	nd	nd
1,2,4-Trimethylbenzene	95636	NA	570	94,000	16,000,000	94,000	94,000	94,000	nd	nd	nd	nd	nd	nd	nd
1,3,5-Trimethylbenzene	109678	NA	1,100	270	4,200	3,800	3,800	3,800	nd	nd	nd	nd	nd	nd	nd
Vinyl chloride	75014	40	40	270	4,200	3,800	3,800	3,800	nd	nd	nd	nd	nd	nd	nd
Xylenes	1330207	5,600	820	150,000	46,000,000	150,000	150,000	150,000	nd	nd	nd	nd	nd	nd	nd
other VOCs	Varies								nd	nd	nd	nd	nd	nd	nd
PNAs, ug/kg - Method 8270															
Acenaphthene	83329	300,000	8,700	190,000,000	81,000,000	41,000,000	130,000,000	130,000,000	nd	nd	nd	nd	nd	nd	nd
Acenaphthylene	208968	5,900	ID	1,600,000	2,200,000	1,600,000	520,000,000	520,000,000	nd	nd	nd	nd	nd	nd	nd
Anthracene	120127	41,000	ID	1,000,000,000	1,400,000,000	230,000,000	730,000,000	730,000,000	nd	nd	nd	nd	nd	nd	nd
Benzo(a)anthracene	56553	NA	NLL	NLV	NLV	20,000	80,000	80,000	nd	nd	nd	nd	nd	nd	nd
Benzo(a)pyrene	50328	NA	NLL	NLV	NLV	2,000	8,000	8,000	nd	nd	nd	nd	nd	nd	nd
Benzo(b)fluoranthene	205982	NA	NLL	NLV	ID	20,000	7,000,000	7,000,000	nd	nd	nd	nd	nd	nd	nd
Benzo(g,h,i)perylene	191242	NA	NLL	NLV	NLV	2,500,000	8,000,000	8,000,000	nd	nd	nd	nd	nd	nd	nd
Benzo(k)fluoranthene	207089	NA	NLL	NLV	NLV	200,000	800,000	800,000	nd	nd	nd	nd	nd	nd	nd
Chrysene	218019	NA	NLL	ID	ID	2,000,000	8,000,000	8,000,000	nd	nd	nd	nd	nd	nd	nd
Dibenzo(a,h)anthracene	53703	NA	NLL	NLV	NLV	2,000	8,000	8,000	nd	nd	nd	nd	nd	nd	nd
Fluoranthene	206440	730,000	5,500	1,000,000,000	740,000,000	46,000,000	130,000,000	130,000,000	nd	nd	nd	nd	nd	nd	nd
Fluorene	86737	390,000	5,300	580,000,000	130,000,000	27,000,000	87,000,000	87,000,000	nd	nd	nd	nd	nd	nd	nd
Indeno(1,2,3-cd)pyrene	193395	NA	NLL	NLV	NLV	20,000	80,000	80,000	nd	nd	nd	nd	nd	nd	nd
2-Methylnaphthalene	91576	57,000	4,200	2,700,000	1,500,000	8,100,000	26,000,000	26,000,000	nd	nd	nd	nd	nd	nd	nd
Phenanthrene	85018	56,000	2,100	2,800,000	160,000	1,600,000	5,200,000	5,200,000	nd	nd	nd	nd	nd	nd	nd
Pyrene	129000	NA	ID	1,000,000,000	650,000,000	25,000,000	84,000,000	84,000,000	nd	nd	nd	nd	nd	nd	nd
Metals, ug/kg - Method 6020, 7471															
Arsenic	7440382	5,800	4,600	NLV	NLV	7,600	37,000	37,000	3,200	9,900	1,900	1,400	1,900	1,400	1,400
Barium	7440393	75,000	440,000	NLV	NLV	37,000,000	130,000,000	130,000,000	12,000	64,000	4,100	8,200	4,100	8,200	8,200
Cadmium	7440439	1,200	3,000	NLV	NLV	550,000	2,100,000	2,100,000	nd	240	240	nd	240	nd	nd
Chromium (Total)	Varies	18,000	3,300	NLV	NLV	2,500,000	9,200,000	9,200,000	27,000	14,000	4,000	5,300	4,000	5,300	5,300
Copper	7440508	32,000	75,000	NLV	NLV	20,000,000	73,000,000	73,000,000	4,000	16,000	3,500	3,100	3,500	3,100	3,100
Lead	7439921	21,000	2,500,000	NLV	NLV	400,000	900,000	900,000	3,400	11,000	2,000	2,000	2,000	2,000	2,000
Mercury	7439921	130	50	48,000	52,000	160,000	580,000	580,000	nd	82	82	nd	82	nd	nd
Selenium	7782492	410	400	NLV	NLV	2,600,000	9,600,000	9,600,000	nd	630	240	nd	240	nd	nd
Silver	7440224	1,000	100	NLV	NLV	2,500,000	9,000,000	9,000,000	nd	nd	nd	nd	nd	nd	nd
Zinc	7440666	47,000	170,000	NLV	NLV	170,000,000	630,000,000	630,000,000	16,000	44,000	14,000	19,000	14,000	19,000	19,000

Note:
ID = insufficient data to develop criterion
na = not analyzed
nd = not detected
NLL = not likely to leach
NLV = not likely to volatilize

Assumptions:
hardness estimate for receiving waters = 150 mg/L
protective for surface water that is used as a drinking water source

Table 2. Groundwater Analytical Summary

Former Dupont Facility

Matrix: Groundwater

Cleanup Criteria: Residential

Page 1 of 1

Chemical Abstract Service #	VOC, ug/L - Method 8260	Part 201 Cleanup Criteria (December 2013)					Sample Location								
		Residential Criteria			Groundwater Contact	Indoor Air Inhalation	TMW-1 (10-15) 8/20/18	TMW-2 (8-13) 8/20/18	TMW-3 (9-14) 8/20/18	TMW-5 (8-13) 8/20/18	TMW-6 (4-9) 8/20/18	MW-23D 8/20/18	MW-24D 8/20/18	MW-26D 8/20/18	
		Drinking Water Protection	Nonres. Drinking Water	Groundwater Surface Interface											
67,641	Acetone	730	2,100	1,700	1,000,000,000		79 nd	nd	nd	nd	nd	nd	nd	nd	nd
71432	Benzene	5.0	5.0	12	11,000		180 nd	nd	nd	1.2 nd	nd	nd	nd	nd	nd
104518	n-Butylbenzene	80	230	ID	5,900		nd	nd	nd	nd	nd	nd	nd	nd	nd
135988	sec-Butylbenzene	80	230	ID	4,400		1.8 nd	nd	nd	nd	nd	nd	nd	nd	nd
107082	1,2-Dichloroethane	5.0	5.0	6.0	19,000		nd	nd	nd	nd	nd	nd	nd	nd	nd
156592	cis-1,2-Dichloroethene	70	70	620	93,000		nd	nd	nd	nd	nd	nd	nd	nd	nd
156605	trans-1,2-Dichloroethene	100	100	470	85,000		nd	nd	nd	nd	nd	nd	nd	nd	nd
100414	Ethylbenzene	74	74	18	110,000		5.6 nd	nd	nd	nd	nd	nd	nd	nd	nd
98828	Isopropylbenzene	800	2,300	28	56,000		32 nd	nd	nd	nd	nd	nd	nd	nd	nd
91203	Naphthalene	520	1,500	11	31,000		39 nd	nd	nd	nd	nd	nd	nd	nd	nd
103651	n-Propylbenzene	80	230	ID	ID		26 nd	nd	nd	nd	nd	nd	nd	nd	nd
127184	Tetrachloroethane	5.0	5.0	11	25,000		nd	2.3 nd	nd	1.3 nd	nd	nd	nd	nd	nd
108883	1,1,1-Trichloroethane	780	780	270	530,000		nd	nd	nd	nd	nd	nd	nd	nd	nd
71556	Trichloroethene	200	200	89	680,000		nd	nd	5.3 nd	nd	nd	nd	nd	nd	nd
79016	Trichlorofluoromethane	5.0	5.0	29	2,200		nd	nd	5.6 nd	nd	nd	nd	nd	nd	nd
75694	1,2,3-Trimethylbenzene	2,600	7,300	NA	1,100,000		nd	nd	nd	nd	nd	nd	nd	nd	nd
526738	1,2,4-Trimethylbenzene	NA	NA	NA	NA		9.1 nd	nd	nd	nd	nd	nd	nd	nd	nd
95636	1,2,4-Trimethylbenzene	63	63	17	56,000		2.0 nd	nd	nd	nd	nd	nd	nd	nd	nd
106878	1,3,5-Trimethylbenzene	72	72	45	61,000		3.0 nd	nd	nd	nd	nd	nd	nd	nd	nd
75014	Vinyl chloride	2.0	2.0	1.0	1,100		nd	nd	nd	nd	nd	nd	nd	nd	nd
1330207	Xylenes	280	280	41	190,000		60 nd	nd	nd	nd	nd	nd	nd	nd	nd
Varies	Other VOCs						nd	nd	nd	nd	nd	nd	nd	nd	nd
83329	PMA, ug/L - Method 8270	1,300	3,600	38	4,200		nd	nd	nd	nd	nd	nd	na	na	nd
208968	Acenaphthene	52	150	ID	3,900		nd	nd	nd	nd	nd	nd	na	na	nd
120127	Acenaphthylene	43	43	ID	43		nd	nd	nd	nd	nd	nd	na	na	nd
56553	Anthracene	2.1	8.5	ID	NLV		nd	nd	nd	nd	nd	nd	na	na	nd
50328	Benzo(a)anthracene	5.0	5.0	ID	NLV		nd	nd	nd	nd	nd	nd	na	na	nd
205892	Benzo(b)fluoranthene	1.5	1.5	ID	ID		nd	nd	nd	nd	nd	nd	na	na	nd
191242	Benzo(g,h,i)perylene	1.0	1.0	ID	NLV		nd	nd	nd	nd	nd	nd	na	na	nd
207089	Benzo(k)fluoranthene	1.0	1.0	NA	NLV		nd	nd	nd	nd	nd	nd	na	na	nd
218019	Chrysene	1.6	1.6	ID	ID		nd	nd	nd	nd	nd	nd	na	na	nd
53703	Dibenzo(a,h)anthracene	2.0	2.0	ID	NLV		nd	nd	nd	nd	nd	nd	na	na	nd
206440	Fluoranthene	210	210	1.6	210		nd	nd	nd	nd	nd	nd	na	na	nd
86737	Fluorene	880	2,000	12	2,000		nd	nd	nd	nd	nd	nd	na	na	nd
193395	Indeno(1,2,3-cd)pyrene	2.0	2.0	ID	NLV		nd	nd	nd	nd	nd	nd	na	na	nd
91576	2-Methylanthracene	260	750	19	25,000		nd	nd	nd	nd	nd	nd	na	na	nd
91203	Naphthalene	520	1,500	91	31,000		39 nd	nd	nd	nd	nd	nd	na	na	nd
85018	Phenanthrene	52	150	2.0	1,000		nd	nd	nd	nd	nd	nd	na	na	nd
129000	Pyrene	140	140	ID	140		nd	nd	nd	nd	nd	nd	na	na	nd
7440392	Metals, ug/L - Method 6020, 7470	10	10	10	4,300		nd	18 nd	120 nd	25 nd	140 nd	nd	nd	nd	nd
7440393	Arsenic	2,000	2,000.0	670	14,000,000		nd	150 nd	nd	nd	nd	nd	nd	nd	nd
7440439	Barium	5.0	5.0	2.5	190,000		nd	nd	nd	nd	nd	51 nd	nd	11 nd	6.4 nd
18540299	Chromium (Total)	100	100	11	480,000		nd	nd	nd	nd	nd	nd	6.2 nd	6.2 nd	6.4 nd
7440508	Copper	1,000	1,000.0	13	7,400,000		nd	32 nd	14 nd	5.0 nd	nd	nd	nd	nd	nd
7439921	Lead	4.0	4.0	14	ID		nd	15 nd	20 nd	3.0 nd	nd	nd	nd	nd	nd
Varies	Mercury	2.0	2.0	0.0013	56		nd	nd	nd	nd	nd	nd	nd	nd	nd
7782492	Selenium	50	50	5.0	970,000		nd	nd	nd	nd	nd	nd	nd	nd	nd
7440224	Silver	34	98	0.20	1,500,000		nd	nd	nd	nd	nd	nd	nd	nd	nd
7440666	Zinc	2,400	5,000	170	110,000,000		nd	nd	64 nd	nd	nd	88 nd	nd	nd	nd
1336363	PCBs, ug/L - Method 6020, 7471	0.50	0.50	0.20	45		nd	na	na	na	na	na	na	na	na
1336363	Polychlorinated biphenyls (PCBs)														

Notes:

ID = Insufficient data to develop criterion

NA = not available

nd = not detected

NLV = not likely to volatilize

Assumptions:

hardness estimate for receiving waters = 150 mg/L

protective for surface water that is used as a drinking water source



RESOLUTION NO.: 210121.1

PRESENTED: MAR - 3 2021

ADOPTED: _____

RESOLUTION AUTHORIZING FY2020/FY2021 QUARTERLY BUDGET AMENDMENT

BY THE MAYOR:

WHEREAS, the City of Flint's operating budget is monitored on an ongoing basis by the Finance Department and City department heads and changes to an approved operating budget are required from time to time; and

WHEREAS, the Department of Finance is recommending certain fiscal appropriation amendments to the 2020/2021 City of Flint operating budget as follows in accordance with State Public Act 2 of 1968 as amended.

	Amended FY2020/21 Budget	Proposed Amendments through 12/31/2020	Proposed Amended FY2020/21 Budget
GENERAL FUND 101 Expenditures	73,298,208.67	166,834.79	73,465,043.46

BE IT RESOLVED, that the appropriate officials are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the 2020/2021 operating budget of the City of Flint.

APPROVED AS TO FORM:

Angela Wheeler
Angela Wheeler (Mar 3, 2021 09:59 EST)

Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:

Shelbi Frayer
shelbi frayer (Mar 3, 2021 09:27 EST)

Shelbi Frayer, Interim Chief Financial Officer

FOR THE CITY OF FLINT:

Mayor Sheldon A. Neeley
Mayor Sheldon A. Neeley

APPROVED BY CITY COUNCIL:

Kate Fields, Council President
Kate Fields, Council President



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: February 17, 2021

BID/PROPOSAL#

AGENDA ITEM TITLE: Budget Adjustment

PREPARED BY: Chay Linseman

VENDOR NAME:

BACKGROUND/SUMMARY OF PROPOSED ACTION:

The Blight Management division would like to adjust the FY21 budget to add and expand budgets in funding lines for wages and benefits.

During last year's budget process, inadequate funding was requested in each account. Blight Management is unable to perform duties such as picking up trash and debris, mowing grass, trimming brush and back bushes, boarding and securing vacant properties, removing illegal dumping, etc. The Blight Management division is requesting additional funding from the 101-General Fund to cover wages and benefits through FY21.

FINANCIAL IMPLICATIONS: Add and increase budgets to wage and benefits lines with the funds coming from the General Fund – 101.

BUDGETED EXPENDITURE? YES ☐ NO ☐ IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
Blight Mgmt.	Wages – Full Time (Non-Exempt)	101-171.300-702.000	N/A	\$65,000
Blight Mgmt.	Holiday Pay	101-171.300-706.000	N/A	\$2,750
Blight Mgmt.	Temp. and Seasonal Employees	101-171.300-707.000	N/A	\$35,500
Blight Mgmt.	Unemployment Compensation	101-171.300-708.000	N/A	\$1,475
Blight Mgmt.	FICA (Social Security)	101-171.300-709.000	N/A	\$4,875
Blight Mgmt.	Overtime	101-171.300-713.000	N/A	\$13,700
FY21 GRAND TOTAL				\$123,300

PRE-ENCUMBERED? YES ☐ NO ☐ **REQUISITION NO:**

ACCOUNTING APPROVAL: _____ **Date:** _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒
(If yes, please indicate how many years for the contract) _____ YEARS



CITY OF FLINT

STAFF RECOMMENDATION: (PLEASE SELECT): ☒ APPROVED ☐ NOT APPROVED

DEPARTMENT HEAD SIGNATURE: _____

Clyde Edwards

RESOLUTION STAFF REVIEW

Date: 2/16/2021

Agenda Item Title: Budget Amendment-Banking Fees (online payments)

Prepared By: V. Foster for Amanda Trujillo

Background/Summary of Proposed Action:

From March 2020 when the pandemic began through November 17, 2020, the City discontinued the practice of charging the bank processing fees for online payments. The FY21 budget does not include funding to cover this expense. The processing fees for the period July-September 2020 were included in a prior period budget amendment. The bank fees for the period October 1, 2020-November 17, 2020 total \$43,534.79. The Department of Finance is requesting additional funding from the 101-General Fund to cover the bank processing fees for online payments incurred during the period October 1, 2020-November 17, 2020.

Financial Implications:

Budgeted Expenditure? No

Account Number: 101-253.200-801.100

Staff Recommendation: It is the recommendation of the Department of Finance that the FY21 budget be amended with use of 101-General Fund balance in the amount of \$43,534.79 to cover online payment (credit card & e-check) processing fees for the period October 1, 2020-November 17, 2020.

Approved:



Amanda Trujillo (Feb 16, 2021 15:54 EST)

Amanda Trujillo

Acting Chief Financial Officer and City Treasurer

OCTOBER 2020 FEES

Partner Paid Fee

\$25,260.36

\$436.80

\$0.00

\$25,697.16

NOVEMBER 2020 FEES

Partner Paid Fee

\$17,562.68

\$274.95

\$0.00

\$17,837.63



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: January 29, 2021

BID/PROPOSAL#

AGENDA ITEM TITLE: Budget amendment

PREPARED BY: Kathryn Neumann for Lee Osborne

VENDOR NAME:

BACKGROUND/SUMMARY OF PROPOSED ACTION:

The Maintenance Division would like to amend the FY21 budget to cover shortages in supplies and professional services. During last year's budget process, adequate funding was requested in each account but was modified and lowered by Finance staff before the budget was adopted. Maintenance is unable to perform tasks such as snow plowing of city parking lots and sidewalks without modifying this budget. The money will be moved from wages that were allocated for an additional position, as it is unlikely to be filled in the current fiscal year. The money from wages will be transferred to supplies and professional services.

FINANCIAL IMPLICATIONS: Transfer of funds from 702.000 wages to operating expenses

BUDGETED EXPENDITURE? YES ☐ NO ☐ IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
101	General Fund	753.200-801.000	N/A	\$24,000
101	General Fund	753.200-726.000		\$20,000
FY21 GRAND TOTAL				\$44,000

PRE-ENCUMBERED? YES ☐ NO ☐ **REQUISITION NO:**

ACCOUNTING APPROVAL: _____ **Date:** _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒
(If yes, please indicate how many years for the contract) _____ YEARS

STAFF RECOMMENDATION: (PLEASE SELECT): ☒ **APPROVED** ☐ **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE: Jennifer Ryan 02/16/2021
Jennifer Ryan

210044

ORDINANCE NO. _____

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning, Article I, In General, by repealing said Article and adopting Article I, Title, Purpose and Scope, which shall read in its entirety as follows:

ARTICLE 1 TITLE, PURPOSE AND SCOPE

§ 50-01. TITLE.

THIS CHAPTER SHALL BE KNOWN AS THE "ZONING ORDINANCE" OF THE CITY OF FLINT, MICHIGAN.

§ 50-02. AUTHORITY

THIS CHAPTER IS ENACTED PURSUANT TO THE AUTHORITY GRANTED BY THE MICHIGAN ZONING ENABLING ACT 12 OF THE PUBLIC ACTS OF 2008, AS AMENDED.

§ 50-03. PURPOSE AND INTENT

THIS CHAPTER IS NECESSARY TO PROMOTE THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE CITY OF FLINT (CITY) AS WELL AS TO:

A. MEET THE NEEDS OF THE CITY'S CITIZENS FOR FOOD, FIBER, ENERGY AND OTHER NATURAL RESOURCES;

- B. PROVIDE PLACES FOR RESIDENCE, RECREATION, INDUSTRY, TRADE, SERVICES, AND OTHER USES OF LAND;
- C. ENSURE USES OF LAND ARE SITUATED IN APPROPRIATE LOCATIONS;
- D. LIMIT INAPPROPRIATE OVERCROWDING OF LAND AND CONGESTION OF POPULATION, TRANSPORTATION SYSTEMS AND NETWORKS, AND OTHER PUBLIC FACILITIES;
- E. FACILITATE ADEQUATE, EFFICIENT AND SUSTAINABLE PUBLIC INFRASTRUCTURE AND SYSTEMS FOR TRANSPORTATION, SANITARY AND STORM SEWAGE COLLECTION AND DISPOSAL, POTABLE WATER, RECREATION AND OTHER PUBLIC SERVICES AND AMENITIES FOR ALL OF FLINT;
- F. PROMOTES THE SOCIALLY EQUITABLE DEVELOPMENT OF OUR BUILT AND NATURAL ENVIRONMENTS;
- G. PROMOTE A BALANCED SUPPLY OF COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND TRANSPORTATION LAND USES THAT ARE COMPATIBLE WITH ADJACENT LAND USES AND HAVE GOOD ACCESS TO PUBLIC INFRASTRUCTURE;
- H. PRESERVE THE OVERALL QUALITY OF LIFE FOR RESIDENTS AND VISITORS;
- I. PROTECT THE CHARACTER

**AND QUALITY OF
ESTABLISHED RESIDENTIAL
NEIGHBORHOODS;**

- J. ALLOW FOR AND ADVANCE
INNOVATION IN NEW
RESIDENTIAL
DEVELOPMENT AND
REDEVELOPMENT THAT
MEETS THE DEMAND FOR
HOUSING WITH A GREATER
VARIETY IN THE TYPE AND
DESIGN OF DWELLINGS;**
- K. ALLOW FOR AND ADVANCE
INNOVATION IN INDUSTRY
AND COMMERCE IN A WAY
THAT IS COMPATIBLE WITH
EXISTING AND ANTICIPATED
FUTURE DEVELOPMENT;**
- L. MAINTAIN AND ENHANCE
ECONOMICALLY VIBRANT
AS WELL AS ATTRACTIVE
BUSINESS AND
COMMERCIAL AREAS;**
- M. IMPLEMENT THE THEMES,
POLICIES AND GOALS
CONTAINED IN OFFICIALLY
ADOPTED PLANS,
INCLUDING THE CITY OF
FLINT MASTER PLAN;**
- N. PROMOTE PEDESTRIAN,
BICYCLE AND PUBLIC
TRANSIT USE;**
- O. ENSURE ADEQUATE LIGHT,
AIR, PRIVACY, AND ACCESS
TO PROPERTY;**
- P. ENCOURAGE
ENVIRONMENTALLY
RESPONSIBLE
DEVELOPMENT PRACTICES;**
- Q. PROMOTE REHABILITATION
AND REUSE OF OLDER
BUILDINGS;**
- R. ESTABLISH CLEAR, FAIR
AND EFFICIENT**

**DEVELOPMENT REVIEW
AND APPROVAL
PROCEDURES; AND**

- S. ACCOMMODATE GROWTH
AND DEVELOPMENT THAT
COMPLIES WITH THE
PREVIOUSLY STATED
PURPOSES.**

§ 50-04. EFFECTIVE DATE

**THIS CHAPTER SHALL TAKE
EFFECT UPON PUBLICATION.**

§ 50-05. APPLICABILITY

**THIS CHAPTER IS APPLICABLE TO
ALL LAND LOCATED WITHIN THE
CITY. ZONING AFFECTS EVERY
BUILDING, STRUCTURE AND USE
AND EXTENDS VERTICALLY. NO
BUILDING OR STRUCTURE, OR PART
THEREOF, SHALL HEREAFTER BE
ERECTED, CONSTRUCTED,
ALTERED, MAINTAINED OR USED,
AND NO NEW USE OR CHANGE
SHALL BE MADE TO ANY BUILDING,
STRUCTURE OR LAND, OR PART
THEREOF, EXCEPT IN CONFORMITY
WITH THIS CHAPTER. ALL LANDS,
BUILDINGS, AND USES IN A ZONE
DISTRICT SHALL BE SUBJECT,
WHERE APPLICABLE, TO THE
PROVISIONS OF THIS CHAPTER.**

§ 50-06. VESTED RIGHTS

**NOTHING IN THIS CHAPTER SHALL
BE INTERPRETED OR CONSTRUED
TO GIVE RISE TO PERMANENT
VESTED RIGHTS IN THE
CONTINUATION OF ANY
PARTICULAR USE, DENSITY, ZONE
DISTRICT OR PERMISSIBLE
ACTIVITY THEREIN. ALL LAND,
BUILDINGS, STRUCTURES, USES AND**

DESIGNATIONS ARE HEREBY DECLARED TO BE SUBJECT TO SUCH SUBSEQUENT AMENDMENT, CHANGE OR MODIFICATION AS MAY BE NECESSARY FOR THE PRESERVATION OR PROTECTION OF THE PUBLIC HEALTH, SAFETY AND WELFARE.

§ 50-07. RELATIONSHIP TO THE CITY MASTER PLAN

THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT OF THIS CHAPTER SHALL BE CONSISTENT WITH THE CITY MASTER PLAN, AND ANY ADOPTED AREA SPECIFIC PLANS. IN THE EVENT THIS CHAPTER BECOMES INCONSISTENT WITH THE AFOREMENTIONED PLANS, THEN THIS CHAPTER SHALL BE AMENDED WITHIN A REASONABLE TIME TO BECOME OR REMAIN CONSISTENT IN COMPLIANCE WITH STATE LAW.

