

**ORDINANCE NO. \_\_\_\_\_**

An Ordinance to amend Chapter 50 of the Flint City Code of Ordinances by removal of the current Chapter 50 and replacing it with the new Chapter 50.

**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, by repealing said Ordinance and adopting Chapter 50, Zoning, Articles 1 through 18, which shall read in its entirety as follows:**

**ARTICLE 1 TITLE, PURPOSE AND SCOPE**

**§ 50-1. TITLE.**

**THIS CHAPTER SHALL BE KNOWN AS THE “ZONING CODE” OF THE CITY OF FLINT, MICHIGAN.**

**§ 50-2. 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.**

**§ 50-3. 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;**

**DEVELOPMENT REVIEW  
AND APPROVAL  
PROCEDURES; AND**

**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;**

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

**§ 50-4. EFFECTIVE DATE**

**THIS CHAPTER SHALL TAKE  
EFFECT AND BE IN FORCE ON AND  
AFTER NINETY DAYS AFTER FLINT  
CITY COUNCIL ADOPTION.**

**§ 50-5. 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.**

**§ 50-6. 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**

**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**

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.

#### **§ 50-7. 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.

#### **§ 50-8. 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.

#### **§ 50-9. 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 50-3.
- 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.**

**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:

| Table 50-14. Zone Districts               |   |       |
|---|---|-------|
| Abbre                                     | Zone District Name                        | §     |
| <b>Residential Zoning Districts</b>       |   |       |
| 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 |
| <b>Commercial Zoning Districts</b>        |   |       |
| NC  | Neighborhood Center                       | 50-23 |
| CC  | City Corridor                             | 50-24 |
| DE  | Downtown – Edge                           | 50-25 |
| DC  | Downtown – Core                           | 50-26 |
| <b>Employment Districts</b>               |   |       |
| CE  | Commerce and Employment                   | 50-27 |
| PC  | Production Center                         | 50-28 |
| GI-2                                      | Green Innovation – High Intensity         | 50-29 |
| <b>Institutional/Innovation Districts</b> |   |       |
| IC  | Institutional Campus                      | 50-30 |
| UC  | University Core                           | 50-31 |
| GI-1                                      | Green Innovation – Medium Intensity       | 50-32 |
| <b>Open Space Districts</b>               |   |       |
| 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 THE 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 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 UNDERSTANDING 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.**

## **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 50-22 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 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.

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**

**TRANSPARENC  
Y, SHALL BE  
CONSTRUCTED  
OF MATERIALS  
THAT ARE  
DURABLE AND  
CONSISTENT  
WITH  
SURROUNDING  
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  
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.

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.

#### C. BUILDING ORIENTATION.

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

2. INTERIOR LOTS.  
FOR INTERIOR  
LOTS, THE  
PRIMARY  
BUILDING  
ENTRANCE SHALL  
BE LOCATED IN  
THE FRONT

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.

WITHIN A 1,500 FOOT RADIUS OF EACH OTHER.

**F. EXPRESSION LINE (EL).**

**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

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  
CONCENTRATE  
D 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  
TRANSPAREN  
CY SHALL BE  
HORIZONTAL  
LY 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.

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

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

ATTACHMENTS:

TABLE 50-25G (EXHIBIT 11)

DIAGRAM 50-25G (EXHIBIT 12)

## § 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 |
| <b>RESIDENTIAL</b>                                  |  |      |      |      |      |      |      |           |
| 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    |           |
| <b>Group Living</b>                                 |  |      |      |      |      |      |      |           |
| 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     |
| <b>RECREATIONAL</b>                                 |  |      |      |      |      |      |      |           |
| Community Center                                    | P  | P    | P    | P    | P    | P    | S    |           |
| <b>AGRICULTURAL</b>                                 |  |      |      |      |      |      |      |           |
| 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     |
| <b>INSTITUTIONAL AND CULTURAL</b>                   |  |      |      |      |      |      |      |           |
| <b>Religious</b>                                    |  |      |      |      |      |      |      |           |
| Place of Worship                                    | S  | S    | S    | S    | S    | P    |      |           |
| Cemetery  | P  | S    |      | S    |      |      |      |           |
| <b>Government and Educational</b>                   |  |      |      |      |      |      |      |           |
| 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    |           |
| <b>Other Institutional, and Cultural</b>            |  |      |      |      |      |      |      |           |
| Social Service Facility (w/o residential care)      | (In MR-2 and MR-3: permitted only as part of a mixed-use development with residential) |      |      | S    | S    | P    | P    |           |
| Civil or Charitable Organization                    |  |      |      | S    | S    | P    | P    |           |
| Art Gallery   |  |      |      |      | S    | P    | P    |           |

|  |   | GN-1 | GN-2 | TN-1 | TN-2 | MR-1 | MR-2 | MR-3 | Reference |
|--|---|------|------|------|------|------|------|------|-----------|
|  | 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    |           |

|  |   | 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    |           |
| <b>Automotive Services</b>   |   |      |      |      |      |      |      |      |           |
| Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-store) |   |      |      |      |      |      |      | S    | 50-121    |
| <b>Entertainment and Hospitality</b>   |   |      |      |      |      |      |      |      |           |
| Bowling Alley, Skating Rink  |   |      |      |      |      |      | S    | S    |           |
| Dance Club, Night Club   |   |      |      |      |      |      |      | S    | 50-94     |
| Entertainment, Live (Not including ARUs)   |   |      |      |      |      |      | S    | S    |           |
| <b>INDUSTRIAL</b>  |   |      |      |      |      |      |      |      |           |
| <b>Transportation</b>  |   |      |      |      |      |      |      |      |           |
| Stand Alone Parking, Surface Lots  |   |      |      |      |      | S    | S    |      |           |
| <b>Utilities</b>   |   |      |      |      |      |      |      |      |           |
| 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    |
| <b>Additionally Regulated Uses</b>   |   |      |      |      |      |      |      |      |           |
| 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):**

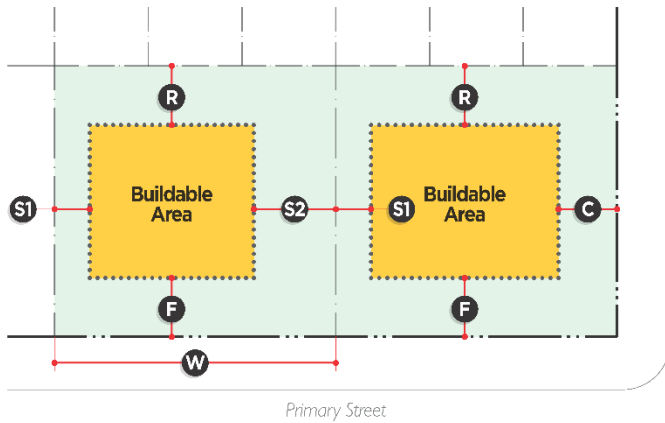
**Table 50-24A. Bulk and Site Standards: GN Districts**

| 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' |

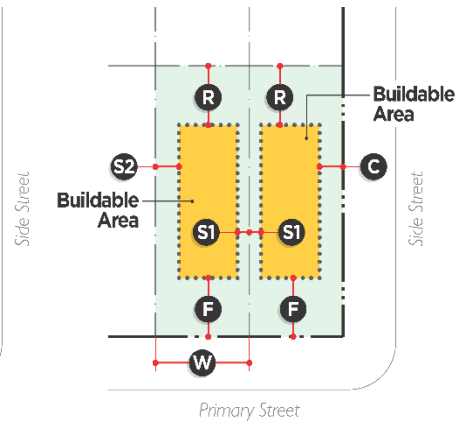
**Diagram 50-24A (Exhibit 3):**

## Residential Zone Bulk Standards

GN-1, GN-2 Districts



GN-1



GN-2

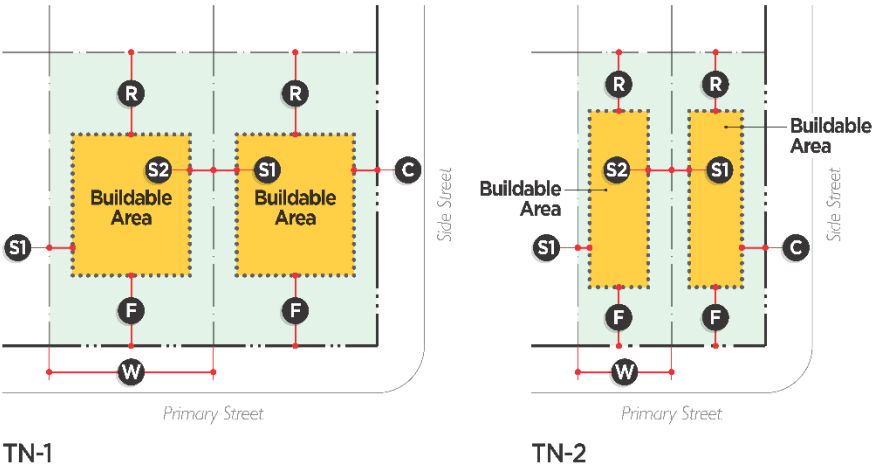
**Table 50-24B (Exhibit 4):**

**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 <sup>1</sup> / <sub>2</sub> stories /35' | 70'                | 9,000 sq. ft. | 4,500 sq. ft.                   | 45%                          | 30'                    | 15'                          | 10'                             | 20'  | 35'                   |
| TN-2     | 2 <sup>1</sup> / <sub>2</sub> 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

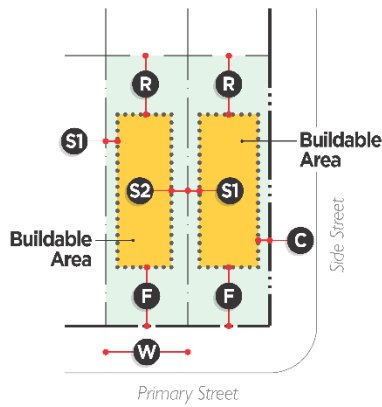


**Table 50-24C (Exhibit 6):**

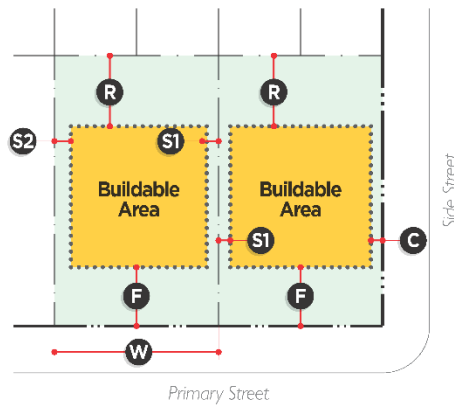
| Table 50-24C. Bulk and Site Standards: MR-1 District |                 |                    |               |                                 |                              |                        |                              |                                 |  |                       |
|--|-----------------|--------------------|---------------|---------------------------------|------------------------------|------------------------|------------------------------|---------------------------------|--|-----------------------|
| 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'                   |

### Residential Zone Bulk Standards

*MR-1 Districts*



**MR-1 Detached Residential**



**MR-1 Attached Residential**

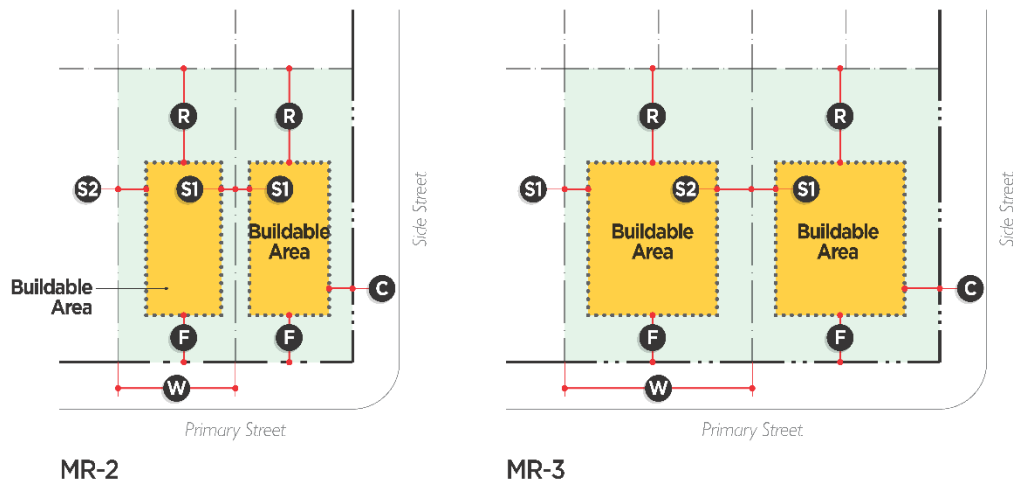
**Diagram 50-24C (Exhibit 7):**

**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'                    |

### Residential Zone Bulk Standards

MR-2, MR-3 Districts



**Diagram 50-24D (Exhibit 9):**

§ 50-25. General Residential Zoning District Requirements  
 Diagram § 50-25F (Exhibit 10):

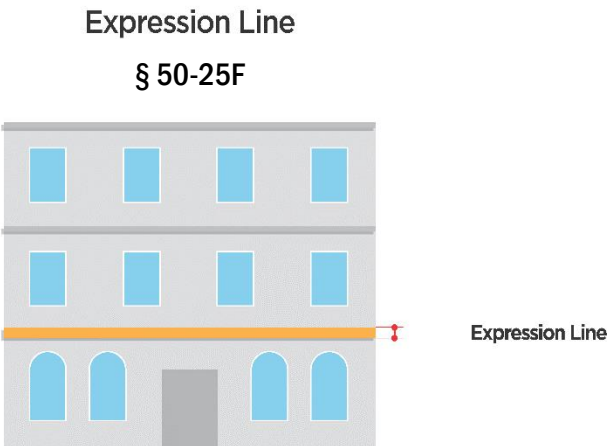


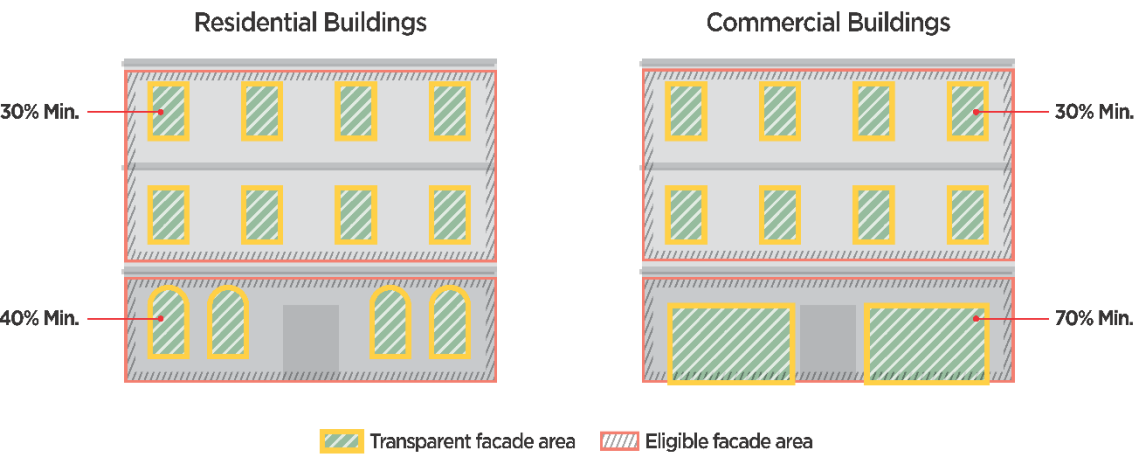
Table § 50-25G (Exhibit 11):

Diagram 50-12):

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

25G (Exhibit

Transparency Requirements  
 § 50-25G



## **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 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.**

**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  
CONSUMPTION;
- II. CREATE A  
COMPATIBLE  
MIXED-USE  
ENVIRONMENT;
- III. LIMIT  
INTERRUPTION  
S IN  
VEHICULAR  
AND  
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.**

**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  
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 UNIT  
DEVELOPMENT  
OR EXCEPTION  
APPROVAL.**

**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.**

**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.**

**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  
FEATURES ON  
SURROUNDING  
SITES.**

- 6. LIGHTING AND  
NOISE.  
INCOMPATIBLE  
OUTDOOR  
LIGHTING OR**



## § 50-30 Permitted Uses

**Table 50-30 (Exhibit 13):**

| Table 50-30. Uses: Commercial Zone Districts   |    |     |     |    |           |
|--|----|-----|-----|----|-----------|
|  | NC | CC  | DE  | DC | Reference |
| <b>RESIDENTIAL</b>   |    |     |     |    |           |
| 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     |
| <b>RECREATIONAL</b>  |    |     |     |    |           |
| Community Center   | P  |     | S   |    |           |
| <b>AGRICULTURAL</b>  |    |     |     |    |           |
| 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     |
| <b>INSTITUTIONAL AND CULTURAL</b>  |    |     |     |    |           |
| 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  |           |
| <b>COMMERCIAL</b>  |    |     |     |    |           |
| 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   |     |    |           |
| 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   |    | ARU |     |    | 50-80     |
| Bingo Hall   |    | ARU | ARU |    | 50-92     |

|   | NC | CC  | DE  | DC | Reference   |
|---|----|-----|-----|----|-------------|
| Bowling Alley, Skating Rink   | S  | P   | S   | S  |             |
| 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  |             |
| 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   |    |             |
| <b>INDUSTRIAL</b>   |    |     |     |    |             |
| 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   |     |    |             |

|  | NC  | CC | DE | DC | Reference   |
|--|-----|----|----|----|-------------|
| 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      |
| <b>Additionally Regulated Uses</b>   |     |    |    |    |             |
| Liquor/Package Goods/Party Store   | ARU |    |    |    | 50-80/50-83 |

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

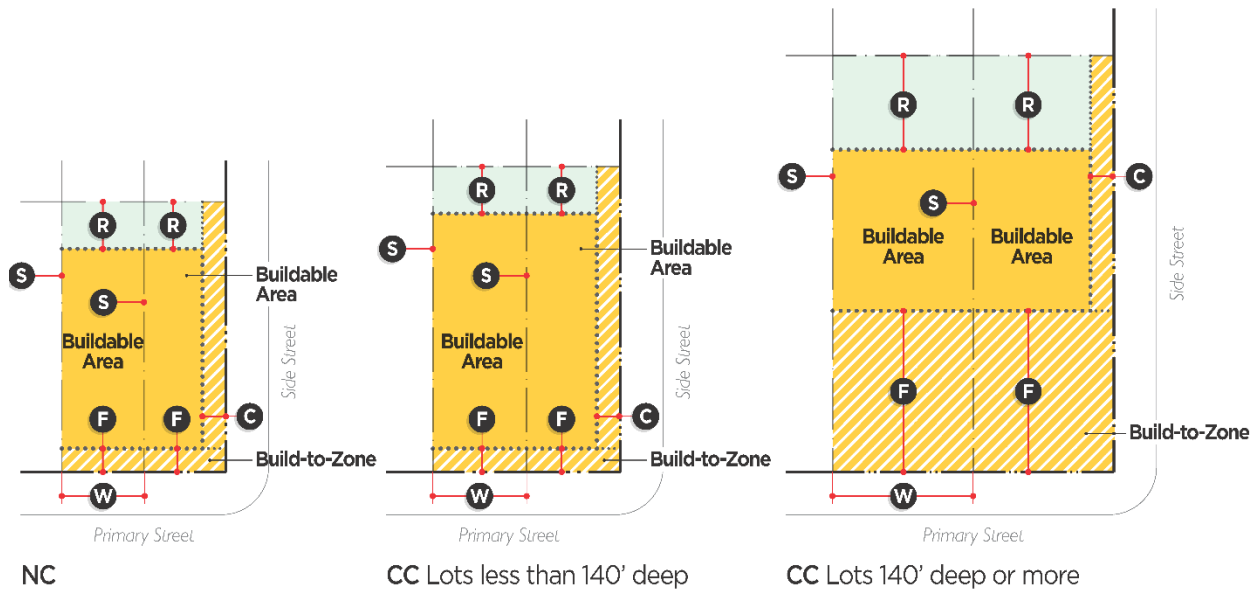
**Table 50-31A (Exhibit 14):**

| 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  |                     |                      |                   |      |                         |      |   |              |                                 |                      |
| <i>For lots less than 140' deep</i>                       | 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'        |
| <i>For lots 140' deep or more</i>                         | 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*



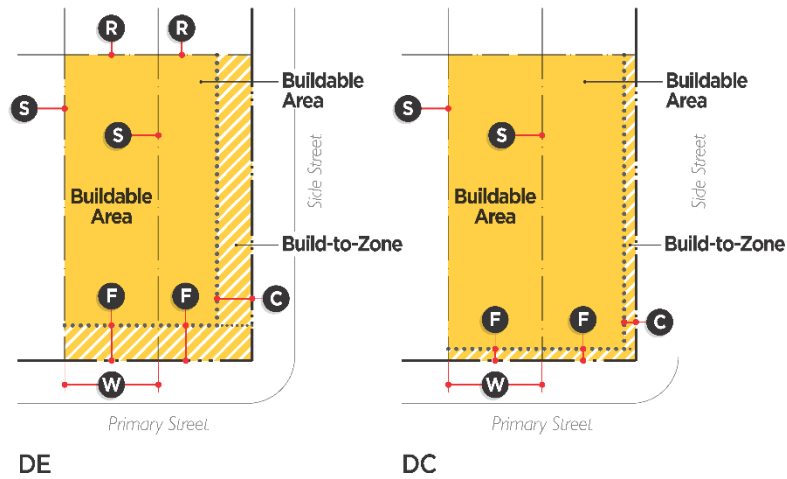
**Table 50-31B (Exhibit 16):**

**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' |

## Commercial Zone Bulk Standards

*DE, DC Districts*



**Diagram 50-31B (Exhibit 17):**  
**§ 50-33 Building Element Requirements**  
**Diagram 50-33F (Exhibit 18):**

## Expression Line

§ 50-33F

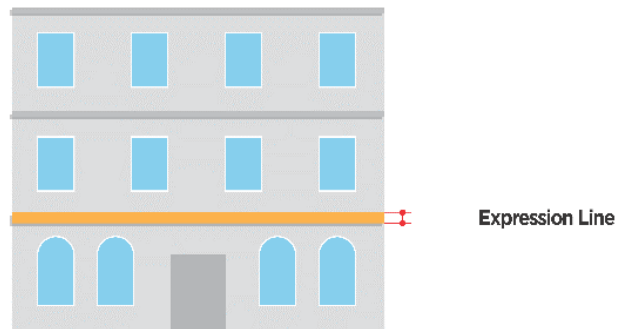
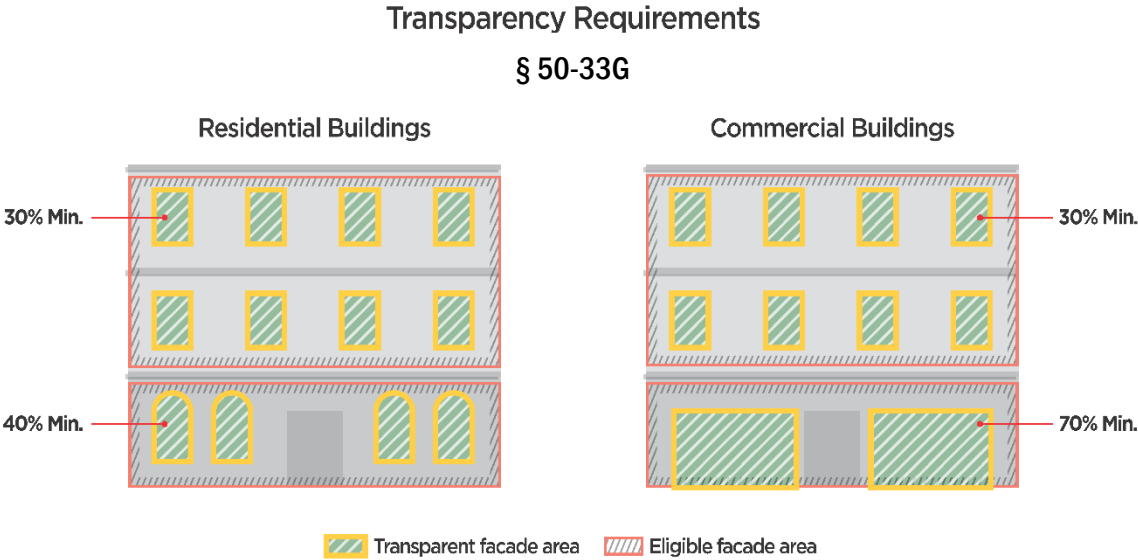


Table 50-33 (Exhibit 19):

| 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



## **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 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 50-37 (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**

- 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.**

# § 50-37. Permitted Uses

Table 50-37 (Exhibit 21):

| Table 50-37. Uses: Employment Zoning Districts   |     |      |     |           |
|--|-----|------|-----|-----------|
|  | CE  | GI-2 | PC  | Reference |
| <b>RESIDENTIAL</b>   |     |      |     |           |
| 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   |           |
| <b>AGRICULTURAL</b>  |     |      |     |           |
| 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     |
| <b>INSTITUTIONAL AND CULTURAL</b>  |     |      |     |           |
| 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   |      |     |           |
| <b>COMMERCIAL</b>  |     |      |     |           |
| 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    |
| 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     |

|   | CE  | GI-2 | PC  | Reference   |
|---|-----|------|-----|-------------|
| 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   |      |     |             |
| <b>Lodging</b>  |     |      |     |             |
| Motel   | P   |      |     |             |
| Hotel   | P   |      | S   |             |
| <b>Offices</b>  |     |      |     |             |
| 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      |
| <b>Personal Service Establishments</b>  |     |      |     |             |
| 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       |
| <b>Residential Service</b>  |     |      |     |             |
| Adult Day Care or Day Services Center   | P   |      |     | 50-81       |
| Group Day Care Home   | P   |      |     |             |
| Child Care Center   | P   |      |     | 50-90       |
| <b>Retail and Service</b>   |     |      |     |             |
| 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       |
| 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       |
| <b>INDUSTRIAL</b>   |     |      |     |             |
| <b>Manufacturing and Production, Light</b>  |     |      |     |             |
| 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   |             |

|   | CE  | GI-2 | PC  | Reference |
|---|-----|------|-----|-----------|
| 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   |           |
| <b>Manufacturing and Production, Heavy</b>  |     |      |     |           |
| 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   |           |
| <b>Transportation</b>   |     |      |     |           |
| 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   |           |
| <b>Utilities</b>  |     |      |     |           |
| 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    |
| 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    |
| <b>Additionally Regulated Uses</b>  |     |      |     |           |
| Medical Marijuana Dispensaries/Provisioning Centers   | ARU | ARU  | ARU | 50-80.1   |
| Commercial Medical Marihuana “Growing” Facility   | ARU | ARU  | ARU | 50-80.1   |
| Commercial Medical Marihuana Processing Facility  | ARU | ARU  | ARU | 50-80.1   |
| Commercial Medical Marihuana Safety Compliance Facility   | ARU | ARU  | ARU | 50-80.1   |

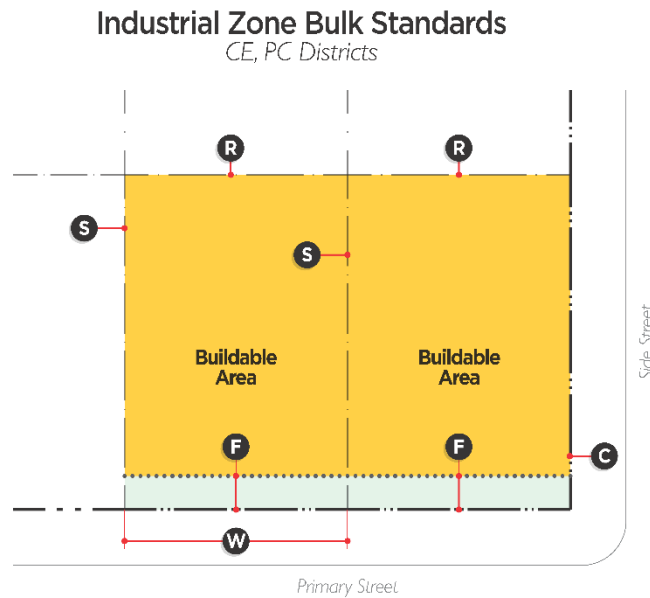
## § 50-38 Site, Building Placement, and Bulk Standards

**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):**

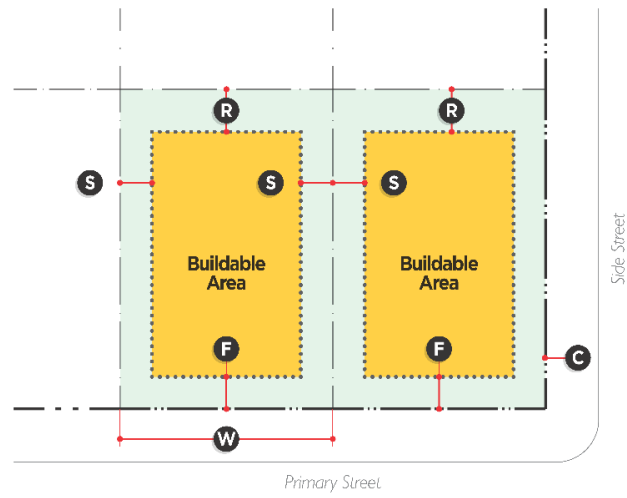


**Diagram 50-38 (Exhibit 24):**



## Industrial Zone Bulk Standards

*GI-1, GI-2 Districts*



**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 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

**50-43 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 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.**
- 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.**

**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  
ARCHITECTURE,  
BUILDING**

**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.

#### **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 EXCEED  
THE ENTRANCE  
WIDTH; AND

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

- 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:

- A. 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.

- B. STOOP OR  
ENCLOSED OR  
COVERED  
PORCH.

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

- D. ARCHITECTURA  
L TRIM

FRAMING THE  
DOOR OPENING.

WITH EXISTING  
ADJACENT  
DEVELOPMENT.