§ 50-08. RELATIONSHIP TO OTHER LAWS AND AGREEMENTS

A. OTHER PUBLIC LAWS, ORDINANCES, REGULATIONS OR PERMITS. THIS CHAPTER IS INTENDED TO COMPLEMENT OTHER MUNICIPAL, STATE AND FEDERAL REGULATIONS THAT AFFECT LAND USE. WHERE CONDITIONS, STANDARDS OR REQUIREMENTS IMPOSED BY ANY PROVISION OF THIS CHAPTER ARE MORE RESTRICTIVE THAN COMPARABLE STANDARDS IMPOSED BY OTHER REGULATIONS, THE PROVISIONS OF THIS CHAPTER SHALL GOVERN.

B. PRIVATE AGREEMENTS. THIS CHAPTER IS NOT INTENDED TO REVOKE OR REPEAL ANY EASEMENT, COVENANT OR OTHER PRIVATE AGREEMENT; PROVIDED, HOWEVER, THAT WHERE THIS CHAPTER IMPOSES A GREATER RESTRICTION OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS, THE PROVISIONS OF THIS CHAPTER SHALL CONTROL. NOTHING IN THIS CHAPTER SHALL MODIFY OR REPEAL ANY PRIVATE COVENANT OR DEED RESTRICTION, BUT SUCH COVENANT OR RESTRICTION SHALL NOT EXCUSE ANY FAILURE TO COMPLY WITH THIS CHAPTER. THE CITY SHALL NOT BE OBLIGATED TO ENFORCE THE PROVISIONS OF ANY EASEMENTS, COVENANTS, OR AGREEMENTS BETWEEN PRIVATE PARTIES.

§ 50-09. CONFLICTS BETWEEN CHAPTER STANDARDS

IN CASES WHERE TWO OR MORE STANDARDS IN THIS CHAPTER CONFLICT WITH ONE ANOTHER, THE MORE RESTRICTIVE STANDARD SHALL NOT NECESSARILY CONTROL. RATHER, THE DIRECTOR OF PLANNING AND DEVELOPMENT, OR HIS/HER DESIGNEE, SHALL DETERMINE WHICH STANDARD CONTROLS BASED ON THE DEGREE TO WHICH A PARTICULAR STANDARD RESULTS IN:

A. GREATER CONSISTENCY WITH THE GOALS AND OBJECTIVES CONTAINED

WITHIN THE ADOPTED CITY
MASTER PLAN;

- B. MORE SUPPORTIVE OF THE PURPOSES OF THIS CHAPTER AS DESCRIBED IN SECTION 50.1.03.
- C. INCREASED COMPATIBILITY WITH ADJACENT DEVELOPMENT AND SURROUNDING COMMUNITY CHARACTER;
- D. ENHANCED ENVIRONMENTAL QUALITY AND NATURAL RESOURCES PROTECTION;
- E. GREATER PROTECTION AND PRESERVATION OF HISTORIC AND CULTURAL RESOURCES; AND
- F. HIGHER QUALITY OF BUILDING FORM, DESIGN AND/OR ARCHITECTURE.

§ 50-10. HEADINGS AND ILLUSTRATIONS

HEADINGS AND ILLUSTRATIONS ARE PROVIDED FOR CONVENIENCE AND REFERENCE ONLY AND DO NOT DEFINE OR LIMIT THE SCOPE OF ANY PROVISION OF THIS CHAPTER. IN THE CASE OF ANY DIFFERENCE OF MEANING OR IMPLICATION BETWEEN THE TEXT OF THIS CHAPTER AND ANY HEADING, DRAWING, TABLE, FIGURE, OR ILLUSTRATION, THE TEXT SHALL GOVERN.

§ 50-11. SEVERABILITY

- A. IF ANY COURT OF COMPETENT JURISDICTION INVALIDATES ANY PROVISION OF THIS CHAPTER, THEN SUCH

JUDGMENT SHALL NOT AFFECT THE VALIDITY AND CONTINUED ENFORCEMENT OF ANY OTHER PROVISION OF THIS CHAPTER.

- B. IF ANY COURT OF COMPETENT JURISDICTION INVALIDATES THE APPLICATION OF ANY PROVISION OF THIS CHAPTER TO A PARTICULAR PROPERTY, STRUCTURE, OR SITUATION, THEN SUCH JUDGMENT SHALL NOT AFFECT THE APPLICATION OF THAT PROVISION TO ANY OTHER BUILDING, STRUCTURE, OR SITUATION NOT SPECIFICALLY INCLUDED IN THAT JUDGMENT.
- C. IF ANY COURT OF COMPETENT JURISDICTION JUDGES INVALID ANY CONDITION ATTACHED TO THE APPROVAL OF A DEVELOPMENT REVIEW APPLICATION, THEN SUCH JUDGMENT SHALL NOT AFFECT ANY OTHER CONDITIONS OR REQUIREMENTS ATTACHED TO THE SAME APPROVAL THAT ARE NOT SPECIFICALLY INCLUDED IN THAT JUDGMENT.
- D. WHENEVER A CONDITION OR LIMITATION IS INCLUDED IN AN ADMINISTRATIVE ACTION AUTHORIZING REGULATORY ACTIVITY, THEN IT SHALL BE CONCLUSIVELY PRESUMED THAT THE AUTHORIZING OFFICER, COMMISSION, OR BOARD CONSIDERED SUCH CONDITION OR LIMITATION NECESSARY TO CARRY OUT THE SPIRIT AND INTENT OF

THIS CHAPTER, AND THAT THE OFFICER, COMMISSION, OR BOARD WOULD NOT HAVE GRANTED THE AUTHORIZATION TO WHICH THE CONDITION OR LIMITATION PERTAINED EXCEPT IN BELIEF THAT THE CONDITION OR LIMITATION WAS LAWFUL.

§ 50-12. TRANSITIONAL PROVISIONS

THE PURPOSE OF TRANSITIONAL PROVISIONS IS TO RESOLVE THE STATUS OF PROPERTIES WITH PENDING APPLICATIONS OR RECENT APPROVALS AND PROPERTIES WITH OUTSTANDING VIOLATIONS PRIOR TO THE EFFECTIVE DATE OF THIS CHAPTER.

A. PROCESSING OF APPLICATIONS. APPLICATIONS, RE-APPLICATIONS OR REQUESTS THAT WERE SUBMITTED IN COMPLETE FORM AND ARE PENDING APPROVAL BEFORE [INSERT ADOPTION DATE OF NEW CODE], SHALL BE GOVERNED EXCLUSIVELY BY THE PREVIOUS CHAPTER ORIGINALLY ENACTED ON [INSERT ADOPTION DATE OF CURRENT ORDINANCE] (KNOWN AS "PREVIOUS CHAPTER") UNTIL [INSERT ADOPTION DATE OF NEW CODE], AND ON THAT DATE AND THEREAFTER EXCLUSIVELY BY THIS CHAPTER. ALL DEVELOPMENT APPLICATIONS, RE-APPLICATIONS OR REQUESTS SUBMITTED ON OR AFTER [INSERT ADOPTION DATE OF NEW

CODE], SHALL BE SUBJECT TO AND REVIEWED WHOLLY UNDER THE TERMS OF THIS CHAPTER.

B. APPROVED PROJECT. ANY BUILDING, DEVELOPMENT OR STRUCTURE FOR WHICH A FINAL BUILDING PERMIT WAS ISSUED BEFORE [INSERT ADOPTION DATE OF NEW CODE] MAY BE COMPLETED IN CONFORMANCE WITH THE ISSUED BUILDING PERMIT AND OTHER APPLICABLE PERMITS AND CONDITIONS, EVEN IF SUCH BUILDING, DEVELOPMENT OR STRUCTURE DOES NOT FULLY COMPLY WITH PROVISIONS OF THIS CHAPTER. IF CONSTRUCTION IS NOT COMMENCED AND DILIGENTLY PURSUED WITHIN THE TIME ALLOWED UNDER THE ORIGINAL PERMIT OR ANY EXTENSION GRANTED, THEN THE BUILDING, DEVELOPMENT OR STRUCTURE MUST BE CONSTRUCTED, COMPLETED AND OCCUPIED ONLY IN STRICT COMPLIANCE WITH THE STANDARDS OF THIS CHAPTER.

C. VIOLATION CONTINUES. ANY VIOLATION IN EXISTENCE PRIOR TO THE EFFECTIVE DATE OF THIS CHAPTER SHALL CONTINUE TO BE A VIOLATION UNDER THIS CHAPTER AND BE SUBJECT TO PENALTIES AND ENFORCEMENT. HOWEVER, IF THE USE, DEVELOPMENT, CONSTRUCTION OR OTHER ACTIVITY THAT WAS A VIOLATION PRIOR TO THE EFFECTIVE DATE OF THIS

CHAPTER COMPLIES WITH THE EXPRESS TERMS OF THIS CHAPTER, ENFORCEMENT ACTION SHALL CEASE, EXCEPT TO THE EXTENT OF COLLECTING PENALTIES FOR VIOLATIONS THAT OCCURRED BEFORE THE EFFECTIVE DATE OF THIS CHAPTER. THE ADOPTION OF THIS CHAPTER DOES NOT AFFECT NOR PREVENT ANY PENDING OR FUTURE PROSECUTION OF, OR ACTION TO ABATE, VIOLATIONS THAT OCCURRED BEFORE THE EFFECTIVE DATE OF THIS CHAPTER.

D. NONCONFORMITY. ANY NONCONFORMITY IN EXISTENCE PRIOR TO THE EFFECTIVE DATE ON THIS CHAPTER SHALL ALSO BE A NONCONFORMITY UNDER THIS CHAPTER, AS LONG AS THE SITUATION THAT RESULTED IN THE NONCONFORMING STATUS CONTINUES TO EXIST. IF, HOWEVER, A NONCONFORMING SITUATION IN EXISTENCE PRIOR TO THE EFFECTIVE DATE ON THIS CHAPTER BECOMES CONFORMING BECAUSE OF THE ADOPTION OF THIS CHAPTER, OR ANY SUBSEQUENT AMENDMENT, THEN THE SITUATION SHALL NO LONGER BE CONSIDERED A NONCONFORMITY. A SITUATION THAT DID NOT CONSTITUTE A NONCONFORMING SITUATION PRIOR TO THE EFFECTIVE DATE OF THIS CHAPTER DOES NOT ACHIEVE NONCONFORMING STATUS UNDER THIS

CHAPTER MERELY BY REPEAL OF THE PREVIOUS CHAPTER.

E. EXISTING USE.

1. WHEN A USE CLASSIFIED AS A SPECIAL LAND USE UNDER THIS CHAPTER EXISTED AS AN APPROVED CONDITIONAL USE OR PERMITTED USE PRIOR TO THE EFFECTIVE DATE OF THIS CHAPTER, SUCH USE SHALL BE CONSIDERED A LEGAL SPECIAL LAND USE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THIS SECTION.
2. WHEN ANY AMENDMENT TO THIS CHAPTER ALTERED THE CLASSIFICATION OF A PERMITTED USE TO A SPECIAL LAND USE, ANY USE LEGALLY ESTABLISHED BEFORE SUCH AMENDMENT SHALL BE CONSIDERED A LEGAL SPECIAL LAND USE ON AND AFTER THE EFFECTIVE DATE OF SUCH AMENDMENT.
3. A LAWFULLY ESTABLISHED,

EXISTING USE
THAT IS NOT
ALLOWED AS A
SPECIAL LAND USE
OR A PERMITTED
USE IN THE ZONE
DISTRICT IN WHICH
THE USE IS NOW
LOCATED SHALL
BE CONSIDERED A
NONCONFORMING
USE AND SHALL BE
SUBJECT TO ALL
APPLICABLE
REGULATIONS.

Sec. 2. The ordinances in this
Article shall become effective upon
publication.

Adopted this _____ day of
_____, 2021, A.D.

Sheldon A. Neeley, Mayor

Inez M. Brown, City Clerk

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

S:\Ordinance Review\1.19.21_ARTICLE 1 TITLE,
PURPOSE AND SCOPE pc approved.docx

210045

ORDINANCE NO. _____

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning, Article II, A-1 Single-Family Low Density District, by repealing said Article and adopting Article II, Mapped Zone Districts, which shall read in its entirety as follows:

ARTICLE 2 MAPPED ZONE DISTRICTS

§ 50-13. PURPOSE AND INTENT

THIS ARTICLE ESTABLISHES SEVENTEEN (17) ZONING DISTRICTS THAT CORRESPOND TO DEVELOPMENT REGULATIONS INCLUDED THROUGHOUT THIS CHAPTER. DEVELOPMENT REGULATIONS DESCRIBED IN THIS ARTICLE OR SUBSEQUENT ARTICLES SHALL BE APPLIED TO THE ZONING DISTRICT(S) IDENTIFIED AS APPLICABLE FOR THAT REGULATION. IN INSTANCES WHERE A REGULATION IS NOT DESCRIBED AS APPLICABLE TO ONE OR MORE SPECIFIC ZONING DISTRICTS, IT SHALL BE APPLICABLE TO DEVELOPMENT IN ALL ZONING DISTRICTS.

§ 50-14. ZONE DISTRICTS

THE CITY OF FLINT IS HEREBY DIVIDED INTO THE FOLLOWING ZONING DISTRICTS:

Abbre	Zone District Name	§
Residential Zoning Districts		
GN-1	Green Neighborhood-Low Density	50-16
GN-2	Green Neighborhood-Medium Density	50-17
TN-1	Traditional Neighborhood – Low Density	50-18
TN-2	Traditional Neighborhood – Medium Density	50-19
MR-1	Mixed-Residential – Low Density	50-20
MR-2	Mixed-Residential – Medium Density	50-21
MR-3	Mixed-Residential – High Density	50-22
Commercial Zoning Districts		
NC	Neighborhood Center	50-23
CC	City Corridor	50-24
DE	Downtown – Edge	50-25
DC	Downtown – Core	50-26
Employment Districts		
CE	Commerce and Employment	50-27
PC	Production Center	50-28
GI-2	Green Innovation – High Intensity	50-29
Institutional/Innovation Districts		
IC	Institutional Campus	50-30
UC	University Core	50-31
GI-1	Green Innovation – Medium Intensity	50-32
Open Space Districts		
OS	Open Space	50-33

§ 50-15. ZONING MAP

A. BOUNDARIES. THE BOUNDARIES OF THESE CLASSIFICATIONS ARE HEREBY ESTABLISHED AS SHOWN ON A MAP ENTITLED "THE ZONING MAP OF THE CITY OF FLINT, MICHIGAN," WHICH IS INCORPORATED INTO AND MADE A PART OF THIS CHAPTER AND WHICH IS MAINTAINED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

B. INTERPRETATION OF BOUNDARIES. WHERE UNCERTAINTY EXISTS REGARDING THE BOUNDARIES OF A ZONE DISTRICT AS SHOWN ON THE OFFICIAL ZONING MAP, THE FOLLOWING RULES SHALL APPLY:

1. BOUNDARIES INDICATED AS

APPROXIMATELY
FOLLOWING THE
CENTERLINES OF
STREETS,
HIGHWAYS OR
ALLEYS SHALL BE
CONSTRUED TO
FOLLOW THOSE
CENTERLINES;

2. BOUNDARIES
INDICATED AS
APPROXIMATELY
FOLLOWING
PLATTED LOT
LINES SHALL BE
CONSTRUED AS
FOLLOWING THE
LOT LINES;
3. BOUNDARIES
INDICATED AS
APPROXIMATELY
FOLLOWING CITY
LIMITS SHALL BE
CONSTRUED AS
FOLLOWING CITY
LIMITS; AND
4. BOUNDARIES
INDICATED AS
FOLLOWING
SHORELINES
SHALL BE
CONSTRUED AS
FOLLOWING THE
SHORELINE, AND IN
THE EVENT OF
CHANGE IN
SHORELINE SHALL
BE CONSTRUED AS
MOVING WITH THE
SHORELINE.
5. IN
CIRCUMSTANCES
NOT COVERED BY
SUBSECTIONS B.1.
THROUGH B.4.
ABOVE, THE
DIRECTOR OF

PLANNING AND
DEVELOPMENT, OR
HIS/HER DESIGNEE,
SHALL INTERPRET
A ZONE DISTRICT
BOUNDARY AFTER
REVIEW OF THE
FOLLOWING:

- I. LOT LINE AND
ZONE DISTRICT
PLACEMENT;
 - II. EXISTING LAND
USES;
 - III. STAFF MEMOS,
MINUTES AND
OTHER
INFORMATION
WHEN THE
DESIGNATION
WAS MADE; AND
 - IV. HISTORICAL
CONTEXT IN
THE
UNDERSTANDIN
G AND
TREATMENT OF
DISTRICT LINES.
- C. WHERE CHANGES ARE
MADE IN A ZONE DISTRICT,
THOSE CHANGES SHALL BE
ENTERED ON THE OFFICIAL
ZONING MAP PROMPTLY
AFTER THE AMENDMENT TO
THIS CHAPTER HAS BEEN
APPROVED BY THE CITY
COUNCIL.
- D. IN ANY CASE WHERE A
PROPERTY HAS NOT BEEN
SPECIFICALLY INCLUDED
WITHIN A ZONE DISTRICT, IT
IS HEREBY DECLARED TO BE
IN THE GN-1 (GREEN
NEIGHBORHOOD - LOW
DENSITY) DISTRICT.
PROVIDED, HOWEVER, THAT
WHERE PROPERTY
ANNEXED TO THE CITY HAS

BEEN RESTRICTED BY
PREVIOUS ZONING
REGULATIONS OF THE
FORMER MUNICIPALITY,
THOSE PROVISIONS SHALL
APPLY PENDING THE
ADOPTION OF CITY ZONING
REGULATIONS FOR THE
PROPERTY.

Sec. 2. The ordinances in this
Article shall become effective upon
publication.

Adopted this _____ day of
_____, 2021, A.D.

Sheldon A. Neeley, Mayor

Inez M. Brown, City Clerk

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

S:\Ordinance Review\1.19.21_ARTICLE 2 MAPPED ZONE
DISTRICTS pc approved.docx

210046

ORDINANCE NO. _____

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning, Article III, A-2 Single-Family Medium Density District, by repealing said Article and adopting Article III, Residential Zone Districts, which shall read in its entirety as follows:

ARTICLE 3 RESIDENTIAL ZONE DISTRICTS

§ 50-16. GN-1 GREEN NEIGHBORHOOD-LOW DENSITY: PURPOSE AND INTENT

THE GN-1 GREEN NEIGHBORHOOD-LOW DENSITY DISTRICT IS INTENDED TO PROVIDE FOR THE INTEGRATION OF THE SIGNIFICANT AMOUNT OF LAND DEDICATED TO GREEN USES INCLUDING COMMUNITY GARDENS, SMALL-SCALE URBAN AGRICULTURE, AND SMALL OPEN SPACE AREAS. POCKETS OF TRADITIONAL SINGLE-FAMILY HOUSING MAY EXIST THROUGHOUT THE DISTRICT, INCLUDING SINGLE-FAMILY HOMES AND ESTATES THAT SIT ON LARGER LOTS CREATED BY ASSEMBLING TYPICALLY SIZED RESIDENTIAL LOTS IN THE DISTRICT.

§ 50-17. GN-2 GREEN NEIGHBORHOOD-MEDIUM DENSITY: PURPOSE AND INTENT

THE GN-2 GREEN NEIGHBORHOOD-MEDIUM DENSITY DISTRICT IS INTENDED TO ACCOMMODATE EXISTING RESIDENTIAL DEVELOPMENT ON EXISTING TYPICALLY SIZED LOTS, WHILE ALSO PROVIDING FOR THE INTEGRATION OF GREEN USES INCLUDING COMMUNITY GARDENS, SMALL-SCALE URBAN AGRICULTURE, AND SMALL OPEN SPACE AREAS. INDIVIDUAL RESIDENTIAL LOTS CAN BE CONSOLIDATED TO CREATE LARGER LOTS, OR REDEVELOPED WITH HOUSING THAT IS APPROPRIATE FOR THE SURROUNDING CONTEXT.

§ 50-18. TN-1 TRADITIONAL NEIGHBORHOOD-LOW DENSITY: PURPOSE AND INTENT

THE TN-1 TRADITIONAL NEIGHBORHOOD-LOW DENSITY DISTRICT IS INTENDED TO ACCOMMODATE LOW DENSITY NEIGHBORHOODS WHERE SINGLE-FAMILY HOMES ARE LOCATED UPON LARGER LOTS THAN IS TYPICAL OF THE DEVELOPMENT THAT PREDOMINATES IN THE COMMUNITY'S OTHER SINGLE-FAMILY NEIGHBORHOODS. VARIOUS NON-RESIDENTIAL USES THAT COMPLEMENT THE TRADITIONAL NEIGHBORHOOD INCLUDING SCHOOLS, COMMUNITY CENTERS, RELIGIOUS INSTITUTIONS, AND PARKS ARE PERMITTED ON A LIMITED SCALE.

**§ 50-19. TN-2 TRADITIONAL
NEIGHBORHOOD-MEDIUM
DENSITY: PURPOSE AND INTENT**

THE TN-2 TRADITIONAL NEIGHBORHOOD-MEDIUM DENSITY DISTRICT IS INTENDED TO ACCOMMODATE NEIGHBORHOODS OF MODERATE DENSITY, WHERE SINGLE-FAMILY HOMES ARE LOCATED UPON LOTS COMPARABLE IN DIMENSION TO THOSE TYPICALLY FOUND IN THE COMMUNITY'S OLDER ESTABLISHED NEIGHBORHOODS. SINGLE-FAMILY HOMES ARE THE PREDOMINANT USE, BUT TWO-FAMILY AND SINGLE-FAMILY ATTACHED DEVELOPMENT IS ALSO PERMITTED. VARIOUS NON-RESIDENTIAL USES THAT COMPLEMENT THE TRADITIONAL NEIGHBORHOOD INCLUDING SCHOOLS, COMMUNITY CENTERS, RELIGIOUS INSTITUTIONS, AND PARKS ARE PERMITTED ON A LIMITED SCALE.

**§ 50-20. MR-1 MIXED RESIDENTIAL-
LOW DENSITY: PURPOSE AND
INTENT**

THE MR-1 MIXED RESIDENTIAL-LOW DENSITY DISTRICT IS INTENDED TO ACCOMMODATE NEIGHBORHOODS WITH SMALL-LOT SINGLE-FAMILY DETACHED HOUSING, DUPLEXES, OR TOWNHOUSES. VARIOUS NON-RESIDENTIAL USES THAT COMPLEMENT THE TRADITIONAL NEIGHBORHOOD INCLUDING SCHOOLS, COMMUNITY CENTERS, RELIGIOUS INSTITUTIONS, AND

PARKS ARE PERMITTED ON A LIMITED BASIS.

**§ 50-21. MR-2 MIXED RESIDENTIAL-
MEDIUM DENSITY: PURPOSE AND
INTENT**

THE MR-2 MIXED RESIDENTIAL-MEDIUM DENSITY DISTRICT IS INTENDED TO ACCOMMODATE A HIGHER DENSITY DEVELOPMENT PRIMARILY CONSISTING OF ONE OR TWO-STORY MULTI-FAMILY STRUCTURES. IN MANY CASES, THIS MAY INCLUDE MULTI-FAMILY DEVELOPMENTS WITH SEVERAL STRUCTURES MAKING UP A "CAMPUS" WITH INTERNAL CIRCULATION, COMMON OPEN SPACE, AND OTHER SHARED AMENITIES. LIMITED COMMERCIAL USES MAY BE PERMITTED THAT SUPPORT THE DAY-TO-DAY NEEDS OF RESIDENTS. VARIOUS NON-RESIDENTIAL USES THAT COMPLEMENT THE MIXED RESIDENTIAL NEIGHBORHOOD INCLUDING SCHOOLS, COMMUNITY CENTERS, RELIGIOUS INSTITUTIONS, AND PARKS ARE PERMITTED ON A LIMITED SCALE.

**§ 50-22. MR-3 MIXED RESIDENTIAL-
HIGH DENSITY: PURPOSE AND
INTENT**

THE MR-3 MIXED RESIDENTIAL-HIGH DENSITY DISTRICT IS INTENDED TO ACCOMMODATE NEIGHBORHOODS OF THE HIGHEST DENSITY WITHIN THE COMMUNITY. MIXED-USE, MULTI-FAMILY STRUCTURES OF THREE OR MORE STORIES ARE THE PRIMARY USE. THIS DISTRICT IS CONCENTRATED IN AREAS SURROUNDING THE

DOWNTOWN AND IN AREAS WITH SIGNIFICANT ACCESS TO ALTERNATIVE MODES OF TRANSPORTATION AND TRANSIT-ORIENTED DEVELOPMENT IS ENCOURAGED. THIS DISTRICT CAN ALSO SERVE AS A TRANSITION BETWEEN LESS INTENSE RESIDENTIAL DEVELOPMENT AND MORE INTENSE COMMERCIAL AND EMPLOYMENT DISTRICTS. THESE AREAS MAY INCLUDE SMALLER RETAILERS AND SERVICE PROVIDERS THAT CLUSTER AT KEY INTERSECTIONS IN THE DISTRICT OR LOCATE ON THE GROUND FLOOR WITHIN MORE PROMINENT MULTI-FAMILY BUILDINGS. VARIOUS NON-RESIDENTIAL USES THAT COMPLEMENT THE MIXED RESIDENTIAL NEIGHBORHOOD INCLUDING SCHOOLS, COMMUNITY CENTERS, RELIGIOUS INSTITUTIONS, AND PARKS ARE PERMITTED ON A LIMITED SCALE.

§ 50-23. PERMITTED USES

ARTICLE 16 DEFINITIONS SHALL BE REFERRED TO FOR CLARITY ON THE USES AS LISTED.

A. LAND USES. USES ARE ALLOWED IN RESIDENTIAL ZONE DISTRICTS IN ACCORDANCE WITH TABLE 50.3.08. USES: RESIDENTIAL ZONE DISTRICTS. THE FOLLOWING KEY IS TO BE USED IN CONJUNCTION WITH THE USE TABLE.

1. PERMITTED USES. USES PERMITTED BY RIGHT IN THE ZONE DISTRICT, SUBJECT TO

COMPLIANCE WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH A "P."

2. SPECIAL LAND USES. USES WHICH MAY BE ALLOWED SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION IN ACCORDANCE WITH ARTICLE 17 AND WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH AN "S."

3. ADDITIONALLY REGULATED USES. USES WHICH MAY BE ALLOWED SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION IN ACCORDANCE WITH ARTICLE 17 AND WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER, INCLUDING LIMITING CONDITIONS SPECIFIED IN ARTICLE 9. THESE

USES ARE IDENTIFIED WITH "ARU".

4. ACCESSORY USES. USES WHICH ARE PERMITTED BY RIGHT, ASSUMING THEY ARE NOT THE PRIMARY USE ON THE SITE AND THAT THEY ARE IN COMPLIANCE WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH AN "A."
5. USES NOT ALLOWED. A CELL WHICH IS LEFT BLANK INDICATES THAT THE LISTED USE IS NOT ALLOWED IN THAT ZONE DISTRICT.
6. USE REGULATIONS. MANY ALLOWED USES, WHETHER PERMITTED BY RIGHT OR AS A SPECIAL LAND USE, ARE SUBJECT TO COMPLIANCE WITH ARTICLE 9.
7. UNLISTED USES. IN GENERAL UNLISTED USES ARE PROHIBITED. HOWEVER, IF AN APPLICATION IS SUBMITTED FOR A USE NOT LISTED, THE ZONING

COORDINATOR SHALL MAKE A DETERMINATION AS TO THE PROPER ZONE DISTRICT AND USE CLASSIFICATION FOR THE NEW OR UNLISTED USE. IF THE UNLISTED USE IS SIMILAR TO AN EXISTING PERMITTED USE IN THE SAME ZONE DISTRICT AND FITS THE INTENT OF THE ZONE DISTRICT, THE ZONING COORDINATOR MAY DETERMINE THAT THE UNLISTED USE IS PERMITTED.

8. PARKING STANDARDS. PARKING REQUIREMENTS ARE LOCATED IN ARTICLE 12 PARKING, LOADING AND CIRCULATION.
9. LEVEL OF REVIEW FOR MIXED-USE PROJECTS. THE LEVEL OF REVIEW FOR A PROJECT WITH MULTIPLE USES BEING DEVELOPED SIMULTANEOUSLY SHALL BE THE SAME AS THE HIGHEST LEVEL OF REVIEW OF THE INDIVIDUAL USES.

ATTACHMENT:
TABLE 50-23 (EXHIBIT 1)

**§ 50-24. SITE, BUILDING
PLACEMENT, AND BULK
STANDARDS**

**SITE DIMENSIONS TABLE. ALL
DEVELOPMENT IN RESIDENTIAL
ZONE DISTRICTS MUST COMPLY
WITH THE REQUIREMENTS IN
TABLES 50.3.09A-D AND DIAGRAM
50.3.09A-D UNLESS OTHERWISE
EXPRESSLY STATED.**

ATTACHMENTS:

**TABLE 50-24A (EXHIBIT 2);
DIAGRAM 50-24A (EXHIBIT 3);
TABLE 50-24B (EXHIBIT 4);
DIAGRAM 50-24B (EXHIBIT 5);
TABLE 50-24C (EXHIBIT 6);
DIAGRAM 50-24C (EXHIBIT 7);
TABLE 50-24D (EXHIBIT 8);
DIAGRAM 50-24D (EXHIBIT 9)**

**§ 50-25. GENERAL RESIDENTIAL
ZONING DISTRICT REQUIREMENTS**

A. MATERIALS.

- 1. BUILDING
MATERIALS.
DURABLE
BUILDING
MATERIALS,
SIMPLE
CONFIGURATIONS
AND SOLID
CRAFTSMANSHIP
ARE REQUIRED.**

- I. WALLS
VISIBLE
FROM
PUBLIC
STREETS,
EXCLUSIVE
OF WALL**

**AREAS
DEVOTED TO
TRANSPAREN
CY, SHALL BE
CONSTRUCTE
D OF
MATERIALS
THAT ARE
DURABLE
AND
CONSISTENT
WITH
SURROUNDIN
G
COMMUNITY
CHARACTER.
EXTERIOR
INSULATED
FINISHING
SYSTEMS
(EIFS) AND
OTHER
FINISHES
THAT ARE
SUSCEPTIBLE
TO DAMAGE
ARE
PERMITTED
FOR
ACCENTS
ONLY.**

- 2. ROOFING
MATERIALS SHALL
BE THOSE USED
AND INSTALLED IN
A MANNER
CUSTOMARY FOR
RESIDENTIAL
CONSTRUCTION,
SHALL BE
COMPATIBLE IN
CHARACTER AND
SCALE WITH THE
RESIDENTIAL
STRUCTURE ON
WHICH IT IS BEING
INSTALLED, SHALL
BE INSTALLED**

ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS, SHALL HAVE NO VISIBLE FASTENERS, AND SHALL BE UNIFORM IN TYPE AND APPEARANCE WITHIN EACH UNINTERRUPTED ROOF PLANE. REPAIRS SHALL BE COMPLETED WITH MATERIALS SIMILAR IN COLOR AND APPEARANCE TO THE EXISTING MATERIALS.

B. FAÇADE VARIATION. THE FOLLOWING REQUIREMENTS SHALL APPLY TO MULTIPLE-FAMILY DWELLINGS OR NON-RESIDENTIAL BUILDINGS IN TN AND MR ZONE DISTRICTS.

1. UNINTERRUPTED FAÇADE. THE MAXIMUM LINEAR LENGTH OF AN UNINTERRUPTED BUILDING FAÇADE FACING A PUBLIC STREET AND/OR PARK SHALL BE THIRTY (30) FEET. BUILDING WALL OFFSETS (PROJECTIONS AND RECESSES), CORNICES, VARYING BUILDING MATERIALS OR PILASTERS SHALL BE USED TO BREAK

UP THE MASS OF A SINGLE BUILDING.

2. ADMINISTRATIVE DEPARTURES. ADMINISTRATIVE DEPARTURES MAY BE GRANTED BY THE ZONING COORDINATOR FOR:

- I. AN ADDITION OF UP TO FIVE (5) FEET OF THE THIRTY (30) FOOT REQUIREMENT MAY BE APPROVED, DEPENDING ON ACTUAL BUILDING DESIGN, ENTRANCE PLACEMENT, AND OTHER FACTORS THAT MAKE THE THIRTY (30) FOOT REQUIREMENT IMPRACTICAL; OR
- II. OTHER METHODS TO PROVIDE ADEQUAT

E
ARTICULA
TION,
PROVIDED
THAT THE
VISUAL
EFFECT
OF
ARTICULA
TION IS
MAINTAIN
ED.
EXAMPLE
S OF
ACCEPTA
BLE
VARIATIO
NS MAY
INCLUDE
ARCHITEC
TURAL OR
ARTISTIC
DETAILS
OR
FEATURES
, A
VARIATIO
N IN
COLOR OR
MATERIA
LS AND
ENHANCE
D
ORNAMEN
TATION
AROUND
BUILDING
ENTRANC
EWAYS.

THE CASE OF
HOUSING
DEVELOPMENTS
WITH SEVERAL
RESIDENTIAL
STRUCTURES,
RESIDENTIAL
STRUCTURES CAN
BE ORIENTED
TOWARD
INTERNAL OPEN
SPACES OR OTHER
ON-SITE RESIDENT
AMENITIES, AS
APPROVED BY THE
ZONING
COORDINATOR.

C. BUILDING ORIENTATION.

1. ORIENTATION.
RESIDENTIAL
STRUCTURES
SHALL BE
ORIENTED
TOWARD THE
PUBLIC STREET. IN

2. INTERIOR LOTS.
FOR INTERIOR
LOTS, THE
PRIMARY
BUILDING
ENTRANCE SHALL
BE LOCATED IN
THE FRONT
FAÇADE PARALLEL
TO THE STREET OR
URBAN OPEN
SPACE.
3. CORNER LOTS. FOR
CORNER LOTS, THE
PRIMARY
ENTRANCE SHALL
FACE THE STREET
FROM WHICH THE
STRUCTURE
DERIVES ITS
STREET ADDRESS.
4. ADMINISTRATIVE
DEPARTURE.
ALTERNATIVE
ORIENTATIONS
MAY BE
CONSIDERED BY
THE ZONING
COORDINATOR IN
CASES WHERE

SUCH
ALTERNATIVE
ORIENTATIONS
ARE CONSISTENT
WITH EXISTING
ADJACENT
DEVELOPMENT.

D. CONVERSION OF NON-RESIDENTIAL BUILDINGS. THE CONVERSION OF ANY NON-RESIDENTIAL BUILDING INTO A RESIDENTIAL STRUCTURE, OR AN EXISTING RESIDENTIAL BUILDING INTO A STRUCTURE CONTAINING MORE HOUSING UNITS THAN ITS CURRENT USE, IS ONLY PERMITTED WHEN THE PROPOSED STRUCTURE AND NUMBER OF DWELLING UNITS MEETS THE REQUIREMENTS OF THIS CHAPTER, OR IS OTHERWISE APPROVED ACCORDING TO THE PROVISIONS OF THIS CHAPTER. SEE ARTICLE 9: USE REGULATIONS.

E. STATE-LICENSED RESIDENTIAL FACILITIES. A "STATE-LICENSED RESIDENTIAL FACILITY," AS DEFINED BY ACT 28, OF THE PUBLIC ACTS OF 1977, BEING MSA 5.2933(2), AS AMENDED, WHICH PROVIDES SUPERVISION OR CARE OR BOTH TO SIX OR LESS PERSONS SHALL BE CONSIDERED A RESIDENTIAL USE OF PROPERTY FOR THE PURPOSES OF THIS CHAPTER. IT SHALL BE A PERMITTED USE IN ALL RESIDENTIAL ZONES, INCLUDING THOSE FOR SINGLE-FAMILY DWELLINGS AND SHALL NOT BE SUBJECT TO

SPECIAL LAND USE OR CONDITIONAL USE PERMITS OR PROCEDURES DIFFERENT FROM THOSE REQUIRED FOR OTHER DWELLINGS OF SIMILAR DENSITY IN THE SAME ZONE; PROVIDED, THAT SUCH USES, WITH THE EXCEPTION OF "FOSTER FAMILY HOMES," AS DEFINED IN ACT 116 OF THE PUBLIC ACTS OF 1973, BEING MCLA §§ 722.111 THROUGH 722.128, AND MSA §§ 25.358(11), AS AMENDED, AS PROHIBITED, WITHIN A 1,500 FOOT RADIUS OF EACH OTHER. AND PROVIDED FURTHER, THAT THE FACILITIES WHICH PROVIDE THE CARE TO MORE THAN SIX PERSONS AND ARE OTHERWISE PERMITTED IN ANY RESIDENTIAL DISTRICT ARE ALSO PROHIBITED WITHIN A 1,500 FOOT RADIUS OF EACH OTHER.

F. EXPRESSION LINE (EL).

1. A HORIZONTAL LINE ON THE FAÇADE KNOWN AS THE EXPRESSION LINE (EL) SHALL DISTINGUISH THE BASE OF THE BUILDING FROM THE REMAINDER TO ENHANCE THE PEDESTRIAN ENVIRONMENT. THE EL SHALL BE CREATED BY A CHANGE IN MATERIAL, A CHANGE IN DESIGN, OR BY A CONTINUOUS SETBACK, RECESS,

OR PROJECTION
ABOVE OR BELOW
THE EXPRESSION
LINE. SUCH
ELEMENTS AS
CORNICES, BELT
COURSES,
CORBELLING,
MOLDING,
STRINGCOURSES,
ORNAMENTATION,
AND CHANGES IN
MATERIAL OR
COLOR OR OTHER
SCULPTURING OF
THE BASE, ARE
APPROPRIATE
DESIGN ELEMENTS
FOR ELS.

2. IF APPLICABLE,
THE HEIGHT OF
THE EXPRESSION
LINE SHALL BE
RELATED TO THE
PREVAILING SCALE
OF DEVELOPMENT
IN THE AREA. A
CHANGE OF SCALE
MAY REQUIRE A
TRANSITIONAL
DESIGN ELEMENT
BETWEEN
EXISTING AND
PROPOSED
FEATURES.

ATTACHMENT:
DIAGRAM 50-25F (EXHIBIT 10)

G. TRANSPARENCY.

1. APPLICABILITY.

- I. THE MINIMUM
TRANSPARENCY
REQUIREMENT
SHALL APPLY
TO ALL SIDES OF
A BUILDING

THAT ABUT AN
URBAN OPEN
SPACE OR
PUBLIC RIGHT-
OF-WAY.
TRANSPARENCY
REQUIREMENTS
SHALL NOT
APPLY TO SIDES
WHICH ABUT AN
ALLEY.

- II. WINDOWS FOR
BUILDING SIDES
(NON-FRONT)
SHALL BE
CONCENTRATED
TOWARD THE
FRONT EDGE OF
THE BUILDING,
IN LOCATIONS
MOST VISIBLE
FROM AN URBAN
OPEN SPACE OR
PUBLIC RIGHT-
OF-WAY.

**2. WINDOWS AND
DISPLAYS.**

- I. GROUND
LEVEL
STOREFRONT
TRANSPARENCY
SHALL BE
HORIZONTALLY
ORIENTED
OVERALL,
DIVIDED INTO
VERTICAL
SEGMENTS.

- II. PRODUCT
DISPLAY
WINDOWS
SHALL BE
INTERNALLY
LIT.

- III. INTERIOR
DISPLAYS

SHALL BE SET
BACK A
MINIMUM OF
ONE (1) FOOT
FROM THE
WINDOW AND
SHALL NOT
COVER MORE
THAN FIFTY
(50) PERCENT
OF THE
WINDOW
OPENING.

IV. NO WINDOW
COVERING OR
SCREENING
SHALL COVER
MORE THAN
TWENTY-FIVE
(25) PERCENT
OF WINDOWS
OR DOORS
THAT ARE
USED TO
MEET
TRANSPAREN
CY
REQUIREMEN
TS.

3. PERCENTAGE OF
REQUIRED
TRANSPARENCY

I. GROUND-
FLOOR
TRANSPAREN
CY
PERCENTAGE
S MUST BE
APPLIED
BETWEEN
TWO (2) FEET
AND EIGHT (8)
FEET FROM
THE GROUND.
THE AREA OF
WINDOWS IN
DOORS MAY

COUNT
TOWARDS
THE
TRANSPAREN
CY
PERCENTAGE.

II. STRUCTURES
IN THE MR-2
AND MR-3
DISTRICTS
SHALL
COMPLY
WITH TABLE
50-25G BELOW
WITH
REGARDS TO
THE AMOUNT
OF
TRANSPAREN
T MATERIALS
THAT IS
REQUIRED
FOR GROUND-
FLOOR AND
UPPER FLOOR
FACADES.
WINDOWS
MUST BE
CLEAR AND
ALLOW
VIEWS OF THE
INDOOR
SPACE OR
DISPLAY
AREAS.

ATTACHMENTS:

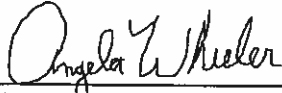
TABLE 50-25G (EXHIBIT 11)
DIAGRAM 50-25G (EXHIBIT 12)

Sec. 2. The ordinances in this
Article shall become effective upon
publication.

Adopted this _____ day of
_____, 2021, A.D.

Sheldon A. Neeley, Mayor			
Inez M. Brown, City Clerk			

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

S:\Ordinance Review\1.19.21_ARTICLE 3 RESIDENTIAL
ZONE DISTRICTS pc approved.docx

§ 50-23. Permitted Uses

Table 50-23 (Exhibit 1):

Table 50-23. Uses: Residential Zone Districts								
	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	Reference
RESIDENTIAL								
Household Living								
Single-Family Detached Dwelling	P	P	P	P	P	S		50-59
Two-Family Dwelling (duplex)	S	S	S	S	P	P		50-85
Single-Family Attached Dwelling		S		S	P	P	P	50-85
Multi-Family Dwelling (all floors)					S	P	P	50-104
Multi-Family Dwelling (above first floor)						P	P	50-104
Manufactured Housing Communities				S				50-102
Accessory Dwelling Unit	A	A	A	A	A	A		50-79
Mixed-Use						P	P	
Group Living								
State Licensed Residential Facility (1-6 residents)	P	P	P	P	P	P		
Convalescent or Nursing Home					S	S	S	
Boarding House	S	S	S	S	S	S		50-112
Transitional or Emergency Shelter						S	S	50-119
Residential Rehab Center (1-6)	S	S	S	S	S			50-111
Residential Rehab Center (7-20)						S	S	50-111
Adult Foster Care Family Home (1-6)	P	P	P	P	P	P		50-81
Adult Foster Care Small Group Home (1-6)	P	P	P	P	P	P		
Adult Foster Care Small Group Home (7-12)	S	S	S	S	S	P	P	50-81
Adult Foster Care Large Group Home (13-20)							P	50-81
RECREATIONAL								
Community Center	P	P	P	P	P	P	S	
AGRICULTURAL								
Aquaculture	A	A	A	A	A			50-84
Aquaponics	A	A	A	A	A			50-84
Produce Stand	A	A	A	A	A	A	A	50-109
Farmers' Market (Temporary)						P	P	50-118
Greenhouse	A	A	A	A	A	A	A	50-98
Hoophouse	A	A		A				50-100
Hydroponics	A	A	A	A	A	A		
Apiary/Beekeeping	A	A	A	A	A	A		50-88
Chicken Keeping	A	A		A				50-89
Urban Agriculture	P	P		P				50-120
Community Garden	P	P	P	P	A	A	A	50-91
INSTITUTIONAL AND CULTURAL								
Religious								
Place of Worship	S	S	S	S	S	P		
Cemetery	P	S		S				
Government and Educational								
Elementary/Middle School	P	P		P	P	S	S	
High School	P	P		S	S	S	S	
College or University or Vocational Training							P	
Other Governmental Use or Facility					P	P	P	
Other Institutional, and Cultural								
Social Service Facility (w/o residential care)	(In MR-2 and MR-3: permitted only as part of a mixed-use development)			S	S	P	P	
Civil or Charitable Organization				S	S	P	P	
Art Gallery					S	P	P	

Article III – Attachments

		GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	Reference
	with residential units and only on the ground floor)								
Library			P		P	P	P	P	
Museum						S	P	P	
COMMERCIAL									
Temporary Lodging									
Bed and Breakfast			S	S	S	S	P		50-87
Hotel								S	
Offices									
Financial Services	(In MR-2: permitted only as part of a mixed-use development with residential units and only on the ground floor)						P	P	
Physician or Dentist Office or Medical Clinic							P	P	
General or Professional Office							P	P	
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station							P	P	
Film Production, Photography, Radio, TV Studio							P	P	
Live/Work Unit			S				P	S	50-101
Personal Service Establishments									
Personal Service Establishments	(In MR-2: permitted only as part of a mixed-use development with residential units and only on the ground floor)						P	P	
Gym or Fitness Center							P	P	
Residential Day Care Services									
Adult Day Care or Day Services Center								S	50-81
Group Day Care Home								S	
Child Care Center	(In MR-2: Special Land Use only as part of a mixed-use development with residential units and only on the ground floor)		S	S	S	S	S	P	50-90
Retail and Service									
Restaurant without Alcohol	(In MR-2: permitted only as part of a mixed-use development with residential units and only on the ground floor)						P	P	
Retail Sales, General							P	P	
Grocery Store							P	P	
Convenience Store							P	P	50-83
Commercial Art Gallery								P	

Article III – Attachments

		GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	Reference
Restaurant with Alcohol	(In MR-2: Special Land Use permitted only as part of a mixed-use development with residential units and only on the ground floor)						S	S	50-83
Bar, Tavern, Taproom, or Tasting Room							S	S	50-83
Brewpub							S	S	50-83
Craft Winery/Distillery							S	S	50-83
Instruction Studio							S	P	
Catering Business								P	
Automotive Services									
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-store)								S	50-121
Entertainment and Hospitality									
Bowling Alley, Skating Rink							S	S	
Dance Club, Night Club								S	50-94
Entertainment, Live (Not including ARUs)							S	S	
INDUSTRIAL									
Transportation									
Stand Alone Parking, Surface Lots						S	S		
Utilities									
Electrical Substations and Private Utilities		S	S	S	S	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Towers		P	P	P	P	P	P	P	50-126
Small-Scale Solar Energy Production		A	A	A	A	A	A	A	50-117
Small-Scale Wind Energy Production		A	A	A	A	A	A	A	50-125
Additionally Regulated Uses									
Tattoo Establishment								ARU	50-80

§ 50-24. Site, Building Placement, and Bulk Standards*

*All development in Residential Zone Districts must comply with the requirements in Tables 50-24A-D and Diagrams 50-24A-D unless otherwise expressly stated.

Table 50-24A (Exhibit 2):

Table 50-24A. Bulk and Site Standards: GN Districts										
District	Max. Height	Lot Area			Max. Impervious Lot Coverage	Min. Front Setback (F)	Min. Corner Side Setback (C)	Min. Interior Side Setback		Min. Rear Setback (R)
		Min. Lot Width (W)	Min. Lot Area	Min. Lot Area Per Dwelling Unit				Width of Smaller Side Yard (S1)	Aggregate Width of Both Side Yards (S1+S2)	
GN-1	2-1/2 stories /35'	120', unless a non-residential use, then 80'	13,500 sq. ft., unless a non-residential use, then 8,000 sq. ft.	15,000 sq. ft.	30%, unless a non-residential use, then 80%	25', or consistent with the average front setback of residential structures on the same block	15'	15'	50'	25'
GN-2	2-1/2 stories /35'	40', unless a non-residential use, then 80'	4,500 sq. ft., unless a non-residential use, then 8,000 sq. ft.	5,000 sq. ft.	60%, unless a non-residential use, then 80%	25', or consistent with the average front setback of residential structures on the same block	10', unless a non-residential use, then 15'	5', unless a non-residential use, then 10'	15', unless a non-residential use, then 25'	25', unless a non-residential use abutting another non-residential use, then 10'

Diagram 50-24A (Exhibit 3):

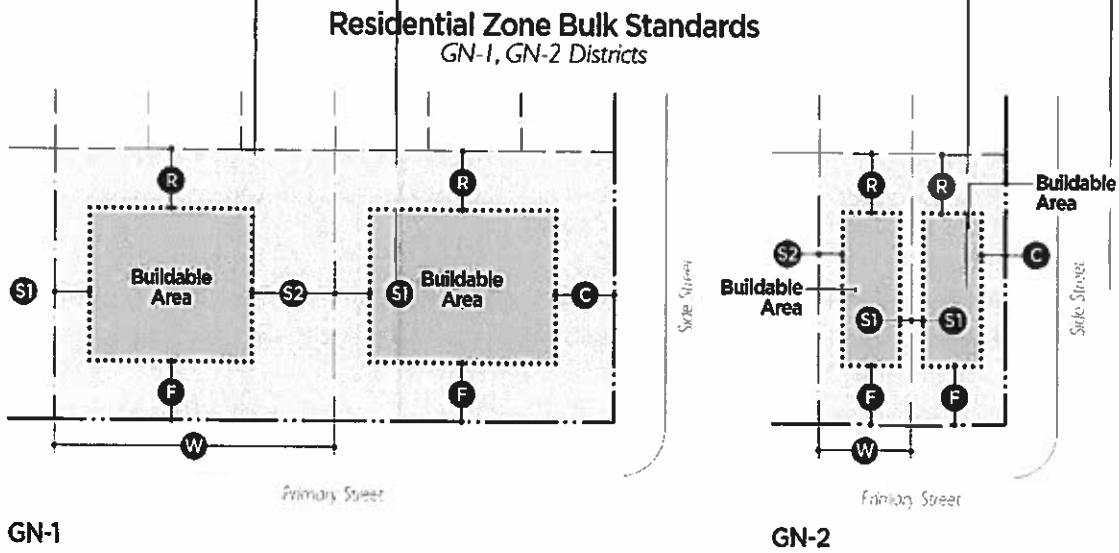
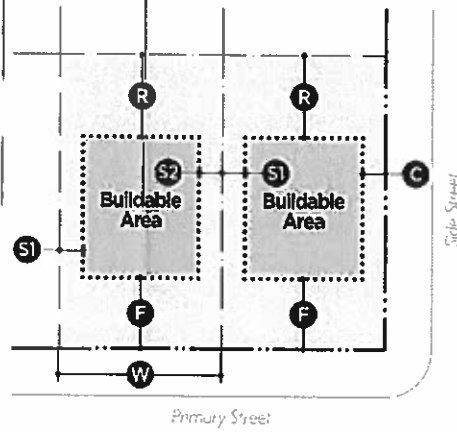


Table 50-24B (Exhibit 4):

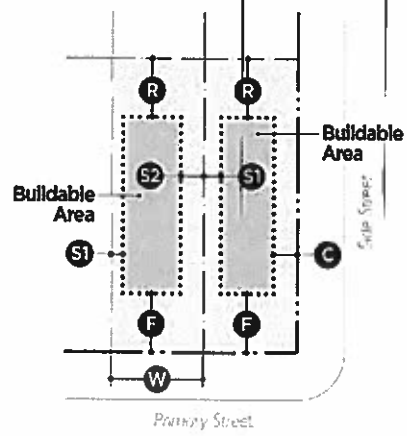
Table 50-24B. Bulk and Site Standards: TN Districts										
District	Max. Height	Lot Area			Max. Impervious Lot Coverage	Min. Front Setback (F)	Min. Corner Side Setback (C)	Min. Interior Side Setback		Min. Rear Setback (R)
		Min. Lot Width (W)	Min. Lot Area	Min. Lot Area Per Dwelling Unit				Width of Smaller Side Yard (S1)	Aggregate Width of Both Side Yards (S1+S2)	
TN-1	2 ¹ / ₂ stories / 35'	70'	9,000 sq. ft.	4,500 sq. ft.	45%	30'	15'	10'	20'	35'
TN-2	2 ¹ / ₂ stories / 35'	40'	4,500 sq. ft.	2,250 sq. ft.	60%	20'	10'	5'	15'	25'