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

F. BUILDING  
ORIENTATION.

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

VI. ADMINISTRATIVE  
DEPARTURE.  
ALTERNATIVE  
ORIENTATIONS  
MAY BE  
PERMITTED BY  
THE ZONING  
COORDINATOR  
WHERE SUCH  
ALTERNATIVE  
ORIENTATIONS  
ARE CONSISTENT

**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 50-46I (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 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 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.

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 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.**

**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 REDEVELOPMENT DISTRICT OR CONDITIONAL REZONING APPROVAL.**

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

**§ 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.**

## 6? § 50-43. Permitted Uses

**Table 50-43 (Exhibit 25):**

| Table 50.6.04. Uses: Institutional Zoning Districts |    |    |      |           |
|---|----|----|------|-----------|
|   | IC | UC | GI-1 | Reference |
| <b>RESIDENTIAL</b>                                  |    |    |      |           |
| 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     |
| <b>RECREATIONAL</b>                                 |    |    |      |           |
| Community Center                                    | S  | S  | P    |           |
| Park  |    |    | P    |           |
| Public-Owned Park                                   |    |    | P    |           |
| <b>AGRICULTURAL</b>                                 |    |    |      |           |
| 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     |
| <b>INSTITUTIONAL AND CULTURAL</b>                   |    |    |      |           |
| 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  |      |           |
| Library   | P  | P  |      |           |
| Museum  | P  | P  |      |           |
| Art Gallery   | P  | P  |      |           |
| Health  |    |    |      |           |
| Rehabilitation Center (w/o residential care)        |    | P  |      |           |
| Hospital or Medical Center                          | S  | P  |      |           |
| <b>COMMERCIAL</b>                                   |    |    |      |           |
| Automotive Services                                 |    |    |      |           |



**Table 50.6.04. Uses: Institutional Zoning Districts**

|  | IC | UC  | GI-1 | Reference |
|--|----|-----|------|-----------|
| <b>Auto Supply/Accessory Sales</b>   |    | S   |      |           |
| <b>Vehicle Repair and Services</b>   |    | S   |      | 50-123    |
| <b>Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)</b>  |    | S   |      | 50-121    |
| <b>Car Wash</b>  |    | S   |      |           |
| <b>Entertainment and Hospitality</b>   |    |     |      |           |
| <b>Arcade, Amusement Devices, Gaming, Billiards Hall</b>   | S  | P   |      | 50-69     |
| <b>Auditorium, Cinema, Concert Hall, Theater, Banquet Hall</b>   | P  | P   |      | 50-86     |
| <b>Bingo Hall</b>  |    | ARU |      | 50-80     |
| <b>Bowling Alley, Skating Rink</b>   |    | P   |      | 50-94     |
| <b>Charity Gaming</b>  |    | ARU |      | 50-80     |
| <b>Convention Center</b>   | S  | S   |      |           |
| <b>Dance Club, Night Club</b>  |    | S   |      | 50-94     |
| <b>Entertainment, Live (Not including ARUs)</b>  | P  | P   |      | 50-94     |
| <b>Hookah Lounge, Cigar Lounge</b>   |    | S   |      |           |
| <b>Sports and Entertainment Arena</b>  |    | S   |      |           |
| <b>Lodging</b>   |    |     |      |           |
| <b>Bed and Breakfast</b>   |    | P   |      | 50-87     |
| <b>Hotel</b>   |    | P   |      |           |
| <b>Offices</b>   |    |     |      |           |
| <b>Financial Services</b>  |    | P   |      |           |
| <b>Physician or Dentist Office or Medical Clinic</b>   |    | P   |      |           |
| <b>General Professional Office</b>   | S  | P   |      |           |
| <b>Research Facility/ Laboratory</b>   |    | P   |      |           |
| <b>Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station</b>  |    | P   |      |           |
| <b>Film Production, Photography, Radio, TV Studio</b>  | S  | P   |      |           |
| <b>Live/Work Unit</b>  | S  | P   |      | 50-101    |
| <b>Personal Service Establishments</b>   |    |     |      |           |
| <b>Personal Service Establishments</b>   |    | P   |      |           |
| <b>Animal Day Care (w/o boarding)</b>  |    | S   |      |           |
| <b>Veterinary Clinic or Hospital (with or w/o boarding)</b>  |    | S   |      |           |
| <b>Gym or Fitness Center</b>   |    | P   |      |           |
| <b>Funeral Home or Mortuary</b>  |    | S   |      |           |
| <b>Tattoo Establishment</b>  |    | ARU |      | 50-80     |
| <b>Residential Service</b>   |    |     |      |           |
| <b>Adult Day Care or Day Services Center</b>   |    | S   |      | 50-81     |
| <b>Group Day Care Home</b>   |    | S   |      |           |
| <b>Child Care Center</b>   |    | P   |      | 50-90     |
| <b>Retail and Service</b>  |    |     |      |           |
| <b>Grocery Store</b>   |    | P   |      |           |
| <b>Convenience Store</b>   |    | S   |      | 50-83     |
| <b>Retail Sales, General</b>   |    | P   |      |           |
| <b>Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply</b>  |    |     | S    |           |
| <b>Restaurant w/Alcohol (beer, wine and/or liquor)</b>   | S  | S   |      | 50-83     |
| <b>Restaurant w/o Alcohol</b>  | S  | P   |      |           |
| <b>Catering Business</b>   | S  | P   |      |           |
| <b>Bar, Tavern, Taproom, or Tasting Room</b>   | S  | S   |      | 50-83     |
| <b>Brewpub</b>   | S  | S   |      | 50-83     |
| <b>Craft Winery/Distillery</b>   | S  | S   |      | 50-83     |
| <b>Commercial Art Gallery</b>  | S  | P   |      |           |
| <b>Instruction Studio</b>  | S  | P   |      |           |
| <b>Antique, Second-Hand Store (except pawn shop)</b>   |    | P   |      |           |
| <b>Drive-Through (all commercial uses w/drive through; includes dry cleaning)</b>  |    | A   |      |           |
| <b>INDUSTRIAL</b>  |    |     |      |           |
| <b>Manufacturing and Production, Light</b>   |    |     |      |           |
| <b>Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.</b> |    | S   |      |           |
| <b>Assembly, Manufacturing, or Production of textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal</b>           |    | S   |      |           |
| <b>Food Products</b>   |    |     | S    |           |

| Table 50.6.04. Uses: Institutional Zoning Districts   |    |    |      |           |
|---|----|----|------|-----------|
|   | IC | UC | GI-1 | Reference |
| 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<br>70' max   |
| GI-1  |  |  |   |      |  |      |  |  |  |  |
| <i>Residential *</i>                          | 120', unless a non-residential use, then 80' | 13,500 sq. ft., unless a non-residential use, then 8,000 | 25', or consistent with the average front setback of residential structures on the same | None | 15'  | None | Width of Smaller Side Yard (S1)<br>Aggregate Width of Both Side Yards (S1+S2)      | 25'  | 15,000 sq. ft.   | 2-1/2 stories /35'   |

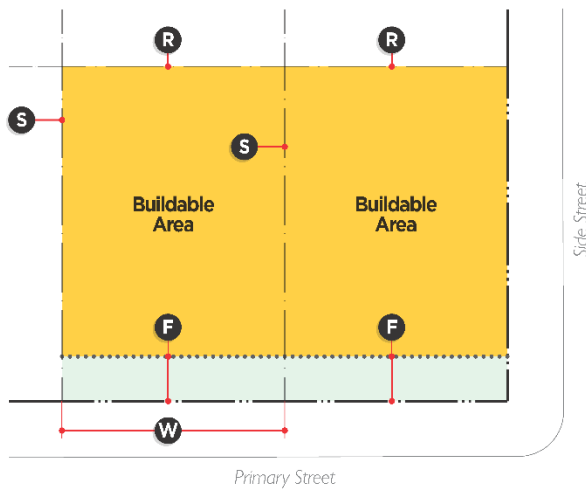
|                   |      |         |   |      |     |      |     |     |      |  |  |
|-------------------|------|---------|---|------|-----|------|-----|-----|------|--|--|
|                   |      | sq. ft. | block   |      |     |      | 15' | 50' |      |  |  |
| <i>Industrial</i> | 120' | 30,000  | 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%

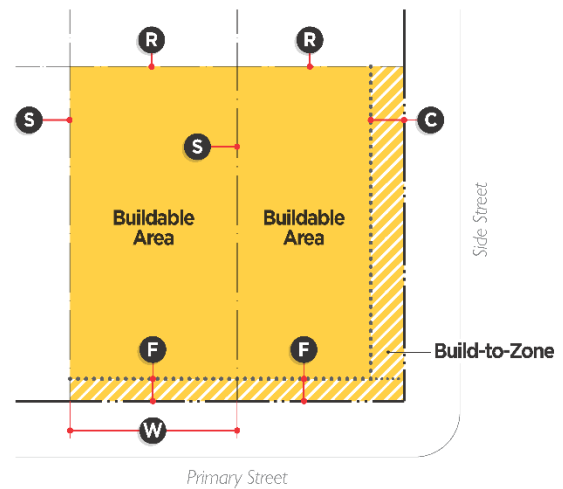
**Diagram 50-44 (Exhibit 27):**

### University Core Zone Bulk Standards

*UC Districts*



UC District-wide



UC Lots fronting on University Avenue

Diagram 50-44 (Exhibit 28):

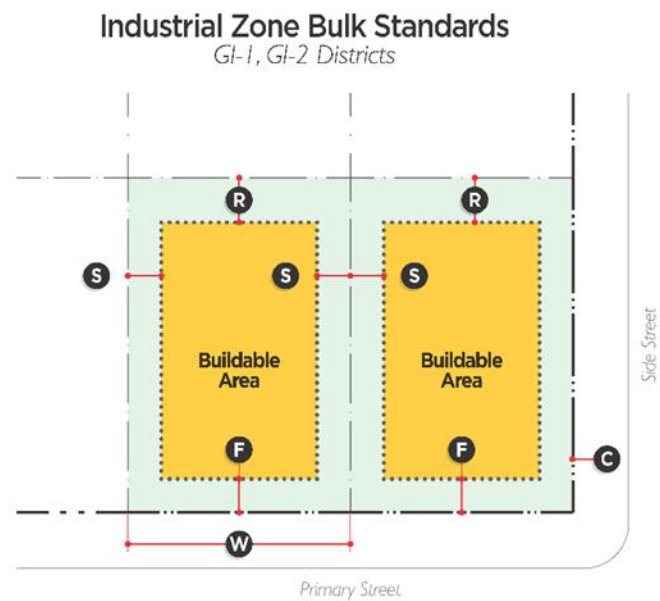
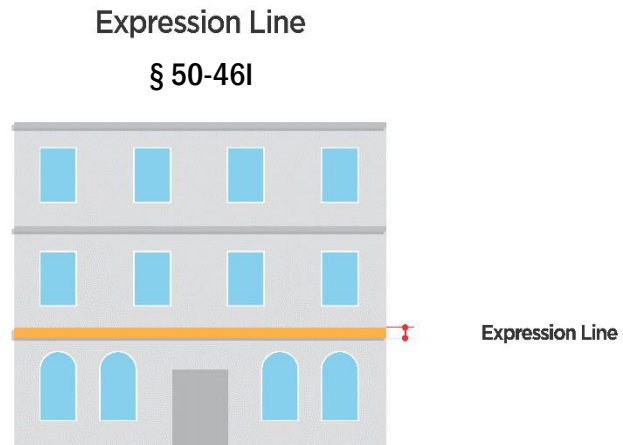


Table 50-46H (Exhibit 29):

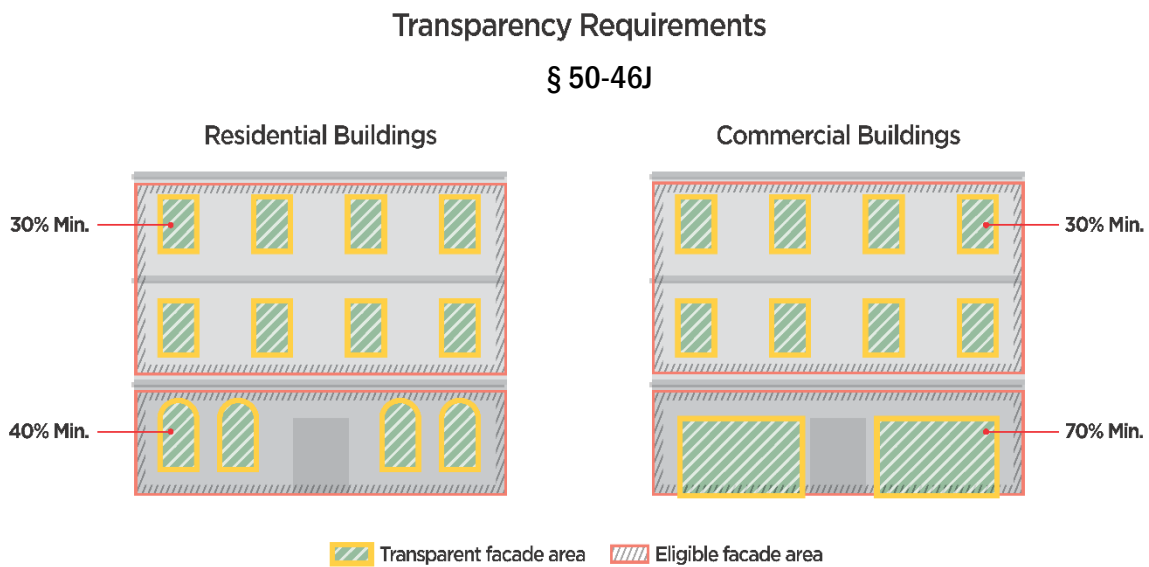
| Table 50-46H. Façade Transparency in UC District |                |                 |
|--|----------------|-----------------|
|  | Commercial Use | Residential Use |
| Ground-floor                                     | 70%            | 40%             |
| Upper floors                              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

## § 50-46. University Avenue Frontage Building Element Requirements

**Diagram 50-46I (Exhibit 30):**



**Diagram 50-46J (Exhibit 31):**



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## **ARTICLE 7 OPEN SPACE ZONED DISTRICT**

### **§ 50-48. OS OPEN SPACE PURPOSE AND INTENT**

THE OS OPEN SPACE DISTRICT IS INTENDED TO ACCOMMODATE A VARIETY OF RECREATIONAL ACTIVITIES AND GREEN SPACES. STRUCTURES IN THESE AREAS ARE TYPICALLY ACCESSORY AND COMPLEMENT PRIMARY USES RELATED TO OUTDOOR ACTIVITIES. APPROPRIATE USES IN THIS DISTRICT MAY VARY GREATLY IN TERMS OF SIZE AND CHARACTER OF USE. FOR EXAMPLE, THIS DISTRICT ACCOMMODATES SMALL NEIGHBORHOOD PARKS AND PLAYGROUNDS, AND WELL AS GOLF COURSES AND MULTI-PURPOSE RECREATION AND ATHLETIC COMPLEXES.

LAND ZONED OS MUST BE OWNED BY THE CITY OF FLINT, OR THERE

MUST BE CLEAR, LEGALLY BINDING PERMISSION FROM THE OWNER TO THE CITY FOR THE LAND TO BE ZONED AS SUCH. THIS IS TO PROTECT VALUABLE COMMUNITY AND ENVIRONMENTAL ASSETS FROM UNNECESSARY OR HARMFUL DEVELOPMENT.

### **§ 50-49. 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 50.7.02. USES: OPEN SPACE ZONING 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 LAND  
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 50-49 (EXHIBIT 32)**

**§ 50-50. SITE, BUILDING  
PLACEMENT, AND BULK  
STANDARDS  
SITE DIMENSIONS TABLE. ALL  
DEVELOPMENT IN OPEN SPACE  
DISTRICTS MUST COMPLY WITH  
THE REQUIREMENTS IN TABLE  
50.7.03 UNLESS OTHERWISE  
EXPRESSLY STATED.**

**ATTACHMENT:**

**TABLE 50-50 (EXHIBIT 33)**

**§ 50-51. DEVELOPMENT STANDARDS  
APPLICABLE TO THE OS DISTRICT**

**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  
OR ACTIVE  
RECREATIONAL  
USE ON THE SAME  
SITE.**
- 2. ORIENTATION.  
BUILDINGS  
SHOULD  
GENERALLY BE  
ORIENTED  
TOWARD PUBLIC  
STREETS AND ON-  
SITE ACTIVE USES  
(I.E. BALL FIELDS  
OR COURTS,  
RECREATION  
AREAS, ETC.)**
- 3. 360-DEGREE  
DESIGN. ALL  
FACADES OF  
BUILDINGS  
SHOULD  
INTEGRATE  
CONSISTENT  
ARCHITECTURE,  
BUILDING  
MATERIALS, AND  
DETAILS.**

§ 50-49. Permitted Uses

Table 50-40 (Exhibit 32):

| Table 50-49. Uses: Open Space Zoning District                         |    |           |
|---|----|-----------|
|   | OS | Reference |
| <b>RECREATIONAL</b>   |    |           |
| Community Center  | P  |           |
| Publicly-Owned Park   | P  |           |
| Community Recreation Facility   | P  |           |
| <b>AGRICULTURAL</b>   |    |           |
| Greenhouse  | A  | 50-98     |
| Hoophouse   | A  | 50-100    |
| Apiary/Beekeeping   | A  | 50-88     |
| Farmers' Market (Temporary)   | P  | 50-118    |
| Urban Agriculture   | A  | 50-120    |
| Community Garden  | A  | 50-91     |
| <b>INSTITUTIONAL AND CULTURAL</b>                                     |    |           |
| Library   | A  |           |
| Museum  | A  |           |
| Art Gallery   | A  |           |
| <b>Government and Educational</b>                                     |    |           |
| Other Governmental Use or Facility                                    | P  |           |
| <b>COMMERCIAL</b>   |    |           |
| <b>Entertainment and Hospitality</b>                                  |    |           |
| Boat House, Marina  | A  |           |
| Auditorium, Cinema, Concert Hall, Theater, Banquet Hall, Amphitheater | A  | 50-86     |
| Bowling Alley, Skating Rink   | A  | 50-94     |
| Entertainment, Live (Not including ARUs)                              | A  | 50-94     |
| Sports and Entertainment Arena  | A  |           |
| <b>Retail and Service</b>   |    |           |
| Instruction Studio  | A  |           |
| Restaurant w/Alcohol (beer, wine and/or liquor)                       | S  | 50-83     |
| Bar, Tavern, Taproom, or Tasting Room                                 | S  | 50-83     |
| Restaurant w/o Alcohol  | A  |           |
| <b>INDUSTRIAL</b>   |    |           |
| <b>Utilities</b>  |    |           |
| Microbrewery/Small Distillery/Small Winery                            | A  |           |
| Electrical Substations and Private Utilities                          | S  | 50-93     |
| Wireless Communication Facilities- New Towers and Facilities          | S  |           |
| Wireless Communication Facilities – Collocated on Existing Tower      | S  | 50-126    |
| Commercial Solar Energy Production – Large System                     | S  | 50-116    |
| Small Scale Solar Energy Collection                                   | A  | 50-117    |
| Small Scale Wind Energy Collection                                    | A  | 50-125    |
| Commercial Wind Energy Production – Large System                      | S  | 50-124    |

**§50-50. Site, Building Placement, and Bulk Standards**  
**Table 50-50 (Exhibit 33):**

**Table 50-50. Open Space District Bulk and Site Standards**

| District | Lot Characteristics |                            | Site Design        |                          |                            |                   |
|----------|---------------------|----------------------------|--------------------|--------------------------|----------------------------|-------------------|
|          | Min. Lot Area       | Max. Building Lot Coverage | Min. Front Setback | Min. Corner Side Setback | Min. Interior Side Setback | Min. Rear Setback |
| OS       | NA                  | 35%                        | 0'                 | 15'                      | 15'                        | 30'               |

## **ARTICLE 8 GENERAL PROVISIONS**

### **§ 50-52. APPLICABILITY**

**ALL ZONE DISTRICTS. THE PROVISIONS OF THIS ARTICLE APPLY TO ALL ZONE DISTRICTS UNLESS INDICATED OTHERWISE. IF THERE IS A CONFLICT BETWEEN THIS ARTICLE AND THE INDIVIDUAL REQUIREMENTS OF THE ZONE DISTRICT, THE ZONING COORDINATOR SHALL DETERMINE WHICH STANDARDS CONTROL.**

### **§ 50-53. GENERAL REQUIREMENTS**

**A. STANDARDS AND REGULATIONS. STANDARDS AND REGULATIONS PERTAINING TO SITE LAYOUT AND BUILDING PLACEMENT, BUILDING ELEMENTS, COMPATIBLE USES, LANDSCAPING AND RELATED MEASURES SHALL BE ASSIGNED TO PROMOTE AND STRENGTHEN THE DEFINED**

**CHARACTER OF CITY NEIGHBORHOODS AND COMMERCIAL AREAS. IT IS DETERMINED THAT NEIGHBORHOOD AND COMMERCIAL CHARACTER CONTRIBUTES TO THE UNIQUE AND DESIRABLE IDENTITY OF THE CITY AND THAT MEASURES SET FORTH HEREIN ARE NECESSARY AND APPROPRIATE TO PROMOTE AND STRENGTHEN SUCH CHARACTERISTICS.**

**B. MAIN BUILDING AND PRINCIPAL USE. EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS CHAPTER,**

**NO LOT MAY CONTAIN MORE THAN ONE (1) MAIN BUILDING OR PRINCIPAL USE, EXCEPT FOR GROUPS OF MULTIPLE-FAMILY BUILDINGS, RETAIL BUSINESS BUILDINGS, MIXED-USE BUILDINGS, OR OTHER GROUPS OF BUILDINGS CONTAINED WITHIN A SINGLE INTEGRATED COMPLEX UNDER A SINGLE APPROVED PLAN.**

**C. INTEGRATED COMPLEX. AN INTEGRATED COMPLEX MAY SHARE PARKING, SIGNS, ACCESS, AND OTHER SIMILAR FEATURES, WHICH TOGETHER FORM A UNIFIED FUNCTION AND APPEARANCE THAT THE ZONING COORDINATOR DEEMS TO COLLECTIVELY BE A PRINCIPAL USE. PROPOSED PARKING ARRANGEMENTS AND SIGN PACKAGES MAY BE MODIFIED FROM THE REQUIREMENTS OF**

ARTICLES 12 AND 15  
RESPECTIVELY, IF  
PRESENTED AS PART OF A  
SHOPPING CENTER OR  
OTHER INTEGRATED  
COMPLEX AND APPROVED BY  
THE PLANNING COMMISSION  
AS PART OF A PLANNED UNIT  
DEVELOPMENT (SEE ARTICLE  
10) OR PLANNED SIGN  
PROGRAM (SEE ARTICLE 15).

D. LOT COMBINATIONS. TWO (2)  
OR MORE LOTS CANNOT BE  
COMBINED INTO A SINGLE  
LOT UNLESS THE ZONING  
DISTRICT IS THE SAME.

E. INGRESS AND EGRESS.  
VEHICLE INGRESS AND  
EGRESS SHALL BE PROVIDED  
AS FAR AS POSSIBLE FROM  
STREET INTERSECTIONS.

F. ALL BUILDING, HOUSING,  
FIRE AND OTHER LOCAL OR  
STATE CODES AND  
ORDINANCES SHALL BE  
ADHERED TO.

G. ANY EXTERNAL NUISANCES  
RELATED TO NOISE,  
VIBRATION, LIGHT, ODOR,  
TRAFFIC, OR OTHER IMPACTS  
THAT COULD NEGATIVELY  
IMPACT OTHER PERMITTED  
USES WILL BE MITIGATED  
THROUGH BUFFERS,  
SCREENING, BUILDING  
DESIGN, OR OTHER  
APPROPRIATE MEASURES.

H. NOISE, ODORS, SMOKE,  
FUMES, OR DUST. ANY NOISE,  
ODORS, SMOKE, FUMES, OR  
DUST GENERATED ON THE

SITE BY ANY DIGGING,  
EXCAVATING, LOADING OR  
PROCESSING OPERATION  
AND BORNE, OR APT TO BE  
BORNE BY THE WIND, SHALL  
BE CONFINED TO PREVENT A  
NUISANCE OR HAZARD ON  
ADJACENT PROPERTIES OR  
PUBLIC STREET.

I. STATE OF MICHIGAN  
REQUIREMENTS FOR SOIL  
AND SEDIMENTATION  
CONTROL SHALL BE  
ADHERED TO.

J. LOADING AREAS. LOADING  
AND UNLOADING AREAS  
SHALL BE SHOWN ON THE  
SITE PLAN AND DESIGNED TO  
AVOID  
PEDESTRIAN/VEHICULAR  
CONFLICTS OR  
UNNECESSARY VEHICLE  
MOVEMENTS IN THE PUBLIC  
RIGHT-OF-WAY.

K. PESTICIDES AND  
FERTILIZERS. THE USE AND  
STORAGE OF ANY  
PESTICIDES, HERBICIDES,  
FERTILIZERS, AND ANY  
OTHER CHEMICALS USED IN  
AGRICULTURE OR  
GARDENING MUST ADHERE  
TO ANY APPLICABLE STATE  
AND FEDERAL LAWS.

#### **§ 50-54. ALTERATIONS AND ENLARGEMENTS**

A. ALTERATIONS AND  
ENLARGEMENTS. EXISTING  
BUILDINGS OR STRUCTURES  
SHALL NOT BE MODIFIED,  
CONVERTED, ENLARGED,

**RECONSTRUCTED,  
DEMOLISHED, MOVED OR  
STRUCTURALLY ALTERED,  
EXCEPT AS PERMITTED BY  
OR PURSUANT TO THIS  
CHAPTER.**

**§ 50-55. DURATION OF APPROVALS**

**UNLESS OTHERWISE SPECIFIED IN  
THIS CHAPTER, THE DURATION OF  
APPROVALS SHALL BE AS  
FOLLOWS:**

- A. ONE YEAR PERIOD.  
APPROVAL OF ANY PROJECT  
OR PERMIT SHALL BE VALID  
FOR A PERIOD OF ONE (1)  
YEAR, IN WHICH TIME A  
BUILDING PERMIT SHALL BE  
OBTAINED AND SUBSTANTIAL  
PROGRESS ACHIEVED. SEE  
ARTICLE 16 FOR A  
DEFINITION OF SUBSTANTIAL  
PROGRESS.**
- B. EXTENSION. UPON WRITTEN  
REQUEST, ONE (1) EXTENSION  
OF UP TO SIX (6) MONTHS MAY  
BE GRANTED BY THE ZONING  
COORDINATOR IF THE  
APPLICANT CAN SHOW GOOD  
CAUSE.**
- C. CHANGE OF OWNERSHIP.  
PERMITTED TIMEFRAMES DO  
NOT CHANGE WITH  
SUCCESSIVE OWNERS.**
- D. EXPIRATION. AFTER THE ONE  
(1) YEAR APPROVAL PERIOD,  
IF A BUILDING PERMIT IS IN  
EFFECT AND SUBSTANTIAL  
PROGRESS HAS NOT  
OCCURRED, PROJECT  
APPROVAL SHALL EXPIRE**

**WHEN THE PERMIT(S)  
EXPIRE(S).**

- E. RECONSIDERATION OF  
DENIAL. UNLESS OTHERWISE  
SPECIFIED, ANY PROJECT  
DENIAL SHALL NOT RETURN  
FOR RECONSIDERATION BY  
THE REVIEWING BODY PRIOR  
TO ONE (1) YEAR FROM THE  
DATE OF DENIAL. IF A  
REQUEST IS SUBMITTED  
THAT IS SUBSTANTIALLY  
DIFFERENT FROM THE  
ORIGINAL REQUEST, THEN  
THIS REQUIREMENT SHALL  
BE WAIVED AND THE  
PROJECT SUBMITTAL  
CONSIDERED AS A NEW  
REQUEST.**

**SECTION 50-56. HISTORIC  
LANDMARK OR HISTORIC DISTRICT**

**A DESIGNATED HISTORIC  
LANDMARK OR A PROPERTY IN A  
HISTORIC DISTRICT AS PROVIDED  
IN CHAPTER 2 ARTICLE 19 HISTORIC  
DISTRICTS AND HISTORIC DISTRICT  
COMMISSION OF THE CITY CODE  
SHALL COMPLY WITH THE  
REQUIREMENTS FOR APPROVAL OF  
A CERTIFICATE OF  
APPROPRIATENESS FROM THE  
HISTORIC DISTRICT COMMISSION  
IN ADDITION TO THE SITE LAYOUT  
AND BUILDING PLACEMENT  
REQUIREMENTS AND OTHER  
DESIGN REQUIREMENTS  
CONTAINED IN ARTICLES 3-6 OF  
THIS CHAPTER.**

**§ 50-57. LOT AND YARD MEASUREMENTS**

**A. DISTANCE MEASUREMENT. UNLESS OTHERWISE EXPRESSLY STATED, DISTANCES SPECIFIED IN THIS CHAPTER ARE TO BE MEASURED AS THE LENGTH OF AN IMAGINARY STRAIGHT LINE JOINING TWO (2) POINTS.**

**B. LOT AREAS.**

**1. MEASUREMENT. THE AREA OF A LOT INCLUDES THE TOTAL HORIZONTAL SURFACE AREA WITHIN THE LOT LINES OF THE LOT, NOT TO INCLUDE PUBLIC OR PRIVATE RIGHTS-OF-WAY.**

**2. REDUCTION. NO LOT OR LOTS OF COMMON OWNERSHIP AND YARDS, COURTS, PARKING AREAS OR OTHER SPACES SHALL BE REDUCED IN AREA SO THAT THE MINIMUM LOT AREA PER DWELLING UNIT, LOT WIDTH, YARDS, BUILDING AREA, SETBACKS, OR OTHER REQUIREMENTS OF THIS CHAPTER ARE NOT MAINTAINED. ACTIONS BY GOVERNMENTAL AGENCIES, SUCH AS STREET WIDENING, SHALL NOT BE CONSIDERED**

**REDUCTIONS. IF ALREADY LESS THAN THE MINIMUM REQUIRED UNDER THIS CHAPTER, THAT AREA OR DIMENSION SHALL NOT BE FURTHER DIVIDED OR REDUCED.**