Diagram 50-24B (Exhibit 5):

Residential Zone Bulk Standards
TN-1, TN-2 Districts



TN-1



TN-2

Table 50-24C (Exhibit 6):

Table 50-24C. Bulk and Site Standards: MR-1 District										
District	Max. Height	Lot Area			Max. Impervious Lot Coverage	Min. Front Setback (F)	Min. Corner Side Setback (C)	Min. Interior Side Setback		Min. Rear Setback (R)
		Min. Lot Width (W)	Min. Lot Area	Min. Lot Area Per Dwelling Unit				Width of Smaller Side Yard (S1)	Aggregate Width of Both Side Yards (S1+S2)	
MR-1										
Detached Single-Family or Two-family Dwelling	2½ stories /35'	25'	3,000 sq. ft.	1,500 sq. ft.	70%	20'	5'	2'	7'	25'
Attached Residential	2½ stories /35'	18'	1,500 sq. ft.	1,500 sq. ft.	70%	20'	5'	0'	0"	25'

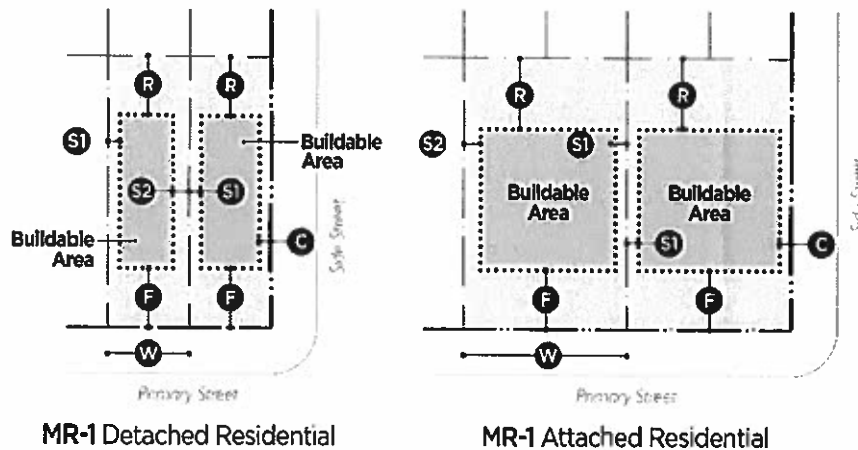
Diagram 50-24C (Exhibit 7):**Residential Zone Bulk Standards***MR-1 Districts*

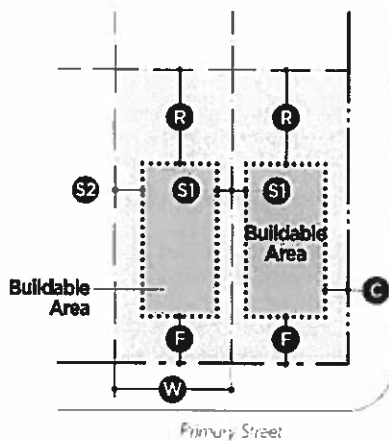
Table 50-24D (Exhibit 8):

Table 50-24D. Bulk Site Standards: MR-2 and MR-3 Districts											
District	Height		Lot Area			Max. Impervious Lot Coverage	Front /Setback (F)	Min. Corner Side Setback (C)	Min. Interior Side Setback		Min. Rear Set-back (R)
			Min. Lot Width (W)	Min. Lot Area	Min. Lot Area per Dwelling Unit				Width of Smaller Side Yard (S1)	Aggregate width of Both Side Yards (S1+S2)	
MR-2											
Detached Single-Family or Two-Family	Max. 2 ½ stories/35'		30'	3,000 sq. ft.	1,500 sq. ft.	80%	10' min. w/ ground floor residential, 20' max. 0' min. w/ ground floor commercial, 10' max.	5' residential, 0' w/ground floor commercial	2'	5'	20'
Attached Housing	Max. 4 stories/45'		20'	1,500 sq. ft.					0'	5'	20'
Multifamily/ Mixed use			20'	2,000 sq. ft.	1,000 sq. ft.				0'	5'	20'
MR-3	Max. 100'	Min. 2 stories	40'	10,000 sq. ft.	800 sq. ft. per efficiency or one bedroom apartment; 1,000 sq. ft. per two or more bedroom apartment	90%	0' min., 15' max.	10' residential, 0' w/ ground floor commercial	0'	0'	20'

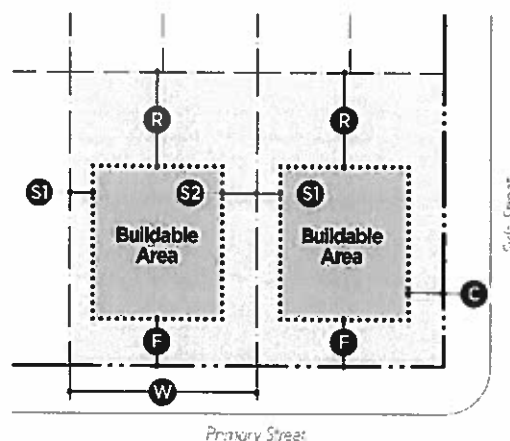
Diagram 50-24D (Exhibit 9):

Residential Zone Bulk Standards

MR-2, MR-3 Districts



MR-2



MR-3

§ 50-25. General Residential Zoning District Requirements

Diagram § 50-25F (Exhibit 10):

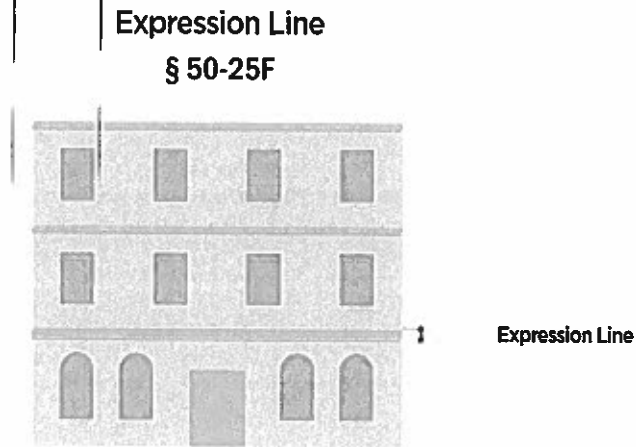
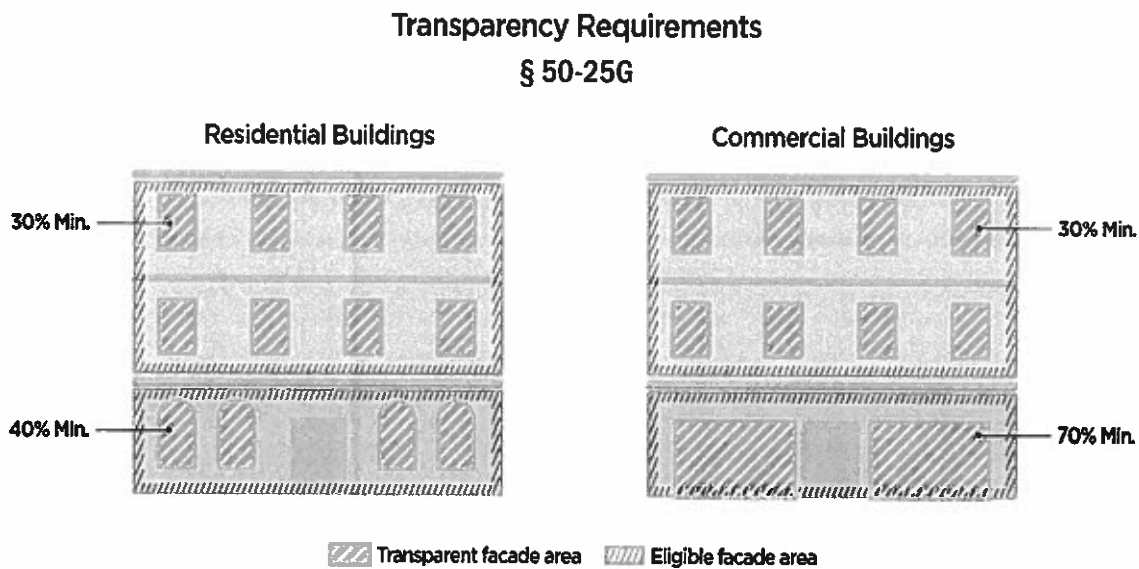


Table § 50-25G (Exhibit 11):

Table 50-25G Façade Transparency in MR-2 and MR-3 Districts		
	Commercial Use	Residential Use
Ground-floor	70%	40%
Upper floors	30%	30%

Diagram 50-25G (Exhibit 12):



210047

ORDINANCE NO. _____

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning, Article IV, B Two-Family District, and Article IV.1 B-1 Townhouse District, by repealing said Articles and adopting Article IV, Commercial Zone Districts, which shall read in its entirety as follows:

ARTICLE 4 – COMMERCIAL ZONE DISTRICTS

§ 50-26. CC CITY CORRIDOR: PURPOSE AND INTENT

THE CC CITY CORRIDOR DISTRICT IS INTENDED TO ACCOMMODATE A WIDE RANGE OF COMMERCIAL AND INSTITUTIONAL USES STRUNG ALONG FLINT'S MAJOR ROADWAYS. RETAIL, SERVICE, AND EMPLOYMENT ARE THE PRIMARY USES WITH STRUCTURES ORIENTED TOWARD THE ROADWAY. DEVELOPMENT MAY BE AUTO-ORIENTED IN NATURE, BUT WITH AMENITIES SUCH AS SIDEWALKS, BENCHES, PEDESTRIAN-SCALE LIGHTING, AND LANDSCAPING THAT MAKE IT EASY FOR RESIDENTS AND VISITORS TO TRAVERSE THE CORRIDOR. MULTI-FAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENT WITH

RESIDENTIAL ON THE UPPER FLOORS IS ALSO PERMITTED. DUPLEXES AND ATTACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SUCH AS ROWHOMES ARE ALLOWED AS A SPECIAL LAND USE WHERE THEY WILL SERVE AS A TRANSITION BETWEEN CITY CORRIDOR AND A LOWER DENSITY RESIDENTIAL DISTRICT.

§ 50-27. NC NEIGHBORHOOD CENTER: PURPOSE AND INTENT

THE NC NEIGHBORHOOD CENTER DISTRICT IS INTENDED TO ACCOMMODATE A VARIETY OF LOCAL-SERVING COMMERCIAL USES THAT PROVIDE DAILY GOODS AND SERVICES TO SURROUNDING NEIGHBORHOODS. STAND-ALONE RETAILERS AND SMALL MIXED-USE BUILDINGS ARE THE PREDOMINANT COMMERCIAL USE WITHIN A NEIGHBORHOOD CENTER, WHILE RETAIL CENTERS ARE PERMITTED ON A LIMITED SCALE. INSTITUTIONAL AND CULTURAL USES, INCLUDING SCHOOLS, CHURCHES, AND COMMUNITY CENTERS, AS WELL AS MULTI-FAMILY RESIDENTIAL USES MAY ALSO BE PERMITTED. ALL NEIGHBORHOOD CENTER USES MUST BE COMPATIBLE WITH THE ADJACENT AND SURROUNDING RESIDENTIAL AREAS AND CONTRIBUTE TO NEIGHBORHOOD CHARACTER, VIABILITY, AND ATTRACTIVENESS.

**§ 50-28. D-E DOWNTOWN EDGE:
PURPOSE AND INTENT**

THE D-E DOWNTOWN EDGE DISTRICT IS INTENDED TO ACCOMMODATE A DYNAMIC MIX OF COMMERCIAL, EMPLOYMENT, RESIDENTIAL, AND PUBLIC USES THAT TOGETHER FOSTER AN ACTIVE PEDESTRIAN-ORIENTED AREA. COMMERCIAL USES ARE PREDOMINANT, BUT MIXED-USE BUILDINGS ARE ALSO COMMON. THE D-E DISTRICT MAKES UP THE MAJORITY OF THE COMMUNITY'S CENTRAL BUSINESS DISTRICT AND SURROUNDS THE SMALLER D-C DOWNTOWN CORE DISTRICT. DEVELOPMENT IN THE D-E DISTRICT IS GENERALLY LESS INTENSE THAN WHAT IS TYPICAL FOR THE ADJACENT D-C DISTRICT, PROVIDING A TRANSITION TO SURROUNDING MIXED RESIDENTIAL AND COMMERCIAL AREAS.

**§ 50-29. D-C DOWNTOWN CORE:
PURPOSE AND INTENT**

THE D-C DOWNTOWN CORE DISTRICT IS INTENDED TO ACCOMMODATE THE UNIQUE AND VIBRANT MIXED-USE AREA LOCATED ALONG SAGINAW STREET ROUGHLY BETWEEN THE FLINT RIVER AND INTERSTATE 69. SINGLE-PURPOSE BUILDINGS MAY EXIST, BUT MIXED-USE BUILDINGS SHOULD PREDOMINATE, TYPICALLY CONSISTING OF DINING OR RETAIL USES ON THE GROUND FLOOR, AND OFFICE OR MULTI-FAMILY RESIDENTIAL USES ABOVE. THIS DISTRICT IS THE HIGHEST

INTENSITY DISTRICT WITHIN THE COMMUNITY AND ALL DEVELOPMENT SHOULD BE PEDESTRIAN-ORIENTED WITH BUILDINGS LOCATED AT OR NEAR THE SIDEWALK'S EDGE.

§ 50-30. PERMITTED USES

ARTICLE 16 DEFINITIONS SHALL BE REFERRED TO FOR CLARITY ON THE USES AS LISTED.

A. LAND USES. USES ARE ALLOWED IN RESIDENTIAL ZONE DISTRICTS IN ACCORDANCE WITH TABLE 50-30. USES: COMMERCIAL ZONE DISTRICTS. THE FOLLOWING KEY IS TO BE USED IN CONJUNCTION WITH THE USE TABLE.

1. PERMITTED USES. USES PERMITTED BY RIGHT IN THE ZONE DISTRICT, SUBJECT TO COMPLIANCE WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH A "P."

2. SPECIAL LAND USES. USES WHICH MAY BE ALLOWED SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION IN ACCORDANCE

WITH ARTICLE 17
AND WITH ALL
OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER.
THESE USES ARE
IDENTIFIED WITH
AN "S."

3. ADDITIONALLY
REGULATED USES.
USES WHICH MAY
BE ALLOWED
SUBJECT TO
REVIEW AND
APPROVAL BY THE
PLANNING
COMMISSION IN
ACCORDANCE
WITH ARTICLE 17
AND WITH ALL
OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER,
INCLUDING
LIMITING
CONDITIONS
SPECIFIED IN
ARTICLE 9. THESE
USES ARE
IDENTIFIED WITH
"ARU".

4. ACCESSORY USES.
USES WHICH ARE
PERMITTED BY
RIGHT, ASSUMING
THEY ARE NOT THE
PRIMARY USE ON
THE SITE AND
THAT THEY ARE IN
COMPLIANCE WITH
ALL OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER.
THESE USES ARE

IDENTIFIED WITH
AN "A."

5. USES NOT
ALLOWED. A CELL
WHICH IS LEFT
BLANK INDICATES
THAT THE LISTED
USE IS NOT
ALLOWED IN THAT
ZONE DISTRICT.

6. USE REGULATIONS.
MANY ALLOWED
USES, WHETHER
PERMITTED BY
RIGHT OR AS A
SPECIAL LAND USE,
ARE SUBJECT TO
COMPLIANCE WITH
ARTICLE 9.

7. UNLISTED USES. IN
GENERAL
UNLISTED USES ARE
PROHIBITED.
HOWEVER, IF AN
APPLICATION IS
SUBMITTED FOR A
USE NOT LISTED,
THE ZONING
COORDINATOR
SHALL MAKE A
DETERMINATION
AS TO THE PROPER
ZONE DISTRICT
AND USE
CLASSIFICATION
FOR THE NEW OR
UNLISTED USE. IF
THE UNLISTED USE
IS SIMILAR TO AN
EXISTING
PERMITTED USE IN
THE SAME ZONE
DISTRICT AND FITS
THE INTENT OF
THE ZONE
DISTRICT, THE

ZONING
COORDINATOR
MAY DETERMINE
THAT THE
UNLISTED USE IS
PERMITTED.

8. PARKING
STANDARDS.
PARKING
REQUIREMENTS
ARE LOCATED IN
ARTICLE 12
PARKING, LOADING
AND CIRCULATION.

9. LEVEL OF REVIEW
FOR MIXED-USE
PROJECTS. THE
LEVEL OF REVIEW
FOR A PROJECT
WITH MULTIPLE
USES BEING
DEVELOPED
SIMULTANEOUSLY
SHALL BE THE
SAME AS THE
HIGHEST LEVEL OF
REVIEW OF THE
INDIVIDUAL USES.

ATTACHMENT:
TABLE 50-30A (EXHIBIT 13)

§ 50-31. SITE, BUILDING
PLACEMENT, AND BULK
STANDARDS

A. SITE DIMENSIONS TABLE.
ALL DEVELOPMENT IN
COMMERCIAL ZONE
DISTRICTS MUST
COMPLY WITH THE
REQUIREMENTS IN
TABLES 50-31A-B AND
DIAGRAMS 50-31A-B
UNLESS OTHERWISE
EXPRESSLY STATED.

ATTACHMENTS:
TABLE 50-31A (EXHIBIT 14)
DIAGRAM 50-31A (EXHIBIT 15)
TABLE 50-31B (EXHIBIT 16)
DIAGRAM 50-31B (EXHIBIT 17)

§ 50-32. GENERAL COMMERCIAL
REQUIREMENTS

A. REQUIRED CONDITIONS.
ALL USES AUTHORIZED
IN THIS ARTICLE SHALL
BE SUBJECT TO THE
FOLLOWING
CONDITIONS:

1. ENCLOSED
BUILDINGS. ALL
BUSINESS, SERVICE,
REPAIR,
PROCESSING,
STORAGE OR
DISPLAY OF
MERCHANDISE
SHALL BE
CONDUCTED
WHOLLY WITHIN
AN ENCLOSED
BUILDING, EXCEPT
OFF-STREET
PARKING
STRUCTURES AND
LOTS, FOOD
TRUCKS/CARTS,
PRODUCE STANDS,
CAR AND TRUCK
SALES LOTS, OFF-
STREET LOADING
AREAS, GASOLINE
STATIONS AND
OUTDOOR
ADVERTISING, OR
OTHER USES
SPECIFICALLY
ALLOWED IN THIS
CHAPTER. HOWEVE
R, FOOD,
BEVERAGES
(INCLUDING
ALCOHOL WITH

PROPER
LICENSING) AND
MERCHANDISE
MAY BE DISPLAYED
AND SOLD BY AN
OWNER OR TENANT
OUTSIDE OF A
COMPLETELY
ENCLOSED
BUILDING SUBJECT
TO ZONING
COORDINATOR
APPROVAL AND
THE CONDITIONS
IN SECTION 50-105
OUTDOOR
ACTIVITIES OF
ARTICLE 9.

2. USE TO BE NON-
OBJECTIONABLE. P
ROCESSES AND
EQUIPMENT
EMPLOYED AND
GOODS SOLD
SHALL BE LIMITED
TO THOSE WHICH
ARE NON-
OBJECTIONABLE
BY REASON OF
ODOR, HEAT, DUST,
SMOKE, CINDERS,
GAS, FUMES, NOISE,
VIBRATION,
RADIATION,
REFUSE MATTER
OR WATER-
CARRIED WASTE.

3. HOURS OF
BUSINESS. NO
BUSINESS, SERVICE
OR PROCESSING
SHALL CONDUCT
ITS OPERATION AT
ANY POINT IN TIME
BETWEEN THE
HOURS OF 12:00
MIDNIGHT AND 6:00

A.M. IF IT IS
ADJACENT TO A GN
OR TN DISTRICT
UNLESS IT IS
ENCLOSED ON ALL
SIDES ADJOINING
SAID RESIDENTIAL
DISTRICT BY
SCREENING AND
FENCING.

4. IMPROVEMENT OF
AUTO STORAGE
AREAS. AREAS
WHICH ARE IN THE
NORMAL CONDUCT
OF BUSINESS
FREQUENTLY USED
BY AUTOMOBILES,
TRUCKS, OR
TRAILERS SHALL
BE GRADED,
DRAINED AND
SURFACED AND
OTHERWISE
COMPLY WITH THE
REQUIREMENTS OF
THE OFF-STREET
PARKING AND
LOADING
REGULATIONS OF
THIS CHAPTER.

§ 50-33. BUILDING ELEMENT REQUIREMENTS

A. PURPOSE. THE INTENT OF
THESE REQUIREMENTS IS
TO PROMOTE MIXED-USE
DEVELOPMENT AND
REHABILITATION IN
FLINT'S MOST VIBRANT
COMMERCIAL AREAS
THAT SHALL:

1. ESTABLISH A
DEVELOPMENT
PATTERN IN WHICH
NEW BUILDINGS
AND BUILDING

**MODIFICATIONS
ENHANCE THE
CHARACTER OF
THE EXISTING
BUILT
ENVIRONMENT;**

- 2. INCREASE
TRANSPARENCY
(WINDOWS) TO ADD
VISUAL INTEREST,
INCREASE
PEDESTRIAN
TRAFFIC AND TO
REDUCE CRIME
THROUGH
INCREASED
SURVEILLANCE;**
- 3. ENHANCE A SENSE
OF PLACE AND
CONTRIBUTE TO
THE
SUSTAINABILITY
OF THE CITY;**
- 4. ORIENT BUILDING
ENTRANCES AND
STOREFRONTS TO
THE STREET;**
- 5. ARTICULATE
LONGER BUILDING
FAÇADES INTO
MORE HUMAN-
SCALE
INCREMENTS;**
- 6. DISTINGUISH
COMMERCIAL USES
BASED ON SCALE
AND AUTO-
ORIENTATION; AND**
- 7. ENCOURAGE
TRANSPORTATION
ALTERNATIVES
(WALKING, BIKING
AND TRANSIT) TO**

**REDUCE
AUTOMOBILE
DEPENDENCE AND
FUEL
CONSUMPTION.**

**B. APPLICABILITY. ALL
DEVELOPMENT IN THE
NC, CC, D-E, AND D-C
DISTRICTS SHALL
COMPLY WITH THE
REQUIREMENTS
INCLUDED IN THIS
SECTION UNLESS
OTHERWISE EXPRESSLY
STATED.**

C. MATERIALS.

- 1. DURABLE
BUILDING
MATERIALS,
SIMPLE
CONFIGURATIONS
AND SOLID
CRAFTSMANSHIP
ARE REQUIRED. A
MINIMUM FIFTY
(50) PERCENT OF
WALLS VISIBLE
FROM PUBLIC
STREETS,
EXCLUSIVE OF
WALL AREAS
DEVOTED TO
MEETING
TRANSPARENCY
REQUIREMENTS
SHALL BE
CONSTRUCTED OF:
BRICK, GLASS;
FIBER CEMENT
SIDING, METAL
(BEAMS, LINTELS,
TRIM ELEMENTS
AND
ORNAMENTATION
ONLY); WOOD LAP,
STUCCO, SPLIT-
FACED BLOCK, OR**

STONE. EXTERIOR
INSULATED
FINISHING
SYSTEMS (EIFS),
AND VINYL OR
ALUMINUM SIDING
SHOULD ONLY BE
USED FOR ACCENTS
AND ARE
PROHIBITED ON
THE FIRST STORY.
METAL SIDING MAY
BE USED AS A
PRIMARY
BUILDING
MATERIAL IF
ALLOWED BY THE
PLANNING
COMMISSION WITH
SPECIAL LAND USE
APPROVAL.

**D. FAÇADE PRESERVATION
AND VARIATION.**

1. EXTERIOR
ALTERATIONS.
EXTERIOR
CHANGES AND
FAÇADE
RENOVATIONS
SHALL NOT
DESTROY OR
COVER ORIGINAL
DETAILS ON A
BUILDING,
WHEREVER
PRACTICABLE.
BRICK AND STONE
FAÇADES SHALL
NOT BE COVERED
WITH ARTIFICIAL
SIDING OR PANELS.
2. WINDOW AND
DOOR OPENINGS.
EXISTING WINDOW
AND DOOR
OPENINGS SHALL

BE MAINTAINED
WHEREVER
PRACTICABLE.
NEW WINDOW AND
DOOR OPENINGS
SHALL MAINTAIN A
SIMILAR
HORIZONTAL AND
VERTICAL
RELATIONSHIP AS
THE ORIGINALS.

3. VERTICAL AND
HORIZONTAL
LINES. THE
VERTICAL LINES OF
COLUMNS AND
PIERS, AND THE
HORIZONTAL
DEFINITION OF
SPANDRELS AND
CORNICES, AND
OTHER PRIMARY
STRUCTURAL
ELEMENTS SHALL
BE MAINTAINED
WHEREVER
PRACTICABLE.
4. UNINTERRUPTED
FAÇADE ON NEW
CONSTRUCTION.
THE MAXIMUM
LINEAR LENGTH OF
AN
UNINTERRUPTED
BUILDING FAÇADE
FACING PUBLIC
STREETS AND/OR
PARKS SHALL BE
THIRTY (30) FEET.
FAÇADE
ARTICULATION OR
ARCHITECTURAL
DESIGN
VARIATIONS FOR
BUILDING WALLS
FACING THE
STREET ARE

REQUIRED TO
ENSURE THAT THE
BUILDING IS NOT
MONOTONOUS IN
APPEARANCE.