**3. ADMINISTRATIVE WAIVER. AN ADMINISTRATIVE WAIVER OF NOT MORE THAN FIVE (5) PERCENT OF THE REQUIRED LOT AREA, AS DESCRIBED IN EACH ZONE DISTRICT, MAY BE GRANTED BY THE PLANNING COMMISSION WHERE UNUSUAL LOT CONFIGURATIONS, TOPOGRAPHY OR NATURAL FEATURES EXIST AND PREVENT THE REASONABLE DEVELOPMENT OF THE LAND, OR WHERE THE DEPARTURE WOULD BE IN KEEPING WITH THE CHARACTER OF THE NEIGHBORHOOD. THE APPLICATION SHALL INCLUDE A SPECIAL USE PLOT PLAN AND BE SUBJECT TO SPECIAL USE REVIEW PROCEDURES OF SECTION 50-194.**

**C. BUILDING SETBACKS.**

**1. BUILDING SETBACKS. BUILDING SETBACKS, OR SETBACK YARD LINES, ARE THE MEASUREMENTS THAT**

**DEFINE THE BUILDABLE AREA OF A LOT AS MEASURED FROM THE LOT LINE. BUILDING SETBACKS ARE THE MINIMUM HORIZONTAL DISTANCES REQUIRED FROM THE FRONT, SIDE OR REAR LOT LINES SPECIFIED IN ARTICLES 3, 4, 5, 6, AND 7 OF THIS CHAPTER. THE FRONT, REAR AND SIDE SETBACK LINES ARE PARALLEL AND EQUIDISTANT FROM THE RELEVANT LOT LINE, BETWEEN WHICH NO BUILDINGS OR STRUCTURES MAY BE ERECTED, EXCEPT AS PROVIDED IN SECTION 50-57(F) BELOW. THE BUILDABLE AREA, LOCATED IN BETWEEN THESE SETBACK LINES, IS ALSO KNOWN AS THE BUILDING ENVELOPE.**

- I. MINIMUM OR MAXIMUM FRONT SETBACK. THE FRONT SETBACK SHALL EXTEND THE FULL WIDTH OF THE LOT.**
- II. REAR SETBACK. THE REAR SETBACK SHALL EXTEND THE FULL WIDTH OF THE LOT.**

**III. MINIMUM OR MAXIMUM SIDE SETBACK. THE SIDE SETBACK SHALL EXTEND FROM THE SIDE LOT LINE BETWEEN THE FRONT SETBACK LINE TO THE REAR SETBACK LINE. IF NO REAR SETBACK IS REQUIRED, THE SIDE SETBACK SHALL EXTEND FROM THE SIDE LOT LINE BETWEEN THE FRONT SETBACK LINE AND THE REAR LOT LINE.**

- 2. MINIMUM AND MAXIMUM FRONT AND SIDE SETBACKS. ARTICLES 4-7 OF THIS CHAPTER DESIGNATE MINIMUM AND/OR MAXIMUM FRONT OR SIDE SETBACKS. WHERE ONLY A MINIMUM SIDE SETBACK IS REQUIRED, THE BUILDING MAY BE PLACED AT ANY LOCATION INSIDE OF THE REQUIRED SETBACK. WHERE ONLY A MINIMUM SETBACK IS REQUIRED, THE BUILDING MAY BE LOCATED AT ANY POINT WITHIN THE SETBACK LINE SO LONG AS IT CONFORMS TO ALL MINIMUM**



**SETBACKS. WHERE BOTH A MAXIMUM AND MINIMUM SETBACK IS DESIGNATED, THAT SHALL FORM THE BUILD-TO ZONE. THE BUILDING FACADE MUST BE LOCATED SUCH THAT THE TOTAL LENGTH OF THE FAÇADE IS LOCATED BUILT TO OR WITHIN THE BUILD-TO-ZONE.**

- I. COURTYARD BUILD-TO-ZONE EXCEPTION. WHEN A BREAK IN THE FRONT BUILD-TO-ZONE LEADS TO A PUBLICALLY ACCESSIBLE AND USEABLE COURTYARD, UP TO 35% OF THAT BUILD-TO-ZONE MAY BE OPEN TO THE STREET.**

**ATTACHMENT:  
50-57C (EXHIBIT 34)**

**D. LOT WIDTHS.**

- 1. MEASUREMENT. LOT WIDTH IS THE HORIZONTAL DISTANCE OF A STRAIGHT LINE DRAWN PARALLEL TO THE FRONT LOT LINE, MEASURED AT THE MINIMUM REQUIRED SETBACK. IF NO MINIMUM SETBACK IN REQUIRED, LOT WIDTH**

**SHALL BE MEASURED AT THE FRONT LOT LINE.**

**2. MINIMUM LOT WIDTHS FOR IRREGULAR LOTS.**

- I. THE MINIMUM REQUIRED LOT WIDTH AT THE FRONT SETBACK LINE SHALL BE THAT REQUIRED FOR THE ZONE DISTRICT, AS MEASURED AT THE SETBACK BETWEEN THE TWO (2) SIDE LOT LINES.**
- II. IF THE MINIMUM LOT WIDTH AT THE FRONT SETBACK LINE CANNOT BE MET, THE MINIMUM SETBACK LINE SHALL BE MOVED FURTHER INTO THE LOT TO THE POINT AT WHICH THE MINIMUM LOT WIDTH IS MET.**

**ATTACHMENT:  
50-57D (EXHIBIT 35)**

- E. YARDS. YARDS ARE THE OPEN SPACES THAT LIE BETWEEN THE NEAREST LOT LINE AND THE MAIN BUILDING OR PRINCIPAL STRUCTURE, AS FURTHER DEFINED BELOW. THE TERM “YARD” SHALL ONLY BE USED**

**IN RELATION TO A LOT ON WHICH A MAIN BUILDING OR PRINCIPAL STRUCTURE HAS BEEN PLACED.**

**1. OPEN YARD. AN OPEN YARD IS A YARD THAT IS UNOCCUPIED AND UNOBSTRUCTED FROM THE GROUND UPWARD, EXCEPT AS PROVIDED UNDER 50-57F AND IN OTHER PROVISIONS OF THIS CHAPTER.**

**2. THROUGH AND WATERFRONT LOTS. WATERFRONT LOTS WHICH ABUT BOTH A STREET AND A NATURAL WATER BODY SHALL BE CONSIDERED A THROUGH LOT, WITH TWO (2) FRONT LOT LINES AND TWO (2) FRONT YARDS.**

**F. ENCROACHMENTS INTO SETBACKS AND YARDS.**

**1. GENERAL. THE FOLLOWING MAY BE LOCATED WITHIN SETBACKS OR YARDS, AS PERMITTED UNDER THE APPLICABLE SECTIONS OF THIS CHAPTER, AND SUBJECT TO MEETING THE MINIMUM GREEN SPACE REQUIREMENTS FOR THE LOT.**

**I. GARAGES AND OTHER ACCESSORY STRUCTURES AS**

**ALLOWED IN SECTION 50-60.**

**II. DRIVEWAYS AS ALLOWED IN SECTION 50-67.**

**III. FENCES AND WALLS AS ALLOWED IN SECTION 50-63.**

**IV. LANDSCAPING, INCLUDING GARDENS, EXCEPT AS REQUIRED FOR CLEAR VISION AREAS PER SECTION 50-66(D).**

**V. SIDEWALKS, PRIVATE.**

**VI. SWIMMING POOLS AS ALLOWED IN SECTION 50-61.**

**2. ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT (E.G. AIR CONDITIONING, HEATING, SWIMMING POOL AND SPA PUMPS AND FILTERS, TRANSFORMERS AND GENERATORS AND SIMILAR EQUIPMENT).**

**I. IN RESIDENTIAL ZONE DISTRICTS AND THE UNIVERSITY CORE DISTRICT, ALL GROUND MOUNTED**

MECHANICAL  
EQUIPMENT FOR  
SINGLE FAMILY  
DETACHED AND  
ATTACHED AND  
TWO-FAMILY  
DWELLINGS  
MUST BE IN A  
SIDE OR REAR  
YARD AND MUST  
BE AT LEAST  
THREE (3) FEET  
FROM ANY SIDE  
OR REAR LOT  
LINE. ALL SUCH  
EQUIPMENT  
SHALL BE  
PLACED ON THE  
ROOF  
STRUCTURE FOR  
MULTI-FAMILY  
DWELLINGS,  
MIXED-USE, AND  
COMMERCIAL  
STRUCTURES.

II. IN ALL OTHER  
ZONE DISTRICTS  
ALL  
MECHANICAL  
EQUIPMENT  
SHALL BE  
PLACED ON THE  
ROOF  
STRUCTURE.

III. AN  
ADMINISTRATIV  
E WAIVER MAY  
BE GRANTED BY  
THE DIRECTOR  
OF PLANNING  
AND  
DEVELOPMENT  
OR THEIR  
DESIGNEE TO  
ALLOW

MECHANICAL  
EQUIPMENT TO  
BE PLACED IN AN  
ALTERNATE  
AREA WHERE IT  
IS  
DEMONSTRATED  
THAT THE  
REQUIRED  
LOCATION IS NOT  
FEASIBLE, AND  
PROVIDED THE  
UNIT IS  
PROPERLY  
ENCLOSED OR  
SCREENED WITH  
VEGETATION. IF  
ENCLOSED WITH  
A BUILDING  
MATERIAL THE  
MATERIAL  
SHALL BE  
COMPATIBLE  
WITH THE  
PRIMARY  
BUILDING AND  
SHALL ASSIST IN  
BUFFERING  
NOISE.

3. ARCHITECTURAL  
ELEMENTS, PORCHES  
AND STOOPS.

I. FRONT YARD.

A. ARCHITEC  
TURAL  
ELEMENTS.  
ARCHITEC  
TURAL  
ELEMENTS  
MAY  
PROJECT  
INTO THE  
FRONT  
YARD BY

NOT MORE  
THAN  
THREE (3)  
FEET.

B. UNENCLOS  
ED  
PORCHES  
AND  
STOOPS.  
UNENCLOS  
ED  
PORCHES  
AND  
STOOPS  
(NOT  
INCLUDING  
STEPS) MAY  
PROJECT  
INTO THE  
FRONT  
YARD BY  
NO MORE  
THAN TEN  
(10) FEET,  
BUT SHALL  
BE NO  
CLOSER  
THAN FIVE  
(5) FEET  
FROM THE  
FRONT  
SIDEWALK.

## II. SIDE YARD.

A. ARCHITEC  
TURAL  
ELEMENTS.  
ARCHITEC  
TURAL  
ELEMENTS  
MAY  
PROJECT  
INTO THE  
SIDE YARD  
BY NOT

MORE  
THAN TWO  
(2) INCHES  
FOR EACH  
ONE (1)  
FOOT OF  
WIDTH OF  
THE SIDE  
YARD,  
EXCEPT  
THAT A  
CHIMNEY  
MAY BE  
PERMITTE  
D WHERE IT  
DOES NOT  
OBSTRUCT  
LIGHT OR  
VENTILATI  
ON, AS  
DETERMIN  
ED BY THE  
ZONING  
ADMINISTR  
ATOR. IN  
NO CASE  
SHALL AN  
ARCHITEC  
TURAL  
ELEMENT  
BE  
PERMITTE  
D WITHIN  
FIVE (5)  
FEET OF A  
LOT LINE.

B. UNENCLOS  
ED  
PORCHES  
AND  
STOOPS.  
AN  
UNENCLOS  
ED PORCH  
OR STOOP  
(INCLUDIN

G STEPS)  
MAY  
PROJECT  
INTO THE  
SIDE YARD,  
PROVIDED  
IT IS NOT  
CLOSER  
THAN FIVE  
(5) FEET  
FROM THE  
SIDE LOT  
LINE.

RIGHT-OF-  
WAY; OR  
REAR  
YARD,  
PROVIDED  
IT IS AT  
LEAST FIVE  
(5) FEET  
FROM ALL  
LOT LINES.

#### **4. DECKS AND PATIOS.**

##### **I. INTERIOR LOT.**

A. A GROUND-  
LEVEL  
DECK OR  
PATIO MAY  
BE  
LOCATED  
IN THE SIDE  
YARD,  
PROVIDED  
IT MEETS  
THE  
MINIMUM  
SIDE  
SETBACK  
FOR THE  
ZONE  
DISTRICT,  
IS SET  
BACK AT  
LEAST TEN  
(10) FEET  
FROM THE  
FRONT  
BUILDING  
FAÇADE  
AND IS  
SCREENED  
FROM THE  
PUBLIC

B. A DECK  
WITH A  
PLATFORM  
OVER FOUR  
(4) FEET IN  
HEIGHT  
MAY BE  
LOCATED  
IN THE  
REAR  
YARD,  
SUBJECT  
TO REAR  
AND SIDE  
SETBACKS.

C. A DECK OR  
PATIO IS  
NOT  
PERMITTED  
WITHIN  
THE FRONT  
YARD.

#### **ATTACHMENT: DIAGRAM 50-57F**

##### **II. CORNER LOT.**

A. A GROUND-  
LEVEL  
DECK OR  
PATIO MAY  
BE  
LOCATED  
IN THE SIDE

YARD,  
PROVIDED  
IT IS AT  
LEAST FIVE  
(5) FEET  
FROM THE  
YARD LOT  
LINES, IS  
NOT  
LOCATED  
IN A FRONT  
YARD, AND  
IS NOT  
CLOSER TO  
A STREET  
THAN THE  
MAIN  
BUILDING.

B. A DECK  
WITH A  
PLATFORM  
OVER FOUR  
(4) FEET IN  
HEIGHT  
MAY BE  
LOCATED  
WITHIN  
THE SIDE  
YARD,  
SUBJECT  
TO SIDE  
YARD  
SETBACKS.

C. ADMINISTRATIVE  
WAIVER.  
AN  
ADMINISTRATIVE  
WAIVER  
MAY BE  
APPROVED  
BY THE  
ZONING  
COORDINATOR

TOR TO  
PERMIT  
THE  
MINIMUM  
DISTANCE  
FROM A  
GROUND-  
LEVEL  
DECK OR  
PATIO TO  
THE SIDE  
OR REAR  
LOT LINE  
FROM FIVE  
(5) FEET TO  
THREE (3)  
FEET  
WHERE  
THERE ARE  
NO  
DETRIMENTAL  
EFFECTS  
ON  
ADJACENT  
PROPERTIES,  
AND  
WHERE  
APPLICABLE  
FIRE  
SAFETY  
PROVISIONS  
OF THE  
CITY'S  
BUILDING  
CODES ARE  
MET.

5. WHEELCHAIR RAMPS.  
THE ZONING  
COORDINATOR MAY  
PERMIT WHEELCHAIR  
RAMPS USED FOR  
PERSONS WITH  
MOBILITY  
IMPAIRMENTS IN ANY  
YARD, PROVIDED THE

LOCATION SHALL NOT  
CREATE A HAZARD OR  
OTHERWISE IMPEDE  
ACCESS FOR  
OPERATIONS RELATED  
TO SAFETY, SUCH AS  
ACCESS FOR FIRE  
PERSONNEL OR  
EQUIPMENT.

**6. BASEMENT EGRESS  
WINDOW WELLS.  
BASEMENT EGRESS  
WINDOW WELLS ARE  
PERMITTED IN ALL  
YARDS, PROVIDED:**

**I. SIDE OR REAR  
YARD. WHEN  
LOCATED IN A  
SIDE OR REAR  
YARD, THE  
WINDOW WELL  
IS NOT  
LOCATED  
WITHIN THREE  
(3) FEET OF THE  
SIDE OR REAR  
LOT LINE.**

**II. FRONT YARD.  
WHEN  
LOCATED IN  
THE FRONT  
YARD, THE  
WINDOW WELL  
IS NOT  
LOCATED  
WITHIN TEN (10)  
FEET OF THE  
FRONT LOT  
LINE AND A  
THREE (3) FOOT  
HIGH  
LANDSCAPE  
SCREEN SHALL  
BE PROVIDED IN**

**FRONT OF THE  
WINDOW WELL.  
IF SCREENED  
WITH A  
BUILDING  
MATERIAL,  
SUCH  
MATERIAL  
SHALL BE  
COMPATIBLE  
WITH  
MATERIALS  
USED IN  
CONSTRUCTION  
OF THE MAIN  
BUILDING.**

**III. BUILDING  
CODE. THE  
REQUIREMENTS  
OF CHAPTER 11  
OF THE CITY  
CODE ARE MET.**

**7. ATHLETIC COURTS.**

**I. INTERIOR  
RESIDENTIAL  
LOT. AN  
ATHLETIC  
COURT SHALL  
BE LOCATED IN  
THE REAR YARD  
ONLY AND BE  
LOCATED AT  
LEAST SEVEN (7)  
FEET FROM THE  
REAR AND SIDE  
LOT LINES.**

**II. CORNER  
RESIDENTIAL  
LOT. AN  
ATHLETIC  
COURT MAY BE  
LOCATED IN  
THE SIDE YARD**

AT LEAST SEVEN (7) FEET FROM THE SIDE LOT LINE AND NO CLOSER TO THE STREET THAN THE MAIN BUILDING.

**G. STRUCTURES NOT PERMITTED IN SETBACKS OR YARDS.**

1. BELOW GRADE FEATURES. BELOW-GRADE OR UNDERGROUND FEATURES SHALL NOT EXTEND INTO ANY FRONT, SIDE OR REAR YARD, UNLESS OTHERWISE ALLOWED IN THIS CHAPTER.

**H. PROJECTIONS INTO THE PUBLIC RIGHT-OF-WAY.**

1. BALCONIES. A BALCONY WITH A MINIMUM GROUND CLEARANCE OF SIXTEEN (16) FEET ABOVE FINISHED GRADE MAY EXTEND FIVE (5) FEET OVER A PUBLIC SIDEWALK.
2. AWNINGS. AN AWNING WITH A MINIMUM GROUND CLEARANCE OF EIGHT (8) FEET MAY EXTEND FIVE (5) FEET OVER A PUBLIC RIGHT-OF-WAY.
3. CANOPIES. CANOPY SUPPORT POSTS SHALL

NOT BE PERMITTED IN A PUBLIC RIGHT-OF-WAY.

4. NO PERMITTED STRUCTURES SHALL ENCROACH INTO THE PUBLIC RIGHT-OF-WAY SUCH THAT THEY ARE WITHIN A HORIZONTAL DISTANCE OF 2' FROM THE BACK OF A CURB FOR A STREET OR DRIVE PARKING LOT DRIVE AISLE.

**ATTACHMENT:**  
**DIAGRAM 50-57H (EXHIBIT 37)**

**§ 50-58. BUILDING HEIGHT**

**A. MEASUREMENT.**

1. WHERE SPECIFIED IN STORIES, BUILDING HEIGHT SHALL BE MEASURED IN THE NUMBER OF COMPLETE STORIES ABOVE THE AVERAGE GRADE FOR ANY ELEVATION FRONTING ON A PUBLIC STREET, INCLUDING HABITABLE ATTICS, HALF-STORIES, MEZZANINES, AND AT-GRADE STRUCTURED PARKING. ONE (1) STORY SHALL BE MEASURED AS NOT LESS THAN NINE (9) FEET NOR MORE THAN FIFTEEN (15) FEET. THE FOLLOWING SHALL BE EXCLUDED:



**I. SPACES COMPLETELY BELOW GRADE, SUCH AS BASEMENTS, CELLARS, CRAWL SPACES, SUB-BASEMENTS, AND UNDERGROUND PARKING STRUCTURES; AND**

**II. FEATURES THAT ARE MORE THAN ONE-HALF (1/2) STORY BELOW THE AVERAGE GRADE.**

**B. WHEN SPECIFIED IN FEET, BUILDING HEIGHT SHALL BE MEASURED AS THE VERTICAL DISTANCE FROM THE AVERAGE GRADE ADJACENT TO THE STRUCTURE TO THE HIGHEST POINT OF A FLAT ROOF; TO THE DECK LINE OF A MANSARD ROOF; AND TO THE AVERAGE HEIGHT BETWEEN THE EAVE AND RIDGE OF THE HIGHEST ROOF SECTION FOR A GABLE, HIP OR GAMBREL ROOF. SEE ARTICLE 16 FOR DEFINITION OF AVERAGE GRADE.**

**C. PERMITTED APPURTENANCES. THE HEIGHT LIMITATIONS STIPULATED ELSEWHERE IN THIS CHAPTER SHALL NOT APPLY TO THE FOLLOWING:**

**1. FARM BUILDINGS, ARCHITECTURAL FEATURES, ETC. BARNs,**

**SILOS AND OTHER FARM BUILDINGS OR STRUCTURES ON FARMS, CHURCH SPIRES, BELFRIES, CUPOLAS AND DOMES, MONUMENTS, WATER TOWERS, FIRE AND HOSE TOWERS, OBSERVATION TOWERS, WINDMILLS, CHIMNEYS, SMOKESTACKS, FLAG POLES, MASTS AND AERIALS; TO PARAPET WALLS EXTENDING NOT MORE THAN FIVE FEET ABOVE THE LIMITING HEIGHT OF THE BUILDINGS, ETC.**

**2. PLACES OF PUBLIC ASSEMBLY. PLACES OF PUBLIC ASSEMBLY IN CHURCHES (EXCLUDING SPIRES), SCHOOLS AND OTHER PERMITTED PUBLIC AND SEMI-PUBLIC BUILDINGS, PROVIDED, THAT THESE ARE LOCATED ON THE FIRST FLOOR OF SUCH BUILDINGS. FOR EACH THREE FEET BY WHICH THE HEIGHT OF SUCH BUILDING EXCEEDS THE MAXIMUM HEIGHT IN THE DISTRICT, ITS SIDE AND REAR YARDS SHALL BE INCREASED IN WIDTH OR DEPTH BY AN ADDITIONAL FOOT OVER THE SIDE AND REAR YARDS REQUIRED FOR THE HIGHEST BUILDING**

OTHERWISE  
PERMITTED IN THE  
DISTRICT.

NOT A STREET LOT  
LINE.

**ATTACHMENT:**

**DIAGRAM 50-58 (EXHIBIT 38)**

3. ELEVATOR  
PENTHOUSES, WATER  
TANKS, ETC.  
BULKHEADS,  
ELEVATOR  
PENTHOUSES, WATER  
TANKS, MONITORS AND  
SCENERY LOFTS,  
PROVIDED NO LINEAR  
DIMENSIONS OF ANY  
SUCH STRUCTURE  
EXCEEDS 50% OF THE  
CORRESPONDING  
STREET LOT LINE  
FRONTAGE; OR TO  
TOWERS AND  
MONUMENTS, FIRE  
TOWERS, HOSE  
TOWERS, COOLING  
TOWERS, GRAIN  
ELEVATORS, GAS  
HOLDERS OR OTHER  
STRUCTURES, WHERE  
THE MANUFACTURING  
PROCESS REQUIRES A  
GREATER HEIGHT.

4. THE PORTION OF THE  
STRUCTURES LISTED  
ABOVE THAT EXCEED  
THE HEIGHTS  
OTHERWISE  
PERMITTED IN THE  
DISTRICT SHALL NOT  
OCCUPY MORE THAN  
25% OF THE AREA OF  
THE LOT, AND SHALL  
BE NOT LESS THAN 50  
FEET IN ALL PARTS  
FROM EVERY LOT LINE

D. AIRPORT ZONING ACT AND  
BISHOP INTERNATIONAL  
AIRPORT JOINT AIRPORT  
ZONING BOARD ORDINANCE.  
PROPOSED BUILDINGS OR  
STRUCTURES OR  
MODIFICATION TO EXISTING  
BUILDINGS OR STRUCTURES  
WITH A HEIGHT GREATER  
THAN ONE HUNDRED (100)  
FEET REQUIRE A PERMIT  
FROM THE AIRPORT  
DIRECTOR OF THE BISHOP  
INTERNATIONAL AIRPORT,  
PURSUANT TO THE AIRPORT  
ZONING BOARD ORDINANCE  
98-1. ALL PROPOSED  
BUILDINGS OR STRUCTURES  
OR MODIFICATIONS MUST  
COMPLY WITH BISHOP  
INTERNATIONAL AIRPORT  
JOINT AIRPORT ZONING  
BOARD ORDINANCE 98-1,  
WHICH SETS FORTH  
STANDARDS FOR BUILDING  
WITHIN A TEN-MILE RADIUS  
OF BISHOP INTERNATIONAL  
AIRPORT.

§ 50-59. SINGLE-FAMILY  
DWELLINGS, DETACHED

A DETACHED SINGLE-FAMILY  
DWELLING AND ANY ADDITIONS OR  
ALTERATIONS THERETO, OTHER  
THAN MANUFACTURED HOUSING  
LOCATED IN A LICENSED  
MANUFACTURED HOUSING  
COMMUNITY, SHALL CONFORM TO  
THE FOLLOWING IN ADDITION TO  
ALL OTHER REGULATIONS OF THIS  
CHAPTER.

**A. CONVERSION TO MULTI-FAMILY DWELLING. THE CONVERSION OF AN EXISTING DETACHED SINGLE-FAMILY DWELLING TO A MULTI-FAMILY STRUCTURE ON THE SAME LOT IS PROHIBITED, EXCEPT AS PERMITTED IN SUBSECTION B. BELOW.**

**B. SPECIAL USE. WHERE THE LOT OF AN EXISTING DETACHED SINGLE-FAMILY DWELLING EXCEEDS TEN THOUSAND (10,000) SQUARE FEET IN AREA CONVERSION MAY BE PERMITTED IF MULTI-FAMILY DWELLINGS ARE ALLOWED IN THE ZONING DISTRICT AND THE SITE CAN MEET ALL OTHER REQUIREMENTS OF THIS CHAPTER. IF IT IS DETERMINED THAT THE CONVERSION IS PERMISSIBLE, THE REQUEST SHALL BE HEARD BY THE PLANNING COMMISSION THROUGH SPECIAL USE REVIEW (SECTION 50-194) AND THE APPLICATION SHALL INCLUDE A SPECIAL USE PLOT PLAN.**

**C. CONVERSION TO TWO-FAMILY DWELLING. THE CONVERSION OF A SINGLE-FAMILY DWELLING INTO A TWO-FAMILY DWELLING IS ALLOWABLE FOLLOWING THE USE REGULATIONS OF THE DISTRICT; AND SO LONG AS THE BUILDING AND LOT COMPLY WITH THE NECESSARY BULK AND SITE STANDARDS AS WELL AS**

**SECTION 50-85 OF THIS CHAPTER.**

**D. MINIMUM DIMENSION. EACH DWELLING SHALL HAVE A MINIMUM DIMENSION OF EIGHTEEN (18) FEET IN ANY HORIZONTAL DIMENSION.**

**E. MINIMUM FLOOR AREA. EACH DWELLING SHALL HAVE A MINIMUM GROSS FLOOR AREA OF SEVEN HUNDRED AND FIFTY (750) SQUARE FEET.**

**F. PRIMARY ENTRANCE.**

**1. EACH PRIMARY BUILDING ENTRANCE SHALL BE PROVIDED WITH A STEP, STOOP, OR PORCH WHICH IS ATTACHED TO THE BUILDING FOUNDATION, OR PROVIDED WITH A FOUR-INCH DEEP MASONRY FOUNDATION OF ITS OWN. A STOOP OR LANDING SHALL PROJECT AT LEAST THREE (3) FEET FROM THE BUILDING (NOT INCLUDING STEPS). A PORCH SHALL PROJECT AT LEAST FIVE (5) FEET FROM THE BUILDING (NOT INCLUDING STEPS).**

**2. AN ADMINISTRATIVE WAIVER MAY BE GRANTED BY THE ZONING COORDINATOR FOR HANDICAP RAMPS**

AND OTHER  
MODIFICATIONS TO A  
DWELLING'S PRIMARY  
ENTRANCE FOR  
HOUSING INTENDED TO  
ACCOMMODATE  
PERSONS WITH  
MOBILITY  
IMPAIRMENTS.

G. MANUFACTURED HOUSE. IF  
THE DWELLING IS A  
MANUFACTURED HOUSE, IT  
SHALL:

1. BE INSTALLED  
PURSUANT TO THE  
MANUFACTURER'S  
SETUP INSTRUCTIONS  
AND SHALL BE  
SECURED TO THE  
PREMISES BY AN  
ANCHORING SYSTEM  
OR DEVICE  
COMPLYING WITH THE  
RULES AND  
REGULATIONS OF THE  
MICHIGAN  
MANUFACTURED  
HOME COMMISSION  
AND SHALL HAVE A  
FOUNDATION WALL AS  
REQUIRED IN THIS  
SECTION.
2. BE INSTALLED WITH  
THE WHEELS  
REMOVED.  
ADDITIONALLY, NO  
DWELLING SHALL  
HAVE ANY EXPOSED  
TOWING MECHANISM,  
UNDERCARRIAGE OR  
CHASSIS.
3. ALL CONSTRUCTION  
AND ALL PLUMBING,

ELECTRICAL  
APPARATUS AND  
INSULATION WITHIN  
AND CONNECTED TO  
THE MANUFACTURED  
HOUSE SHALL BE OF A  
TYPE AND QUALITY  
CONFORMING TO THE  
MANUFACTURED  
HOME CONSTRUCTION  
AND SAFETY  
STANDARDS AS  
PROMULGATED BY THE  
UNITED STATES  
DEPARTMENT OF  
HOUSING AND URBAN  
DEVELOPMENT, 24 CFR  
3280, AS AMENDED, AND  
COMPLY WITH ALL  
APPLICABLE BUILDING  
AND FIRE CODES.

#### § 50-60. ACCESSORY STRUCTURES

A. APPLICABILITY. ALL  
ACCESSORY STRUCTURES  
SHALL REQUIRE A ZONING  
CERTIFICATE AND SHALL BE  
REVIEWED AND APPROVED  
BY THE ZONING  
COORDINATOR PRIOR TO  
CONSTRUCTION.

B. IN CONJUNCTION WITH  
PRINCIPAL USE.

1. UNLESS OTHERWISE  
EXPRESSLY ALLOWED  
IN THIS CHAPTER,  
ACCESSORY  
STRUCTURES ARE  
PERMITTED ONLY IN  
CONJUNCTION WITH A  
PRINCIPAL USE AND A  
PRINCIPAL BUILDING  
OR STRUCTURE ON THE  
SAME LOT.

2. ACCESSORY STRUCTURES MAY ONLY BE CONSTRUCTED AT THE SAME TIME AS OR AFTER THE CONSTRUCTION OF THE PRINCIPAL BUILDING OR STRUCTURE ON THE SAME LOT. ACCESSORY STRUCTURES MAY ONLY BE MAINTAINED IN CONJUNCTION WITH A PRINCIPAL BUILDING OR STRUCTURE ON THE SAME LOT.
3. IF THE PRINCIPAL BUILDING OR STRUCTURE IS DESTROYED, DEMOLISHED OR REMOVED, THE ACCESSORY STRUCTURE SHALL ALSO BE DEMOLISHED OR REMOVED UNLESS THE LOT IS COMBINED WITH AN ADJACENT LOT THAT HAS A PRINCIPAL BUILDING ON IT, OR A NEW MAIN BUILDING IS CONSTRUCTED OR MOVED ONTO THE LOT OR A BUILDING PERMIT FOR THE PURPOSE OF CONSTRUCTING OR MOVING A MAIN BUILDING ON THE LOT IS IN EFFECT.
- C. PUBLIC RIGHT-OF-WAY OR EASEMENT. IN NO INSTANCE SHALL AN ACCESSORY STRUCTURE BE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR EASEMENT, UNLESS OTHERWISE SPECIFIED IN THE EASEMENT AGREEMENT.
- D. ARCHITECTURAL COMPATIBILITY. ANY ACCESSORY STRUCTURE THAT IS ONE HUNDRED TWENTY (120) SQUARE FEET OR LARGER SHALL BE SIMILAR IN ARCHITECTURE TO THE MAIN BUILDING IN ITS FORM AND SLOPE OF ROOF. EXTERIOR FINISH MATERIALS SHALL BE THOSE MATERIALS CUSTOMARILY USED FOR RESIDENTIAL CONSTRUCTION, AND SHALL BE SIMILAR IN PLACEMENT AND ORIENTATION TO THE MAIN BUILDING.
- E. CARPORT. A CARPORT SHALL COMPLY WITH ALL SETBACK REQUIREMENTS APPLICABLE EITHER TO AN ATTACHED OR DETACHED ACCESSORY STRUCTURE, BUT MAY COVER ANY REQUIRED PARKING SPACES WITHOUT COUNTING TOWARD THE TOTAL MAXIMUM FLOOR AREA. CARPORTS FOR ADDITIONAL SPACES ABOVE THE PARKING MINIMUM SHALL COUNT TOWARD THE MAXIMUM AREA.
- F. ATTACHED STRUCTURES. AN ACCESSORY STRUCTURE WHICH IS STRUCTURALLY ATTACHED TO A MAIN BUILDING SHALL BE SUBJECT TO ALL SETBACK REGULATIONS APPLICABLE TO MAIN BUILDINGS.

**G. MAXIMUM GROSS FLOOR AREA AND HEIGHT.**

1. SINGLE-FAMILY, TWO-FAMILY AND NON-RESIDENTIAL USES. THE MAXIMUM NUMBER OF ACCESSORY STRUCTURES (ATTACHED AND DETACHED) AND SUM OF ALLOWED GROSS FLOOR AREA (GFA) SHALL BE DETERMINED BY LOT AREA. THE OVERALL HEIGHT AND SUM OF THE GFA FOR ALL ACCESSORY STRUCTURES ON THE LOT SHALL NOT EXCEED THE FOLLOWING DIMENSIONS BASED ON THE LOT AREA, EXCEPT FOR ACCESSORY DWELLING UNITS DESCRIBED IN SUBSECTION B. BELOW:

**ATTACHMENT:**  
**TABLE 50-60 (EXHIBIT 39)**

2. ACCESSORY DWELLING UNIT EXCEPTION. AN ACCESSORY DWELLING UNIT ABOVE A CONFORMING GARAGE IS PERMITTED TO EXCEED THE RESTRICTIONS IN TABLE ~~50-60~~ PROVIDED THAT THE LOT SIZE IS 4,500 SQUARE FEET OR GREATER, ITS FLOOR DIMENSIONS DO NOT

EXCEED THE BASE OF THE GARAGE AND ITS MAXIMUM HEIGHT IS 20 FEET.

3. MULTIPLE-FAMILY USES. WHERE THE PRINCIPAL USE IS A MULTIPLE-FAMILY, ACCESSORY STRUCTURES MAY EXCEED THE GROSS FLOOR AREA OF TABLE 50-60 FOR GARAGE OR CARPORT SPACE UP TO THE NECESSARY GFA FOR THE REQUIRED NUMBER OF PARKING SPACES IN ARTICLE 12. ALL OTHER CONDITIONS OF THIS CHAPTER SHALL BE MET.
4. ADMINISTRATIVE WAIVER. AN ADMINISTRATIVE WAIVER MAY BE APPROVED BY THE ZONING COORDINATOR TO PERMIT ADDITIONAL GFA FOR GARAGE OR CARPORT SPACE FOR MULTIPLE-FAMILY USES, UP TO TWO (2) SPACES PER DWELLING UNIT, PROVIDED THE APPLICANT CAN DEMONSTRATE NEED FOR THE SPACE AND ALL OTHER CONDITIONS OF THIS CHAPTER ARE MET.

**H. DETACHED STRUCTURES.**  
**ALL DETACHED ACCESSORY**



**STRUCTURES SHALL COMPLY WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:**

- 1. NOT BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE MAIN BUILDING.**
- 2. BE LOCATED AT LEAST TEN (10) FEET FROM THE MAIN BUILDING, EXCLUDING DECKS AND PATIOS.**
- 3. BE LOCATED A MINIMUM OF 5 FEET FROM ANOTHER ACCESSORY STRUCTURE, EXCLUDING DECKS AND PATIOS**
- 4. BE LOCATED A MINIMUM OF 5 FEET FROM REAR LOT LINES.**
- 5. BE LOCATED A MINIMUM OF 10 FEET FROM SIDE LOT LINES.**

**ATTACHMENT:**  
**DIAGRAM 50-60H (EXHIBIT 40)**

- 6. ALLEY. AN ACCESSORY STRUCTURE SHALL BE LOCATED AT LEAST THREE (3) FEET FROM AN ALLEY RIGHT-OF-WAY.**
- 7. ADMINISTRATIVE WAIVER. AN ADMINISTRATIVE WAIVER BY THE ZONING COORDINATOR MAY BE APPROVED TO**

**ALLOW THE MINIMUM DISTANCE FROM THE WALL(S) OF A DETACHED ACCESSORY STRUCTURE TO THE SIDE OR REAR LOT LINE TO THREE (3) FEET, PROVIDED A PROPERTY SURVEY AND SCALED SITE PLAN IS SUBMITTED, WHERE TOPOGRAPHY, NATURAL FEATURES, OR OTHER SITE CONSTRAINTS EXIST, WHERE THERE ARE NO DETRIMENTAL EFFECTS ON ADJACENT PROPERTIES, AND WHERE APPLICABLE FIRE SAFETY PROVISIONS OF THE CITY'S BUILDING CODES ARE MET.**

- I. ADDITIONAL PLAY STRUCTURE. IN ADDITION TO THE ABOVE ACCESSORY STRUCTURE(S) PROVIDED FOR IN SUBSECTIONS H. AND I. ABOVE, ONE (1) ACCESSORY STRUCTURE, INCLUDING AN ENCLOSED PLAY STRUCTURE, OF ONE HUNDRED TWENTY (120) SQUARE FEET OR LESS AND FOURTEEN (14) FEET IN HEIGHT MAY BE ERECTED IN THE REAR YARD ON A RESIDENTIAL LOT.**
- J. GARAGE SETBACKS IN MIXED RESIDENTIAL DISTRICTS. GARAGES, ATTACHED OR DETACHED, FOR SINGLE-FAMILY DETACHED OR TWO-**

**FAMILY DWELLINGS IN THE MR DISTRICTS SHALL BE SET BACK FROM THE FRONT OF THE MAIN BUILDING BY AT LEAST EIGHTEEN (18) INCHES.**

**K. PROHIBITED STRUCTURES. NO MOBILE HOME, TRAILER, VEHICLE, TANK, BOAT, CONTAINER, RAILROAD CAR, DUMPSTER, BARRELS, CRATE, FURNITURE, TENT, JUNK OBJECT OR SALVAGE MATERIALS OR SIMILAR ITEMS SHALL BE UTILIZED AS AN ACCESSORY STRUCTURE OR STORAGE STRUCTURE.**

**L. ACCESSORY DWELLING UNIT. LIVING OR SLEEPING QUARTERS, TEMPORARY OR PERMANENT, IN AN ACCESSORY STRUCTURE OR OTHER REAR BUILDING, TRAVEL TRAILER, MOTOR HOME OR OTHER RECREATION VEHICLE, AUTO CHASSIS, BOAT OR PORTABLE BUILDING, ARE PROHIBITED UNLESS DEVELOPED AS AN ACCESSORY DWELLING UNIT.**

**M. ADMINISTRATIVE WAIVER. AN ADMINISTRATIVE WAIVER MAY BE GRANTED BY THE ZONING COORDINATOR FOR ACCESSORY STRUCTURE HEIGHT OF UP TO FIVE FEET, WHERE ARCHITECTURAL COMPATIBILITY WITH THE MAIN BUILDING COULD NOT OTHERWISE BE ACHIEVED.**

## **§ 50-61. SWIMMING POOL PLACEMENT**

**IN ADDITION TO THE FOLLOWING PROVISIONS, ALL APPLICABLE REQUIREMENTS OF CHAPTER 11 BUILDINGS OF THE CITY CODE SHALL APPLY. FOR THE PURPOSES OF THIS SECTION, THE TERM SWIMMING POOL SHALL INCLUDE ANY STRUCTURE INTENDED FOR RECREATIONAL BATHING THAT CONTAINS WATER OVER TWENTY FOUR (24) INCHES DEEP, INCLUDING HOT TUBS, SPAS AND SIMILAR STRUCTURES. POOLS WITH A WATER DEPTH OF TWENTY FOUR (24) INCHES OR LESS SHALL BE EXEMPT.**

**A. INTERIOR RESIDENTIAL LOT. FOR AN INTERIOR RESIDENTIAL LOT, A SWIMMING POOL SHALL BE LOCATED IN THE REAR YARD ONLY BUT MAY EXTEND INTO THE SIDE YARD PROVIDED THE MINIMUM DISTANCE FROM THE POOL WALL/EDGE TO THE REAR AND SIDE LOT LINES SHALL BE SEVEN (7) FEET.**

**B. CORNER RESIDENTIAL LOT. FOR A CORNER RESIDENTIAL LOT, A SWIMMING POOL MAY BE LOCATED IN THE SIDE YARD PROVIDED THE POOL WALL/EDGE IS AT LEAST THAN SEVEN (7) FEET FROM THE EITHER SIDE LOT LINE, IS NOT LOCATED IN A FRONT YARD, AND IT IS NOT ENCROACHING ON THE FRONT YARD.**



**C. DISTANCE TO PRINCIPAL STRUCTURES. A SWIMMING POOL MUST BE AT LEAST TEN FEET FROM ALL PRINCIPAL STRUCTURES ON ITS LOT AND ADJOINING LOTS.**

**D. FENCING. ALL SWIMMING POOLS MUST BE FENCED IN ACCORDANCE WITH THE BUILDING CODE FOLLOWED BY THE CITY OF FLINT.**

**ATTACHMENT:  
DIAGRAM 50-61 (EXHIBIT 41)**

**§ 50-62. ARBORS AND TRELLISES**

**A. STANDARDS. ARBORS AND TRELLISES SHALL COMPLY WITH THE FOLLOWING STANDARDS:**

- 1. ARBORS MAY BE LOCATED IN ANY YARD PROVIDED THEY DO NOT EXCEED (14) FEET IN HEIGHT AND COMPLY WITH CLEAR VISION REQUIREMENTS.**
- 2. TRELLISES ARE PERMITTED WITHIN THE FRONT YARD PROVIDED THEY DO NOT EXCEED FOUR (4) FEET IN HEIGHT, ARE PLACED A MINIMUM OF THREE (3) FEET FROM FRONT AND SIDE LOT LINES, AND COMPLY WITH CLEAR VISION AREA REQUIREMENTS. TRELLISES ARE PERMITTED IN THE SIDE AND REAR YARDS,**

**PROVIDED THEY DO NOT EXCEED SIX (6) FEET IN HEIGHT WHERE LOCATED WITHIN FIVE (5) FEET OF THE SIDE OR REAR LOT LINES.**

**ATTACHMENT:  
DIAGRAM 50-62 (EXHIBIT 42)**

**§ 50-63. FENCES AND WALLS**

**A. APPLICABILITY. ALL FENCES AND WALLS REQUIRING A BUILDING PERMIT SHALL REQUIRE ZONING COORDINATOR APPROVAL PRIOR TO CONSTRUCTION. ALL SUPPORTING POSTS AND POST HOLES MAY BE SUBJECT TO BUILDING CODE REGULATIONS AND REQUIRE A BUILDING PERMIT.**

**B. STANDARDS.**

- 1. WORKMANSHIP AND MATERIALS. WALLS AND FENCES SHALL BE CONSTRUCTED USING QUALITY WORKMANSHIP. WALLS SHALL BE MADE OF MASONRY, CLAY, BRICK, STONE, DECORATIVE WOOD OR OTHER APPROPRIATE MATERIAL. FENCES SHALL BE MADE OF ORNAMENTAL METAL, ROT-RESISTANT WOOD, VINYL-COATED CHAIN LINK OR OTHER HIGH-QUALITY, DURABLE MATERIALS. CHAIN LINK FENCES WITH**

SLATS ARE NOT PERMITTED UNLESS APPROVED BY THE ZONING COORDINATOR WHERE THE FENCE LOCATION WILL NOT BE GENERALLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

2. FRONT YARDS IN RESIDENTIAL ZONE DISTRICTS. WITHIN FIVE (5) FEET OF THE SIDE LOT LINE OF A LOT SHALL COMPLY WITH THE FENCE AND WALL REQUIREMENTS FOR A FRONT YARD IN TABLE 50-63C. WHERE THE FRONT SETBACK IS TEN (10) FEET OR LESS.

**ATTACHMENT:**

**DIAGRAM 50-63 (EXHIBIT 43)**

3. FRONT YARDS OF NON-RESIDENTIAL USES. FOR NON-RESIDENTIAL USES IN THE GN, TN, MR, NC, CC OR D DISTRICTS, ANY FENCE LOCATED IN A FRONT YARD OF A NON- RESIDENTIAL USE SHALL CONSIST OF A DECORATIVE ALUMINUM OR WROUGHT IRON PICKET FENCE. AN ADMINISTRATIVE WAIVER MAY BE GRANTED BY THE ZONING COORDINATOR TO PERMIT VINYL COATED CHAIN LINK FENCING IN THE FRONT

YARD OF A PROPERTY IN A NON-RESIDENTIAL ZONE DISTRICT WHERE THE FENCE WOULD NOT BE VISIBLE FROM A PUBLIC RIGHT-OF-WAY OR MATERIALLY AFFECT THE CHARACTER OF A NEIGHBORHOOD.

4. WATERFRONT LOTS. THE AREA OF A WATERFRONT LOT BETWEEN THE MAIN BUILDING AND THE NATURAL BODY OF WATER IS A FRONT YARD PER SECTION 50-57(E). AND SHALL FOLLOW THE REQUIREMENTS FOR FRONT YARD FENCES, EXCEPT THAT A SOLID FENCE, WALL OR SCREENING OF ANY KIND SHALL NOT BE PERMITTED IN THIS YARD AREA.

5. HEDGES. DENSELY LANDSCAPED AREAS, SUCH AS HEDGES AND CLOSELY SPACED BUSHES OR OTHER PLANT MATERIALS, MAY BE CONSIDERED A FENCE WHEN THEY HAVE THE EFFECT OR ACCOMPLISH THE PURPOSES NORMALLY ASSOCIATED WITH FENCES, SUCH AS CREATING PRIVACY OR SEPARATION. SEE ARTICLE 13

**LANDSCAPING  
STANDARDS.**

- 6. OPEN FENCES. OPEN FENCES SHALL BE CONSIDERED CHAIN LINK, WROUGHT IRON OR OTHER DECORATIVE METAL FENCE, AS WELL AS PICKET OR BOARD FENCE WITH SPACING BETWEEN BOARDS EQUIVALENT TO THE BOARD WIDTH OF THAT FENCE.**
- 7. SOLID FENCES AND WALLS. SOLID FENCES AND WALLS ARE CONSTRUCTED OF OPAQUE MATERIALS AND BLOCK THE PASSAGE OF LIGHT. CHAIN LINK FENCES WITH SLATS ARE NOT PERMITTED UNLESS APPROVED BY THE ZONING COORDINATOR.**
- 8. RETAINING WALLS. RETAINING WALLS MAY BE TIERED WITH SEPARATE SPACING EQUIVALENT TO THE HEIGHT OF EACH INSTALLED WALL SECTION (E.G. WALL HEIGHT IS 3 FEET, SPACING TO NEXT WALL SHALL BE 3 FEET) TO ALLOW FOR THE PLANTING OF VEGETATION. A SINGLE ROW OF SHRUBS WITH A MAXIMUM ON-**

**CENTER SPACING OF FIVE FEET SHALL BE LOCATED AT THE BASE OF A RETAINING WALL THAT IS GREATER THAN 3 FEET TALL WITHIN THE FRONT YARD. SHRUBS SHALL BE A MINIMUM OF 30 INCHES AT THE TIME OF PLANTING AND AT LEAST 4 FEET HIGH WITHIN 4 YEARS. CLIMBING PLANTS, SUCH AS IVY MAY BE PERMITTED AS AN ALTERNATIVE WITH ZONING COORDINATOR APPROVAL.**

**9. PROHIBITED MATERIAL.**

- I. BARBED, RAZOR, CONCERTINA, ELECTRIFIED, OR OTHER SIMILAR WIRE IS NOT PERMITTED IN ANY ZONE DISTRICT, EXCEPT AS REQUIRED BY A PUBLIC ENTITY OR UTILITY FOR HOMELAND SECURITY TO PROTECT POWER, FOOD OR WATER SUPPLIES.**
- II. CHAIN LINK FENCE MATERIAL IS NOT PERMITTED IN FRONT YARDS.**

**10. FINISHED SIDE. THE FINISHED SIDE OF A FENCE SHALL FACE OUTWARD TOWARD ABUTTING LOTS AND RIGHTS-OF-WAY.**

**11. MAINTENANCE. WALLS AND FENCES SHALL BE MAINTAINED IN GOOD REPAIR AND IN SAFE AND ATTRACTIVE CONDITION, INCLUDING BUT NOT LIMITED TO REPLACEMENT OF MISSING, DECAYED OR BROKEN STRUCTURAL AND DECORATIVE ELEMENTS WITH THE SAME MATERIALS AND REMOVAL OF GRAFFITI.**

**12. CLEAR VISION AREAS. NO FENCE, WALL, SCREEN OR PLANTING MATERIAL SHALL BE ERECTED OR MAINTAINED IN ANY LOCATION THAT SHALL OBSTRUCT THE VISION OF MOTORISTS AT STREET INTERSECTIONS OR DRIVEWAYS, PER SECTION 50-66 OF THIS CHAPTER.**

**13. RIGHT-OF-WAY. FENCES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND SETBACK ONE (1) FOOT FROM THE RIGHT-OF-WAY LINE.**

**14. VACANT LOT. THE PLACEMENT OF A FENCE OR WALL ON A VACANT LOT SHALL BE PERMITTED. THE REQUIREMENTS FOR WALLS AND OPEN FENCES SHALL APPLY.**

**15. BURIED ELECTRONIC FENCES. ELECTRONIC FENCES BURIED BENEATH THE GROUND ARE PERMITTED IN ALL ZONE DISTRICTS OUTSIDE OF PUBLIC RIGHTS-OF-WAY.**

**16. SETBACKS. FENCES MAY BE LOCATED ON THE PROPERTY LINE, EXCEPT AS NOTED ABOVE ADJACENT TO A PUBLIC RIGHT-OF-WAY.**

**C. MAXIMUM FENCE AND WALL HEIGHT. HEIGHT SHALL BE MEASURED FROM GRADE AT THE LOWEST POINT WITHIN THREE (3) FEET OF THE FENCE, PERPENDICULAR FROM THE PLANE OF THE FENCE. THE USE OF A BERM TO INCREASE FENCE OR WALL HEIGHT IS PROHIBITED.**

**ATTACHMENT:  
TABLE 50-63 (EXHIBIT 44)**

**D. ADMINISTRATIVE WAIVERS.**

**1. AN ADMINISTRATIVE WAIVER FROM FENCE HEIGHT, OPACITY AND RETAINING WALL**

REQUIREMENTS MAY BE GRANTED WHERE AN ADEQUATE CLEAR VISION AREA IS PRESENT, NO DETRIMENT TO NEIGHBORING PROPERTIES WOULD BE CREATED AND IT IS CLEARLY DEMONSTRATED THAT DUE TO TOPOGRAPHY, NATURAL FEATURES, LOT CONFIGURATION OR OTHER SITE-RELATED ISSUE THAT THE REQUIREMENTS OF THIS SECTION CANNOT BE SATISFIED.

2. IN COMMERCIAL OR EMPLOYMENT ZONE DISTRICTS, AN ADMINISTRATIVE WAIVER OF TWO (2) FEET FROM THE MAXIMUM FENCE HEIGHT IN SIDE OR REAR YARDS MAY BE GRANTED WHERE IT IS DEMONSTRATED THAT DUE TO REASONS OF TOPOGRAPHY, NATURAL FEATURES, LOT CONFIGURATION OR SECURITY THE ADDITIONAL HEIGHT WOULD NOT BE DETRIMENTAL TO NEIGHBORING PROPERTIES.

#### **§ 50-64. REPAIR AND STORAGE OF VEHICLES IN RESIDENTIAL ZONE DISTRICTS**

A. REPAIR. IN ALL RESIDENTIAL ZONE DISTRICTS, MECHANICAL WORK AND REPAIR OF MOTOR VEHICLES, BOATS, TRAVEL TRAILERS, SNOWMOBILES, RECREATIONAL VEHICLES OR ANY OTHER SIMILAR VEHICLES, LICENSED TO, REGISTERED IN THE NAME OF, AND SOLELY FOR THE PERSONAL USE OF THE DWELLING OCCUPANT IS PERMITTED WITH THE FOLLOWING CONDITIONS:

1. NOT MORE THAN ONE (1) VEHICLE SHALL BE UNDER REPAIR AT ANY GIVEN TIME.
2. THERE SHALL BE NO OUTSIDE STORAGE OF AUTOMOBILE PARTS OR EQUIPMENT.
3. REPAIR ACTIVITIES SHALL NOT CREATE EXCESSIVE NOISE, VIBRATION, ODOR OR OTHER NUISANCES TO NEIGHBORING PROPERTIES.

B. OUTDOOR RECREATIONAL VEHICLE STORAGE. OUTDOOR STORAGE OF ONE (1) OPERABLE RECREATIONAL VEHICLE (BOAT, BOAT TRAILER, BOAT AND TRAILER, UTILITY TRAILER FOR RESIDENTIAL USE, TRAVEL TRAILER,

**MOTOR HOME, RECREATIONAL VEHICLE, OR ANY OTHER SIMILAR VEHICLE), NOT TO EXCEED TWENTY (25) FEET IN LENGTH, IS PERMITTED WITHIN A RESIDENTIAL ZONE DISTRICT IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:**

- 1. EXCEPT AS EXPRESSLY PROVIDED BELOW, STORAGE SHALL BE LOCATED ONLY IN THE REAR YARD.**
- 2. IF STORAGE IN THE REAR YARD IS NOT POSSIBLE ON AN INTERIOR LOT BECAUSE OF SIZE OR TOPOGRAPHY AS DETERMINED BY THE ZONING COORDINATOR, SUCH VEHICLE MAY BE STORED IN THE SIDE YARD, BUT NOT CLOSER THAN FOUR (4) FEET FROM THE SIDE LOT LINE AND SCREENED FROM THE ADJACENT PROPERTY BY A SOLID FENCE OR HEDGE SIX (6) FEET IN HEIGHT.**
- 3. ON CORNER LOTS, SUCH A VEHICLE MAY BE PARKED OR STORED IN A SIDE YARD NO CLOSER THAN FOUR (4) FEET FROM THE SIDE LOT LINE, PROVIDED IT IS NOT CLOSER TO A STREET THAN THE**

**MAIN BUILDING, IS NOT LOCATED IN A FRONT YARD, AND IS SCREENED FROM THE ADJACENT PROPERTY BY A SOLID FENCE OR HEDGE SIX (6) FEET IN HEIGHT.**

- 4. ONE (1) ADDITIONAL OPERABLE VEHICLE SHALL BE PERMITTED IN THE REAR YARD ON A LOT THAT IS GREATER THAN TWENTY TWO THOUSAND (22,000) SQUARE FEET IN SIZE.**

**C. COMMERCIAL VEHICLES. NO COMMERCIAL VEHICLE SHALL BE LOCATED ON ANY PROPERTY IN A RESIDENTIAL ZONE DISTRICT UNLESS PARKED OR STORED WITHIN A COMPLETELY ENCLOSED BUILDING, EXCEPT THAT ONE (1) COMMERCIAL VEHICLE OF ¾ TON SIZE OR SMALLER MAY BE PARKED IN A RESIDENTIAL DRIVEWAY. COMMERCIAL VEHICLES ARE PERMITTED TO PARK TEMPORARILY WHILE ENGAGED IN THE DELIVERY, PICKUP OR SERVICE RUN TO THE SUBJECT PROPERTY.**

**§ 50-65. COMMERCIAL WASTE RECEPTACLES AND ENCLOSURES**

**A. APPLICABILITY. THE REQUIREMENTS OF THIS SECTION SHALL APPLY TO ALL PROPERTIES IN COMMERCIAL, EMPLOYMENT,**

INSTITUTIONAL, OR OPEN SPACE DISTRICTS, OR FOR NON-RESIDENTIAL PROPERTIES, RESIDENTIAL MULTI-FAMILY BUILDINGS OF SIX (6) OR MORE UNITS, AND TO GROUP LIVING FACILITIES WITH TEN (10) OR MORE ADULT RESIDENTS IN RESIDENTIAL DISTRICTS.

**B. ENCLOSURE.** ALL OUTDOOR WASTE, RECYCLING AND COMPOST RECEPTACLES, INCLUDING GREASE BARRELS, SHALL BE ENCLOSED ON THREE (3) SIDES AND SCREENED. THE FOURTH SIDE OF THE ENCLOSURE SHALL CONSIST OF A GATE, MADE OF WOOD, VINYL, OR OTHER HIGH QUALITY MATERIAL, AS DETERMINED BY THE ZONING COORDINATOR. IF THE WASTE RECEPTACLE IS A DUMPSTER IT SHALL HAVE AN ENCLOSING LID OR COVER.

**C. MATERIALS.** THE ENCLOSURE SHALL BE CONSTRUCTED OF BRICK OR DECORATIVE TEXTURED BLOCK WALL TO RECOGNIZE THE PERMANENCE OF THE STRUCTURE, REDUCE MAINTENANCE REQUIREMENTS AND LESSEN THE OPPORTUNITY FOR GRAFFITI OR VANDALISM. THE ENCLOSURE SHALL BE CONSISTENT WITH THE BUILDING MATERIALS OF THE MAIN BUILDING. STEEL OR CONCRETE BOLLARDS SHALL BE INSTALLED TO

ASSIST IN THE POSITIONING OF DUMPSTERS AND TO PROTECT THE ENCLOSURE.

**D. SIZE.** THE WASTE RECEPTACLE BASE SHALL BE AT LEAST NINE (9) FEET BY SIX (6) FEET IN AREA, CONSTRUCTED ON SIX (6) INCHES OF REINFORCED CONCRETE PAVEMENT. THE BASE SHALL EXTEND SIX (6) FEET BEYOND THE WASTE RECEPTACLE PAD OR GATE TO SUPPORT THE FRONT AXLE OF A REFUSE VEHICLE. THE ENCLOSURE SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET OR ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE RECEPTACLE, WHICHEVER IS GREATER. THE ENCLOSURE SHALL HAVE AT LEAST THREE (3) FEET OF SPACE ON EACH SIDE OF THE WASTE RECEPTACLE.

**E. PLACEMENT.**

**1. PREFERRED PLACEMENT.** WHEN POSSIBLE, THE BACK SIDE OF THE WASTE RECEPTACLE ENCLOSURE SHOULD BE PLACED AGAINST THE BUILDING. IN THIS CIRCUMSTANCE THE WALL MAY ACT AS ONE SIDE OF THE ENCLOSURE.