BUILDING WALL
OFFSETS
(PROJECTIONS AND
RECESSES),
CORNICES,
VARYING BUILDING
MATERIALS OR
PILASTERS SHALL
BE USED TO BREAK
UP THE MASS OF A
SINGLE BUILDING.

5. ADMINISTRATIVE
DEPARTURES. AN
ADMINISTRATIVE
DEPARTURE,
APPROVED BY THE
DIRECTOR OF
PLANNING AND
DEVELOPMENT, OR
HIS/HER DESIGNEE,
MAY BE APPROVED
TO ALLOW THE
FOLLOWING:

- I. TO REDUCE
UP TO FIVE (5)
FEET OF THE
THIRTY (30)
FOOT
REQUIREME
NT MAY BE
APPROVED,
DEPENDING
ON ACTUAL
BUILDING
DESIGN,
ENTRANCE
PLACEMENT,
AND OTHER
FACTORS
THAT MAKE
THE THIRTY
(30) FOOT

REQUIREME
NT
IMPRACTICA
L; OR

- II. OTHER
METHODS TO
PROVIDE
ADEQUATE
ARTICULATI
ON,
PROVIDED
THAT THE
VISUAL
EFFECT OF
ARTICULATI
ON IS
MAINTAINED.
EXAMPLES
OF
ACCEPTABLE
VARIATIONS
MAY
INCLUDE
ARCHITECTU
RAL OR
ARTISTIC
DETAILS OR
FEATURES, A
VARIATION
IN COLOR OR
MATERIALS
AND
ENHANCED
ORNAMENTA
TION
AROUND
BUILDING
ENTRANCEW
AYS.

E. ENTRANCES.

1. RECESSED
DOORWAYS.
WHERE THE
BUILDING
ENTRANCE IS
LOCATED ON OR

WITHIN FIVE (5)
FEET OF A LOT
LINE, DOORWAYS
SHALL BE
RECESSED INTO
THE FACE OF THE
BUILDING TO
PROVIDE A SENSE
OF ENTRANCE AND
TO ADD VARIETY
TO THE
STREETSCAPE.

ZONING
COORDINATO
R MAY BE
GRANTED TO
PERMIT NON-
RECESSED
SERVICE
DOORS
WHERE NO
SAFETY
HAZARD
EXISTS.

- I. THE
ENTRANCE
RECESS
SHALL NOT
BE LESS
THAN THE
WIDTH OF
THE DOOR(S)
WHEN
OPENED
OUTWARD.
- II. THE
ENTRANCE
RECESS MAY
NOT EXCEED
THE
ENTRANCE
WIDTH; AND
- III. THE
ENTRANCE
MAY NOT
EXCEED TWO
(2) STORIES IN
HEIGHT
- IV. ADMINISTRA
TIVE
DEPARTURE.
AN
ADMINISTRA
TIVE
DEPARTURE
APPROVED
BY THE

2. RESIDENTIAL
DWELLINGS.
ENTRANCES FOR
ALL RESIDENTIAL
DWELLINGS SHALL
BE CLEARLY
DEFINED BY AT
LEAST ONE (1) OF
THE FOLLOWING:

- I. PROJECTING
OR RECESSED
ENTRANCE. A
RECESSED
ENTRANCE IS
REQUIRED IF
THE
BUILDING
ENTRANCE IS
LOCATED ON
OR WITHIN
FIVE (5) FEET
OF THE LOT
LINE.
- II. STOOP OR
ENCLOSED
OR COVERED
PORCH.
- III. TRANSOM
AND/OR SIDE
LIGHT
WINDOW
PANELS
FRAMING

THE DOOR
OPENING.

IV. ARCHITECTU
RAL TRIM
FRAMING
THE DOOR
OPENING.

V. ADMINISTRA
TIVE
DEPARTURE.
AN
ADMINISTRA
TIVE
DEPARTURE
APPROVED
BY THE
ZONING
COORDINATO
R MAY BE
PERMITTED
FOR OTHER
METHODS,
SUCH AS
UNIQUE
COLOR
TREATMENT
S, PROVIDED
THE SAME
EFFECT IS
ACHIEVED.

3. BUILDING
ORIENTATION.

I. PRIMARY
ENTRANCE.
THE MAIN
BUILDING
ENTRANCE
SHALL BE
LOCATED IN
THE FRONT
FAÇADE
PARALLEL
TO THE
PRIMARY
STREET.

II. ADMINISTRA
TIVE
DEPARTURE.
ALTERNATIV
E
ORIENTATIO
NS MAY BE
PERMITTED
BY THE
ZONING
COORDINAT
OR WHERE
SUCH
ALTERNATIV
E
ORIENTATIO
NS ARE
CONSISTENT
WITH
EXISTING
ADJACENT
DEVELOPME
NT.

F. EXPRESSION LINE (EL).

1. A HORIZONTAL
LINE ON THE
FAÇADE KNOWN AS
THE EXPRESSION
LINE (EL) SHALL
DISTINGUISH THE
BASE OF THE
BUILDING FROM
THE REMAINDER
TO ENHANCE THE
PEDESTRIAN
ENVIRONMENT.
THE EL SHALL BE
CREATED BY A
CHANGE IN
MATERIAL, A
CHANGE IN DESIGN,
OR BY A
CONTINUOUS
SETBACK, RECESS,
OR PROJECTION
ABOVE OR BELOW
THE EXPRESSION

LINE. SUCH
ELEMENTS AS
CORNICES, BELT
COURSES,
CORBELLING,
MOLDING,
STRINGCOURSES,
ORNAMENTATION,
AND CHANGES IN
MATERIAL OR
COLOR OR OTHER
SCULPTURING OF
THE BASE, ARE
APPROPRIATE
DESIGN ELEMENTS
FOR ELS.

2. IF APPLICABLE,
THE HEIGHT OF
THE EXPRESSION
LINE SHALL BE
RELATED TO THE
PREVAILING SCALE
OF DEVELOPMENT
IN THE AREA. A
CHANGE OF SCALE
MAY REQUIRE A
TRANSITIONAL
DESIGN ELEMENT
BETWEEN
EXISTING AND
PROPOSED
FEATURES.

ATTACHMENT:
DIAGRAM 50-33F

G. TRANSPARENCY.

1. PURPOSE. THE
FIRST FLOORS OF
ALL BUILDINGS
SHALL BE
DESIGNED TO
ENCOURAGE AND
COMPLEMENT
PEDESTRIAN-
SCALE ACTIVITY
AND CRIME

PREVENTION
TECHNIQUES. IT IS
INTENDED THAT
THIS BE
ACCOMPLISHED
PRINCIPALLY BY
THE USE OF
WINDOWS AND
DOORS ARRANGED
SO THAT ACTIVE
USES WITHIN THE
BUILDING ARE
VISIBLE FROM OR
ACCESSIBLE TO
THE STREET, AND
PARKING AREAS
ARE VISIBLE TO
OCCUPANTS OF
THE BUILDING.

2. APPLICABILITY.

- I. THE
MINIMUM
TRANSPAREN
CY
REQUIREME
NT SHALL
APPLY TO
ALL SIDES OF
A BUILDING
THAT ABUT
AN URBAN
OPEN SPACE
OR PUBLIC
RIGHT-OF-
WAY.
TRANSPAREN
CY
REQUIREME
NTS SHALL
NOT APPLY
TO SIDES
WHICH ABUT
AN ALLEY.

- II. WINDOWS
FOR
BUILDING

SIDES (NON-FRONT) SHALL BE CONCENTRATED TOWARD THE FRONT EDGE OF THE BUILDING, IN LOCATIONS MOST VISIBLE FROM AN URBAN OPEN SPACE OR PUBLIC RIGHT-OF-WAY.

3. WINDOWS AND DISPLAYS.

I. GROUND LEVEL STOREFRONT TRANSPARENCY SHALL BE HORIZONTALLY ORIENTED OVERALL, DIVIDED INTO VERTICAL SEGMENTS.

II. PRODUCT DISPLAY WINDOWS SHALL BE INTERNALLY LIT.

III. INTERIOR DISPLAYS SHALL BE SET BACK A MINIMUM OF ONE (1) FOOT FROM THE WINDOW AND

SHALL NOT COVER MORE THAN FIFTY (50) PERCENT OF THE WINDOW OPENING.

IV. NO WINDOW COVERING OR SCREENING SHALL COVER MORE THAN TWENTY-FIVE (25) PERCENT OF WINDOWS OR DOORS THAT ARE USED TO MEET TRANSPARENCY REQUIREMENTS.

4. PERCENTAGE OF REQUIRED TRANSPARENCY

I. GROUND-FLOOR TRANSPARENCY PERCENTAGES MUST BE APPLIED BETWEEN TWO (2) FEET AND EIGHT (8) FEET FROM THE GROUND. THE AREA OF WINDOWS IN DOORS MAY COUNT TOWARDS

THE
TRANSPAREN
CY
PERCENTAG
E.

- II. STRUCTURES
IN THE NC,
DE, AND DC
DISTRICTS
SHALL
COMPLY
WITH TABLE
50-33G
BELOW WITH
REGARDS TO
THE AMOUNT
OF
TRANSPAREN
T MATERIALS
THAT IS
REQUIRED
FOR
GROUND-
FLOOR AND
UPPER
FLOOR
FACADES.
WINDOWS
MUST BE
CLEAR AND
ALLOW
VIEWS OF
THE INDOOR
SPACE OR
DISPLAY
AREAS.

ATTACHMENTS:

TABLE 50-33 (EXHIBIT 19)

DIAGRAM 50-33G (EXHIBIT 20)

**H. TRANSITIONAL
FEATURES.**

1. PURPOSE.
TRANSITIONAL
FEATURES ARE
ARCHITECTURAL

ELEMENTS, SITE
FEATURES OR
ALTERATIONS TO
BUILDING MASSING
THAT ARE USED TO
PROVIDE A
TRANSITION
BETWEEN HIGHER
INTENSITY USES
AND LOW- OR
MODERATE-
DENSITY
RESIDENTIAL
AREAS. IT IS THE
INTENT OF THESE
STANDARDS TO:

- I. REDUCE
LAND
CONSUMPTIO
N;
- II. CREATE A
COMPATIBLE
MIXED-USE
ENVIRONME
NT;
- III. LIMIT
INTERRUPTI
ONS IN
VEHICULAR
AND
PEDESTRIAN
CONNECTION
S CREATED
BY EFFORTS
TO
SEGREGATE
USES; AND
- IV. ESTABLISH
OR MAINTAIN
VIBRANT
PEDESTRIAN-
AND
TRANSIT-
ORIENTED
AREAS

WHERE
DIFFERING
USES ARE
PERMITTED
TO OPERATE
IN CLOSE
PROXIMITY
TO ONE
ANOTHER.

AFFECT THE
LIVABILITY
OF AN AREA.
THE
PLANNING
COMMISSION
, BOARD OF
ZONING
APPEALS, OR
CITY
COUNCIL
MAY
REQUIRE
TRANSITION
AL FEATURES
AS PART OF A
SPECIAL
LAND USE,
VARIANCE,
PLANNED
UNIT
DEVELOPME
NT OR
EXCEPTION
APPROVAL.

2. APPLICABILITY.
TRANSITIONAL
FEATURES SHALL
BE REQUIRED FOR
BUILDINGS OR
STRUCTURES
THAT:

I. AREA
ADJACENT
TO A
RESIDENTIAL
ZONE
DISTRICT
WHERE A
PERMITTED
BUILDING OR
STRUCTURE
WOULD BE
ONE (1) OR
MORE
STORIES
HIGHER
THAN
ADJACENT
BUILDINGS
OR
STRUCTURES
LOCATED IN
THE TN OR
MR ZONE
DISTRICTS.

II. HOST
HIGHER-
INTENSITY
LAND USES
THAT WOULD
ADVERSELY

3. LANDSCAPE
BUFFER. THE
PLANNING
COMMISSION,
ZONING BOARD OF
APPEALS, CITY
COUNCIL OR
DIRECTOR OF
PLANNING AND
DEVELOPMENT
MAY REQUIRE THE
USE OF A
LANDSCAPE
BUFFER IN LIEU OF,
OR IN ADDITION TO,
A TRANSITIONAL
FEATURE WHERE
SUCH LANDSCAPE
BUFFER WOULD
REDUCE
POTENTIALLY
ADVERSE IMPACTS
BETWEEN

INCOMPATIBLE
USES OR
DIFFERENT
BUILDING TYPES.

FEATURES ON
SURROUNDING
SITES.

4. ARCHITECTURAL
FEATURES.
SIMILARLY SIZED
AND PATTERNED
ARCHITECTURAL
FEATURES SUCH AS
WINDOWS, DOORS,
ARCADES,
PILASTERS,
CORNICES, WALL
OFFSETS, BUILDING
MATERIALS, AND
OTHER BUILDING
ARTICULATIONS
INCLUDED ON THE
LOWER-INTENSITY
USE SHALL BE
INCORPORATED IN
THE
TRANSITIONAL
FEATURES.

6. LIGHTING AND
NOISE.
INCOMPATIBLE
OUTDOOR
LIGHTING OR
SOURCES OF
AUDIBLE NOISE
SHALL BE
PREVENTED
WHENEVER
PRACTICABLE.

5. PARKING AND
LOADING. OFF-
STREET PARKING,
LOADING, SERVICE
AND UTILITY
AREAS SHALL BE
LOCATED AWAY
FROM THE LOWER-
INTENSITY USE
AND, WHERE
POSSIBLE,
ADJACENT TO
SIMILAR SITE

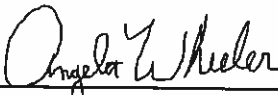
Sec. 2. The ordinances in this
Article shall become effective upon
publication.

Adopted this _____ day of
_____, 2021, A.D.

Sheldon A. Neeley, Mayor

Inez M. Brown, City Clerk

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

§ 50-30 Permitted Uses

Table 50-30 (Exhibit 13):

Table 50-30. Uses: Commercial Zone Districts					
	NC	CC	DE	DC	Reference
RESIDENTIAL					
Household Living					
Single-Family Dwelling	S		S		50-59
Two-Family Dwelling (Duplex)	P	S	P		50-85
Single-Family Attached Dwelling	P	S	P		50-85
Multi-Family Dwelling (all floors)	P	P	P		50-104
Multi-Family Dwelling (above first floor)	P	P	P	P	50-104
Accessory Dwelling Unit	S		S		50-79
Mixed Use	P	P	P	P	
Group Living					
Convalescent or Nursing Home		S	P		
Fraternity/Sorority House			P		50-96
Transitional or Emergency Shelter	S	S	S		50-119
Adult Foster Care Family Home (1-6 residents)			S		50-81
Adult Foster Care Small Group Home (1-6)			S		50-81
Adult Foster Care Small Group Home (7-12)		P	P		50-81
Adult Foster Care Large Group Home (13-20)		P	P		50-81
RECREATIONAL					
Community Center	P		S		
AGRICULTURAL					
Farmers' Market (Permanent)	P		P		
Farmers' Market (Temporary)	P	P	P	P	50-118
Produce Stand	A	S			50-109
Community Garden	A	A	A		50-91
INSTITUTIONAL AND CULTURAL					
Religious					
Place of Worship	S	P	P	S	
Cemetery		S			
Government and Educational					
Elementary/Middle School		S	P		
High School		S	P		
College or University or Vocational Training		S	P	P	
Other Governmental Use or Facility		P	P	P	
Other Institutional, and Cultural					
Social Service Facility	P	P	P	S	
Civil, Religious, or Charitable Organization	P	P	P	S	
Library	P	P	P	S	
Museum		S	P	S	
Art Gallery	P	P	P	P	
Health					
Rehabilitation Center (w/o residential care)	S	P	P	S	
Hospital or Medical Center		P	P	S	
COMMERCIAL					
Automotive Services					
Automotive Rental		P			50-122
Auto Supply/Accessory Sales	S	P			
Vehicle Repair and Services		P			50-123
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)	S	P	S		50-121
Vehicle Sale/ Lease (including auto, RV, boat)		P			50-122
Car Wash	S	P			
Farm Implement Sales		P			

Article IV – Attachments

	NC	CC	DE	DC	Reference
Entertainment and Hospitality					
Arcade, Amusement Devices, Gaming, Pool Hall	S	P	P	S	50-94
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall, Amphitheater	S	P	P	P	50-86
Adult Entertainment Uses					
Bingo Hall		ARU			50-80
Bowling Alley, Skating Rink	S	P	S	S	50-92
Casino			S		
Charity Gaming		ARU	ARU		50-92
Convention Center		P	P	P	
Dance Club, Night Club		S	S	S	50-94
Drive-In Theaters (Entertainment)		S			
Entertainment, Live (Not including ARUs)	S	P	P	P	
Hookah Lounge, Cigar Lounge	S	P	S	S	
Sports and Entertainment Arena		S	S		
Temporary Lodging					
Bed and Breakfast			P		50.9.11
Motel		P			
Hotel		P	P	P	
Offices					
Financial Services	P	P	P	P	
Physician or Dentist Office or Medical Clinic	P	P	P	P	
General Professional Office	P	P	P	P	
Research Facility/Laboratory		P	S		
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station	P	P	P	P	
Film Production, Photography, Radio, TV Studio	P	P	P	P	
Live/Work Unit	P	P	P		50-101
Personal Service Establishments					
Personal Service Establishments	P	P	P	P	
Gym or Fitness center	P	P	P	P	
Animal Services Day Care (w/o overnight boarding)	P	P	P		
Kennel (w/ boarding and/or grooming)		P			
Veterinary Clinic or Hospital (with or w/o boarding)	P	P	P		
Funeral Home or Mortuary		P			
Tattoo Establishment		ARU	ARU		50-80
Residential Service					
Adult Day Care or Day Services Center		P	S		50-81
Group Day Care Home		P	S		
Child Care Center	S	P	P	S	50-90
Retail and Service					
Grocery Store	P	P	P	S	
Retail Sales, General	P	P	P	P	
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply		P			
Convenience Store (W/ or w/o liquor)	S	P	P	S	50-83
Restaurant w/Alcohol (beer, wine and/or liquor)	S	P	P	P	50-83
Restaurant w/o Alcohol	P	P	P	P	
Catering Business	P	P	S	S	
Bar, Tavern, Taproom, or Tasting Room	S	S	S	S	50-83
Brewpub	S	S	S	S	50-83
Craft Winery/distillery	S	S	S	S	50-83
Commercial Art Gallery	P	P	P	P	
Instruction Studio	P	P	P	P	
Cash Advance		S			
Liquor Store/Package Goods/Party Store		ARU	ARU		50-83/50-80
Antique, Second-Hand Store (except pawn shop)	P	P	P	P	

Article IV – Attachments

	NC	CC	DE	DC	Reference
Pawn Shop or Pawn Broker		ARU			50-80
Firearms Sales		S			
Drive Through (all commercial uses w/drive through; includes dry cleaning)	S	A	A		
INDUSTRIAL					
Manufacturing and Production, Light					
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.		P			
Household Service: Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.	S	P	S		
Pottery and Figurine making, large-scale commercial/industrial		P			
Microbrewery/Small Distillery/Small Winery		P	P	P	
Large Brewery/Large Distillery/Large Winery		S			
Self-Storage Facility		P			50-114
Stone Monument Works		P			
Transportation					
Parking Structures		P	P		50-108
Stand Alone Parking, Surface Lots		P	S		
Transit Terminal or Station			P		
Utilities					
Electrical Substations and Private Utilities	S	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Towers	P	P	P	P	50-126
Small-Scale Solar Energy Production	A	A	A	A	50-117
Large-Scale Solar Energy Production		A	A		50-116
Small-Scale Wind Energy Production	A	A	A	A	50-125
Additionally Regulated Uses					
Liquor/Package Goods/Party Store	ARU				50-80/50-83

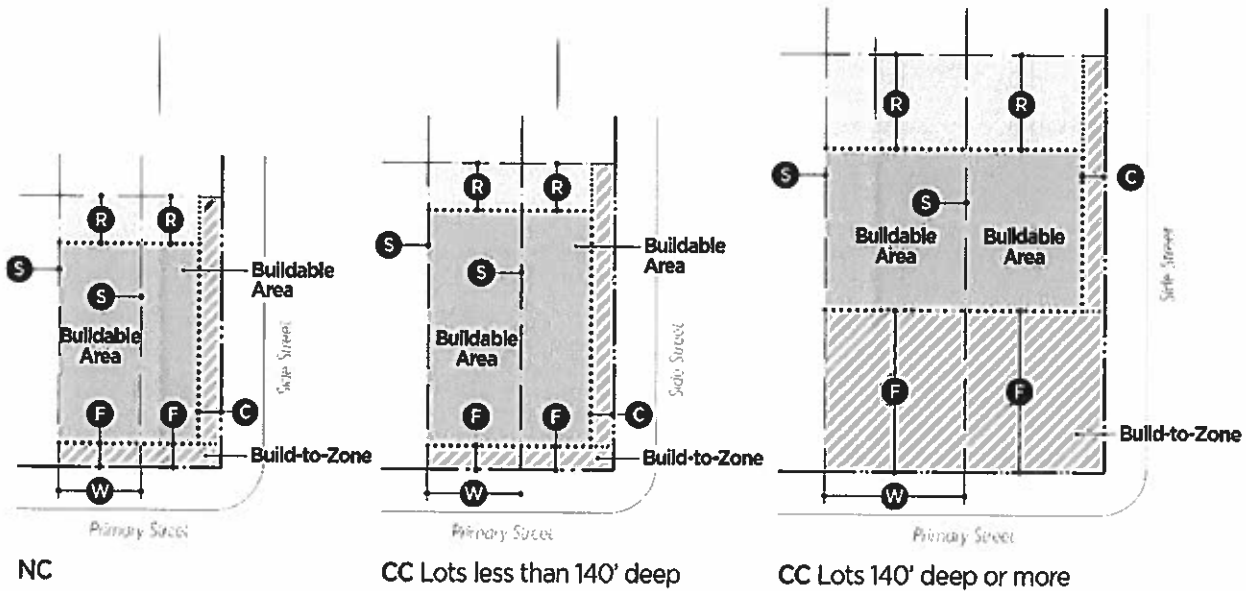
§ 50-31. Site Placement, Building Placement, Bulk Standards

Table 50-31A (Exhibit 14):

Table 50-31A. Lot and Bulk Standards: NE and CC Districts										
District Name	Lot Characteristics		Site Design						Development Intensity	
	Min. Lot Width (W)	Min. Lot Area (s.f.)	Front Setback (F)		Corner Side Setback (C)		Interior Side Setback (S)	Rear Setback	Min. Lot Area per Dwelling Unit	Max. Building Height
			Min.	Max.	Min.	Max.	Min.	Min. (R)		
NC	25'	3000	None	10'	None	10'	None, unless lot width is greater than 100' and against a residential use, then 10'	20'	1,000 sq. ft.	4 stories/50'
CC										
For lots less than 140' deep	40'	3000	None	10'	None	10'	None, except for against a TN or M district, then 10'	20'	2,000 sq. ft.	4 stories/50'
For lots 140' deep or more	60'	8400	None	80'	None	20'	None, except for against a TN or M district, then 20'	40'	2,000 sq. ft.	4 stories/50'

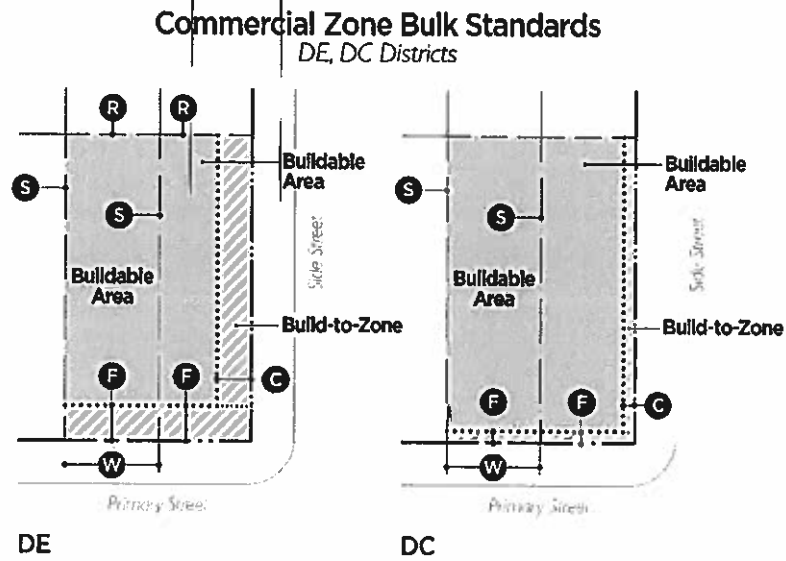
Diagram 50-31A (Exhibit 15):

Commerical Zone Bulk Standards
NC, CC Districts

**Table 50-31B (Exhibit 16):****Table 50-31B. Lot and Bulk Standards: D-E and D-C Districts**

District Name	Lot Characteristics		Site Design						Development Intensity		
	Min. Lot Width (W)	Min. Lot Area (s.f.)	Front Setback (F)		Corner Side Setback (C)		Interior Side Setback (S)	Rear Setback (R)	Min. Lot Area per Dwelling Unit	Building Height	
			Min.	Max.	Min.	Max.	Min.	Min.		Max.	Min.
DE	40'	6000	None	15'	None	15'	None, except for against a TN or MR district, then 10'	None, except for against a TN or MR district, then 20'	600 sq. ft. per efficiency or one bedroom apartment; 800 sq. ft. per two or more bedroom apartment	Max. 75'	
DC	20'	3000	None	5'	None	5'	None	None	None	Max. 125'	Min. 35'

Diagram 50-31B (Exhibit 17):



§ 50-33 Building Element Requirements

Diagram 50-33F (Exhibit 18):