**2. FRONT YARD.** WASTE RECEPTACLES AND ENCLOSURES SHALL NOT BE PLACED IN THE FRONT YARD.



3. REAR AND SIDE YARDS. WASTE RECEPTACLES AND ENCLOSURES SHALL BE LOCATED IN THE REAR OR SIDE YARD NOT CLOSER THAN THREE (3) FEET FROM THE REAR OR SIDE LOT LINE, UNLESS OTHERWISE APPROVED BY THE ZONING COORDINATOR.
  4. RESIDENTIAL USE ADJACENT. WASTE RECEPTACLES AND ENCLOSURES SHALL BE PLACED A MINIMUM OF TWENTY (20) FEET FROM THE LOT LINE OF AN ADJACENT RESIDENTIAL USE.
  5. LANDSCAPE BUFFER. A WASTE RECEPTACLE ENCLOSURE SHALL NOT BE PLACED WITHIN A REQUIRED LANDSCAPE TRANSITION YARD, AS DESCRIBED IN SECTION 50-156.
- F. ACCESS. WASTE RECEPTACLES SHALL BE EASILY ACCESSED BY REFUSE VEHICLES WITHOUT THE POTENTIAL TO DAMAGE AUTOMOBILES PARKED IN DESIGNATED PARKING SPACES OR INTERFERING WITH THE NORMAL MOVEMENT OF VEHICLES ON OR OFF THE SITE.
- G. ADMINISTRATIVE WAIVER. AN ADMINISTRATIVE

WAIVER FOR ENCLOSURE MATERIALS AND THE PLACEMENT OF AN ENCLOSURE MAY BE GRANTED. IN GRANTING A WAIVER FROM THE PLACEMENT REQUIREMENTS FROM A RESIDENTIAL USE, THE ZONING COORDINATOR SHALL TAKE INTO CONSIDERATION THE PROXIMITY OF ADJACENT RESIDENTIAL STRUCTURES, TOPOGRAPHY, NATURAL FEATURES, EXISTING SCREENING OR OTHER BARRIERS, AND OPERATIONAL REQUIREMENTS FOR TRASH REMOVAL THAT WOULD MITIGATE POTENTIALLY ADVERSE EFFECTS.

**ATTACHMENT:**  
**DIAGRAM 50-65 (EXHIBIT 45)**

**§ 50-66. CLEAR VISION AREAS**

- A. REQUIREMENT. CLEAR VISION AREAS ARE REQUIRED IN LOCATIONS WHERE AN UNOBSTRUCTED VIEW OF APPROACHING TRAFFIC IS NECESSARY FOR THE SAFETY OF PEDESTRIANS, BICYCLISTS AND DRIVERS. A CLEAR VISION AREA IS TYPICALLY, BUT NOT EXCLUSIVELY, A TRIANGULAR AREA AT THE INTERSECTION OF TWO (2) STREETS, OR A STREET AND A DRIVEWAY; HOWEVER, CLEAR VISION AREAS MAY BE REQUIRED AT OTHER LOCATIONS IDENTIFIED IN THIS CHAPTER AND IN OTHER



**CHAPTERS OF THE CITY CODE.**

**B. REQUIRED CLEAR VISION AREAS DO NOT APPLY TO STRUCTURES THAT HOST THE PRIMARY USE OF THE LOT AND ARE PERMITTED WITHIN THE AREA AS DEFINED IN PARAGRAPH C BELOW BASED ON YARD REQUIREMENTS AS DEFINED IN ARTICLES 3-7.**

**C. MEASUREMENT. AT THE INTERSECTION OF TWO (2) STREETS OR THE INTERSECTION OF A STREET AND A DRIVEWAY, THE REQUIRED CLEAR VISION AREA SHALL BE ESTABLISHED AS FOLLOWS:**

**1. STREET CORNERS. FOR STREETS, TWENTY (20) FEET ALONG EACH LOT LINE STARTING AT THE INTERSECTION OF THE LOT LINES, AND CONNECTED BY A STRAIGHT LINE TO FORM A TRIANGULAR AREA. IN THE CASE OF A ROUNDED CORNER, THE MEASUREMENT SHALL BE TAKEN FROM THE INTERSECTION OF THE FRONT LOT LINES EXTENDED.**

**2. DRIVEWAYS. FOR DRIVEWAYS, TEN (10) FEET ALONG THE LOT LINE AND THE DRIVEWAY STARTING AT THE INTERSECTION OF THE LOT LINE AND**

**THE CLOSEST EDGE OF THE DRIVEWAY, AND CONNECTED BY A STRAIGHT LINE TO FORM A TRIANGULAR AREA.**

**3. OTHER REQUIRED AREAS. OTHER AREAS FOR CLEAR VISION AREAS MAY BE REQUESTED BY THE ZONING COORDINATOR OR PLANNING COMMISSION.**

**ATTACHMENT:**  
**DIAGRAM 50-66 (EXHIBIT 46)**

**D. LANDSCAPING OR STRUCTURES. NO PLANTINGS, FENCES, WALLS OR OTHER STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT SHALL BE ESTABLISHED OR MAINTAINED IN CLEAR VISION AREAS. THE CITY'S HEAD OF TRANSPORTATION MAY REQUIRE A REDUCTION IN THE HEIGHT OF ANY SCREENING IMPROVEMENT OR A DIFFERENT LOCATION OF A NEW BUILDING OR STRUCTURE OTHERWISE REQUIRED IN THIS CHAPTER TO ENSURE AN ADEQUATE CLEAR VISION AREA FOR DRIVEWAYS AND STREETS. SUCH LIMITATIONS SHALL BE REQUIRED ONLY FOR THAT PORTION OF THE BUILDING, STRUCTURE OR SCREENING IMPROVEMENT NECESSARY TO PROVIDE AN ADEQUATE CLEAR VISION AREA.**

**E. ADMINISTRATIVE WAIVER. A NEW BUILDING OR STRUCTURE MAY BE LOCATED WITHIN A CLEAR VISION AREA, PROVIDED THE FOLLOWING CONDITIONS ARE MET:**

- 1. THE APPLICANT PROVIDES AN INDEPENDENT ENGINEERING STUDY THAT DEMONSTRATES THAT THE NEW BUILDING OR STRUCTURE SHALL ALLOW PROPER STOPPING SIGHT DISTANCE AS DEFINED IN A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AS AMENDED, BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO); AND**
- 2. THE CITY'S TRANSPORTATION DIVISION CONCURS WITH THE FINDINGS OF THE INDEPENDENT ENGINEERING STUDY.**

#### **§ 50-67. DRIVEWAYS**

- A. DISTANCE FROM LOT LINE. UNLESS OTHERWISE PERMITTED BY THIS CHAPTER OR BY THE CITY'S TRANSPORTATION DIVISION, ALL DRIVEWAYS, INCLUDING THE ENTRY RADIUS OF THE DRIVE APPROACH THAT SERVE A SINGLE MAIN BUILDING OR PRINCIPAL USE, SHALL BE LOCATED AT LEAST ONE (1) FOOT FROM AN ABUTTING LOT LINE.**
- B. SURFACE. THERE SHALL BE A HARD-SURFACED DRIVEWAY FROM THE PUBLIC OR PRIVATE RIGHT-OF-WAY TO THE REQUIRED PARKING SPACE. THE DRIVE SURFACE MUST BE PERMANENT, AND COMPLETELY COVERED WITH CONCRETE, BITUMINOUS SURFACE, BRICK OR OTHER SIMILAR SURFACE. A PERVIOUS SURFACE MAY BE USED, SUBJECT TO APPLICABLE CITY ORDINANCES AND POLICIES.**
- C. ALLEY ACCESS. IN THE GN, TN, MR, NC, DC, AND DE DISTRICTS, WHERE AN ALLEY IS PRESENT, PARKING AREAS SHALL BE ACCESSED FROM THE ALLEY. ADDITIONAL CURB CUTS ON THE PUBLIC STREET SHALL BE PROHIBITED. AN ADMINISTRATIVE WAIVER MAY BE REQUESTED WHERE, DUE TO SPECIAL CONDITIONS, THIS REQUIREMENT CANNOT BE SATISFIED.**
- D. MINIMUM WIDTH. RESIDENTIAL DRIVEWAYS SHALL BE A MINIMUM OF TEN (10) FEET IN WIDTH.**
- E. THE MINIMUM WIDTH OF DRIVEWAYS FOR NON-RESIDENTIAL USES SHALL BE**

DETERMINED BY THE CITY'S  
DEPARTMENT OF  
TRANSPORTATION.

F. DRIVEWAY WITH GARAGE. WHERE A GARAGE OR ACCESSORY STRUCTURE IS ACCESSED DIRECTLY FROM A PUBLIC STREET AND HAS A VEHICLE DOOR EIGHT (8) FEET OR WIDER, THE DRIVEWAY SHALL EXTEND TO THE VEHICLE DOOR. GARAGE DOORS AND ALL REQUIRED OFF-STREET PARKING SPACES SHALL BE SET BACK AT LEAST TWENTY (20) FEET FROM THE FRONT LOT LINE TO PREVENT OBSTRUCTION OF THE SIDEWALK BY PARKED CARS.

G. RESIDENTIAL DRIVEWAY WITHOUT GARAGE. THE DRIVEWAY OF A RESIDENTIAL PROPERTY SHALL EXTEND TWENTY (20) FEET PAST THE REAR OF THE DWELLING TO ALLOW FOR SUFFICIENT CAR STORAGE. IN THE CASE OF CORNER LOTS WITH INSUFFICIENT DEPTH TO ALLOW SUCH A DRIVEWAY, THE DRIVEWAY SHALL EXTEND AT LEAST 20 (TWENTY) FEET PAST THE FRONT OF THE DWELLING.

H. PARKING. PARKING OR STORAGE OF MOTOR VEHICLES IN THE FRONT YARD OF A RESIDENTIAL USE OR RESIDENTIALLY-ZONED PROPERTY IS PROHIBITED. A LEGAL DRIVEWAY LOCATED IN THE FRONT YARD MAY BE USED FOR PARKING,

PROVIDED THE PUBLIC SIDEWALK IS NOT BLOCKED.

I. ADMINISTRATIVE WAIVER. AN ADMINISTRATIVE WAIVER FROM THE REQUIREMENTS OF SUBSECTION A ABOVE MAY BE APPROVED FOR SHARED DRIVEWAYS OF ABUTTING PROPERTIES PROVIDED BOTH PROPERTY OWNERS GRANT WRITTEN PERMISSION FOR JOINT USE AND ACCESS.

#### § 50-68. PEDESTRIAN ACCESS

A. PURPOSE. PEDESTRIAN ACCESS SHALL BE REQUIRED FOR ALL SITES TO IMPROVE THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC BY PROVIDING CLEAR PEDESTRIAN PATHWAYS AT PERIMETER AND INTERNAL SITE LOCATIONS TO REDUCE PEDESTRIAN AND VEHICULAR CONFLICTS, IMPROVE ACCESSIBILITY FOR PERSONS WITH DISABILITIES AND ESTABLISH A MULTI-MODAL ENVIRONMENT THAT IS SUPPORTIVE OF WALKING, BIKING AND TRANSIT USE.

B. THE CONSTRUCTION AND REPAIR OF SIDEWALKS SHALL COMPLY WITH CHAPTER 42 ARTICLE 5 OF THE CITY CODE.

C. NEW CONSTRUCTION. ALL SITES ON WHICH ANY NEW CONSTRUCTION OCCURS SHALL PROVIDE SIDEWALKS CONFORMING TO CITY

**STANDARDS ALONG ALL PORTIONS OF THE PROPERTY WHICH BORDER A PUBLIC STREET, EXCLUDING ALLEYS.**

**D. WALKWAYS IN PARKING LOTS. PAVED WALKWAYS SHALL BE PROVIDED FOR ACCESS TO ADJACENT PARKS, SHOPPING AREAS, TRANSIT STOPS, ANTICIPATED WALKWAYS AND INSTITUTIONS. PEDESTRIAN MOVEMENT SHALL BE ACCOMMODATED WITHIN PARKING LOTS THROUGH RAISED WALKWAYS, MARKED CROSSWALKS OR SIMILAR METHODS. A CONNECTION BETWEEN THE FACILITY'S PRIMARY ENTRANCE AND THE PUBLIC SIDEWALK.**

**E. TRAIL CONNECTIONS. WHERE TRAILS EXIST OR ARE PLANNED, NON-RESIDENTIAL PROPERTIES SHALL INCLUDE PATHS OR SIDEWALKS TO CONNECT BUILDING ENTRIES TO THE TRAIL SYSTEM, WHERE APPROPRIATE AND FEASIBLE.**

**F. MINIMUM WIDTH FOR PEDESTRIANS. AT LEAST FOUR (4) FEET OF SIDEWALK SPACE SHALL BE KEPT CLEAN AND CLEAR FOR THE FREE PASSAGE OF PEDESTRIANS AT ALL TIMES. AN ADMINISTRATIVE WAIVER MAY BE APPROVED BY THE ZONING COORDINATOR UPON CONSULTATION WITH THE CITY ENGINEER, AND A LESSER WIDTH OF CLEAR**

**AREA APPROVED IF ADA STANDARDS FOR ACCESSIBLE DESIGN ARE MET AND IT IS DETERMINED THAT PUBLIC SAFETY SHALL NOT BE SUBSTANTIALLY IMPAIRED. IN EVALUATING A REQUEST FOR AN ADMINISTRATIVE WAIVER, THE FOLLOWING SHALL BE CONSIDERED:**

- 1. STREET CLASSIFICATION AND USAGE;**
- 2. VEHICULAR AND PEDESTRIAN TRAFFIC VOLUMES;**
- 3. NATURE OF VEHICULAR AND PEDESTRIAN TRAFFIC (I.E. SCHOOL CHILDREN, ETC.);**
- 4. AVAILABILITY AND PRACTICALITY (I.E., CONVENIENCE) OF ALTERNATIVE PEDESTRIAN ROUTES; AND**
- 5. TIME OF DAY, TIME OF WEEK, TIME OF YEAR, AND DURATION OF OBSTRUCTIONS.**

#### **§ 50-69. TRANSIT ACCESS**

**A. ACCESS TO TRANSIT STOPS. WHERE PUBLIC TRANSIT SERVICE IS AVAILABLE OR PLANNED, CONVENIENT ACCESS TO TRANSIT STOPS SHALL BE PROVIDED.**

**B. TRANSIT SHELTERS. WHERE TRANSIT SHELTERS ARE PROVIDED, THEY SHALL BE PLACED IN HIGHLY VISIBLE LOCATIONS FOR PURPOSES OF SAFETY.**

**C. LANDSCAPING. LANDSCAPE AND/OR PLAZA AREAS ARE ENCOURAGED AT TRANSIT STOPS.**

**§ 50-70. BICYCLE AMENITIES**

**A. MINIMUM REQUIRED SPACES. ANY NON-RESIDENTIAL DEVELOPMENT REQUIRING MOTOR VEHICLE PARKING SPACES SHALL BE REQUIRED TO PROVIDE BICYCLE PARKING. OFF-STREET PARKING AREAS SHALL CONTAIN AT LEAST ONE (1) BICYCLE PARKING SPACE FOR EVERY TWENTY-FIVE (25) SPACES PROVIDED FOR MOTOR VEHICLES, OR FRACTION THEREOF, WITH A MINIMUM OF THREE (3) BICYCLE PARKING SPACES PROVIDED. BICYCLE FACILITIES PROVIDED IN THE PUBLIC RIGHT-OF-WAY MAY BE USED IN PARKING CALCULATIONS.**

**B. LOCATION. BICYCLE PARKING FOR COMMERCIAL AND MIXED-USES SHALL BE CONVENIENTLY LOCATED NEAR BUILDING ENTRY POINTS. BICYCLE PARKING PLACEMENT SHALL NOT CONFLICT WITH PEDESTRIAN TRAVEL.**

**C. FACILITY. BICYCLE PARKING SHALL BE BICYCLE RACK OR LOCKER-TYPE PARKING FACILITIES AND SHALL BE DESIGNED TO ALLOW EITHER A BICYCLE FRAME OR WHEELS TO BE LOCKED TO A STRUCTURE ATTACHED TO THE PAVEMENT OR THE BUILDING.**

**D. ADMINISTRATIVE WAIVER. THE ZONING COORDINATOR MAY REDUCE THE NUMBER OF REQUIRED BICYCLE PARKING SPACES TO A NUMBER THAT MEETS EXPECTED DEMAND, HOWEVER NO LESS THAN THREE (3) SPACES SHALL BE PROVIDED.**

**§ 50-71. PRIVATE STREETS**

**A. CITY STANDARDS. PRIVATE STREETS SHALL NOT BE CONSTRUCTED, EXTENDED OR RELOCATED WITHOUT EXPRESS WRITTEN APPROVAL BY THE DEPARTMENTS OF PLANNING AND DEVELOPMENT, POLICE, FIRE, PUBLIC WORKS AND UTILITIES, AND OTHER DEPARTMENTS AS DEEMED NECESSARY ATTESTING THAT THE PROPOSED PRIVATE STREET WILL BE BUILT AND MAINTAINED TO ESTABLISHED CITY STANDARDS FOR PUBLIC STREETS.**

**B. APPROVAL. PRIVATE STREETS SHALL ONLY BE PERMITTED WHERE THERE IS NO OPPORTUNITY OR**

POTENTIAL TO ESTABLISH A PUBLIC STREET OR PLAT THE LAND.

**C. APPLICATION**

**REQUIREMENTS. UNLESS SUBMITTED AS PART OF A PUD APPLICATION, AN APPLICATION FOR A PRIVATE STREET(S) SHALL INCLUDE THE FOLLOWING. IF SUBMITTED AS A PUD, AN APPLICATION FOR A PRIVATE STREET(S) MUST FOLLOW THE APPLICATION REQUIREMENTS OUTLINED IN ARTICLE 10.**

- 1. THE NAME(S) AND ADDRESS(ES) OF THE OWNER(S) AND ALL OTHER PARTIES HAVING ANY ACCESS INTEREST IN THE PRIVATE STREET.**
- 2. THE PROPOSED NAME OF THE STREET AS WELL AS THE PROPOSED ADDRESSES FOR ALL NEW LOTS OR PARCELS THAT WOULD HAVE A FRONT OR SIDE LOT LINE ON THE STREET.**
- 3. A SITE PLAN SHOWING ALL PROPOSED LOTS OR PARCELS THAT WOULD HAVE ACCESS BY MEANS OF THE PRIVATE STREET, AND ALSO SHOWING THE LOCATION, GRADE, ROUTE, ELEVATION, DIMENSIONS AND DESIGN OF THE**

**PRIVATE STREET AND ANY PROPOSED EXTENSIONS THEREOF, TOGETHER WITH EXISTING AND PROPOSED CURB CUTS AND THE LOCATION OF AND DISTANCE TO ANY PUBLIC STREETS WHICH THE PRIVATE STREET IS TO INTERSECT. ADJACENT PARCELS OF LAND AND ANY BUILDINGS THEREON SHALL BE INCLUDED IN THE SITE PLAN.**

- 4. A UTILITY PLAN SHOWING THE LOCATION OF ALL PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, TELEPHONE, GAS, ELECTRICITY AND CABLE, TO BE PLACED WITHIN THE PRIVATE STREET EASEMENT OR RIGHT-OF-WAY OR WITHIN TWENTY (20) FEET OF EITHER SIDE THEREOF.**
- 5. A PRIVATE STREET MAINTENANCE AGREEMENT TO BE APPROVED BY THE CITY COUNCIL. THE AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE RECORDED WITH THE GENESEE COUNTY REGISTER OF DEEDS. IT SHALL BE RECORDED**



**PRIOR TO ISSUANCE OF  
A BUILDING PERMIT.**

**D. MAINTENANCE. THE PRIVATE STREET SHALL BE CONTINUOUSLY MAINTAINED IN SUCH A MANNER THAT IT DOES NOT CONSTITUTE A DANGER TO PUBLIC HEALTH, SAFETY AND WELFARE. ALL COSTS ASSOCIATED WITH THE REPAIR OF THE PRIVATE STREET SHALL BE THE RESPONSIBILITY OF THE INDIVIDUALS AND/OR THE PROPERTY OWNERS' ASSOCIATION(S) COMPRISED OF LAND OWNERS SERVED BY THE STREET.**

**E. ACCESS AND OCCUPANCY. THE PRIVATE STREET SHALL BE READILY ACCESSIBLE TO AND USABLE BY EMERGENCY VEHICLES IN ALL WEATHER. AN OCCUPANCY PERMIT REQUIRED UNDER CHAPTER 11 FOR A DWELLING OR OTHER BUILDING, THE PRIMARY ACCESS TO WHICH IS TO BE PROVIDED BY A PRIVATE STREET, SHALL NOT BE ISSUED UNTIL THE PRIVATE STREET HAS BEEN CONSTRUCTED WITH SUFFICIENT WIDTH, SURFACE AND GRADE TO ENSURE THE SAFE PASSAGE AND MANEUVERABILITY OF EMERGENCY SERVICE VEHICLES.**

**F. STREET FRONTAGE. ALL LOTS AND PARCELS OF LAND UTILIZING A PRIVATE STREET SHALL HAVE**

**FRONTAGE ON THE APPROVED PRIVATE STREET RIGHT-OF-WAY EQUAL TO THE MINIMUM LOT WIDTH REQUIREMENT OF THE ZONE DISTRICT IN WHICH THE LOT IS LOCATED.**

**G. DISCLOSURE. THE FOLLOWING STATEMENT SHALL BE INCLUDED IN ANY DEED OR OTHER INSTRUMENT OF CONVEYANCE RECORDED FOR ANY LOTS OR OTHER PARCELS OF LAND SERVED BY A PRIVATE STREET: "THIS PROPERTY DOES NOT ABUT OR FRONT UPON A PUBLIC STREET. IF A PUBLIC STREET DOES NOT ABUT OR SERVE THE PROPERTY, THE STREET ABUTTING OR SERVING THE PROPERTY IS A PRIVATE STREET, AND IT IS THEREFORE NOT REQUIRED TO BE MAINTAINED BY THE CITY OF FLINT."**

**H. PERFORMANCE GUARANTEE. AS A CONDITION OF APPROVAL OF A PRIVATE STREET AND THE ISSUANCE OF A BUILDING PERMIT, THE CITY MAY REQUIRE THAT THE APPLICANT PROVIDE A PERFORMANCE GUARANTEE, LETTER OF CREDIT OR SURETY ACCEPTABLE TO THE CITY, THE RELEASE OF WHICH IS CONDITIONED UPON THE SATISFACTORY PERFORMANCE BY THE APPLICANT OF THE TERMS OF THIS SECTION AND ANY CONDITIONS OF APPROVAL.**

**I. FEE. THE FEE FOR PROCESSING A PRIVATE STREET APPLICATION SHALL BE ESTABLISHED FROM TIME TO TIME BY RESOLUTION OF THE CITY COUNCIL, KEPT ON FILE BY THE CITY CLERK, AND CONTAINED IN APPENDIX A OF THE CITY CODE.**

**J. EFFECT ON NEW AND EXISTING PRIVATE STREETS.**

**1. THE PROVISIONS OF THIS SECTION SHALL APPLY TO ALL PRIVATE STREETS DESIGNATED OR CONSTRUCTED ON AND AFTER THE EFFECTIVE DATE OF THIS CHAPTER.**

**2. IF ONE OR BOTH OF THE FOLLOWING OCCURS AFTER THE EFFECTIVE DATE OF THIS CHAPTER, THE ENTIRE PRIVATE STREET, INCLUDING THE PORTION THEREOF EXISTING PRIOR TO THE ADOPTION OF THIS CHAPTER, SHALL COMPLY WITH ALL REQUIREMENTS OF THIS SECTION:**

**I. AN EXISTING PRIVATE STREET IS EXTENDED BY AN INCREASE IN ITS LENGTH.**

**II. LOTS OR PARCELS OF LAND ARE ADDED**

**TO THE EXISTING PRIVATE STREET.**

## **§ 50-72. ESSENTIAL SERVICES**

**A. APPLICABILITY. ESSENTIAL SERVICES SHALL BE PERMITTED IN ALL ZONE DISTRICTS SUBJECT TO DIRECTOR OF PLANNING AND DEVELOPMENT, OR HIS/HER DESIGNEE, REVIEW TO DETERMINE THAT THE YARD, PARKING, LANDSCAPING AND SCREENING AND OTHER REQUIREMENTS ARE MET, AND ARE DESIGNED TO BE COMPATIBLE WITH SURROUNDING USES.**

**B. AUTHORITY. ACCESSORY FACILITIES, WHICH ARE DETERMINED BY THE ZONING COORDINATOR AND DIRECTOR OF PUBLIC WORKS AND UTILITIES TO BE NECESSARY IN SUPPORT OF ESSENTIAL SERVICES, MAY BE PERMITTED IN ANY ZONE DISTRICT.**

**C. CONCEALED ENCLOSURE. THE OUTDOOR ENCLOSURE OF ABOVE-GROUND ESSENTIAL SERVICE UTILITIES SHALL BE SCREENED USING A PERMANENT BRICK OR DECORATIVE TEXTURED BLOCK WALL TO RECOGNIZE THE PERMANENCE OF THE NEW INFRASTRUCTURE, REDUCE MAINTENANCE REQUIREMENTS AND LESSEN THE OPPORTUNITY FOR GRAFFITI OR VANDALISM.**



**D. ADMINISTRATIVE WAIVER. AN ADMINISTRATIVE WAIVER MAY BE GRANTED AND ALTERNATIVE ENCLOSURE OR SCREENING MATERIALS USED IF THE OPERATION OF THE UTILITY WOULD BE ADVERSELY AFFECTED BY THIS REQUIREMENT.**

**§ 50-73. OUTDOOR CANOPIES**

**A. ATTACHED OR DETACHED. A CANOPY MAY BE EITHER ATTACHED OR DETACHED FROM THE MAIN BUILDING.**

**B. DESIGN. A CANOPY SHALL UTILIZE THE SAME ARCHITECTURAL AND DESIGN TREATMENT AS THE MAIN BUILDING. A CANOPY SHALL NOT COVER ARCHITECTURAL DETAILS, TRANSPARENCY OR THE EXPRESSION LINE OF THE MAIN BUILDING.**

**C. CANOPIES OVER DRIVE-THROUGH FACILITIES AND FUEL PUMPS. A CANOPY COVERING A DRIVE-THROUGH OR FUEL PUMP SHALL USE A SIMILAR ROOF FORM, PITCH, AND MATERIALS IN ORDER TO RESEMBLE THE ROOF COVERING OF THE MAIN BUILDING.**

**D. HEIGHT. A CANOPY SHALL HAVE A MINIMUM GROUND CLEARANCE OF EIGHT (8) FEET OVER PUBLIC SIDEWALKS AND A MINIMUM GROUND CLEARANCE OF**

**FOURTEEN (14) FEET OVER ANY VEHICULAR DRIVEWAY OR PARKING AREA. A CANOPY SHALL NOT EXCEED THE HEIGHT OF THE MAIN BUILDING.**

**E. SETBACK STANDARDS. A CANOPY STRUCTURE SHALL COMPLY WITH ALL MINIMUM BUILDING SETBACK STANDARDS APPLICABLE TO THE MAIN BUILDING, EXCEPT WHEN PROVIDING A COVERED WALKWAY BETWEEN A BUILDING ENTRANCE AND THE PUBLIC SIDEWALK. A CANOPY MAY EXTEND FIVE FEET INTO THE RIGHT OF WAY.**

**F. NOT ENCLOSED. A CANOPY STRUCTURE SHALL NOT BE ENCLOSED.**

**G. SIGNS. SIGNS ON CANOPIES ARE SUBJECT TO THE REQUIREMENTS OF ARTICLE 15.**

**§ 50-74. OUTDOOR LIGHTING**

**A. PURPOSE. THE PURPOSE OF THIS SECTION IS TO PROVIDE REASONABLE REGULATIONS TO DIRECT THE LOCATION, DESIGN, ILLUMINATION LEVEL AND USE OF OUTDOOR LIGHTING TO MINIMIZE ITS UNDESIRABLE EFFECTS. SPECIFICALLY, THIS SECTION IS INTENDED TO PROMOTE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE OF THE CITY OF FLINT BY:**

1. MAINTAINING SAFE NIGHT-TIME DRIVER PERFORMANCE ON PUBLIC STREETS BY MINIMIZING BOTH BRIGHTLY LIT SURFACES AND LIGHTING GLARE.
2. PROMOTING LIGHTING THAT PROVIDES SECURITY BUT PROTECTS THE PRIVACY OF ADJACENT PROPERTIES.
3. ALLOWING LIGHTING THAT IS NOT UNDULY INTRUSIVE OR A NUISANCE TO NEARBY RESIDENTS, PROPERTY OCCUPANTS, AND DRIVERS.
4. ELIMINATING INTRUSIVE ARTIFICIAL LIGHT AND LIGHTING THAT UNNECESSARILY CONTRIBUTES TO "SKY GLOW" AND ENERGY CONSUMPTION.

**ATTACHMENT:**

**DIAGRAM 50-74 (EXHIBIT 47)**

**B. LIGHTING PLAN. THE FOLLOWING INFORMATION SHALL BE INCLUDED FOR ALL ZONING COORDINATOR SITE PLAN REVIEW OR PLANNING COMMISSION REVIEW. WHERE NEITHER TYPE OF APPROVAL IS REQUIRED, ONE OR MORE OF THE FOLLOWING ITEMS MAY BE REQUIRED BY THE ZONING**

**COORDINATOR PRIOR TO LIGHTING INSTALLATION:**

1. A SITE PLAN DRAWN TO A SCALE OF ONE (1) INCH EQUALING NO MORE THAN THIRTY (30) FEET SHOWING THE BUILDINGS, LANDSCAPING, PARKING AND SERVICE AREAS, AND LOCATION AND TYPE OF ALL PROPOSED OUTDOOR LIGHTING.
2. A PHOTOMETRIC GRID OVERLAID ON THE PROPOSED SITE PLAN.
3. ANALYSES SHOWING THAT THE PROPOSED INSTALLATION CONFORMS TO THE LIGHTING LEVEL STANDARDS IN THIS CHAPTER. A PHOTOMETRIC PLAN SHALL INDICATE LIGHTING LEVELS AT GROUND LEVEL BASED ON NO GREATER THAN A TWENTY FIVE (25) FOOT ON-CENTER GRID AND SHALL PROJECT TWENTY FIVE (25) FEET ONTO ADJACENT PROPERTIES OR TO THE SETBACK LIMIT LINE, WHICHEVER IS GREATER. ILLUMINATION LEVELS SHALL ALSO BE MEASURED FOR ALL SURROUNDING STREETS AT THE

**PUBLIC RIGHT-OF-WAY.**

- 4. SPECIFICATIONS FOR ALL PROPOSED LIGHTING FIXTURES INCLUDING MOUNTING HEIGHTS, PHOTOMETRIC DATA, DESIGNATION AS ILLUMINATIONS ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) "CUT-OFF" FIXTURES, COLOR RENDERING INDEX (CRI) OF ALL LAMPS (BULBS), AND OTHER DESCRIPTIVE INFORMATION ON THE FIXTURES. ALL LIGHTING SHALL HAVE THE INTENSITIES AND UNIFORMITY RATIO CONSISTENT WITH THE LIGHTING HANDBOOK OF THE IESNA.**

**B. OUTDOOR LIGHTING.**

- 1. TYPE. ALL OUTDOOR LIGHTING, INCLUDING FREE-STANDING, CANOPY, POLE, AND BUILDING MOUNTED, SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD TO PREVENT OFF-SITE GLARE AND ILLUMINATION.**
- 2. INTENSITY - GENERAL. THE INTENSITY OF LIGHT WITHIN A SITE SHALL NOT EXCEED TEN (10) FOOTCANDLES**

**WITHIN ANY PART OF THE SITE AND ONE (1) FOOTCANDLE AT ANY LOT LINE, EXCEPT WHERE IT ABUTS OR FACES A RESIDENTIAL ZONE DISTRICT OR RESIDENTIAL USE, A MAXIMUM OF 0.5 FOOTCANDLES IS PERMITTED.**

- 3. INTENSITY – VEHICLE FUEL OR OUTDOOR SALES AREAS.**

**I. IN AREAS WHERE LIGHTING LEVELS FROM EXISTING, SIMILAR VEHICLE FUEL STATIONS OR OUTDOOR VEHICLE SALES AREAS ARE LOCATED ON BOTH SIDES OF THE LOT AND ACROSS THE STREET, UP TO EIGHTY (80) PERCENT OF THE EXISTING LIGHT LEVELS MAY BE USED.**

**II. FOR VEHICLE FUEL STATION CANOPIES AND OUTDOOR VEHICLE SALES AREAS THAT DO NOT MEET THE LOCATION REQUIREMENT IN SUBSECTION C**

ABOVE, AN ADMINISTRATIVE WAIVER MAY BE GRANTED FOR A MAXIMUM OF TWENTY (20) FOOTCANDLES WITHIN THE SITE, PROVIDED THE REQUIREMENTS OF SUBSECTION (C)(B) ABOVE APPLY AT THE LOT LINE.

4. UNIFORMITY RATIOS. IN ORDER TO MAINTAIN UNIFORMITY IN LIGHT LEVELS ACROSS A DEVELOPMENT AND PREVENT OR MINIMIZE DARK AREAS, THE RATIO OF MAXIMUM TO MINIMUM LIGHTING LEVELS ON A GIVEN LOT IS MEASURED IN FOOTCANDLES AT GROUND LEVEL, AND SHALL NOT EXCEED A RATIO OF FIFTEEN-TO-ONE (15:1). PARKING LOTS SHALL MAINTAIN THE SAME UNIFORMITY RATIOS AS THE MAIN BUILDING OR PRINCIPAL USE SERVED.

5. HEIGHT. EXCEPT AS OTHERWISE REQUIRED, THE MOUNTING HEIGHT OF FIXTURES THAT ARE LOCATED IN A RESIDENTIAL ZONE

DISTRICT OR WITHIN TWO HUNDRED (200) FEET OF SUCH DISTRICT SHALL NOT EXCEED THE FOLLOWING LIGHT SOURCE TO GROUND LEVEL HEIGHT LIMITS, EXCEPT AS PERMITTED BY THE PLANNING COMMISSION.

- I. TWENTY TWO AND ONE-HALF (22.5) FEET, INCLUDING A 2.5 FOOT BASE, FOR PARKING LOTS.
- II. TWENTY (20) FEET FOR SIDEWALKS AND PATHWAYS.

6. HOURS. ALL OUTDOOR LIGHTING FIXTURES SHALL BE TURNED OFF ONE HALF (1/2) HOUR AFTER THE CLOSE OF BUSINESS, UNLESS NEEDED FOR SAFETY AND SECURITY. IN SUCH CASE, THE LIGHTING SHALL BE REDUCED TO THE MINIMUM LEVEL NECESSARY FOR THAT PURPOSE.

7. FIXTURES.

- I. POLES FOR LIGHTING FIXTURES SHALL BE OF A FIXED HEIGHT. ADJUSTABLE

**POLES ARE PROHIBITED.**

**II. HIGH PRESSURE SODIUM FIXTURES SHALL BE PROHIBITED.**

**III. THE ZONING COORDINATOR MAY APPROVE DECORATIVE LIGHT FIXTURES AS AN ALTERNATIVE TO SHIELDED FIXTURES WHEN IT CAN BE PROVEN THAT THERE SHALL BE NO OFF-SITE GLARE OR ILLUMINATION AND THE PROPOSED FIXTURES WILL IMPROVE THE APPEARANCE OF THE SITE.**

**B. CANOPY LIGHTING. ALL LIGHTING ON THE UNDERSIDE OF A CANOPY SHALL BE FULLY RECESSED. NO PORTION OF ANY CANOPY MAY BE EXTERNALLY ILLUMINATED. A MAXIMUM OF TWENTY-FIVE (25) PERCENT OF A FUEL STATION CANOPY VISIBLE FROM A PUBLIC STREET MAY BE INTERNALLY ILLUMINATED.**

**C. SECURITY LIGHTING.**

**1. THE NEED FOR SECURITY LIGHTING**

**(E.G. THE LIGHTING FOR SAFETY OF PERSONS AND PROPERTY) SHALL BE DEMONSTRATED. TO THE EXTENT THAT AN AREA IS ILLUMINATED FOR OTHER PURPOSES, INDEPENDENT SECURITY LIGHTING SHALL NOT BE ALLOWED.**

**2. ALL SECURITY FIXTURES SHALL BE SHIELDED AND AIMED SO THAT ILLUMINATION IS DIRECTED ONLY TO DESIGNATED AREAS. IN NO CASE SHALL LIGHTING BE DIRECTED ABOVE A HORIZONTAL PLANE THROUGH THE TOP OF THE LIGHTING FIXTURE, AND THE FIXTURE SHALL INCLUDE FULL CUT-OFF SHIELDS THAT PREVENT THE LIGHT SOURCE OR LENS FROM BEING VISIBLE ON ADJACENT LOTS AND STREETS. THE USE OF GENERAL FLOODLIGHTING FIXTURES SHALL NOT BE ALLOWED.**

**D. ARCHITECTURAL LIGHTING. WHEN BUILDINGS AND STRUCTURES ARE TO BE ILLUMINATED, THE ZONING COORDINATOR SHALL APPROVE A DESIGN FOR THE**

**ILLUMINATION USING THE FOLLOWING STANDARDS:**

- 1. DIRECTION OF LIGHTS. LIGHTING FIXTURES SHALL BE CAREFULLY LOCATED, AIMED AND SHIELDED SO THAT LIGHT IS DIRECTED ONLY ONTO THE BUILDING FAÇADE. LIGHTING FIXTURES SHALL NOT BE DIRECTED TOWARD ADJACENT STREETS OR PROPERTIES, AND LIGHT SHALL NOT TRESPASS ONTO SURROUNDING PROPERTIES.**
- 2. FAÇADE LIGHTING. LIGHTING FIXTURES MOUNTED ON THE BUILDING AND DESIGNED TO "WASH" THE FAÇADE WITH LIGHT ARE PERMITTED.**
- 3. ACCENT LIGHTING. LUMINOUS TUBE (NEON), LED OR FLUORESCENT LIGHTING SHALL BE ALLOWED AS AN ARCHITECTURAL DETAIL ON THE EXTERIOR OF ANY STRUCTURE, PROVIDED HOWEVER THAT EXPOSED BULBS SHALL BE SHIELDED. THE ZONING COORDINATOR MAY APPROVE INTERNALLY ILLUMINATED**

**ARCHITECTURAL BANDS OR SIMILAR SHIELDED ACCENTS AS PART OF A DIRECTOR OF PLANNING AND DEVELOPMENT REVIEW, UPON DETERMINING THAT SUCH ACCENTS WOULD NOT CAUSE OFF-SITE GLARE OR LIGHT POLLUTION AND SUCH LIGHTING IS NOT USED TO THE EXTENT THAT IT CONSTITUTES A SIGN.**

- 4. LANDSCAPE LIGHTING. THE ILLUMINATION OF LANDSCAPING SHALL NOT GENERATE EXCESSIVE LIGHT LEVELS, CAUSE GLARE, OR DIRECT LIGHT BEYOND THE LANDSCAPING.**

**E. OUTDOOR RECREATION FIELD LIGHTING. LIGHTING SHALL BE DESIGNED SPECIFICALLY FOR PLAYFIELDS. POLE HEIGHT SHALL BE NO TALLER THAN SIXTY (60) FEET UNLESS EVIDENCE IS PROVIDED BY THE APPLICANT TO THE REVIEWING PARTY THAT A TALLER HEIGHT IS NECESSARY TO MANAGE SPILLOVER LIGHT FROM OCCURRING ON ABUTTING PROPERTIES.**

**F. OTHER LIGHTING.**

- 1. INDIRECT ILLUMINATION OF**

SIGNS, CANOPIES, BOLLARDS AND BUILDINGS IS PERMITTED PROVIDED A MAXIMUM ONE HUNDRED TWENTY-FIVE (125) WATT BULB IS UTILIZED AND THERE IS NO GLARE.

2. ELECTRICAL FEEDS TO LIGHTING STANDARDS SHALL RUN UNDERGROUND, NOT OVERHEAD.
3. THE USE OF A LASER LIGHT SOURCE, SEARCH LIGHTS OR ANY SIMILAR HIGH INTENSITY LIGHT FOR OUTDOOR ADVERTISEMENT OR ENTERTAINMENT IS PROHIBITED, EXCEPT AS PERMITTED IN THE D-E, D-C, UC, OR IC ZONE DISTRICTS.
4. LIGHTING SHALL NOT CONSIST OF OR HAVE THE APPEARANCE OF MOVEMENT OR FLASHING COMPONENTS, EXCEPT AS PERMITTED IN THE D-E, D-C, UC, OR IC ZONE DISTRICTS.

G. PUBLIC STREET LIGHTING. THE COST OF INSTALLING AND OPERATING APPROVED STREET LIGHTING ON ANY PUBLIC STREET SHALL BE THROUGH A FINANCIAL METHOD APPROVED BY THE CITY OR BY THE MICHIGAN

DEPARTMENT OF TRANSPORTATION. THE COSTS OF ALL OTHER LIGHTING SYSTEMS SHALL BE BORNE BY THE DEVELOPER/PROPERTY OWNER.

H. EXEMPTIONS. THE FOLLOWING OUTDOOR LIGHT FIXTURES ARE EXEMPT FROM THE PROVISIONS OF THIS SECTION.

1. OUTDOOR LIGHT FIXTURES INSTALLED PRIOR TO THE EFFECTIVE DATE OF THIS CHAPTER. FIXTURE REPLACEMENTS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION TO THE EXTENT THAT THE OVERALL APPEARANCE OF THE SITE IS NOT ADVERSELY AFFECTED. THE ZONING COORDINATOR MAY REQUIRE THAT EXISTING LIGHT FIXTURES BE RE-DIRECTED IN CONDITIONS WHERE EXCESSIVE GLARE ONTO ADJACENT PROPERTIES AND ROADWAYS CREATES A NUISANCE OR SAFETY CONCERN.

2. STREETLIGHTS LOCATED WITHIN A



**PUBLIC RIGHT-OF-WAY.**

**ADEQUATE PROTECTION OF THE PUBLIC;**

3. **OUTDOOR LIGHT FIXTURES WHICH USE AN INCANDESCENT LIGHT BULB OF ONE HUNDRED FIFTY (150) WATTS OR LESS, EXCEPT WHERE THEY CREATE A HAZARD OR NUISANCE FROM GLARE OR SPILLOVER LIGHT.**
4. **LIGHTING NECESSARY FOR STREET OR UTILITY CONSTRUCTION OR EMERGENCIES.**
5. **GOVERNMENT FACILITIES, PARKS, PLAYING FIELDS AND OPEN AREAS, PUBLIC UTILITY FACILITIES, AND OTHER USES WHERE SENSITIVE OR DANGEROUS MATERIALS ARE LOCATED MAY SUBMIT A SITE SECURITY PLAN TO THE ZONING COORDINATOR REQUESTING OUTDOOR LIGHTING THAT DEVIATES FROM THE STANDARDS IN THIS SECTION. THE PLAN SHALL BE APPROVED, OR APPROVED WITH CONDITIONS, UPON FINDING:**

**I. THE LIGHTING IS NECESSARY FOR**

- II. **THE CONDITION, LOCATION, OR USE OF THE LAND, OR HISTORY OF ACTIVITY IN THE AREA, INDICATES THE LAND OR ANY MATERIALS STORED OR USED ON IT ARE IN GREATER DANGER OF THEFT OR DAMAGE, OR MEMBERS OF THE PUBLIC ARE AT GREATER RISK FOR HARM THAN ON OTHER PROPERTY; AND**

- III. **THE DEVIATIONS FROM THIS CHAPTER SHALL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON NEIGHBORING AREAS.**

- I. **ADMINISTRATIVE WAIVER. THE ZONING COORDINATOR MAY GRANT AN ADMINISTRATIVE WAIVER FROM THE REQUIREMENTS THIS SECTION IF IT IS DETERMINED THAT IN SO DOING, IT SHALL NOT CONTRADICT THE PURPOSES OF THIS SECTION OR NEGATIVELY AFFECT THE**



HEALTH, SAFETY AND  
WELFARE OF THE PUBLIC.

**§ 50-75. INFRASTRUCTURE AND  
SERVICE NEEDS**

**A. PURPOSE AND INTENT. THE  
PURPOSE OF THIS SECTION IS  
TO PERMIT DEVELOPMENT  
PROJECTS THE ABILITY TO  
PROCEED AT A FASTER PACE  
THAN CURRENT CITY  
RESOURCES ARE CAPABLE OF  
CONSTRUCTING,  
INSTALLING, MODIFYING, OR  
IMPROVING EXISTING  
INFRASTRUCTURE AND/OR  
SERVICE CAPACITIES TO  
ACCOMMODATE THE  
DEVELOPMENT PROJECT.  
THE PROJECT MAY ITSELF BE  
THE SOLE REASON FOR THE  
INFRASTRUCTURE AND  
SERVICE NEEDS, OR IT MAY  
CONTRIBUTE TO A  
HEIGHTENED DEMAND FOR  
INFRASTRUCTURE AND  
SERVICES WHICH ARE  
NEARING OR ALREADY AT  
CAPACITY. INADEQUATELY  
SIZED INFRASTRUCTURE OR  
INSUFFICIENT SERVICE TO  
THE DEVELOPMENT PROJECT  
WOULD RESULT IN ONE OR  
MORE DECLINING LEVELS OF  
TRAFFIC SAFETY, ROADWAY  
CAPACITY, REDUCED LEVEL  
OF SERVICE (LOS) OR WATER,  
SEWER, ENERGY,  
COMMUNICATIONS OR  
OTHER UTILITY SERVICE  
REDUCTIONS IN THE SYSTEM.  
IT IS THE INTENT OF THIS  
SECTION TO ALLOW FOR  
DEVELOPMENT WHILE  
INSURING THAT THE  
PROJECT SITE AND ALL**

**CUSTOMERS THAT UTILIZE  
AND RELY UPON SUFFICIENT  
INFRASTRUCTURE AND  
SERVICES WITHIN THE  
COMMUNITY ARE PROPERLY  
ACCOMMODATED FOR.**

**THE INABILITY OF THE CITY  
TO PROVIDE OR ENHANCE  
THE AVAILABLE LEVEL OF  
INFRASTRUCTURE OR  
SERVICES TO  
ACCOMMODATE THE  
DEVELOPMENT PROJECT  
MAY SERVE AS THE BASIS TO  
DENY A PROJECT REQUEST  
DUE TO INSUFFICIENT OR  
INCREASINGLY  
INSUFFICIENT  
INFRASTRUCTURE CAPACITY  
IF THE PROJECT WERE TO BE  
CONSTRUCTED. PROJECT  
DENIAL DUE TO  
INSUFFICIENT  
INFRASTRUCTURE OR  
SERVICES IS NOT A DESIRED  
OUTCOME AS DEVELOPMENT  
AND REDEVELOPMENT  
PROJECTS OFTEN IMPROVE  
NEIGHBORHOODS AND, OVER  
THE LONG-TERM, IMPROVE  
THE ECONOMIC CAPACITY  
OF THE NEIGHBORHOOD AND  
THE ENTIRE COMMUNITY BY  
RAISING PROPERTY VALUES  
AND EMPLOYMENT  
OPPORTUNITIES.  
ALTERNATIVES TO IMPROVE  
INFRASTRUCTURE AND/OR  
SERVICE INSUFFICIENCY ARE  
PREFERABLE TO PROJECT  
DENIAL. IN SUCH CASES, THE  
CITY MAY OFFER AN  
ALTERNATIVE TO PROJECT  
DENIAL BY ACCEPTING THE  
OFFER OF VOLUNTARY  
SUPPORT BY THE PROJECT'S**

OWNERS TO UNDERTAKE OR CONTRIBUTE TOWARD THE COST OF PROVIDING THE NEEDED INFRASTRUCTURE OR SERVICE CHANGES FOR FUTURE CONDITIONS CREATED OR CONTRIBUTED TO AS A RESULT OF THE DEVELOPMENT PROJECT.

IN GENERAL, INFRASTRUCTURE OR SERVICE CHANGES ARE QUANTIFIABLE IN TERMS OF CAPACITY AND COST. NEEDED CHANGES MAY REQUIRE STUDY, PLANNING, PHASING OR OTHER EFFORTS BEFORE BEING UNDERTAKEN. IN SUCH SITUATIONS, THE CITY COUNCIL COULD, BY CONTRACT WITH THE PROJECT'S OWNERS, ACCEPT CONTRIBUTIONS TO FUND SUCH WORK. THE CITY WOULD SET ASIDE THE FUNDS FOR USE ONLY TO ADDRESS THE PARTICULAR INFRASTRUCTURE AND/OR SERVICE CHANGES ASSOCIATED WITH THE DEVELOPMENT PROJECT. FOR EXAMPLE, IN THE SITUATION WHERE AREA STREETS AND INTERSECTIONS ARE OR WILL BE FUNCTIONING AT LOW LEVELS, UNDERTAKING OR FUNDING STREET AND INTERSECTION IMPROVEMENTS MAY BE APPROPRIATE. SOMETIMES, HOWEVER, STREET AND INTERSECTION IMPROVEMENTS MAY NOT BE PRACTICAL OR MAY BE

INSUFFICIENT TO ADDRESS THE CONCERNS. DUE TO TOPOGRAPHY, THE IMPRACTICALITY OF ACQUIRING NEEDED ADDITIONAL RIGHT-OF- WAY, AREA-WIDE TRAFFIC PATTERNS, JURISDICTIONAL ISSUES OR OTHER LIMITATIONS, DIFFERENT APPROACHES SUCH AS ADDITIONAL TRANSIT SERVICES, REMOTE PARKING LOTS, PEDESTRIAN OVERPASSES, SHARED PARKING STRUCTURES, REVERSIBLE TRAFFIC FLOWS AT PEAK TIMES, OR OTHER, LESS COMMON, MORE COOPERATIVE APPROACHES MAY BE THE ONLY FEASIBLE AND REASONABLE ALTERNATIVES TO AMELIORATE ANTICIPATED INFRASTRUCTURE AND SERVICE BURDENS IMPOSED BY THE DEVELOPMENT UPON CUSTOMERS AND CITIZENS WITHIN THE SERVICE AREA. A PARTICULAR PROJECT MAY PROVIDE THE NECESSARY IMPETUS FOR SUCH APPROACHES, PARTICULARLY IN RELATION TO PUBLIC HEALTH AND SAFETY, WHILE ITSELF PROVIDING INSUFFICIENT SUPPORT OR JUSTIFICATION. HOWEVER, TOGETHER WITH REASONABLY FORESEEABLE ADDITIONAL PROJECTS, IT MAY FORM THE BASIS FOR ADDRESSING THE NEED BY SUCH APPROACHES. IF PART OF THE PROJECT INVOLVES A REZONING A VOLUNTARY

**OFFER MUST TAKE THE FORM OF A CONDITIONAL REZONING.**

**B. EXISTING AND FUTURE CONDITIONS EVALUATION. THE APPLICANT OR PROPERTY OWNER SHALL BE INFORMED OF ANY INADEQUATELY SIZED INFRASTRUCTURE OR INSUFFICIENT SERVICES WITHIN THE PROPOSED PROJECT AREA THAT CURRENTLY EXISTS OR THAT WILL BE CREATED OR CONTRIBUTED TO BY THE PROPOSED DEVELOPMENT PROJECT. THE ZONING COORDINATOR, TRAFFIC ENGINEER, DIRECTOR OF PUBLIC WORKS AND UTILITIES, PLANNING COMMISSION OR CITY COUNCIL WILL PROVIDE A BASIS FOR THE DETERMINATION THAT A DEVELOPMENT PROJECT, EITHER BY ITSELF OR IN CONJUNCTION WITH OTHER REASONABLY FORESEEABLE PROJECTS, WILL:**

- 1. OVERLOAD INFRASTRUCTURE OR MUNICIPAL SERVICES;**
- 2. MEASURABLY DEGRADE THE LEVEL OF INFRASTRUCTURE OR PUBLIC SERVICES TO LEVELS THAT ADVERSELY AFFECT PUBLIC HEALTH, SAFETY OR QUALITY OF LIFE; OR**

- 3. PLACE ADDITIONAL STRAINS ON INFRASTRUCTURE OR PUBLIC SERVICES THAT ALREADY ARE AT LEVELS THAT ADVERSELY AFFECT PUBLIC HEALTH, SAFETY OR QUALITY OF LIFE.**

**C. ALTERNATIVES EVALUATION. THE ZONING COORDINATOR MAY ENCOURAGE THE APPLICANT TO PROPOSE PARTICULAR DESIGNS OR IMPROVEMENTS, COST ESTIMATES AND OTHER RELATED INFORMATION TO RECOMMEND OR IDENTIFY CHANGES ON THE PROJECT SITE, IN THE IMMEDIATE PROJECT AREA OR IN LOCATIONS WHICH WOULD ASSIST IN SUPPORTING THE NECESSARY INFRASTRUCTURE OR SERVICES TO SUSTAIN THE DEVELOPMENT. WHERE THE ZONING COORDINATOR DOES NOT HAVE SPECIFIC INFORMATION ABOUT NEEDED CHANGES READILY AVAILABLE BECAUSE THEY ARE NOT EASILY ASCERTAINABLE GIVEN THE CHARACTERISTICS OF THE SITUATION, THE ZONING COORDINATOR MAY IDENTIFY POSSIBLE WAYS OF ADDRESSING THE CONDITIONS TOGETHER WITH THE ANTICIPATED COSTS INVOLVED IN DOING SO.**

**D. DETERMINATION. UPON REVIEW OF THE ALTERNATIVES TO SUPPORT THE NEEDED INFRASTRUCTURE AND/OR SERVICES TO SUPPORT THE DEVELOPMENT PROJECT, THE APPLICANT MAY:**

- 1. APPEAL THE DETERMINATION TO THE ZONING BOARD OF APPEALS, IF THE DETERMINATION WAS MADE BY THE ZONING COORDINATOR.**
- 2. DISCONTINUE THE PROJECT.**
- 3. REDESIGN THE PROJECT TO ADDRESS THE CONCERNS.**
- 4. IF IT IS ACCEPTABLE TO ALL CITY AND OTHER GOVERNMENTAL OFFICIALS OF COMPETENT JURISDICTION, AGREE TO UNDERTAKE THE NEEDED INFRASTRUCTURE IMPROVEMENTS ACCORDING TO PLANS AND SPECIFICATIONS APPROVED BY THE CITY AND WITH ALL CONSTRUCTION OVERSEEN BY THE CITY.**
- 5. IF IT IS ACCEPTABLE TO ALL CITY AND OTHER GOVERNMENTAL**

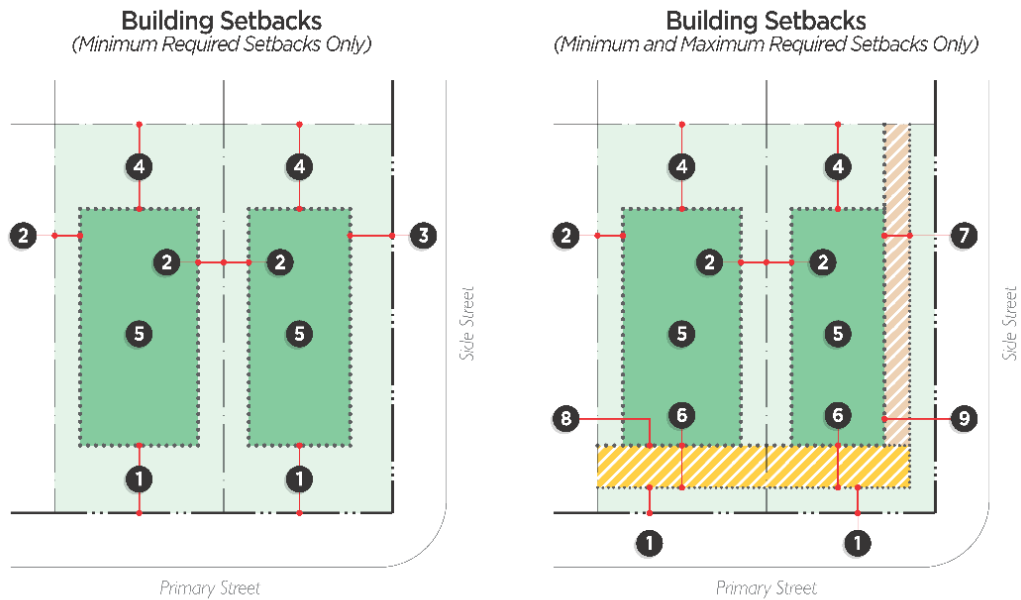
**OFFICIALS OF COMPETENT JURISDICTION, AGREE TO FUND THE NEEDED INFRASTRUCTURE OR SERVICE IMPROVEMENTS PURSUANT TO A WRITTEN AGREEMENT APPROVED BY THE CITY COUNCIL. THE AMOUNT OF THAT PAYMENT SHALL BE DETERMINED BASED ON THE ACTUAL COSTS OF THE IMPROVEMENTS.**

- 6. IF IT IS ACCEPTABLE TO ALL CITY AND OTHER GOVERNMENTAL OFFICIALS OF COMPETENT JURISDICTION, AGREE TO CONTRIBUTE TO A FUND TO BE USED BY THE CITY TO ADDRESS THE INFRASTRUCTURE OR SERVICE CONCERNS PURSUANT TO A WRITTEN AGREEMENT APPROVED BY THE CITY COUNCIL. THE AMOUNT OF THAT CONTRIBUTION SHALL BE DETERMINED BASED ON WHAT THE CITY COUNCIL REASONABLY DETERMINES TO BE THE APPLICANT'S PROPORTIONATE SHARE OF THE REASONABLY ANTICIPATED COSTS OF THE IMPROVEMENTS.**

## **§ 50-76. PROJECT PHASING**

- A. PHASING PLAN. REQUESTS FOR PROJECT PHASING AS PART OF SITE PLAN REVIEW SHALL BE SUBMITTED TO THE ZONING COORDINATOR FOR CONSIDERATION. THE PHASING PLAN SHALL INCLUDE THE LIKELY SEQUENCE AND TIMELINE FOR CONSTRUCTION, AS WELL AS THE REASONING BEHIND THE PHASED APPROACH. THE ZONING COORDINATOR RESERVES THE RIGHT TO APPROVE OR REJECT THE PHASING PLAN.**
- B. CONTIGUOUS SEQUENCING. PROJECT PHASING SHALL BE SEQUENCED SO THAT DEVELOPMENT PHASES ARE CONTIGUOUS.**
- C. LAPSE. THE TIME PERIOD FOR THE LAPSE OF A CONSTRUCTION PHASE SHALL NOT EXCEED TWELVE (12) MONTHS FROM THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**

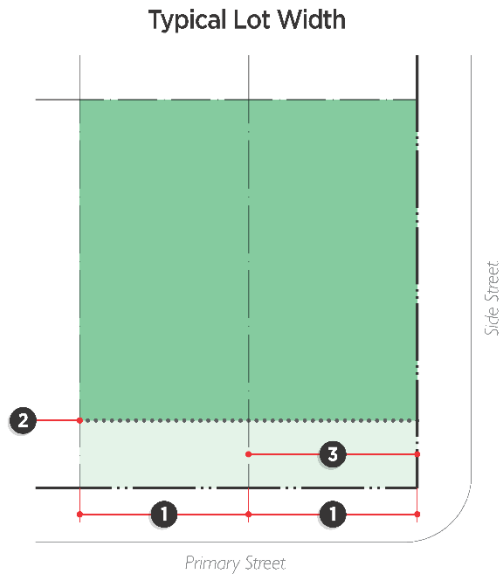
**§50-57. Lot and Yard Measurements**  
**Diagram 50-57C (Exhibit 34):**



**Key**

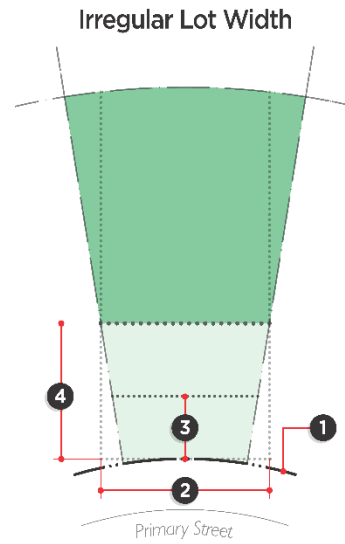
- |                              |                              |
|------------------------------|------------------------------|
| ① Front Yard Setback         | ⑥ Front Yard Build-to-Zone   |
| ② Interior Side Yard Setback | ⑦ Side Yard Build-to-Zone    |
| ③ Corner Side Yard Setback   | ⑧ Maximum Front Yard Setback |
| ④ Rear Yard Setback          | ⑨ Maximum Side Yard Setback  |
| ⑤ Buildable Lot              |                              |