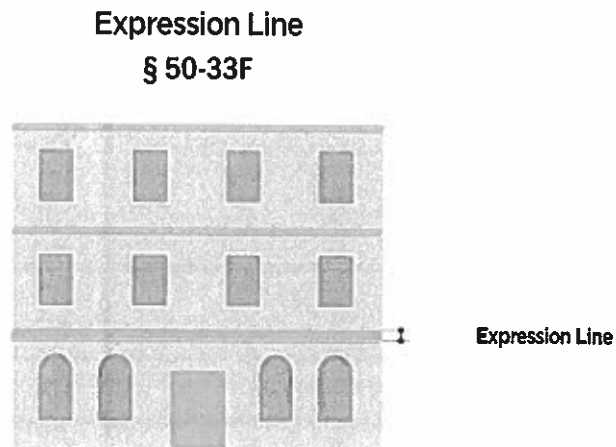


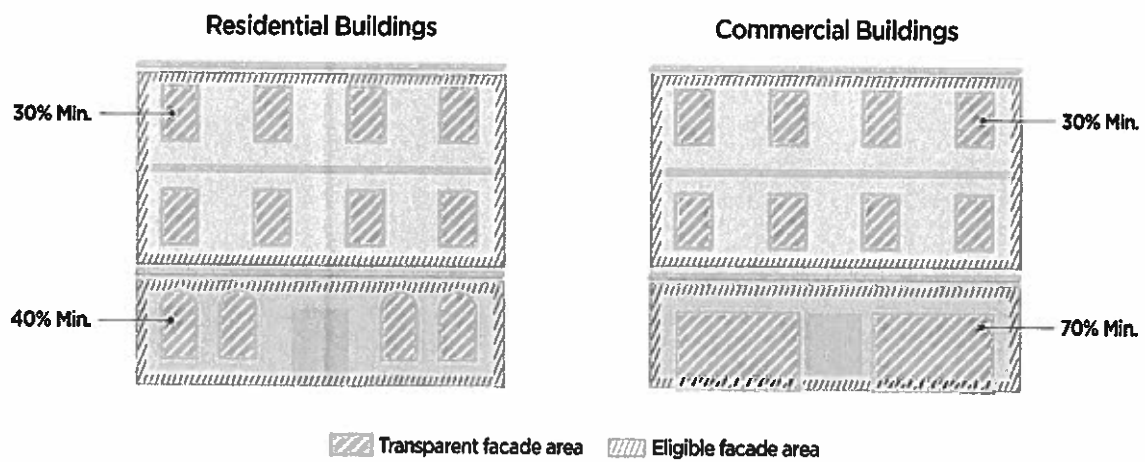
Table 50-33 (Exhibit 19):

Table 50-33. Minimum Façade Transparency In NC, D-E, and D-C Districts		
	Commercial Use	Residential Use
Ground-floor	70%	40%
Upper floors	30%	30%

Diagram 50-33G (Exhibit 20):

Transparency Requirements

§ 50-33G



210048

ORDINANCE NO. _____

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning, Article V, C-1 Multifamily Walk-Up Apartment District, by repealing said Article and adopting Article V, Employment Zone Districts, which shall read in its entirety as follows:

ARTICLE 5 – EMPLOYMENT ZONE DISTRICTS

§ 50-34. CE COMMERCE AND EMPLOYMENT: PURPOSE AND INTENT

THE CE COMMERCE AND EMPLOYMENT DISTRICT IS INTENDED TO ACCOMMODATE A HIGH INTENSITY MIX OF USES INCLUDING LARGE EMPLOYERS, REGIONAL COMMERCIAL CENTERS, AND LARGE CLUSTERS OF SMALL AND MID-SIZE COMMERCIAL AND EMPLOYMENT USERS. MULTI-FAMILY RESIDENTIAL USES, SUCH AS WORKFORCE HOUSING, MAY BE PERMITTED ON A LIMITED SCALE TO BUFFER LESS INTENSE NEARBY RESIDENTIAL DEVELOPMENT FROM MORE INTENSE USES WITHIN THE DISTRICT. DAILY ACTIVITIES

WITHIN THE DISTRICT ATTRACT VISITORS FROM THROUGHOUT THE REGION AND SURFACE LOTS AND PARKING DECKS MAY BE COMMON. CONSIDERATION SHOULD BE GIVEN TO ACCESS MANAGEMENT, LOADING AND SERVICE AREA SCREENING, AND THE USE OF OPEN SPACE AND LANDSCAPING TO FOSTER A POSITIVE PEDESTRIAN ENVIRONMENT.

§ 50-35. PC PRODUCTION CENTER: PURPOSE AND INTENT

THE PC PRODUCTION CENTER DISTRICT IS INTENDED TO ACCOMMODATE INTENSE INDUSTRIAL USES CAPABLE OF GENERATING CONSIDERABLE NOISE, TRAFFIC, AND OTHER NUISANCES. USES MAY ALSO INCLUDE INDUSTRIAL USERS REQUIRING SIGNIFICANT AREAS DEDICATED TO THE STORAGE OF MATERIALS OR WHOSE OPERATION IS TYPICALLY PERFORMED IN THE OPEN-AIR, PROVIDED THEIR IMPACTS ARE MITIGATED THROUGH SCREENING AND BUFFERING. LANDSCAPED OR NATURALIZED AREAS ALONG THE PERIMETER OF THE DISTRICT SHOULD BE USED TO PROVIDE A BUFFER TO LESS INTENSE RESIDENTIAL, COMMERCIAL, AND EMPLOYMENT DISTRICTS, LIMITING IMPACTS ON PROPERTY VALUES AND QUALITY OF LIFE.

§ 50-36. GI-2 GREEN INNOVATION – HIGH INTENSITY: PURPOSE AND INTENT

THE CITY OF FLINT STRIVES TO ENCOURAGE ACTIVITY IN THE GREEN ECONOMY, WHICH IS DEFINED AS BUSINESSES OR ORGANIZATIONS THAT PRODUCE GOODS AND SERVICES WITH AN ENVIRONMENTAL BENEFIT OR ADD VALUE TO SUCH PRODUCTS USING SKILLS OR TECHNOLOGIES THAT ARE UNIQUELY APPLIED TO THOSE PRODUCTS. ECONOMIC BENEFITS CAN BE DERIVED EITHER INHERENTLY, SUCH AS ENVIRONMENTAL REMEDIATION SERVICES, HOME WEATHERIZATION, ENERGY RETROFITTING, AND SOLAR PANEL INSTALLATION, OR RELATIVELY, SUCH AS ORGANIC FOOD PRODUCTION OR PROCESSING, THE PRODUCTION OF SOLAR PANELS, OR THE PRODUCTION OF PARTS FOR WIND TURBINES. EDUCATION AND TRAINING IN GREEN ECONOMY SKILLS IS ENCOURAGED. GREEN ECONOMY BUSINESSES OR ORGANIZATIONS ARE NOT SIMPLY BUSINESSES THAT CONDUCT THEMSELVES IN AN ENVIRONMENTALLY-FRIENDLY MANNER, RATHER, GREEN INNOVATION USES ENHANCE THE LOCAL ECONOMY AND PROVIDE PRODUCTS OR SERVICES WITH AN ENVIRONMENTAL BENEFIT.

GI GREEN INNOVATION DISTRICTS ARE INTENDED TO ACCOMMODATE A WIDE ARRAY OF ACTIVITIES CAPABLE OF CAPITALIZING ON TURNING VACANT, FORMERLY DEVELOPED LAND INTO A PRODUCTIVE REUSE WITHIN THE COMMUNITY WITH A FOCUS ON

GREEN OR SUSTAINABLE INITIATIVES. IN CONJUNCTION WITH THE CITY'S 2013 MASTER PLAN, THERE ARE TWO DISTINCT TYPES OF GREEN INNOVATION DISTRICTS: GI-1 (FOUND IN ARTICLE 6) AND GI-2.

THE GI-2 DISTRICT IS COMPRISED OF LARGER VACANT OR MINIMALLY DEVELOPED PARCELS THAT MAY SERVE AS A TRANSITION OR BUFFER BETWEEN COHESIVE RESIDENTIAL NEIGHBORHOODS AND MORE INTENSELY DEVELOPED INDUSTRIAL AREAS. MEDIUM-HIGH INTENSITY INDUSTRIAL, RESEARCH AND DEVELOPMENT, AND AGRICULTURAL LAND USES ARE APPROPRIATE, PROVIDED THAT THEY ARE CONSISTENT WITH THE DEFINITION OF GREEN BUSINESSES AND HAVE MINIMAL IMPACT ON ADJACENT RESIDENTIAL AREAS. UNLIKE THE GI-1 DISTRICT, THE GI-2 DISTRICT IS PREDOMINANTLY ADJACENT TO EMPLOYMENT DISTRICTS AND SO WILL HAVE SIMILAR BULK AND DIMENSIONAL STANDARDS, UNLESS DIRECTLY ADJACENT TO RESIDENTIAL, WHERE ADDITIONAL SCREENING AND SETBACKS WILL APPLY.

§ 50-37. PERMITTED USES

ARTICLE 16 DEFINITIONS SHALL BE REFERRED TO FOR CLARITY ON THE USES AS LISTED.

- A. LAND USES. USES ARE ALLOWED IN RESIDENTIAL ZONE DISTRICTS IN ACCORDANCE WITH TABLE 50-37. USES: EMPLOYMENT ZONE DISTRICTS. THE FOLLOWING KEY IS TO BE

**USED IN CONJUNCTION
WITH THE USE TABLE.**

- 1. PERMITTED USES. USES PERMITTED BY RIGHT IN THE ZONE DISTRICT, SUBJECT TO COMPLIANCE WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH A "P."**
- 2. SPECIAL LAND USES. USES WHICH MAY BE ALLOWED SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION IN ACCORDANCE WITH ARTICLE 17 AND WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH AN "S."**
- 3. ADDITIONALLY REGULATED USES. USES WHICH MAY BE ALLOWED SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION IN ACCORDANCE WITH ARTICLE 17 AND WITH ALL OTHER**

APPLICABLE REQUIREMENTS OF THIS CHAPTER, INCLUDING LIMITING CONDITIONS SPECIFIED IN ARTICLE 9. THESE USES ARE IDENTIFIED WITH "ARU".

- 4. ACCESSORY USES. USES WHICH ARE PERMITTED BY RIGHT, ASSUMING THEY ARE NOT THE PRIMARY USE ON THE SIGHT AND THAT THEY ARE IN COMPLIANCE WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH AN "A."**
- 5. USES NOT ALLOWED. A CELL WHICH IS LEFT BLANK INDICATES THAT THE LISTED USE IS NOT ALLOWED IN THAT ZONE DISTRICT.**
- 6. USE REGULATIONS. MANY ALLOWED USES, WHETHER PERMITTED BY RIGHT OR AS A SPECIAL LAND USE, ARE SUBJECT TO COMPLIANCE WITH ARTICLE 9.**

7. UNLISTED USES. IN GENERAL UNLISTED USES ARE PROHIBITED. HOWEVER, IF AN APPLICATION IS SUBMITTED FOR A USE NOT LISTED, THE ZONING COORDINATOR SHALL MAKE A DETERMINATION AS TO THE PROPER ZONE DISTRICT AND USE CLASSIFICATION FOR THE NEW OR UNLISTED USE. IF THE UNLISTED USE IS SIMILAR TO AN EXISTING PERMITTED USE IN THE SAME ZONE DISTRICT AND FITS THE INTENT OF THE ZONE DISTRICT, THE ZONING COORDINATOR MAY DETERMINE THAT THE UNLISTED USE IS PERMITTED.

USES BEING DEVELOPED SIMULTANEOUSLY SHALL BE THE SAME AS THE HIGHEST LEVEL OF REVIEW OF THE INDIVIDUAL USES.

ATTACHMENT:
TABLE 50-37 (EXHIBIT 21)

§ 50-38. SITE, BUILDING PLACEMENT, AND BULK STANDARDS

SITE DIMENSIONS TABLE. ALL DEVELOPMENT IN EMPLOYMENT ZONE DISTRICTS MUST COMPLY WITH THE REQUIREMENTS IN TABLE 50-38 UNLESS OTHERWISE EXPRESSLY STATED. SETBACKS ARE MEASURED FROM THE NEAREST PARCEL LINE.

ATTACHMENTS:
TABLE 50-38 (EXHIBIT 22)
DIAGRAM 50-38 (EXHIBIT 23)
DIAGRAM 50-38 (EXHIBIT 24)

§ 50-39. ADDITIONAL CRITERIA AND REQUIREMENTS FOR REVIEW OF USES IN GREEN INNOVATION DISTRICTS

8. PARKING STANDARDS. PARKING REQUIREMENTS ARE LOCATED IN ARTICLE 12 PARKING, LOADING AND CIRCULATION.

A. INTENT. DEVELOPMENT INTENSITY WITHIN THE GI-1 AND GI-2 DISTRICTS SHOULD BE CONTEXT SENSITIVE AND SHOULD LIMIT IMPACTS ON SURROUNDING LAND USES, INCLUDING SINGLE FAMILY HOMES WITHIN THE GI-1 DISTRICT AS WELL AS LESS INTENSE COMMERCIAL AND RESIDENTIAL USES IN ADJACENT DISTRICTS. GIVEN THE RAPIDLY CHANGING NATURE OF

9. LEVEL OF REVIEW FOR MIXED-USE PROJECTS. THE LEVEL OF REVIEW FOR A PROJECT WITH MULTIPLE

GREEN BUSINESS AND THE
UNIQUE CONTEXT IN FLINT,
ALL FUTURE DEVELOPMENT
AND ACTIVITY WITHIN A GI-
1 OR GI-2 DISTRICT MUST
DEMONSTRATE IT MEETS
THE SUSTAINABILITY
INTENT AND GOALS OF
GREEN INNOVATION.

ENVIRONMENT
AL
MANAGEMENT,
AND
RECYCLING

V. RENEWABLE
ENERGY

B. NARRATIVE FOR LOCATION
WITHIN DISTRICT. USES
MUST DEMONSTRATE THEIR
APPROPRIATENESS FOR THE
GI DISTRICT INSTEAD OF
OTHER DISTRICTS WITHIN
THE COMMUNITY. ALONG
WITH ANY NECESSARY
APPLICATION MATERIALS
OUTLINED BY ARTICLE 17 OF
THIS CHAPTER, THE
APPLICANT MUST INCLUDE
A NARRATIVE DETAILING
HOW THE DEVELOPMENT
MEETS THE FOLLOWING
REQUIREMENTS.

1. THE APPLICANT
MUST DESCRIBE
HOW THE USE MAY
BE CLASSIFIED IN
ONE OR MORE OF
THE FOLLOWING
GREEN BUSINESS
AREAS:

I. AGRICULTURE
AND NATURAL
RESOURCES
CONSERVATION

II. EDUCATION
AND
COMPLIANCE

III. ENERGY AND
RESOURCE
EFFICIENCY

IV. GREENHOUSE
GAS
REDUCTION,

2. THE APPLICANT
MUST DESCRIBE
HOW THE
DEVELOPMENT
WILL NOT
ADVERSELY
AFFECT ADJACENT
RESIDENTIAL OR
LESS INTENSIVE
USES.

C. ADDITIONAL LANDSCAPING.
ANY NON-RESIDENTIAL USE
IN A GI-1 DISTRICT SHARING
A LOT LINE WITH A
RESIDENTIAL USE SHALL
PROVIDE AT LEAST A TYPE-2
TRANSITION YARD (SEE
SECTION 50-157) ALONG THE
SHARED LINE(S). THIS
TRANSITION YARD MAY BE
INCORPORATED AS PART OF
A REQUIRED SETBACK
PROVIDED THE SETBACK IS
LARGER THAN THE
TRANSITION YARD. IF THE
SPECIFIC USE REQUIRES A
MORE SPECIFIC OR INTENSE
LEVEL OF
LANDSCAPING/BUFFERING
THOSE REGULATIONS
SHALL APPLY.

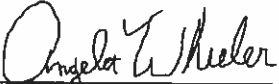
Sec. 2. The ordinances in this
Article shall become effective upon
publication.

Adopted this _____ day of
_____, 2021, A.D.

Sheldon A. Neeley, Mayor

Inez M. Brown, City Clerk

APPROVED AS TO FORM:


Angela Wheeler, Chief Legal Officer

S:\Ordinance Review\1.19.21_ARTICLE 5 EMPLOYMENT
ZONE DISTRICTS pc approved.docx

§ 50-37. Permitted Uses

Table 50-37 (Exhibit 21):

Table 50-37. Uses: Employment Zoning Districts

	CE	GI-2	PC	Reference
RESIDENTIAL				
Household Living				
Single-Family Detached Dwelling				50-59
Multi-Family Dwelling	S			50-104
Accessory Dwelling Unit				
Mixed Use	P			
Group Living				
Convalescent or Nursing Home	S			
Adult Foster Care Small Group Home (7-12 residents)	S			50-81
Adult Foster Care Large Group Home (13-20)	S			50-81
Community Center				
Park				
Public-Owned Park	P	P	P	
AGRICULTURAL				
Aquaculture				50-84
Aquaponics	S	P	P	50-84
Farmers Market (Temporary)	P			50-118
Produce Stand				
Greenhouse	A	P		50-98
Hoophouse	S	P		50-100
Hydroponics	S	P	P	
Apiary/Beekeeping		P		50-88
Commercial Composting		P	P	
Orchard (11 or more trees)		P		
Urban Agriculture		P		50-120
Community Garden	A			50-91
INSTITUTIONAL AND CULTURAL				
Religious				
Place of Worship	S			
Cemetery	S			
Government and Educational				
Elementary/Middle School	S			
High School	S	S		
College or University or vocational training	P	S		
Other Governmental Use or Facility	P			
Other Institutional, and Cultural				
Social Service Facility (w/o residential care)	P			
Civil, Religious, or Charitable Organization	P			
Health				
Rehabilitation Center (w/o residential care)	P			
Hospital or Medical Center	P			
COMMERCIAL				
Automotive Services				
Automotive Rental	P		P	50-122
Auto Supply/Accessory Sales	P		P	
Vehicle Repair and Services	P		P	50-123
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)	P		P	50-121
Vehicle Sale/ Lease (including auto, RV, boat)	P		P	50-122

Article V – Attachments

	CE	GI-2	PC	Reference
Vehicle Salvage and Wrecking Operations			P	50-103
Vehicle Towing and Storage (including auto, RV, boat)	S		P	
Car Wash	P		P	
Farm Implement Sales	P		P	
Entertainment and Hospitality				
Adult Entertainment Uses	ARU		ARU	50-80
Arcade, Amusement Devices, Gaming, Billiards Hall	P			50-94
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall, Amphitheater	P			50-86
Bingo Hall	ARU			50-80
Bowling Alley, Skating Rink	P			50-94
Casino	S		S	
Charity Gaming	ARU			50-80
Convention Center	P		S	
Dance Club, Night Club	S			50-94
Drive-In Theaters	P			
Entertainment, Live (Not including ARUs)	P			
Hookah Lounge, Cigar Lounge	S			
Sports and Entertainment Arena	S			
Lodging				
Motel	P			
Hotel	P		S	
Offices				
Financial Services	P		S	
Physician or Dentist Office or Medical Clinic	P			
General Professional Office	P			
Research Facility/ Laboratory	P	S	P	
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station	P		P	
Film Production, Photography, Radio, TV Studio	P		P	
Live/Work Unit	S			50-101
Personal Service Establishments				
Personal Service Establishments	P			
Animal Day Care (w/o boarding)	P			
Kennel (w/ boarding and/or grooming)	P			
Veterinary Clinic or Hospital (with or w/o boarding)	P			
Funeral Home or Mortuary	P			
Crematory			P	
Gym or Fitness Center	P			
Tattoo Establishment	ARU			50-80
Residential Service				
Adult Day Care or Day Services Center	P			50-81
Group Day Care Home	P			
Child Care Center	P			50-90
Retail and Service				
Retail Sales, General	P			
Grocery Store	P		S	
Non-food Retail Sales, General (w/o alcohol)	P		S	
Convenience Store	P			50-83
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply	P	P	P	
Restaurant w/Alcohol (beer, wine and/or liquor)	S			50-83
Restaurant w/o Alcohol	S			
Catering Business	P			
Bar, Tavern, Taproom, or Tasting Room	S			50-83
Brewpub	S			50-83
Craft Winery/Distillery	S			50-83

Article V Attachments

	CE	GI-2	PC	Reference
Commercial Art Gallery	S			
Instruction Studio	S			
Cash Advance	S			
Antique, Second-Hand Store (except pawn shop)	P			
Liquor/Package Goods/Party Store	ARU			50-80/50-83
Limited Wholesale	P	S	P	
Wholesale Business	P	S	P	
Pawn Shop or Pawn Broker	ARU		ARU	50-80
Fire Arms Sales	S		S	
Drive Through (all commercial uses w/drive through; includes dry cleaning)	A		A	50-92
INDUSTRIAL				
Manufacturing and Production, Light				
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.	P		P	
Household Service: Dying and Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.	P		P	
Assembly, Manufacturing, or Production of food, textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal	S	S	P	
Canning and Bottling Works	S		P	
Food Products	S	S	P	
Production of Pharmaceuticals	S		P	
Products from Previously Prepared Materials	S	S	P	50-103
Pottery and Figurine making, large-scale commercial	P		P	
Welding Shops and Other Metal Working Machine Shops	S		P	
Ice Manufacturing	S		P	
Warehousing, Storage	P	A	P	
Microbrewery/Small Distillery/Small Winery	P		S	
Large Brewery/Large Distillery/Large Winery	S		S	
Self-Storage Facility	P		P	50-114
Stone Monument Works	P		P	
Building Materials Sales Yards	S		P	
Contractors Yards and Similar Establishments	S		P	
Manufacturing and Production, Heavy				
Automotive and Parts Manufacturing	S		P	
Bulk Stations			P	
Coal, Coke and Wood Yards			S	
Other Storage and Equipment Yards			P	
Materials Salvage, Recycling and Processing			P	50-103
Commercial Laundry, Dry Cleaning Processing, Drug and Lab Disposal			S	
High Emissions Manufacturing (i.e. Acid, Asbestos, Brewing and Distilling, Flour or Forge Grain Mill, Meat Packing, etc.)			S	
Foundry			P	
Transportation				
Airports			P	
Railroad Yard and Major Freight Station	S		P	
Freight Terminal	S		P	
Parking Structures	P		P	50-108
Stand Alone Parking, Surface Lots	P		P	
Transit Terminal or Station	P		S	
Utilities				
Electrical Substations and Private Utilities	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Tower	P	P	P	50-126
Wireless Communication Facilities – New Towers and Facilities	S		S	50-126

	CE	GI-2	PC	Reference
Large-scale Solar Energy Production	S	P	S	50-116
Small-scale Solar Energy Production	A	A	A	50-117
Large-scale Wind Energy Production		P	S	50-124
Small-Scale Wind Energy Production	A	A	A	50-125
Additionally Regulated Uses				
Medical Marijuana Dispensaries/Provisioning Centers	ARU	ARU	ARU	50-80.1
Commercial Medical Marijuana "Growing" Facility	ARU	ARU	ARU	50-80.1
Commercial Medical Marijuana Processing Facility	ARU	ARU	ARU	50-80.1
Commercial Medical Marijuana Safety Compliance Facility	ARU	ARU	ARU	50-80.1

§ 50-38 Site, Building Placement, and Bulk Standards

Table 50-38 (Exhibit 22):

Table 50-38. Employment Districts Bulk and Site Standards

District	Lot Characteristics		Site Design			
	Min. Lot Width	Min. Lot Area (s.f.)	Min. Front Setback	Min. Corner Side Setback	Min. Interior Side Setback	Min. Rear Setback
CE	100'	15000	10', unless abutting residential development, then 40'	None, unless abutting residential development, then 20'	None, unless abutting residential development, then 20'	None, unless abutting residential development or the NC, CC, or D districts, then 40'
PC	100'	15000	30', unless abutting residential development, then 50'	None, unless abutting residential development, then 30'	None, unless abutting residential development, then 30'	None, unless abutting residential development or the NC, CC, or D districts, then 60'
GI-2	N/A	30,000	30'	30'	30'	25'

Diagram 50-38 (Exhibit 23):

Industrial Zone Bulk Standards

CE, PC Districts

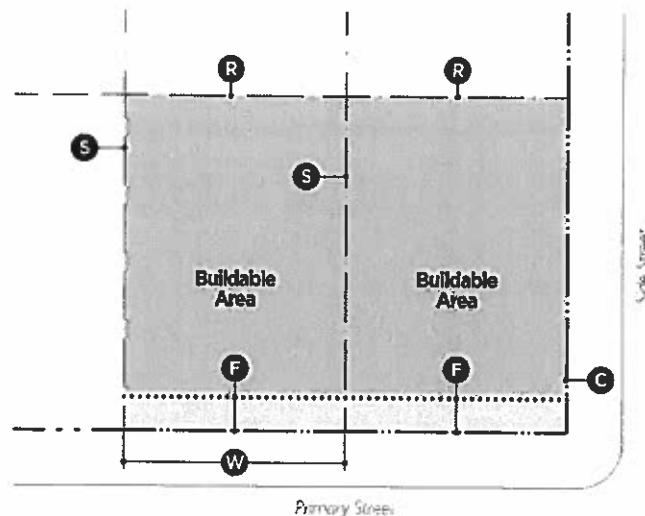
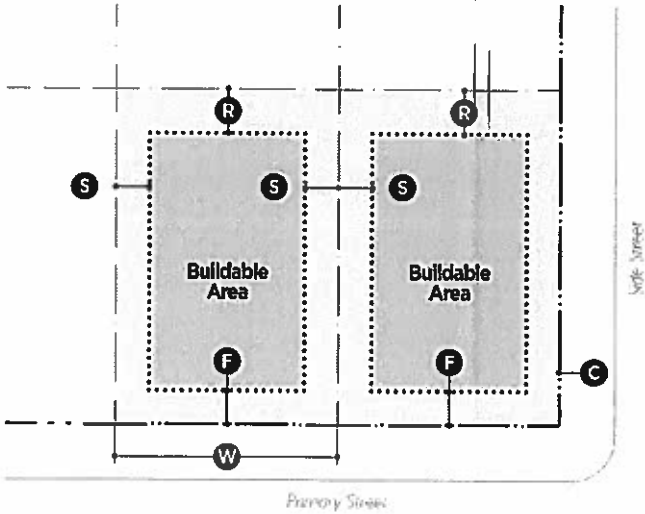


Diagram 50-38 (Exhibit 24):

Industrial Zone Bulk Standards
GI-1, GI-2 Districts



210049

ORDINANCE NO. _____

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning, Article VI, C-2 Multifamily High Density Apartment District, by repealing said Article and adopting Article VI, Institutional/Innovation Zone Districts, which shall read in its entirety as follows:

ARTICLE 6
INSTITUTIONAL/INNOVATION
ZONED DISTRICTS

§ 50-40. IC INSTITUTIONAL CAMPUS:
PURPOSE AND INTENT

THE IC INSTITUTIONAL CAMPUS DISTRICT IS INTENDED TO ACCOMMODATE DEVELOPMENT DEDICATED SOLELY TO THE FUNCTION OF MAJOR COMMUNITY INSTITUTIONS, INCLUDING COLLEGES, UNIVERSITIES, MUSEUMS, CULTURAL CENTERS, PERFORMING ARTS VENUES, ETC. THE DISTRICT CONSISTS OF CLUSTERS OF RELATED BUILDINGS ARRANGED IN A CAMPUS SETTING THAT IS LARGELY SEPARATED FROM THE SURROUNDING AREAS. ANY REDEVELOPMENT WITHIN THIS DISTRICT SHOULD CONSIST OF USES THAT COMPLEMENT OR STRENGTHEN THE CORE

INSTITUTION. DAILY ACTIVITIES WITHIN THE DISTRICT ATTRACT VISITORS FROM THROUGHOUT THE REGION AND CONSIDERATION SHOULD BE GIVEN TO ACCESS AND EGRESS TO LIMIT NON-LOCAL TRAFFIC THROUGH RESIDENTIAL AREAS. IN ADDITION, BUFFERING AND SCREENING SHOULD BE USED TO MITIGATE ANY OTHER IMPACTS OF INSTITUTIONAL ACTIVITY, INCLUDING AREAS DEDICATED TO COMMUNITY INSTITUTION OPERATION AND MAINTENANCE.