**Diagram 50-57D (Exhibit 35):**



**Key**

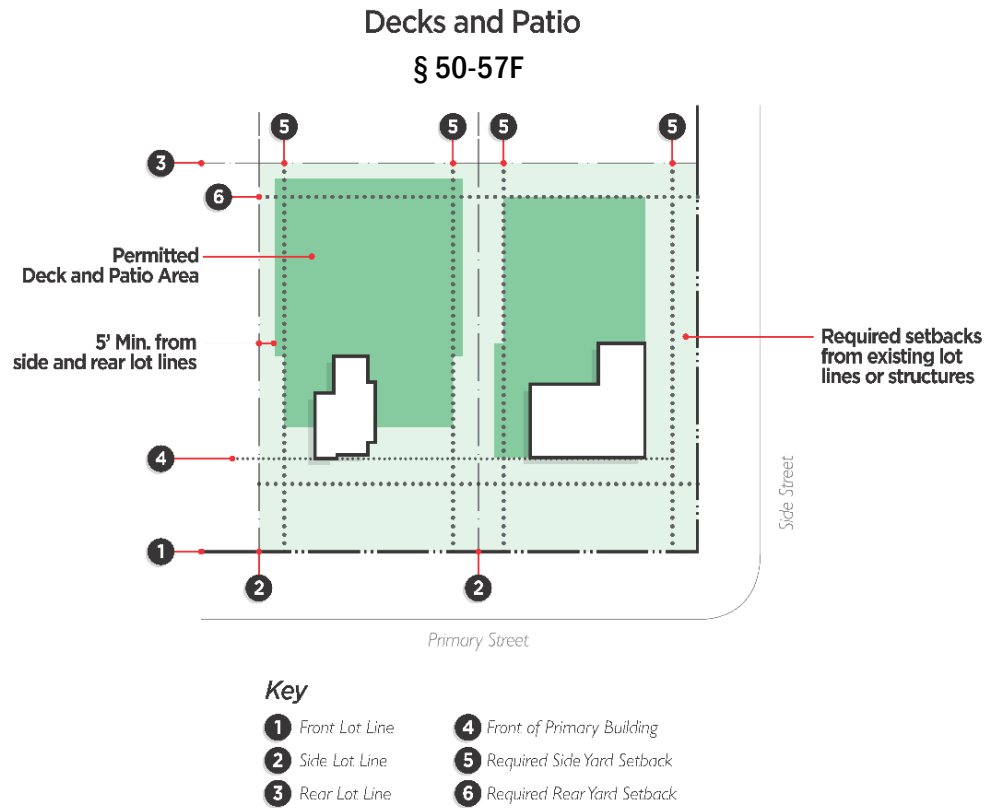
- ① Required minimum lot width
- ② Minimum required setback
- ③ On a corner lot, the shorter lot line against a public street defines the front lot line



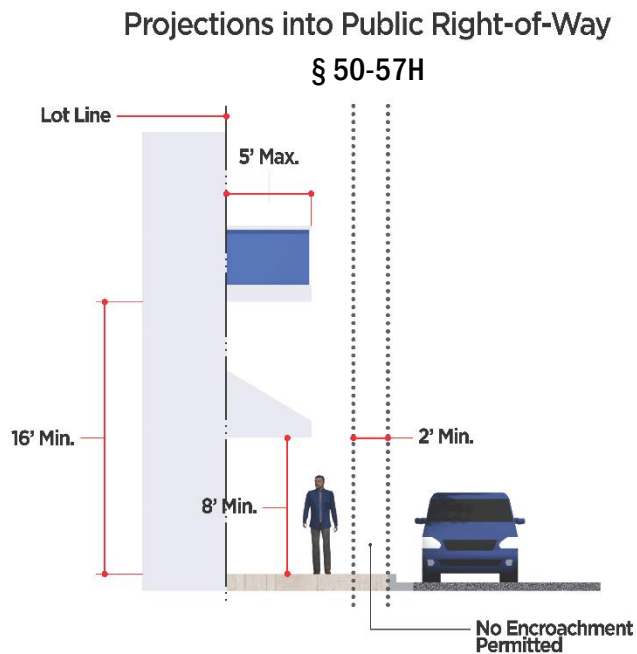
**Key**

- ① Front lot line
- ② Required minimum lot width
- ③ Minimum required setback as per district regulations
- ④ Required setback to conform with minimum lot width standard

**Diagram 50-57F (Exhibit 36):**



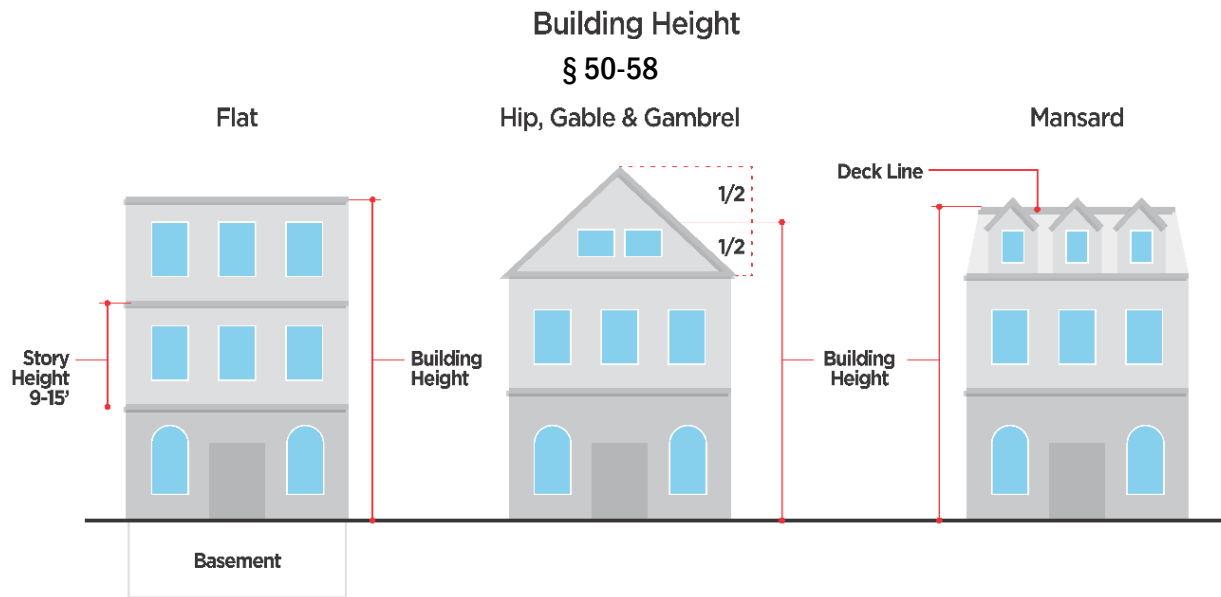
**Diagram 50-57H (Exhibit 37):**





## § 50-58. BUILDING HEIGHT

**Diagram 50-58 (Exhibit 38):**



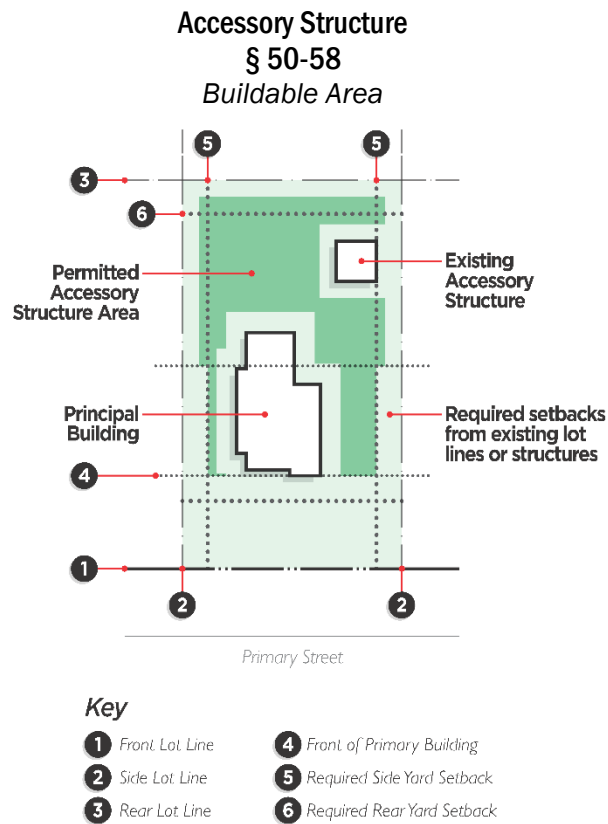
## §50-60. ACCESSORY STRUCTURES

**Table 50-60 (Exhibit 39):**

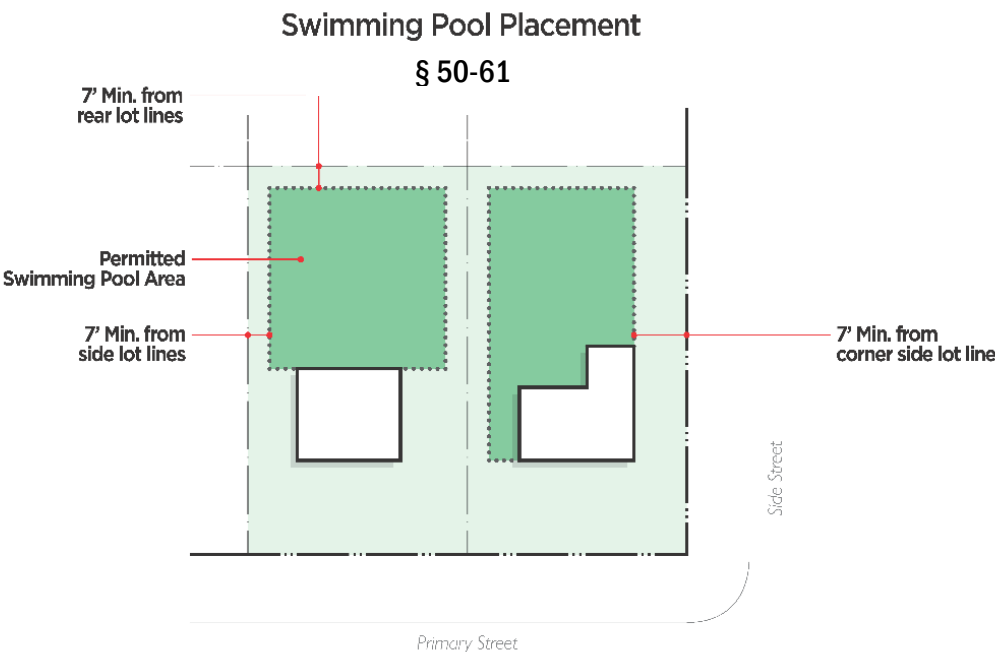
**Table 50-60. Permitted Residential Accessory Structures for Single-Family, Two-Family and Non-Residential Uses**

| Lot Area (sq.ft.) | Maximum GFA (sq.ft.) Total | Maximum Height (ft) | Max. Number of Structures |
|-------------------|----------------------------|---------------------|---------------------------|
| < 4,500           | 575                        | 14                  | 1                         |
| 4,500 -5,999      | 650                        | 14                  | 2                         |
| 6,000-7,499       | 800                        | 14                  | 2                         |
| 7,500 – 10,999    | 900                        | 14                  | 2                         |
| 11,000 – 21,999   | 1,200                      | 16                  | 3                         |
| > 22,000          | 1,500                      | 16                  | 3                         |

**Diagram 50-60 (Exhibit 40):**

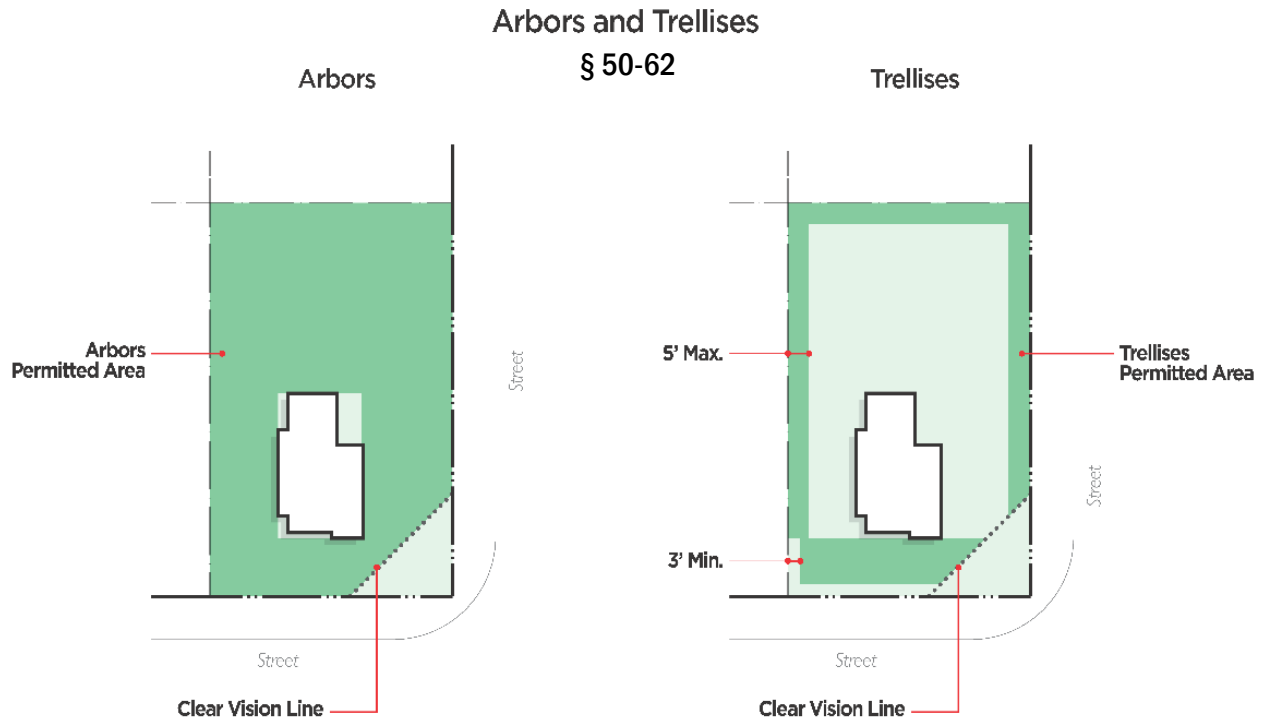


**§ 50-61. SWIMMING POOL PLACEMENT**  
**Diagram 50-61 (Exhibit 41):**



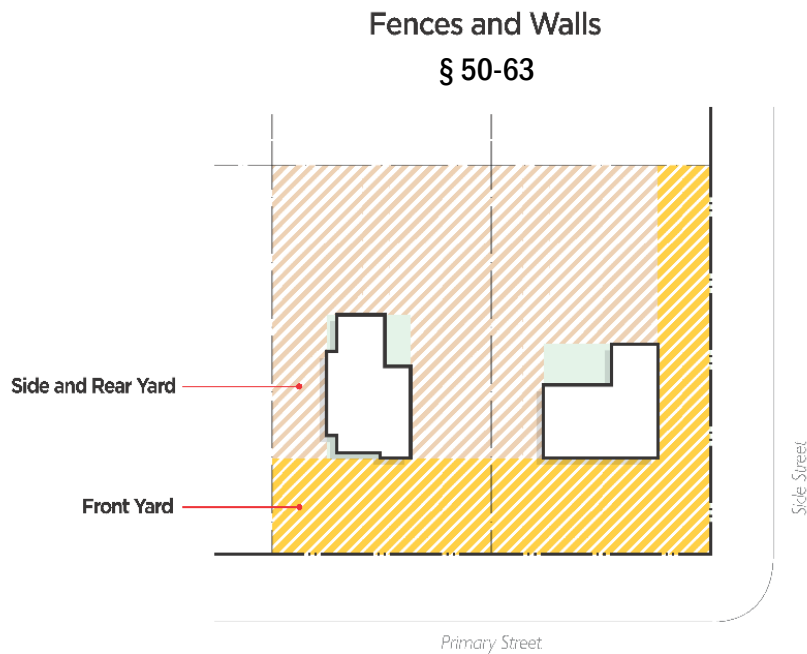
## § 50-62. ARBORS AND TRELLISES

Diagram 50-62 (Exhibit 42):



## § 50-63. FENCES AND WALLS

Diagram 50-63 (Exhibit 43):



**Table 50-63 (Exhibit 44):**

**Table 50.8.12.C. Maximum Fence and Wall Height**

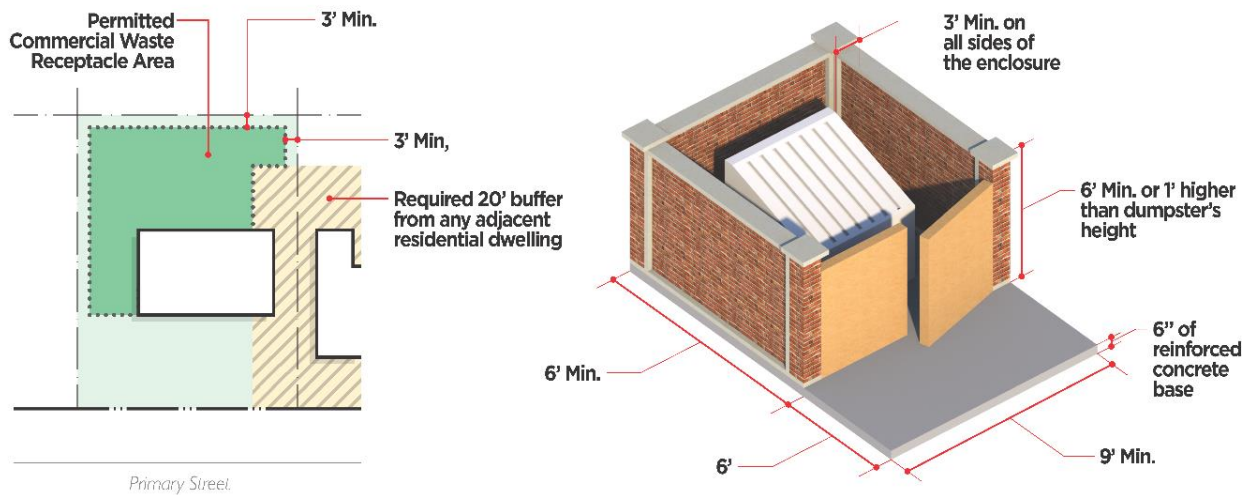
| Type  | Residential Uses [3] |                   | Non-Residential and Other Uses [2, 3] |                   |
|---|----------------------|-------------------|---------------------------------------|-------------------|
|   | Front Yard           | Side or Rear Yard | Front Yard                            | Side or Rear Yard |
| Open/Solid Fences and Walls   | 4 ft                 | 6 ft              | 4 ft                                  | 8 ft              |
| Retaining wall  | 4 ft                 | 8 ft              | 6 ft                                  | 10 ft             |
| Parking lot screen along ROW [1]  | 3 ft min., 4 ft max. |                   | 3 ft min., 4 ft max.                  |                   |
| <div>[1] Refer to Section 50-157 for parking lot screening requirements.</div> <div>[2] Refer to Section 50-158 for required screening of outdoor storage.</div> <div>[3] Refer to Section 50-63(B)(d) for waterfront lots.</div> |                      |                   |                                       |                   |

## § 50-65. COMMERCIAL WASTE RECEPTACLES AND ENCLOSURES

**Diagram 50-65 (Exhibit 45):**

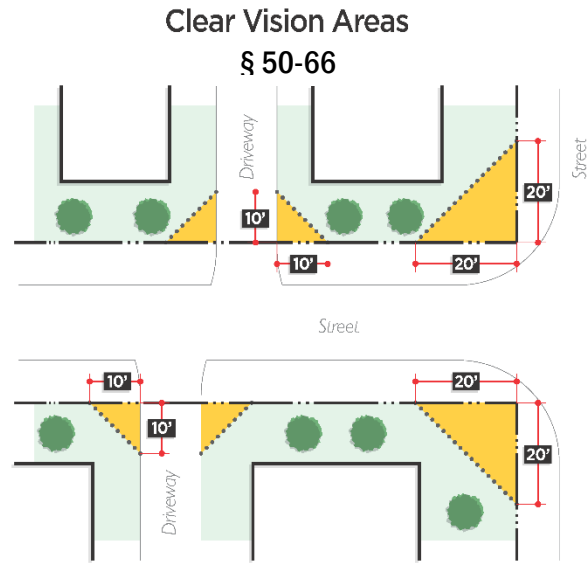
### Commercial Waste Receptacles

#### § 50-65



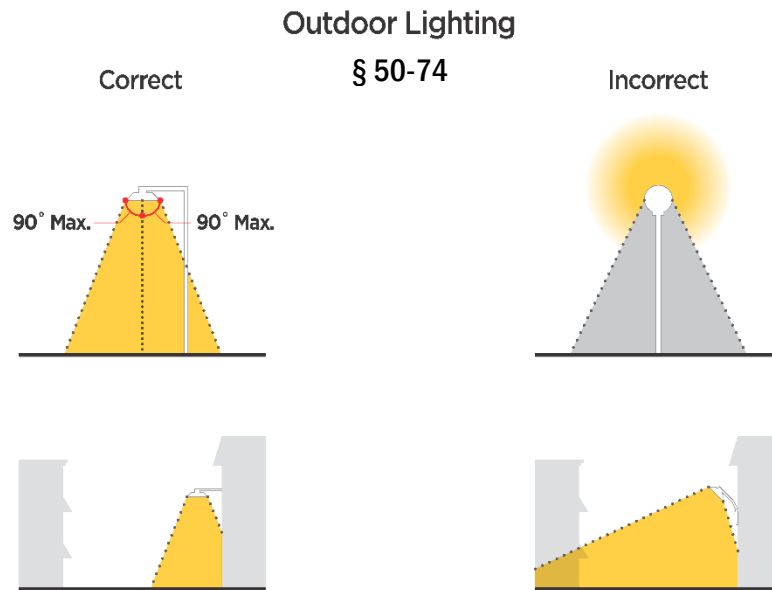
**§ 50-66. CLEAR VISION AREAS**

**Diagram 50-66 (Exhibit 46):**



**§ 50-74. OUTDOOR LIGHTING**

**Diagram 50-74 (Exhibit 47):**



## **ARTICLE 9. USE REGULATIONS**

### **§ 50-77. PURPOSE AND INTENT**

IT IS RECOGNIZED BY THIS CHAPTER THAT CERTAIN UNIQUE USES CANNOT EASILY BE TREATED IN THE SAME MANNER AS OTHER USES BECAUSE OF THEIR POTENTIAL TO ADVERSELY AFFECT PUBLIC HEALTH, SAFETY AND WELFARE; ESTABLISH A PUBLIC NUISANCE; CONFLICT WITH THE CHARACTER OF A NEIGHBORHOOD; IMPAIR THE SOCIAL AND ECONOMIC WELL-BEING OF NEIGHBORING PROPERTIES; IMPAIR THE GENERAL DEVELOPMENT OF AN AREA; OR OPERATE IN A MANNER CONTRARY TO THE PURPOSE AND INTENT OF THIS CHAPTER. THESE USES, WHEN PLACED PROPERLY, CAN CONTRIBUTE TO THE ECONOMIC VITALITY OF THE CITY.

THEREFORE, IT IS THE PURPOSE OF THIS ARTICLE TO PLACE SUFFICIENT MINIMUM PROTECTIONS UPON CERTAIN USES TO IMPROVE COMPATIBILITY WITH NEIGHBORING PROPERTIES AND DISCOURAGE INCOMPATIBLE LAND USES.

### **§ 50-78. APPLICABILITY**

- A. SPECIAL LAND USES. ALL USES SHALL BE SUBJECT TO THE PROCEDURES AS DESCRIBED IN ARTICLE 17. IN ADDITION TO THE PROVISIONS OF THIS ARTICLE, THE PLANNING COMMISSION SHALL ALSO CONSIDER INFORMATION THAT IS SITUATIONAL TO THE PROPERTY AND USE IN QUESTION; SUCH AS NEARBY LAND USES, NEIGHBOR TESTIMONY, UNIQUE OPERATIONAL ASPECTS OF SURROUNDING PROPERTIES AND/OR THE REQUESTED USE, INFRASTRUCTURE CAPACITY AND NEIGHBORHOOD CHARACTER IN THE APPLICATION OF ITS REVIEW STANDARDS AND DECISION-MAKING.
- B. REVIEWING BODY. WHERE A PUBLIC HEARING IS HELD AS PART OF THE APPROVALS PROCESS FOR A PARTICULAR USE REGULATED BY THIS ARTICLE, THE REVIEWING BODY SHALL HAVE THE AUTHORITY TO WAIVE OR ALTER THE USE REGULATIONS CONTAINED IN THIS ARTICLE PROVIDED THE

**STANDARDS OF ARTICLE 17  
ARE SUBSTANTIALLY MET.**

- C. USE INTENSITY. AN INCREASE IN THE INTENSITY OF A SPECIAL USE SHALL NOT BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE PLANNING COMMISSION FOLLOWING THE PROCEDURES ESTABLISHED FOR SPECIAL LAND USE APPROVAL. INCREASE IN INTENSITY SHALL INCLUDE THE ENLARGEMENT, EXTENSION OR EXPANSION OF HOURS OF OPERATION, SEATING, DISPLAY, BUILDING FOOTPRINT, USE FOOTPRINT WITHIN A BUILDING OR OTHER METHOD.**
- D. AGRICULTURE USES. WHEN A REGULATION IN THIS ORDINANCE IS PREEMPTED BY THE MICHIGAN'S RIGHT TO FARM ACT (M.C.L. 286.471 *ET SEQ.*) OR GENERALLY ACCEPTED AGRICULTURE MANAGEMENT PRACTICES (GAAMP), THE REGULATION SHALL THEN ACT AS A GUIDELINE.**

**§ 50-79. ACCESSORY DWELLING  
UNITS (ADU)**

- A. ACCESSORY DWELLING UNITS (ADU) ARE ALLOWED AS AN ACCESSORY USE TO DETACHED SINGLE-FAMILY HOMES IN THE GN-1, GN-2, TN-1, TN-2, MR-1, MR-2 AND UC DISTRICTS, AND AS A SPECIAL LAND USE IN THE NC AND DE DISTRICTS. THE FOLLOWING**

**REGULATIONS SHALL APPLY  
TO ALL SUCH UNITS:**

- B. ONE (1) ADU MAY BE CONTAINED WITHIN A DETACHED SINGLE-FAMILY DWELLING (PRIMARY DWELLING UNIT), INCLUDED WITHIN AN ACCESSORY STRUCTURE ON LOTS WITH SINGLE-FAMILY DWELLINGS, OR SEPARATE FROM BUT LOCATED ON THE SAME LOT AS A DETACHED SINGLE-FAMILY DWELLING.**
- C. MINIMUM LOT SIZE. ONE (1) ADU SHALL BE ALLOWED IN CONJUNCTION WITH AN EXISTING DETACHED SINGLE-FAMILY DWELLING, LOCATED ON A LOT WITH A MINIMUM AREA OF FOUR THOUSAND FIVE HUNDRED (4,500) SQUARE FEET. THE MINIMUM LOT SIZE PER DWELLING UNIT IN DISTRICTS ALLOWING ADUS SHALL NOT APPLY TO THE ADU.**
- D. MINIMUM/MAXIMUM ADU SIZE. THE ADU SHALL NOT EXCEED THIRTY (30) PERCENT OF THE GROSS FLOOR AREA OF THE PRIMARY DWELLING UNIT, NOR SHALL IT BE LESS THAN 400 SQUARE FEET OR GREATER THAN 850 SQUARE FEET IN GROSS FLOOR AREA. IF AN ADU IS IN AN ACCESSORY STRUCTURE, THE STRUCTURE MUST ALSO COMPLY WITH THE SIZE RESTRICTIONS IN SECTION 50-60.**

**E. OWNER OCCUPANCY. ONE (1) OF THE DWELLING UNITS SHALL BE OWNER-OCCUPIED AND SHALL HAVE BEEN OWNER-OCCUPIED BY THE CURRENT OWNER FOR THE TWELVE (12) CALENDAR MONTHS PRECEDING THE DATE OF APPLICATION TO CREATE AN ACCESSORY DWELLING UNIT.**

**F. BEDROOM MAXIMUM. A MAXIMUM OF TWO (2) BEDROOMS ARE PERMITTED WITHIN AN ADU.**

**G. LEASING OR RENTAL. LEASING OR RENTING OF THE ADU FOR TENANCIES OF LESS THAN THIRTY (30) DAYS SHALL BE PROHIBITED.**

**H. PARKING. ONE ADDITIONAL ON-SITE OFF-STREET PARKING SPACE IS REQUIRED WITH AN ADU.**

**I. ALTERATIONS OR NEW CONSTRUCTION DESIGN AND APPEARANCE. ANY ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES OR THE CONSTRUCTION OF A NEW STRUCTURE TO ACCOMMODATE THE ADU SHALL BE DESIGNED TO MAINTAIN THE ARCHITECTURAL DESIGN, STYLE, APPEARANCE AND CHARACTER OF THE MAIN BUILDING AS A DETACHED SINGLE-FAMILY DWELLING, INCLUDING BUT NOT LIMITED TO ENTRANCES, ROOF PITCH, SIDING AND WINDOWS.**

**J. FRONT YARD PROHIBITED. THE ADU MAY NOT BE LOCATED WITHIN THE FRONT YARD.**

**K. CONSTRUCTION STANDARDS. THE DESIGN AND CONSTRUCTION OF THE ADU SHALL CONFORM TO ALL APPLICABLE STANDARDS IN THE BUILDING, PLUMBING, ELECTRICAL, MECHANICAL, FIRE, AND ANY OTHER APPLICABLE CODES.**

**L. DEED RESTRICTION. A DEED RESTRICTION ENFORCEABLE BY THE CITY SHALL BE RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT STIPULATING THAT THE ADU MAY NOT BE CONVEYED SEPARATELY FROM THE PRIMARY DWELLING UNIT. AN ALTERNATIVE FORM OF SECURITY MAY BE SUBSTITUTED IF IT MEETS THE INTENT OF THIS PROVISION AND IS APPROVED BY THE CITY ATTORNEY.**