§ 50-41. UC UNIVERSITY CORE:
PURPOSE AND INTENT

THE UC UNIVERSITY CORE DISTRICT IS INTENDED TO ACCOMMODATE THE DEVELOPMENT OF COLLEGES AND UNIVERSITIES ALONG A RANGE OF INSTITUTIONAL, RESIDENTIAL, COMMERCIAL, AND EMPLOYMENT ACTIVITIES IN A UNIQUE ENVIRONMENT WITHIN THE UNIVERSITY AVENUE AREA THAT SUPPORTS SIGNIFICANT INTENSITY AND A MIX OF COMPLEMENTARY USES. EXAMPLES OF PERMITTED USES INCLUDE RESEARCH AND DEVELOPMENT, PROFESSIONAL OFFICES, MULTI-FAMILY RESIDENTIAL, AND LIGHT MANUFACTURING. LAND USE COMPATIBILITY AND TRANSITIONING TO ADJACENT LAND USES ARE IMPORTANT CONSIDERATIONS IN THIS DISTRICT. ADJACENT RESIDENTIAL AREAS SHOULD BE PROTECTED THROUGH USE OF BUFFERING, SCREENING, AND OTHER MEASURES TO MITIGATE IMPACTS

OF ACTIVITIES FROM WITHIN THE DISTRICT.

§ 50-42. GI-1 GREEN INNOVATION – MEDIUM INTENSITY: PURPOSE AND INTENT

THE CITY OF FLINT STRIVES TO ENCOURAGE ACTIVITY IN THE GREEN ECONOMY, WHICH IS DEFINED AS BUSINESSES OR ORGANIZATIONS THAT PRODUCE GOODS AND SERVICES WITH AN ENVIRONMENTAL BENEFIT OR ADD VALUE TO SUCH PRODUCTS USING SKILLS OR TECHNOLOGIES THAT ARE UNIQUELY APPLIED TO THOSE PRODUCTS. ECONOMIC BENEFITS CAN BE DERIVED EITHER INHERENTLY, SUCH AS ENVIRONMENTAL REMEDIATION SERVICES, HOME WEATHERIZATION, ENERGY RETROFITTING, AND SOLAR PANEL INSTALLATION, OR RELATIVELY, SUCH AS ORGANIC FOOD PRODUCTION OR PROCESSING, THE PRODUCTION OF SOLAR PANELS, OR THE PRODUCTION OF PARTS FOR WIND TURBINES. EDUCATION AND TRAINING IN GREEN ECONOMY SKILLS IS ENCOURAGED. GREEN ECONOMY BUSINESSES OR ORGANIZATIONS ARE NOT SIMPLY BUSINESSES THAT CONDUCT THEMSELVES IN AN ENVIRONMENTALLY-FRIENDLY MANNER, RATHER, GREEN INNOVATION USES ENHANCE THE LOCAL ECONOMY AND PROVIDE PRODUCTS OR SERVICES WITH AN ENVIRONMENTAL BENEFIT.

GI GREEN INNOVATION DISTRICTS ARE INTENDED TO ACCOMMODATE A WIDE ARRAY OF ACTIVITIES CAPABLE OF CAPITALIZING ON TURNING VACANT, FORMERLY

DEVELOPED LAND INTO A PRODUCTIVE REUSE WITHIN THE COMMUNITY WITH A FOCUS ON GREEN OR SUSTAINABLE INITIATIVES. IN CONJUNCTION WITH THE CITY'S 2013 MASTER PLAN, THERE ARE TWO DISTINCT TYPES OF GREEN INNOVATION DISTRICTS: GI-1 AND GI-2 (FOUND IN ARTICLE 5).

THE GI-1 DISTRICT IS COMPRISED OF PLATTED LOTS OF RECORD WITHIN RESIDENTIAL NEIGHBORHOODS THAT HAVE BEEN LARGELY VACATED. THE REHABILITATION AND REUSE OF STRUCTURES THAT WERE INTEGRAL AT ONE TIME TO THE SURROUNDING NEIGHBORHOOD, SUCH AS FORMER SCHOOL BUILDINGS, IS ENCOURAGED. IT IS ANTICIPATED THAT TWO OR MORE LOTS WILL BE ASSEMBLED FOR REDEVELOPMENT IN THIS DISTRICT. DEVELOPMENT AND LAND USE INTENSITY WILL BE LIMITED, GIVEN THAT RESIDENTIAL USES, INCLUDING SINGLE-FAMILY RESIDENTIAL HOMES, ARE ALLOWED IN THE DISTRICT. BECAUSE MOST OF THE GI-1 DISTRICTS ARE ABUTTING GN-1 RESIDENTIAL DISTRICTS, BULK AND DIMENSIONAL STANDARDS WILL BE COMPATIBLE, ALLOWING FOR TYPICALLY SIZED RESIDENTIAL LOTS IN THE DISTRICT, MEETING THE STANDARDS OF THE TO GN-1 RESIDENTIAL STANDARDS.

§ 50-43. PERMITTED USES

ARTICLE 16 DEFINITIONS SHALL BE REFERRED TO FOR CLARITY ON THE USES AS LISTED.

A. LAND USES. USES ARE

ALLOWED IN RESIDENTIAL
ZONE DISTRICTS IN
ACCORDANCE WITH TABLE
50.6.04. USES:
INSTITUTIONAL ZONE
DISTRICTS. THE
FOLLOWING KEY IS TO BE
USED IN CONJUNCTION
WITH THE USE TABLE.

1. PERMITTED USES.
USES PERMITTED
BY RIGHT IN THE
ZONE DISTRICT,
SUBJECT TO
COMPLIANCE WITH
ALL OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER.
THESE USES ARE
IDENTIFIED WITH A
“P.”
2. SPECIAL LAND
USES. USES WHICH
MAY BE ALLOWED
SUBJECT TO
REVIEW AND
APPROVAL BY THE
PLANNING
COMMISSION IN
ACCORDANCE
WITH ARTICLE 17
AND WITH ALL
OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER.
THESE USES ARE
IDENTIFIED WITH
AN “S.”
3. ADDITIONALLY
REGULATED USES.
USES WHICH MAY
BE ALLOWED
SUBJECT TO
REVIEW AND
APPROVAL BY THE

PLANNING
COMMISSION IN
ACCORDANCE
WITH ARTICLE 17
AND WITH ALL
OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER,
INCLUDING
LIMITING
CONDITIONS
SPECIFIED IN
ARTICLE 9. THESE
USES ARE
IDENTIFIED WITH
“ARU”.

4. ACCESSORY USES.
USES WHICH ARE
PERMITTED BY
RIGHT, ASSUMING
THEY ARE NOT THE
PRIMARY USE ON
THE SITE AND
THAT THEY ARE IN
COMPLIANCE WITH
ALL OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER.
THESE USES ARE
IDENTIFIED WITH
AN “A.”
5. USES NOT
ALLOWED. A CELL
WHICH IS LEFT
BLANK INDICATES
THAT THE LISTED
USE IS NOT
ALLOWED IN THAT
ZONE DISTRICT.
6. USE REGULATIONS.
MANY ALLOWED
USES, WHETHER
PERMITTED BY
RIGHT OR AS A

SPECIAL LAND USE,
ARE SUBJECT TO
COMPLIANCE WITH
ARTICLE 9.

7. UNLISTED USES. IN
GENERAL
UNLISTED USES ARE
PROHIBITED.
HOWEVER, IF AN
APPLICATION IS
SUBMITTED FOR A
USE NOT LISTED,
THE ZONING
COORDINATOR
SHALL MAKE A
DETERMINATION
AS TO THE PROPER
ZONE DISTRICT
AND USE
CLASSIFICATION
FOR THE NEW OR
UNLISTED USE. IF
THE UNLISTED USE
IS SIMILAR TO AN
EXISTING
PERMITTED USE IN
THE SAME ZONE
DISTRICT AND FITS
THE INTENT OF
THE ZONE
DISTRICT, THE
ZONING
COORDINATOR
MAY DETERMINE
THAT THE
UNLISTED USE IS
PERMITTED.

8. PARKING
STANDARDS.
PARKING
REQUIREMENTS
ARE LOCATED IN
ARTICLE 12
PARKING, LOADING
AND CIRCULATION.

9. LEVEL OF REVIEW
FOR MIXED-USE
PROJECTS. THE
LEVEL OF REVIEW
FOR A PROJECT
WITH MULTIPLE
USES BEING
DEVELOPED
SIMULTANEOUSLY
SHALL BE THE
SAME AS THE
HIGHEST LEVEL OF
REVIEW OF THE
INDIVIDUAL USES.

ATTACHMENT:

TABLE 50-43 (EXHIBIT 25)

§ 50-44. SITE, BUILDING
PLACEMENT, AND BULK
STANDARDS

SITE DIMENSIONS TABLE. ALL
DEVELOPMENT IN INSTITUTIONAL
ZONE DISTRICTS MUST COMPLY
WITH THE REQUIREMENTS IN
TABLE 50-44 UNLESS OTHERWISE
EXPRESSLY STATED.

ATTACHMENTS:

TABLE 50-44 (EXHIBIT 26)

DIAGRAM 50-44 (EXHIBIT 27)

DIAGRAM 50-44 (EXHIBIT 28)

§ 50-45. DEVELOPMENT STANDARDS
APPLICABLE TO THE IC AND UC
DISTRICTS

- A. LOTS WITH MULTIPLE
BUILDINGS ON THE SAME
SITE ARE SUBJECT TO THE
FOLLOWING
REQUIREMENTS:

1. BUILDING
SPACING. NO
PORTION OF A
BUILDING FAÇADE
SHALL BE WITHIN

20' OF ANY
PORTION OF
ANOTHER
BUILDING FAÇADE
ON THE SAME SITE.

ARCHITECTURE,
BUILDING
MATERIALS, AND
DETAILS.

2. ORIENTATION.
BUILDINGS
SHOULD
GENERALLY BE
ORIENTED
TOWARD PUBLIC
STREETS AND ON-
SITE COMMON
AMENITIES, SUCH
AS PLAZAS, PARKS,
DECORATIVE
LAKES OR PONDS,
ETC. COLLEGES
AND UNIVERSITIES
MAY ORIENT
BUILDINGS
AROUND SUCH
AMENITIES TO FIT
WITHIN CAMPUS
MASTER PLANS
FOR BEST SERVING
STUDENTS.

3. COMMON
AMENITIES.
COMMON
AMENITIES
SHOULD BE
ENCOURAGED, AND
BUILDING SHOULD
BE SITED TO
RELATE TO THE
AMENITIES AND
PROVIDE A SENSE
OF ENCLOSURE.

4. 360-DEGREE
DESIGN. ALL
FACADES OF
BUILDINGS
SHOULD
INTEGRATE
CONSISTENT

**B. LIGHT MANUFACTURING
AND PRODUCTION USES**

1. ADDITIONAL
SETBACK
REQUIREMENTS.
ANY LOTS HOSTING
LIGHT
MANUFACTURING
AND PRODUCTION
USES AS INDICATED
IN TABLE 50-42
SHALL PROVIDE
FRONT AND SIDE
YARD SETBACKS
TWICE AS LARGE
AS WHAT IS
REQUIRED IN
TABLE 50-43.

**§ 50-46. UNIVERSITY AVENUE
FRONTAGE BUILDING ELEMENT
REQUIREMENTS**

- C. PURPOSE. THE INTENT OF
THESE REQUIREMENTS IS
TO FOSTER THE
DEVELOPMENT OF
UNIVERSITY AVENUE
FRONTAGE IN THE
UNIVERSITY CORRIDOR AS
AN ATTRACTIVE MIXED-USE
AREA THAT SHALL:**

1. ESTABLISH A
DEVELOPMENT
PATTERN THAT
REINFORCES
UNIVERSITY
AVENUE AS AN
ATTRACTIVE
CORRIDOR;
2. ADD VISUAL
INTEREST,

INCREASE
PEDESTRIAN
TRAFFIC AND TO
REDUCE CRIME
THROUGH
INCREASED
SURVEILLANCE;

3. ENHANCE A SENSE
OF PLACE AND
CONTRIBUTE TO
THE VIBRANCY OF
THE DISTRICT;
4. ORIENT BUILDING
ENTRANCES AND
STOREFRONTS TO
THE STREET;
5. UTILIZE
ATTRACTIVE
BUILDING DESIGN
TO ESTABLISH A
DISTINCT LOCAL
CHARACTER; AND
6. ENCOURAGE
TRANSPORTATION
ALTERNATIVES
(WALKING, BIKING
AND TRANSIT) TO
REDUCE
AUTOMOBILE
DEPENDENCE AND
FUEL
CONSUMPTION.

D. APPLICABILITY. ALL
DEVELOPMENT ON
PROPERTIES WITH
FRONTAGE ON UNIVERSITY
AVENUE IN THE UC
DISTRICT SHALL COMPLY
WITH THE REQUIREMENTS
INCLUDED IN THIS SECTION
UNLESS OTHERWISE
EXPRESSLY STATED.

E. MATERIALS.

1. DURABLE
BUILDING
MATERIALS,
SIMPLE
CONFIGURATIONS
AND SOLID
CRAFTSMANSHIP
ARE REQUIRED. A
MINIMUM FIFTY
(50) PERCENT OF
WALLS VISIBLE
FROM PUBLIC
STREETS,
EXCLUSIVE OF
WALL AREAS
DEVOTED TO
MEETING
TRANSPARENCY
REQUIREMENTS
SHALL BE
CONSTRUCTED OF:
BRICK, GLASS;
FIBER CEMENT
SIDING, METAL
(BEAMS, LINTELS,
TRIM ELEMENTS
AND
ORNAMENTATION
ONLY); WOOD LAP,
STUCCO, SPLIT-
FACED BLOCK, OR
STONE. EXTERIOR
INSULATED
FINISHING
SYSTEMS (EIFS),
AND VINYL OR
ALUMINUM SIDING
SHOULD ONLY BE
USED FOR ACCENTS
AND ARE
PROHIBITED ON
THE FIRST STORY.
METAL SIDING MAY
BE USED AS A
PRIMARY
BUILDING
MATERIAL IF
ALLOWED BY THE

PLANNING
COMMISSION WITH
SPECIAL LAND USE
APPROVAL.

F. FAÇADE PRESERVATION
AND VARIATION.

1. EXTERIOR ALTERATIONS.
EXTERIOR CHANGES AND FAÇADE RENOVATIONS SHALL NOT DESTROY OR COVER ORIGINAL DETAILS ON A BUILDING, WHEREVER PRACTICABLE.
BRICK AND STONE FAÇADES SHALL NOT BE COVERED WITH ARTIFICIAL SIDING OR PANELS.
2. WINDOW AND DOOR OPENINGS.
EXISTING WINDOW AND DOOR OPENINGS SHALL BE MAINTAINED WHEREVER PRACTICABLE.
NEW WINDOW AND DOOR OPENINGS SHALL MAINTAIN A SIMILAR HORIZONTAL AND VERTICAL RELATIONSHIP AS THE ORIGINALS.
3. VERTICAL AND HORIZONTAL LINES.
THE VERTICAL LINES OF COLUMNS AND

PIERS, AND THE HORIZONTAL DEFINITION OF SPANDRELS AND CORNICES, AND OTHER PRIMARY STRUCTURAL ELEMENTS SHALL BE MAINTAINED WHEREVER PRACTICABLE.

4. UNINTERRUPTED FAÇADE.
THE MAXIMUM LINEAR LENGTH OF AN UNINTERRUPTED BUILDING FAÇADE FACING PUBLIC STREETS AND/OR PARKS SHALL BE THIRTY (30) FEET.
FAÇADE ARTICULATION OR ARCHITECTURAL DESIGN VARIATIONS FOR BUILDING WALLS FACING THE STREET ARE REQUIRED TO ENSURE THAT THE BUILDING IS NOT MONOTONOUS IN APPEARANCE.
BUILDING WALL OFFSETS (PROJECTIONS AND RECESSES), CORNICES, VARYING BUILDING MATERIALS OR PILASTERS SHALL BE USED TO BREAK UP THE MASS OF A SINGLE BUILDING.

G. BUILDING ORIENTATION.

1. PRIMARY ENTRANCE. THE PRIMARY BUILDING ENTRANCE SHALL BE LOCATED IN THE FRONT FAÇADE PARALLEL TO THE STREET. MAIN BUILDING ENTRANCES AND EXITS SHALL BE LOCATED ON THE PRIMARY STREET.

EXCEED THE ENTRANCE WIDTH; AND

- B. THE ENTRANCE MAY NOT EXCEED TWO (2) STORIES IN HEIGHT.

H. ENTRANCES.

1. RECESSED DOORWAYS. WHERE THE BUILDING ENTRANCE IS LOCATED ON OR WITHIN FIVE (5) FEET OF A LOT LINE, DOORWAYS SHALL BE RECESSED INTO THE FACE OF THE BUILDING TO PROVIDE A SENSE OF ENTRANCE AND TO ADD VARIETY TO THE STREETScape.

- I. THE ENTRANCE RECESS SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR(S) WHEN OPENED OUTWARD.

- A. THE ENTRANCE RECESS MAY NOT

- II. ADMINISTRATIVE DEPARTURE. AN ADMINISTRATIVE DEPARTURE APPROVED BY THE ZONING COORDINATOR MAY BE GRANTED TO PERMIT NON-RECESSED SERVICE DOORS WHERE NO SAFETY HAZARD EXISTS.

- III. RESIDENTIAL DWELLINGS. ENTRANCES FOR ALL RESIDENTIAL DWELLINGS SHALL BE CLEARLY DEFINED BY AT LEAST ONE (1) OF THE FOLLOWING:

- I. PROJECTING OR RECESSED ENTRANCE. A RECESSED ENTRANCE IS REQUIRED IF

THE BUILDING
ENTRANCE IS
LOCATED ON OR
WITHIN FIVE (5)
FEET OF THE
LOT LINE.

II. STOOP OR
ENCLOSED OR
COVERED
PORCH.

III. TRANSOM
AND/OR SIDE
LIGHT WINDOW
PANELS
FRAMING THE
DOOR OPENING.

IV. ARCHITECTURA
L TRIM
FRAMING THE
DOOR OPENING.

V. ADMINISTRATIV
E DEPARTURE.
AN
ADMINISTRATIV
E DEPARTURE
APPROVED BY
THE ZONING
COORDINATOR
MAY BE
PERMITTED FOR
OTHER
METHODS, SUCH
AS UNIQUE
COLOR
TREATMENTS,
PROVIDED THE
SAME EFFECT IS
ACHIEVED.

VI. BUILDING
ORIENTATION.

I. PRIMARY
ENTRANCE. THE
MAIN BUILDING

ENTRANCE
SHALL BE
LOCATED IN
THE FRONT
FAÇADE
PARALLEL TO
THE PRIMARY
STREET.

II. ADMINISTRATIV
E DEPARTURE.
ALTERNATIVE
ORIENTATIONS
MAY BE
PERMITTED BY
THE ZONING
COORDINATOR
WHERE SUCH
ALTERNATIVE
ORIENTATIONS
ARE
CONSISTENT
WITH EXISTING
ADJACENT
DEVELOPMENT.

ATTACHMENT:

TABLE 50-46H (EXHIBIT 29)

I. EXPRESSION LINE (EL).

1. A HORIZONTAL
LINE ON THE
FAÇADE KNOWN AS
THE EXPRESSION
LINE (EL) SHALL
DISTINGUISH THE
BASE OF THE
BUILDING FROM
THE REMAINDER
TO ENHANCE THE
PEDESTRIAN
ENVIRONMENT.
THE EL SHALL BE
CREATED BY A
CHANGE IN
MATERIAL, A
CHANGE IN DESIGN,
OR BY A

CONTINUOUS
SETBACK, RECESS,
OR PROJECTION
ABOVE OR BELOW
THE EXPRESSION
LINE. SUCH
ELEMENTS AS
CORNICES, BELT
COURSES,
CORBELLING,
MOLDING,
STRINGCOURSES,
ORNAMENTATION,
AND CHANGES IN
MATERIAL OR
COLOR OR OTHER
SCULPTURING OF
THE BASE, ARE
APPROPRIATE
DESIGN ELEMENTS
FOR ELS.

2. IF APPLICABLE,
THE HEIGHT OF
THE EXPRESSION
LINE SHALL BE
RELATED TO THE
PREVAILING SCALE
OF DEVELOPMENT
IN THE AREA. A
CHANGE OF SCALE
MAY REQUIRE A
TRANSITIONAL
DESIGN ELEMENT
BETWEEN
EXISTING AND
PROPOSED
FEATURES.

ATTACHMENT:
DIAGRAM 50-461 (EXHIBIT 30)

J. TRANSPARENCY.

1. PURPOSE. THE
FIRST FLOORS OF
ALL BUILDINGS
SHALL BE
DESIGNED TO

ENCOURAGE AND
COMPLEMENT
PEDESTRIAN-
SCALE ACTIVITY
AND CRIME
PREVENTION
TECHNIQUES. IT IS
INTENDED THAT
THIS BE
ACCOMPLISHED
PRINCIPALLY BY
THE USE OF
WINDOWS AND
DOORS ARRANGED
SO THAT ACTIVE
USES WITHIN THE
BUILDING ARE
VISIBLE FROM OR
ACCESSIBLE TO
THE STREET, AND
PARKING AREAS
ARE VISIBLE TO
OCCUPANTS OF
THE BUILDING.

2. APPLICABILITY.

- I. THE MINIMUM
TRANSPARENCY
REQUIREMENT
SHALL APPLY
TO ALL SIDES OF
A BUILDING
THAT ABUT AN
URBAN OPEN
SPACE OR
PUBLIC RIGHT-
OF-WAY.
TRANSPARENCY
REQUIREMENTS
SHALL NOT
APPLY TO SIDES
WHICH ABUT AN
ALLEY.
- II. WINDOWS FOR
BUILDING SIDES
(NON-FRONT)
SHALL BE

CONCENTRATE
D TOWARD THE
FRONT EDGE OF
THE BUILDING,
IN LOCATIONS
MOST VISIBLE
FROM AN URBAN
OPEN SPACE OR
PUBLIC RIGHT-
OF-WAY.

SCREENING
SHALL COVER
MORE THAN
TWENTY-FIVE
(25) PERCENT OF
WINDOWS OR
DOORS THAT
ARE USED TO
MEET
TRANSPARENCY
REQUIREMENTS.

**3. WINDOWS AND
DISPLAYS.**

- I. GROUND LEVEL
STOREFRONT
TRANSPARENCY
SHALL BE
HORIZONTALLY
ORIENTED
OVERALL,
DIVIDED INTO
VERTICAL
SEGMENTS.**
- II. PRODUCT
DISPLAY
WINDOWS
SHALL BE
INTERNALLY
LIT.**
- III. INTERIOR
DISPLAYS
SHALL BE SET
BACK A
MINIMUM OF
ONE (1) FOOT
FROM THE
WINDOW AND
SHALL NOT
COVER MORE
THAN FIFTY (50)
PERCENT OF
THE WINDOW
OPENING.**
- IV. NO WINDOW
COVERING OR**

**4. PERCENTAGE OF
REQUIRED
TRANSPARENCY**

- I. GROUND-FLOOR
TRANSPARENCY
PERCENTAGES
MUST BE
APPLIED
BETWEEN TWO
(2) FEET AND
EIGHT (8) FEET
FROM THE
GROUND. THE
AREA OF
WINDOWS IN
DOORS MAY
COUNT
TOWARDS THE
TRANSPARENCY
PERCENTAGE.**
- II. STRUCTURES IN
THE UC
DISTRICT
FRONTING
UNIVERSITY
AVENUE SHALL
COMPLY WITH
TABLE 5.6.06.H
BELOW WITH
REGARDS TO
THE AMOUNT OF
TRANSPARENT
MATERIALS
THAT IS
REQUIRED FOR**

GROUND-FLOOR
AND UPPER
FLOOR
FACADES.
WINDOWS MUST
BE CLEAR AND
ALLOW VIEWS
OF THE INDOOR
SPACE OR
DISPLAY AREAS.

PEDESTRIAN
CONNECTIONS
CREATED BY
EFFORTS TO
SEGREGATE
USES; AND

IV. ESTABLISH OR
MAINTAIN
VIBRANT
PEDESTRIAN-
AND TRANSIT-
ORIENTED
AREAS WHERE
DIFFERING USES
ARE PERMITTED
TO OPERATE IN
CLOSE
PROXIMITY TO
ONE ANOTHER.

ATTACHMENT:
DIAGRAM 50-46J (EXHIBIT 31)

K. TRANSITIONAL FEATURES.

1. PURPOSE.
TRANSITIONAL
FEATURES ARE
ARCHITECTURAL
ELEMENTS, SITE
FEATURES OR
ALTERATIONS TO
BUILDING MASSING
THAT ARE USED TO
PROVIDE A
TRANSITION
BETWEEN HIGHER
INTENSITY USES
AND LOW- OR
MODERATE-
DENSITY
RESIDENTIAL
AREAS. IT IS THE
INTENT OF THESE
STANDARDS TO:

- I. REDUCE LAND
CONSUMPTION;
- II. CREATE A
COMPATIBLE
MIXED-USE
ENVIRONMENT;
- III. LIMIT
INTERRUPTIONS
IN VEHICULAR
AND

2. APPLICABILITY.
TRANSITIONAL
FEATURES SHALL
BE REQUIRED FOR
BUILDINGS OR
STRUCTURES
THAT:

- I. HOST HIGHER-
INTENSITY
LAND USES
THAT WOULD
ADVERSELY
AFFECT THE
LIVABILITY OF
AN AREA. THE
PLANNING
COMMISSION,
BOARD OF
ZONING
APPEALS, OR
CITY COUNCIL
MAY REQUIRE
TRANSITIONAL
FEATURES AS
PART OF A
SPECIAL LAND
USE, VARIANCE,

PLANNED
REDEVELOPME
NT DISTRICT OR
CONDITIONAL
REZONING
APPROVAL.

OUTDOOR
LIGHTING OR
SOURCES OF
AUDIBLE NOISE
SHALL BE
PREVENTED
WHENEVER
PRACTICABLE.

3. ARCHITECTURAL
FEATURES.
SIMILARLY SIZED
AND PATTERNED
ARCHITECTURAL
FEATURES SUCH AS
WINDOWS, DOORS,
ARCADES,
PILASTERS,
CORNICES, WALL
OFFSETS, BUILDING
MATERIALS, AND
OTHER BUILDING
ARTICULATIONS
INCLUDED ON THE
LOWER-INTENSITY
USE SHALL BE
INCORPORATED IN
THE
TRANSITIONAL
FEATURES.

4. PARKING AND
LOADING. OFF-
STREET PARKING,
LOADING, SERVICE
AND UTILITY
AREAS SHALL BE
LOCATED AWAY
FROM THE LOWER-
INTENSITY USE
AND, WHERE
POSSIBLE,
ADJACENT TO
SIMILAR SITE
FEATURES ON
SURROUNDING
SITES.

5. LIGHTING AND
NOISE.
INCOMPATIBLE

**§ 50-47. ADDITIONAL CRITERIA AND
REQUIREMENTS FOR REVIEW OF
USES IN GREEN INNOVATION
DISTRICTS**

A. INTENT. DEVELOPMENT
INTENSITY WITHIN THE GI-1
AND GI-2 DISTRICTS SHOULD
BE CONTEXT SENSITIVE AND
SHOULD LIMIT IMPACTS ON
SURROUNDING LAND USES,
INCLUDING SINGLE FAMILY
HOMES WITHIN THE GI-1
DISTRICT AS WELL AS LESS
INTENSE COMMERCIAL AND
RESIDENTIAL USES IN
ADJACENT DISTRICTS.
GIVEN THE RAPIDLY
CHANGING NATURE OF
GREEN BUSINESS AND THE
UNIQUE CONTEXT IN FLINT,
ALL FUTURE DEVELOPMENT
AND ACTIVITY WITHIN A GI-
1 OR GI-2 DISTRICT MUST
DEMONSTRATE IT MEETS
THE SUSTAINABILITY
INTENT AND GOALS OF
GREEN INNOVATION.

B. NARRATIVE FOR LOCATION
WITHIN DISTRICT. USES
MUST DEMONSTRATE THEIR
APPROPRIATENESS FOR THE
GI DISTRICT INSTEAD OF
OTHER DISTRICTS WITHIN
THE COMMUNITY. ALONG
WITH ANY NECESSARY
APPLICATION MATERIALS
OUTLINED BY ARTICLE 17 OF
THIS CHAPTER, THE
APPLICANT MUST INCLUDE
A NARRATIVE DETAILING
HOW THE DEVELOPMENT

MEETS THE FOLLOWING REQUIREMENTS.

1. THE APPLICANT MUST DESCRIBE HOW THE USE MAY BE CLASSIFIED IN ONE OR MORE OF THE FOLLOWING GREEN BUSINESS AREAS:

I. AGRICULTURE AND NATURAL RESOURCES CONSERVATION

II. EDUCATION AND COMPLIANCE

III. ENERGY AND RESOURCE EFFICIENCY

IV. GREENHOUSE GAS REDUCTION, ENVIRONMENTAL MANAGEMENT, AND RECYCLING

V. RENEWABLE ENERGY

2. THE APPLICANT MUST DESCRIBE HOW THE DEVELOPMENT WILL NOT ADVERSELY AFFECT ADJACENT RESIDENTIAL OR LESS INTENSIVE USES.

C. ADDITIONAL LANDSCAPING. ANY NON-RESIDENTIAL USE IN A GI-1 DISTRICT SHARING

A LOT LINE WITH A RESIDENTIAL USE SHALL PROVIDE AT LEAST A TYPE-2 TRANSITION YARD (SEE SECTION 50-157) ALONG THE SHARED LINE(S). THIS TRANSITION YARD MAY BE INCORPORATED AS PART OF A REQUIRED SETBACK PROVIDED THE SETBACK IS LARGER THAN THE TRANSITION YARD. IF THE SPECIFIC USE REQUIRES A MORE SPECIFIC OR INTENSE LEVEL OF LANDSCAPING/BUFFERING THOSE REGULATIONS SHALL APPLY.

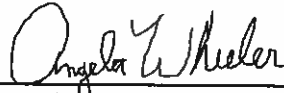
Sec. 2. The ordinances in this Article shall become effective upon publication.

Adopted this _____ day of _____, 2021, A.D.

Sheldon A. Neeley, Mayor

Inez M. Brown, City Clerk

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

S:\Ordinance Review\1.19.21_ARTICLE 6 INSTITUTIONAL ZONE DISTRICTS pc approved.docx

§ 50-43. Permitted Uses

Table 50-43 (Exhibit 25)

Table 50.6.04. Uses: Institutional Zoning Districts				
	IC	UC	GI-1	Reference
RESIDENTIAL				
Household Living				
Single-Family Detached Dwelling		S	P	50-59
Two-Family Dwelling (duplex)		P		50-85
Single-Family Attached Dwelling		P		50-85
Multi-Family Dwelling (all floors)		P		50-104
Multi-Family Dwelling (above ground floor)	S	P		50-104
Accessory Dwelling Unit		A	A	50-79
Mixed Use, Residential	S	P		
Group Living				
State Licensed Residential Facility		S		
Fraternity/Sorority		P		50-96
Convalescent or Nursing Home		S		
Boarding House		P		50-112
Transitional or Emergency Shelter		S		50-119
Adult Foster Care Family Home (1-6 residents)		S		50-81
Adult Foster Care Small Group Home (1-6)		S		50-81
Adult Foster Care Small Group Home (7-12)		S		50-81
Adult Foster Care Large Group Home (13-20)		S		50-81
RECREATIONAL				
Community Center	S	S	P	
Park			P	
Public-Owned Park			P	
AGRICULTURAL				
Aquaculture		P	A	50-84
Aquaponics		P	S	50-84
Farmers' Market (Permanent)		P		
Farmers' Market (Temporary)	P	P		50-118
Produce Stand		A	A	50-109
Greenhouse		A	P	50-98
Hoophouse		S	P	50-100
Hydroponics		P	S	
Apiary/Beekeeping		A	P	50-88
Commercial Composting			S	
Orchard (11 or more trees)			P	
Urban Agriculture			P	50-120
Community Garden	A	A	P	50-91
INSTITUTIONAL AND CULTURAL				
Religious				
Place of Worship	S	S	S	
Cemetery			S	
Government and Educational				
Elementary/Middle School	P	P	S	
High School	P	P	S	
College or University	P	P	S	
Other Governmental Use or Facility	P	P		
Other Institutional, and Cultural				
Social Service Facility		P		
Civil, Religious, or Charitable Organization		P		

Table 50.6.04. Uses: Institutional Zoning Districts

	IC	UC	GI-1	Reference
Library	P	P		
Museum	P	P		
Art Gallery	P	P		
Health				
Rehabilitation Center (w/o residential care)		P		
Hospital or Medical Center	S	P		
COMMERCIAL				
Automotive Services				
Auto Supply/Accessory Sales		S		
Vehicle Repair and Services		S		50-123
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)		S		50-121
Car Wash		S		
Entertainment and Hospitality				
Arcade, Amusement Devices, Gaming, Billiards Hall	S	P		50-69
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall	P	P		50-86
Bingo Hall		ARU		50-80
Bowling Alley, Skating Rink		P		50-94
Charity Gaming		ARU		50-80
Convention Center	S	S		
Dance Club, Night Club		S		50-94
Entertainment, Live (Not including ARUs)	P	P		50-94
Hookah Lounge, Cigar Lounge		S		
Sports and Entertainment Arena		S		
Lodging				
Bed and Breakfast		P		50-87
Hotel		P		
Offices				
Financial Services		P		
Physician or Dentist Office or Medical Clinic		P		
General Professional Office	S	P		
Research Facility/ Laboratory		P		
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station		P		
Film Production, Photography, Radio, TV Studio	S	P		
Live/Work Unit	S	P		50-101
Personal Service Establishments				
Personal Service Establishments		P		
Animal Day Care (w/o boarding)		S		
Veterinary Clinic or Hospital (with or w/o boarding)		S		
Gym or Fitness Center		P		
Funeral Home or Mortuary		S		
Tattoo Establishment		ARU		50-80
Residential Service				
Adult Day Care or Day Services Center		S		50-81
Group Day Care Home		S		
Child Care Center		P		50-90
Retail and Service				
Grocery Store		P		
Convenience Store		S		50-83
Retail Sales, General		P		
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply			S	
Restaurant w/Alcohol (beer, wine and/or liquor)	S	S		50-83
Restaurant w/o Alcohol	S	P		

Table 50.6.04. Uses: Institutional Zoning Districts						
	IC	UC	GI-1			Reference
Catering Business	S	P				
Bar, Tavern, Taproom, or Tasting Room	S	S				50-83
Brewpub	S	S				50-83
Craft Winery/Distillery	S	S				50-83
Commercial Art Gallery	S	P				
Instruction Studio	S	P				
Antique, Second-Hand Store (except pawn shop)		P				
Drive-Through (all commercial uses w/drive through; includes dry cleaning)		A				
INDUSTRIAL						
Manufacturing and Production, Light						
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.		S				
Assembly, Manufacturing, or Production of textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal		S				
Food Products			S			
Household Service: Laundry, Dying and Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.		S				
Pottery and Figurine making, large-scale commercial/industrial		P				
Automotive and Parts Manufacturing		S				
Welding Shops and Other Metal Working Machine Shops		S				
Green Economy Light Industrial Uses			S			
Microbrewery/Small Distillery/Small Winery	P	P				
Large brewery/Large Distillery/Large Winery		S				
Transportation						
Parking Structures	S	S				50-108
Stand Alone Parking, Surface Lots		S				
Transit Terminal or Station		S				
Utilities						
Electrical Substations and Private Utilities	S	S	S			50-93
Wireless Communication Facilities – Collocated on Existing Towers	P	P	P			50-126
Small-Scale Solar Energy Production	A	A	A			50-117
Large Scale Solar Energy	A	A	P			
Small-Scale Wind Energy Production	A	A	A			50-125
Large Scale Wind Energy	A	A	S			

§ 50-44. Site, Building Placement, and Bulk Standards

Table 50-44 (Exhibit 26):

Table 50-44. Uses: Institutional Districts Bulk and Site Standards

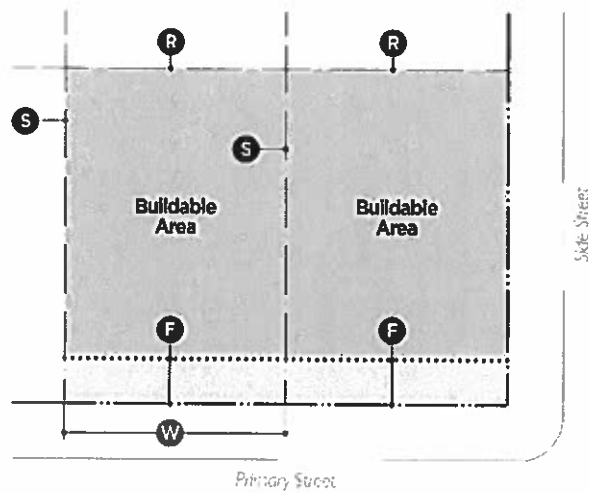
District Name	Lot Characteristics		Site Design						Development Intensity	
	Min. Lot Width	Min. Lot Area (s.f.)	Front Setback		Corner Side Setback		Interior Side Setback	Rear Setback	Min. Lot Area per Dwelling Unit	Building height
			Min.	Max.	Min.	Max.	Min.	Min.		
IC	N/A	N/A	None, unless abutting or fronting on residential development, then 40'	None	None, unless abutting or fronting on residential development, then 20'	None	None, unless abutting or fronting on residential development, then 20'	None, unless abutting or fronting on residential development, then 40'	1,000 sq. ft. per efficiency or one bedroom apartment; 1,500 sq. ft. per two or more bedroom apartment	70' max
UC										
<i>District-wide</i>	40'	10,000	10', unless abutting or fronting on residential development, then 20'	None	None, unless abutting a development with residential on the ground floor, then 15'	None	None, unless abutting a development with residential on the ground floor, then 15'	None, unless abutting a development with residential on the ground floor, then 40'	1,000 sq. ft. per efficiency or one bedroom apartment; 1,500 sq. ft. per two or more bedroom apartment	60' max, unless abutting a TN or GN District, then not more than 35' max within 100' of the property line of the parcel(s) in that district.
<i>For lots fronting on University Avenue</i>	20'	3,000	0'	10'	None, unless abutting a development with residential on the ground floor, then 10'	15'	None, unless abutting a development with residential on the ground floor, then 10'	None, unless abutting a development with residential on the ground floor, then 40'	800 sq. ft. per efficiency or one bedroom apartment; 1,000 sq. ft. per two or more bedroom apartment	2 stories min 70' max
GI-1										
<i>Residential *</i>	120', unless as a non-residential use,	13,500 sq. ft., unless a non-residential use, then	25', or consistent with the average front setback of residential structures on	None	15'	None	Width of Smaller Side Yard (S1) Aggregate Width of Both Side Yards (S1+S2)	25'	15,000 sq. ft.	2-1/2 stories /35'

	then 80'	8,000 sq. ft.	the same block				15'	50'			
<i>Industrial</i>	120'	30,000	25' or consistent with the front setback of residential structures on the same block, whichever is less	None	15'	None	15'	20'	None		

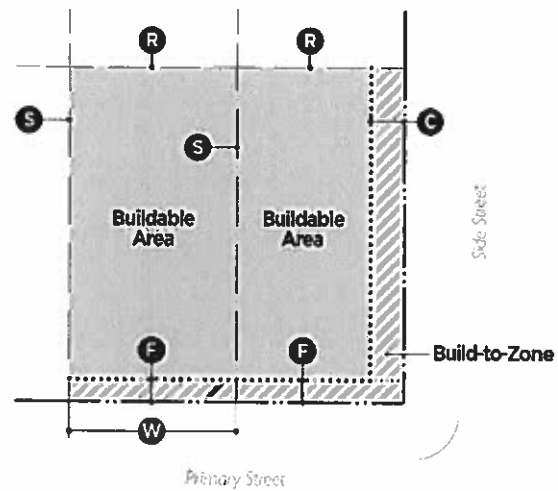
*Maximum Impervious Lot Coverage for GI-1 Residential: 30%, unless a non-residential use, then 80%

Diagram 50-44 (Exhibit 27):

University Core Zone Bulk Standards
UC Districts



UC District-wide



UC Lots fronting on University Avenue

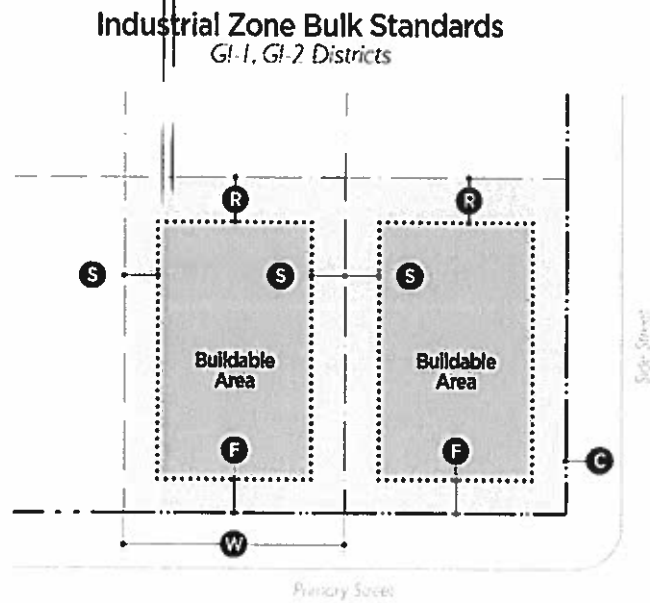
Diagram 50-44 (Exhibit 28):**Table 50-46H (Exhibit 29):**

Table 50-46H. Façade Transparency in UC District		
	Commercial Use	Residential Use
Ground-floor	70%	40%
Upper floors	30%	30%

§ 50-46. University Avenue Frontage Building Element Requirements

Diagram 50-46I (Exhibit 30):

**Expression Line
§ 50-46I**

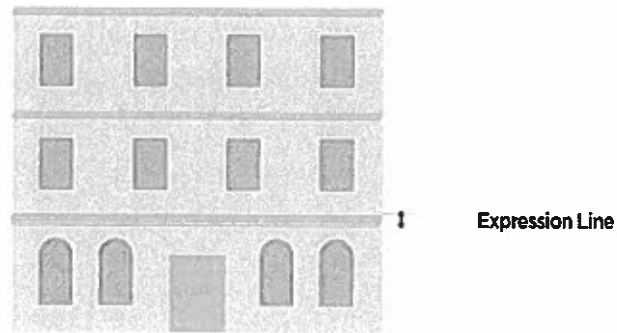
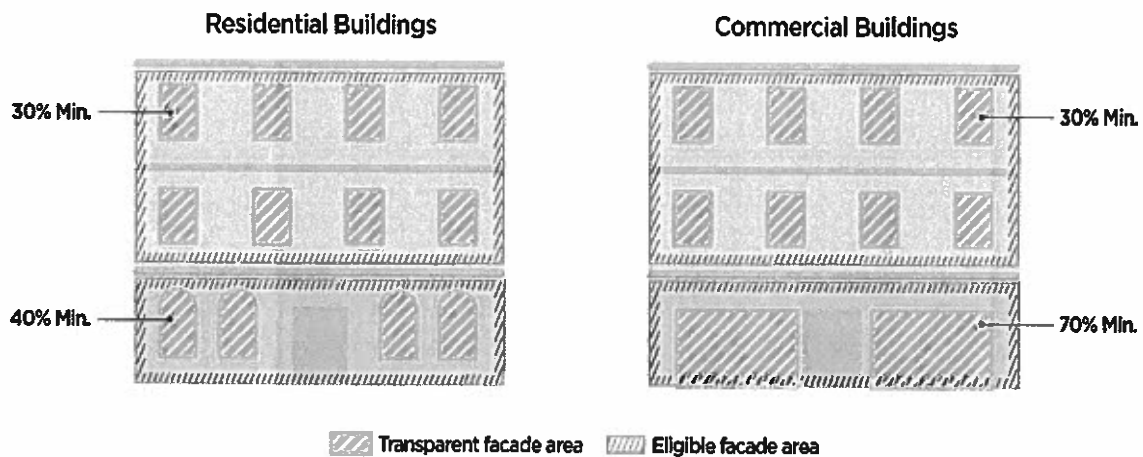


Diagram 50-46J (Exhibit 31):

**Transparency Requirements
§ 50-46J**



210085

ORDINANCE NO. _____

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 18, Taxation; Funds; Purchasing; Article II, Assessments.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 18, Taxation; Funds; Purchasing; Article II, Assessments; by amending Section 18-7, Special Assessment Relief Board Created; Membership; and by amending Section 18-8, Same – Investigation of Requests For Relief; Report and Recommendation; and by amending Section 18-9, Award Of Relief from Assessments; and by amending Section 18-10, Payment of Special Assessment by City; Taking of Mortgage and Note to Assure Repayment To City; which shall read in their entirety as follows:

§ 18-7 SPECIAL ASSESSMENT RELIEF BOARD CREATED; MEMBERSHIP.

A Special Assessment Relief Board is hereby created. The term "Board" whenever used herein, shall mean the Special Assessment Relief Board. The Board shall consist of the following members who shall serve by virtue of their offices:

(a) The City Administrator CHAIR OF THE CITY COUNCIL FINANCE COMMITTEE;

(b) The Director of Finance; and

(c) The Chief Legal Officer CITY ASSESSOR.

(Ord. 1054, passed 12-29-1952)

§ 18-8 SAME — INVESTIGATION OF REQUESTS FOR RELIEF; REPORT REVIEW AND RECOMMENDATION DETERMINATION

The Board shall investigate and review all requests made by any property owner assessed for relief from the payment of A special assessment or any part of installment thereof ~~and shall make a report of its findings together with its recommendations, to the Finance Committee of the City Council.~~ A REQUEST FOR RELIEF SHALL BE MADE IN WRITING AND SUBMITTED TO THE ASSESSMENT DIVISION OF THE DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES, ON OR BEFORE MAY 1ST OF THE YEAR IN WHICH THE SPECIAL ASSESSMENT IS TO BE LEVIED. THE BOARD SHALL REVIEW THE REQUEST AND DETERMINE WHETHER A GRANT OF RELIEF WOULD (1) RENDER THE SPECIAL ASSESSMENT DISPROPORTIONATE IN ANY MANNER TO THE BENEFITS RECEIVED FROM IT, AND (2) BE IN THE BEST INTERESTS OF THE CITY OF FLINT. UPON A DETERMINATION THAT A GRANT OF RELIEF WOULD NOT RENDER THE SPECIAL ASSESSMENT DISPROPORTIONATE IN ANY MANNER, AND WOULD BE IN THE BEST INTERESTS OF THE CITY OF FLINT, THE BOARD MAY GRANT RELIEF AND WAIVE THE COLLECTION OF ALL OR ANY PORTION OF THE SPECIAL ASSESSMENT FROM THE PROPERTY OWNER.

(Ord. 1054, passed 12-29-1952)

§ 18-9 AWARD OF RELIEF FROM ASSESSMENTS RESERVED.

~~If the Finance Committee shall determine that the collection of any special assessment or part or installment thereof, at the time and in the manner provided by law, would, by reason of age, indigency or any other factor affecting ability to pay, tend to cause the property owner to become a public charge or would otherwise work undue hardship upon the property owner and shall further determine that to grant relief from the collection of such special assessment~~

would be in the best interest of the City of Flint, said Finance Committee may recommend to the City Council that relief be granted, consistent with the provisions of § 18-10. (Ord. 1054, passed 12-29-1952)

§ 18-10 PAYMENT OF SPECIAL ASSESSMENT BY CITY; TAKING OF MORTGAGE AND NOTE TO ASSURE REPAYMENT TO CITY RESERVED.

~~The City Council of the City of Flint may order the payment of any special assessment or installment thereof from funds available for that purpose. Provided; however, that no such payment shall be authorized unless the property owner, together with his spouse, if any, shall execute a notice, secured by a real estate mortgage to the City of Flint, to secure the eventual repayment of such funds to the City of Flint in full. Such note and mortgage shall be a first mortgage upon the real estate pledged, except in those instances where the balance due upon the first mortgage is sufficiently low in the opinion of the Special Assessment Relief Board, the Finance Committee and the City Council, that the taking of a second mortgage, together with a note, will be adequate protection to the City of Flint to secure the eventual repayment aforesaid and may bear interest at a rate to be determined by the City Council not to exceed 4% per annum, shall be payable in such number of years as the City Council may determine, but in any event shall be due and payable in full upon the death of the mortgagors or the sale of the property, shall provide that failure to pay other taxes upon the mortgaged property may be grounds for acceleration of the due date of said note and mortgage and shall require the mortgagor to keep buildings insured in companies and in an amount acceptable to the City of Flint.~~

~~(Ord. 1054, passed 12-29-1952; Ord. 1223, passed 9-13-1954)~~

Sec. 2. This Ordinance shall become effective this _____ day of _____, 2021, A.D.

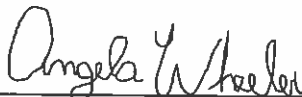
Adopted this _____ day of _____, 2021, A.D.

FOR THE CITY:

Sheldon A. Neeley, Mayor

Inez M. Brown, City Clerk

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

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