#### **§ 50-80. ADDITIONALLY REGULATED USES**

**IN THE DEVELOPMENT OF A COMMUNITY IT IS RECOGNIZED THAT THERE ARE SOME USES WHICH, BECAUSE OF THEIR VERY NATURE, ARE RECOGNIZED AS HAVING SERIOUS OBJECTIONABLE OPERATIONAL CHARACTERISTICS, PARTICULARLY WHEN SEVERAL OF THEM ARE CONCENTRATED UNDER CERTAIN CIRCUMSTANCES**



**THEREBY HAVING A DELETERIOUS EFFECT UPON THE ADJACENT AREAS. ADDITIONAL REGULATION OF THESE USES IS NECESSARY TO ENSURE THAT THESE ADVERSE EFFECTS WILL NOT CONTRIBUTE TO THE BLIGHTING OR DOWNGRADING OF THE SURROUNDING NEIGHBORHOOD. THESE ADDITIONAL REGULATIONS ARE ITEMIZED IN THIS ARTICLE. THE PRIMARY CONTROL OR REGULATION IS FOR THE PURPOSE OF PREVENTING A CONCENTRATION OF THESE USES IN ANY ONE AREA IN ORDER TO MITIGATE THE SECONDARY EFFECTS OF SUCH A CONCENTRATION ON THE COMMUNITY.**

**A. USES SUBJECT TO THESE CONTROLS ARE AS FOLLOWS:**

**1. GROUP “A” –  
ADDITIONALLY  
REGULATED USES:**

- I. ADULT  
BOOKSTORE**
- II. ADULT MOTION  
PICTURE  
THEATER**
- III. ADULT MINI  
MOTION PICTURE  
THEATER**

**IV. MASSAGE  
ESTABLISHMENT  
S**

**V. ESTABLISHMENT  
S FOR  
CONSUMPTION  
OF BEER OR  
INTOXICATING  
LIQUOR ON THE  
PREMISES AND  
HAVING ADULT  
ENTERTAINMENT**

**VI. STEAM BATHS**

**VII. STRIP CLUBS**

**VIII. ANY OTHER USE,  
INCLUDING A  
GROUP B SPECIAL  
REGULATED USE,  
WHICH  
PROVIDES GOODS  
OR SERVICES  
WHICH ARE  
DISTINGUISHED  
OR  
CHARACTERIZED  
BY THEIR  
EMPHASIS ON  
MATTERS  
DEPICTING,  
DESCRIBING OR  
RELATING TO  
“SPECIFIED  
SEXUAL  
ACTIVITIES”  
OR “SPECIFIED**

**ANATOMICAL  
AREAS”**

**2. GROUP “B” -  
ADDITIONALLY  
REGULATED USES:**

**I. PAWNSHOPS**

**II. PACKAGE GOODS  
STORE/LIQUOR  
STORE/PARTY  
STORE**

**III. TATTOO  
ESTABLISHMENT  
S**

**IV. BINGO HALLS**

**V. CHARITY  
GAMING**

**B. APPLICATION TO ESTABLISH  
AN ADDITIONALLY  
REGULATED USE.**

**1. APPLICATION TO  
ESTABLISH ANY OF THE  
SPECIAL REGULATED  
USES AS ITEMIZED  
IN 50.9.41 SHALL BE  
MADE TO THE  
DEPARTMENT OF  
PLANNING AND  
DEVELOPMENT,  
FOLLOWING THE  
APPLICATION  
PROCEDURES IN  
ARTICLE 17, SECTION  
50-193 OF THIS**

**CHAPTER.**

**APPLICATIONS TO  
ESTABLISH  
ADDITIONALLY  
REGULATED USES ARE  
SUBJECT TO APPROVAL  
BY THE PLANNING  
COMMISSION AND ALL  
REQUIREMENTS OF  
THIS ARTICLE.**

**2. AN APPROVED  
APPLICATION FOR A  
SPECIAL REGULATED  
USE SHALL BECOME  
NULL AND VOID IF THE  
USE HAS NOT  
COMMENCED WITHIN  
SIX (6) MONTHS OF THE  
APPROVAL DATE,  
UNLESS THE PLANNING  
COMMISSION GRANTS  
AN EXTENSION WITHIN  
THAT TIME. AN  
EXTENSION MAY BE  
GRANTED BY THE  
PLANNING  
COMMISSION, AT ITS  
SOLE DISCRETION,  
UPON REQUEST BY THE  
APPLICANT AT ANY  
REGULARLY  
SCHEDULED MEETING.**

**C. CHANGE IN USE TO AN  
ADDITIONALLY REGULATED  
USE.**

**1. ANY CHANGE IN USE TO  
AN ADDITIONALLY**

REGULATED USE IS STILL SUBJECT TO ALL REVIEW REQUIREMENTS AND APPROVAL FROM THE PLANNING COMMISSION.

**D. SITE PLAN CHANGES**

1. ANY PROPOSED CHANGES TO SITE PLANS OR STRUCTURES PREVIOUSLY APPROVED BY THE PLANNING COMMISSION FOR AN ADDITIONALLY REGULATED USE INVOLVING EXPANSIONS OR ALTERATIONS OF MORE THAN TEN (10) PERCENT OF THE STRUCTURE'S FLOOR AREA, CHANGES TO SIGNAGE, OR EXPANSION OF USES MUST GO BEFORE THE PLANNING COMMISSION FOR APPROVAL.

2. PROPOSED ALTERATIONS OR EXPANSIONS TO A SITE PLAN OR STRUCTURE PREVIOUSLY APPROVED BY THE PLANNING

COMMISSION OF LESS THAN TEN (10) PERCENT OF THE STRUCTURE'S FLOOR AREA, CHANGES THE STRUCTURE'S EXTERIOR (NOT INCLUDING SIGNAGE), PARKING, OR LANDSCAPING MAY BE APPROVED BY THE ZONING COORDINATOR.

**E. LOCATIONAL STANDARDS —  
RELATIONSHIP TO SIMILAR  
USES.**

1. GROUP "A" ADDITIONALLY REGULATED USES. AN APPLICATION TO ESTABLISH A GROUP "A" ADDITIONALLY REGULATED USE SHALL NOT BE APPROVED IF THERE IS ALREADY IN EXISTENCE TWO OR MORE GROUP "A", GROUP "B", OR GROUP "C" ADDITIONALLY REGULATED USES WITHIN 2,000 FEET OF THE BOUNDARIES OF THE SITE OF THE PROPOSED REGULATED USES.

2. GROUP "B"  
ADDITIONALLY  
REGULATED USES. AN  
APPLICATION TO  
ESTABLISH A  
GROUP "B"  
ADDITIONALLY  
REGULATED USE  
SHALL NOT BE  
APPROVED IF THERE IS  
ALREADY IN  
EXISTENCE FOUR OR  
MORE GROUP "B" OR  
GROUP "C"  
ADDITIONALLY  
REGULATED USES  
WITHIN 2,000 FEET OF  
THE BOUNDARIES OF  
THE SITE OF THE  
PROPOSED REGULATED  
USES.

**F. LOCATIONAL STANDARDS —  
RELATIONSHIP TO  
RESIDENTIAL AREA AND  
OTHER USES.**

1. GROUP "A"  
ADDITIONALLY  
REGULATED USES. AN  
APPLICATION TO  
ESTABLISH A  
GROUP "A"  
ADDITIONALLY  
REGULATED USE  
SHALL NOT BE  
APPROVED IF THE  
PROPOSED LOCATION  
IS WITHIN 1,000 FEET OF

ANY RESIDENTIAL  
ZONED DISTRICT,  
MOBILE HOME PARK, K  
THROUGH 12 SCHOOL,  
DEDICATED PARK OR  
OPEN SPACE DISTRICT,  
OR PLACE OF WORSHIP.

2. GROUP "B"  
ADDITIONALLY  
REGULATED USES. AN  
APPLICATION TO  
ESTABLISH A  
GROUP "B"  
ADDITIONALLY  
REGULATED USE  
SHALL NOT BE  
APPROVED IF THE  
PROPOSED LOCATION  
IS WITHIN 300 FEET OF  
A RESIDENTIAL ZONE  
DISTRICT, MOBILE  
HOME PARK, K  
THROUGH 12 SCHOOL,  
CHILD CARE CENTER,  
DEDICATED PARK OR  
OPEN SPACE DISTRICT,  
OR PLACE OF WORSHIP.

**G. SPECIAL ADDITIONAL  
REQUIREMENTS.**

1. THE FOLLOWING  
REQUIREMENTS APPLY  
TO ALL GROUP "A" AND  
GROUP "B"  
ADDITIONALLY  
REGULATED USES:

**I. THE EXTERIOR COLOR OF THE BUILDING SHALL BE COMPATIBLE WITH THE MATERIALS AND COLORS OF OTHER SURROUNDING STRUCTURES AND MUST BE APPROVED BY THE PLANNING COMMISSION.**

**II. THE BUILDING AND SITE SHALL BE SO DESIGNED, CONSTRUCTED AND MAINTAINED THAT DISPLAYS, DECORATIONS OR SIGNS DEPICTING, DESCRIBING OR RELATING TO "SPECIFIC SEXUAL ACTIVITIES" OR "SPECIFIED ANATOMICAL AREAS" ARE NOT VISIBLE FROM A PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY.**

**III. THE BUILDING IN WHICH THE USE IS LOCATED SHALL NOT BE CONNECTED TO ANY OTHER BUSINESS, DWELLING, OR LIVING QUARTERS OF ANY TYPE.**

**THE BUILDING IN WHICH THE USE IS LOCATED SHALL NOT, DURING BUSINESS HOURS, HAVE THE PRINCIPAL ENTRANCE AND EXIT DOORS LOCKED OR OBSTRUCTED IN ANY MANNER THAT IMPEDES THE INGRESS AND EGRESS OF PATRONS.**

**2. GROUP "A" ADDITIONALLY REGULATED USES MUST BE LOCATED IN A SINGLE FREESTANDING BUILDING ON PREMISES DEVOTED EXCLUSIVELY TO THE REGULATED USE. A SHARED OR COMMON-**

WALL BUILDING OR SHOPPING CENTER IS NOT A SINGLE, FREESTANDING BUILDING.

THE DISTRICTS ACCORDING TO THE MASTER USE CHART.

3. GROUP "B" ADDITIONALLY REGULATED USES CANNOT HAVE DRIVE-THROUGH FACILITIES.

ALSO, EACH ADDITIONALLY REGULATED USE SHALL BE SUBJECT TO THE SPECIFIC REQUIREMENTS OF EACH ZONING DISTRICT AND ALL OTHER APPLICABLE REGULATIONS.

#### H. ZONING DISTRICTS REQUIREMENTS FOR ADDITIONALLY REGULATED USES.

1. THE ADDITIONALLY REGULATED USES ITEMIZED IN THIS ARTICLE SHALL BE LIMITED TO THE FOLLOWING ZONING DISTRICTS:

- I. GROUP "A" ADDITIONALLY REGULATED USES SHALL BE PERMITTED IN THE DISTRICTS ACCORDING TO THE MASTER USE CHART.

- II. GROUP "B" ADDITIONALLY REGULATED USES SHALL BE PERMITTED IN

2. ADDITIONAL CONDITIONS AND LIMITATIONS

- I. THE PLANNING COMMISSION MAY IMPOSE ANY CONDITIONS OR LIMITATIONS UPON THE ESTABLISHMENT, LOCATION, CONSTRUCTION, MAINTENANCE OR OPERATIONS OF REGULATED USE AS MAY IN ITS JUDGMENT BE NECESSARY FOR THE PROTECTION OF THE PUBLIC INTEREST. ANY EVIDENCE AND

**GUARANTEE MAY  
BE REQUIRED AS  
PROOF THAT THE  
CONDITIONS  
STIPULATED IN  
CONNECTION  
THEREWITH  
WILL BE  
FULFILLED.**

**II. ANY SPECIAL  
REGULATED USE  
THAT CEASES  
FOR MORE THAN  
30 DAYS SHALL  
NOT BE RESUMED  
EXCEPT BY  
APPLICATION  
AND APPROVAL  
PURSUANT TO  
§50-162, UNLESS  
THE HIATUS IS  
CAUSED BY  
PHYSICAL  
DAMAGE TO THE  
PREMISES  
AMOUNTING TO  
NOT MORE THAN  
50% OF THE  
VALUE THEREOF.**

**III. IN THE EVENT OF  
THE DEATH OR  
DOCUMENTED  
LONG-TERM  
ILLNESS OF THE  
OWNER OR  
OWNERS OF A  
SPECIAL**

**REGULATED USE,  
A WAIVER OF  
SUBSECTION (B)  
ABOVE MAY BE  
GRANTED BY THE  
PLANNING  
COMMISSION AT  
ITS SOLE  
DISCRETION  
UPON WRITTEN  
REQUEST BY THE  
OWNER OR THE  
OWNER'S  
ESTATE, AT ANY  
REGULARLY  
SCHEDULED  
MEETING WITHIN  
90 DAYS OF THE  
CLOSURE OF THE  
BUSINESS.**

**IV. THERE SHOULD  
BE, AT NO TIME,  
MORE THAN FIVE  
(5), SEPARATE,  
COMMERCIAL  
MEDICAL  
MARIHUANA  
CULTIVATION/GR  
OWING  
CENTERS/FACILI  
TIES OPERATING  
WITHIN THE CITY  
LIMITS OF THE  
CITY OF FLINT.**

**1. MULTIPLE  
COMMERCIAL**

GROWING  
“GROUP D”  
LICENSEES  
CAN  
OPERATE  
WITHIN  
THE SAME  
STRUCTUR  
E, ON THE  
SAME  
PARCEL,  
BUT MUST  
ADHERE TO  
REGULATI  
ONS  
DETAILED  
IN 50-9.04.  
C.4, III.  
(FLOOR  
PLAN).  
ADDITIONA  
LLY, THE  
TOTAL SQ.  
FOOTAGE  
OF  
BUILDING  
SPACE  
CANNOT  
EXCEED  
60,000 SQ.  
FT.

## **§ 50-81. ADULT FOSTER CARE AND ADULT DAY CARE**

A. ADULT FOSTER CARE FAMILY  
HOMES AND ADULT FOSTER  
CARE SMALL GROUP HOMES  
WITH UP TO SIX RESIDENTS  
ARE ALLOWED AS A  
PERMITTED USE IN GN-1, GN-  
2, TN-1, TN-2, MR-1 AND MR-2  
DISTRICTS, AND AS A SPECIAL  
LAND USE IN THE DE AND UC  
DISTRICTS. SMALL GROUP  
HOMES WITH SEVEN TO  
TWELVE RESIDENTS ARE  
ALLOWED AS SPECIAL LAND  
USES IN GN-1, GN-2, TN-1, TN-2,  
MR-1, CE AND UC DISTRICTS,  
AND AS PERMITTED USES IN  
MR-2, MR-3, CC AND DE  
DISTRICTS. LARGE GROUP  
HOMES WITH 13 TO 20  
RESIDENTS ARE ALLOWED AS  
A SPECIAL LAND USE IN THE  
CE AND UC DISTRICTS, AND  
AS PERMITTED USES IN THE  
MR-3, CC AND DE DISTRICTS.

B. ADULT FOSTER CARE FAMILY  
HOME. ADULT FOSTER CARE  
FAMILY HOME MEANS A  
STATE LICENSED  
RESIDENTIAL FACILITY IN A  
PRIVATE RESIDENCE WITH  
THE APPROVED CAPACITY TO  
RECEIVE 6 OR FEWER  
ADULTS TO BE PROVIDED  
WITH FOSTER CARE FOR 5 OR  
MORE DAYS A WEEK AND FOR  
2 OR MORE CONSECUTIVE  
WEEKS. THE ADULT FOSTER  
CARE FAMILY HOME  
LICENSEE SHALL BE A  
MEMBER OF THE  
HOUSEHOLD, AND AN  
OCCUPANT OF THE  
RESIDENCE.

## **§ 50-80.1. MARIHUANA FACILITIES**

### **PLACEHOLDER FOR MARIHUANA ORDINANCES**



**C. ADULT FOSTER CARE SMALL GROUP HOME. AN ADULT FOSTER CARE SMALL GROUP HOME IS A FACILITY WITH THE APPROVED CAPACITY TO PROVIDE NOT MORE THAN TWELVE (12) ADULTS WITH FOSTER CARE, EXCLUDING THE LICENSEE AND STAFF. THE ADULT FOSTER CARE SMALL GROUP HOME SHALL BE REGISTERED AND LICENSED AS REQUIRED FOR ADULT FOSTER CARE UNDER THE ADULT FOSTER CARE FACILITY LICENSING ACT, ACT 218 OF THE PUBLIC ACTS OF 1979, MCL 400.701 ET SEQ., AS AMENDED.**

**D. ADULT FOSTER CARE LARGE GROUP HOME. AN ADULT FOSTER CARE LARGE GROUP HOME IS A FACILITY WITH THE APPROVED CAPACITY TO PROVIDE THIRTEEN (13) TO TWENTY (20) ADULTS WITH FOSTER CARE, EXCLUDING THE LICENSEE AND STAFF. THE ADULT FOSTER CARE LARGE GROUP HOME SHALL BE REGISTERED AND LICENSED AS REQUIRED FOR ADULT FOSTER CARE UNDER THE ADULT FOSTER CARE FACILITY LICENSING ACT, ACT 218 OF THE PUBLIC ACTS OF 1979, MCL 400.701 ET SEQ., AS AMENDED.**

**E. ADULT DAY CARE HOMES. AN ADULT DAY CARE HOME SHALL BE REGISTERED AND LICENSED AS REQUIRED FOR GROUP DAY CARE HOMES UNDER THE CHILD CARE ORGANIZATIONS ACT, ACT**

**116 OF THE PUBLIC ACTS OF 1973, MCL 722.11 ET SEQ., AS AMENDED.**

**§ 50-82. AGRICULTURAL WASTE/COMPOSTING**

**A. A SINGLE COMPOST AREA ACCESSORY TO A SINGLE-FAMILY RESIDENTIAL USE WITH A VOLUME OF 500 CUBIC FEET OR SMALLER (10' LENGTH ON EITHER SIDE, MAXIMUM 5' IN HEIGHT) IS PERMITTED WITHOUT THE NEED FOR ZONING APPROVAL PROVIDED IT IS LOCATED IN A REAR YARD AND A MINIMUM OF 10' FROM A LOT LINE.**

**B. MULTIPLE COMPOSTING AREAS ACCESSORY TO A SINGLE-FAMILY RESIDENTIAL USE ARE ALLOWED IN THE GN-1 AND GN-2 DISTRICTS WITH THE FOLLOWING CONDITIONS.**

- 1. REQUIRED LOT SIZE OF 8,000 SF OR GREATER.**
- 2. NO MORE THAN 1,000 CUBIC FEET OF COMPOST MATERIAL ARE PLACED ON THE SITE.**
- 3. MUST BE LOCATED IN REAR OR SIDE YARD, SETBACK 10 FEET FROM LOT LINE ON REAR AND SIDES PROPERTY LINES AND 10 FEET FROM THE PRINCIPAL RESIDENCE.**

4. YARD WHERE COMPOST AREA IS LOCATED MUST BE FENCED.
  5. ANY ON-SITE SALE OF COMPOST SHALL CONFORM TO THE REQUIREMENTS OF SECTION 50-100 HOME OCCUPATIONS.
  6. MUST OBTAIN APPROVAL THROUGH ZONING PERMIT REVIEW.
- C. LARGE SCALE COMMERCIAL COMPOSTING OPERATIONS ARE ALLOWED AS PERMITTED USES IN THE GI-2 AND PC DISTRICTS AND AS A SPECIAL LAND USE IN THE GI-1 DISTRICT, WITH THE FOLLOWING CONDITIONS.
1. REQUIRE LOTS OF FIVE (5) ACRES OR GREATER.
  2. A 300-FOOT SETBACK IS REQUIRED BETWEEN THE SITE AND ANY RESIDENTIAL AREA.
  3. MEET ANY APPLICABLE STATE REQUIREMENTS.
  4. MEET THE FOLLOWING SCREENING STANDARDS. FENCING FOR AGRICULTURAL WASTE AND COMPOSTING SCREENING IS REQUIRED TO BE HIGHER THAN OTHER PERMITTED USES.
- I. AGRICULTURAL WASTE AND COMPOSTING ACTIVITIES SHALL BE COMPLETELY SCREENED FROM VIEW, AS SEEN FROM PUBLIC RIGHTS-OF-WAY AND ADJACENT PROPERTIES, BY A SOLID WALL OR FENCE WITH A UNIFORM HEIGHT OF NOT LESS THAN EIGHT (8) FEET AND A MAXIMUM HEIGHT OF TEN (10) FEET. THE WALL OR FENCE SHALL BE CONSTRUCTED OF UNIFORM, HIGH-QUALITY, WEATHER-RESISTANT MATERIALS. WALLS, FENCES AND GATES SHALL BE KEPT IN GOOD REPAIR (FREE OF CHIPS, PEELING AND GRAFFITI) AND SETBACK A MINIMUM OF SIX (6) FEET FROM LOT LINES ABUTTING PUBLIC RIGHTS-OF-WAY.
- II. LANDSCAPING. A VEGETATIVE GROUND COVER

SHALL BE  
PLANTED  
BETWEEN THE  
REQUIRED FENCE  
AND PUBLIC  
RIGHT-OF-WAY  
AND  
MAINTAINED IN  
GOOD  
CONDITION.  
BERMS AND  
LANDSCAPING  
SHALL BE  
INSTALLED AT  
ALL LOCATIONS  
AROUND THE  
SITE THAT LACK  
NATURAL  
SCREENING IN  
ACCORDANCE  
WITH THE  
ARTICLE 50.13 OF  
THIS CHAPTER.

B. APPLICABILITY. ANY LAND  
USE THAT REQUIRES A  
LICENSE FROM THE  
MICHIGAN LIQUOR CONTROL  
COMMISSION (LCC) FOR THE  
SALE OR CONSUMPTION OF  
BEER, WINE OR ALCOHOLIC  
BEVERAGES (ON- OR OFF-  
PREMISES, WHETHER  
PACKAGED, BY THE BOTTLE,  
BY THE GLASS OR  
OTHERWISE) AND ANY  
EXPANSION OR OTHER  
CHANGES IN SUCH A LAND  
USE, SHALL REQUIRE REVIEW  
AND APPROVAL AS SPECIFIED  
IN TABLE 50.09.07.B. THE  
ZONING COORDINATOR  
MAINTAINS THE RIGHT TO  
DIRECT ANY ALCOHOL  
APPLICATION TO THE  
PLANNING COMMISSION FOR  
REVIEW.

**§ 50-83. ALCOHOL SALES AND  
CONSUMPTION**

**ATTACHMENT:  
TABLE 50-83B (EXHIBIT 48)**

A. PURPOSE. ALCOHOL-  
RELATED USES TEND TO  
HAVE A PARTICULARLY  
DETRIMENTAL EFFECT ON A  
GEOGRAPHIC AREA WHERE  
THERE IS A CONCENTRATION  
OF SUCH USES IN PROXIMITY  
TO EACH OTHER.  
NEIGHBORHOOD  
CHARACTER, USE TYPE AND  
TYPE OF ACTIVITIES, HOURS  
OF OPERATION, POLICE  
RESOURCES AND THE  
SECONDARY EFFECTS  
RESULTING FROM THESE  
USES MUST BE TAKEN INTO  
CONSIDERATION DURING  
THE ALCOHOL LICENSING  
PROCESS.

C. LOCATION OF SDM AND SDD  
LICENSES. NO BUSINESS OR  
SERVICE HAVING AN SDM  
AND/OR SDD LICENSE SHALL  
BE LOCATED WITHIN 500  
FEET, MEASURED BETWEEN  
THE NEAREST PROPERTY  
LINES, OF ANOTHER  
BUSINESS OR SERVICE  
HAVING AN SDM OR SDD  
LICENSE. THIS  
REQUIREMENT SHALL NOT  
APPLY TO FULL-LINE  
GROCERIES AND  
SUPERMARKETS,  
REGARDLESS OF SIZE, WHICH  
HAVE THE FOLLOWING  
DISTINGUISHING  
CHARACTERISTICS:

1. PROVIDE A FRESH BEEF, PORK AND POULTRY COUNTER AT LEAST SIX (6) FEET IN LENGTH;
  2. PROVIDE A FRESH PRODUCE COUNTER OR AREA WITH A MINIMUM OF EIGHT ITEMS IN AT LEAST ONE CASE LOTS EACH AT THE TIME OF PURCHASE;
- D. SDM AND SDD LICENSES IN MIXED RESIDENTIAL AND NEIGHBORHOOD CENTER DISTRICTS. NO BUSINESS OR SERVICE HAVING AN SDM AND/OR SDD LICENSE IN THE MR OR NC DISTRICTS SHALL DEVOTE MORE THAN TEN (10) PERCENT OF THE STORE'S FLOOR AREA TO THE SALE OF ALCOHOL FOR OFF-PREMISE CONSUMPTION.
- E. APPLICATION REQUIREMENTS. EACH APPLICATION SHALL BE ACCOMPANIED BY A DETAILED SITE PLAN AND SUCH INFORMATION AS IS NECESSARY TO DEMONSTRATE THE PROPOSED USE OR CHANGE IN USE MEETS THE REVIEW STANDARDS CONTAINED HEREIN. THE FOLLOWING SHALL BE SUBMITTED AS PART OF A SPECIAL LAND USE APPLICATION:
1. LICENSE APPLICATION. A COPY OF THE LICENSE APPLICATION SUBMITTED TO THE LCC, OR A COPY OF THE LICENSE APPLICATION SUBMITTED TO THE CITY CLERK.
  2. SITE PLAN. A SITE PLAN ILLUSTRATING THE PROPOSED LOCATION WHERE THE ALCOHOL SALES WOULD OCCUR, AS WELL AS ALL OTHER LOCATIONS WHERE SALES PRESENTLY EXIST WITHIN A ONE THOUSAND (1,000) FOOT RADIUS OF THE CLOSEST LOT LINES OF THE SUBJECT SITE, INCLUDING BUT NOT LIMITED TO RESTAURANTS, BARS, CONVENIENCE STORES, AND OTHER ALCOHOL RETAIL OUTLETS. THE LOCATIONS OF OTHER SPECIAL LAND USES, SUCH AS SOCIAL OR SERVICE CLUBS, SECOND HAND SALES AND REGULATED USES SHOULD ALSO BE IDENTIFIED ON THE PLAN.
- F. REVIEW STANDARDS. THESE REVIEW STANDARDS SHALL BE USED BY THE PLANNING COMMISSION IN THE CONSIDERATION OF AN ALCOHOL REQUEST. THE APPLICANT SHALL DEMONSTRATE HOW THESE STANDARDS ARE SATISFIED BY PROVIDING A WRITTEN STATEMENT THAT RESPONDS TO THE FOLLOWING:

1. GIVEN THE CHARACTER, LOCATION, DEVELOPMENT TRENDS AND OTHER ASPECTS OF THE NEIGHBORHOOD IN WHICH THE PROPOSED LLC LICENSED USE OR CHANGE IN AN LCC LICENSED USE IS REQUESTED, IT IS DEMONSTRATED THAT THE NEIGHBORHOOD IS UNDERSERVED BY SUCH A USE AND THAT THE ADDITION OF THE LLC LICENSED USE OR PROPOSED CHANGE IN USE WILL DEMONSTRABLY BE AN ASSET TO THE NEIGHBORHOOD.

2. THE USE OR CHANGE IN USE AS CONSTRUCTED AND OPERATED BY THE APPLICANT IS COMPATIBLE WITH THE NEIGHBORHOOD IN WHICH IT WILL BE LOCATED.

3. ADJACENT OR NEARBY PARKS (E.G., PUBLIC PARKS OR RECREATION CENTERS), PLAYGROUNDS (E.G., PUBLIC OR PRIVATE), RELIGIOUS INSTITUTIONS, OR SCHOOLS WILL NOT BE ADVERSELY AFFECTED.

4. THE OVERALL EFFECT ON THE PUBLIC

SAFETY, HEALTH, AND WELFARE OF FLINT RESIDENTS.

5. THE USE OR CHANGE IN USE AS CONSTRUCTED AND OPERATED BY THE APPLICANT WILL NOT HAVE ANY, OR MINIMAL, NEGATIVE SECONDARY EFFECTS ON THE NEIGHBORHOOD. NEGATIVE SECONDARY EFFECTS CAN INCLUDE THE FOLLOWING IMPACTS:

I. VEHICULAR AND PEDESTRIAN TRAFFIC, PARTICULARLY DURING LATE NIGHT OR EARLY MORNING HOURS THAT MIGHT DISTURB AREA RESIDENTS.

II. NOISE, ODORS, OR LIGHTS THAT EMANATE BEYOND THE SITE'S BOUNDARIES ONTO PROPERTY IN THE AREA ON WHICH THERE ARE RESIDENTIAL DWELLINGS.

III. EXCESSIVE NUMBERS OF PERSONS GATHERING

**OUTSIDE THE  
ESTABLISHMENT.**

**IV. PEAK HOURS OF  
USE THAT ADD TO  
CONGESTION OR  
OTHER  
NEGATIVE  
EFFECTS IN THE  
NEIGHBORHOOD.**

**V. FIGHTING,  
BRAWLING,  
OUTSIDE  
URINATION OR  
OTHER  
BEHAVIOR THAT  
CAN  
ACCOMPANY  
INTOXICATION.**

**VI. ROBBERIES,  
SHOPLIFTING  
AND OTHER  
CRIMES THAT  
AFFECT PARTY  
STORES,  
CONVENIENCE  
STORES AND  
OTHER RETAIL  
ESTABLISHMENT  
S OPEN LATE.**

**6. EVALUATION  
CONSIDERATIONS. THE  
PLANNING  
COMMISSION OR  
ZONING  
COORDINATOR, IN THE  
REVIEW, SHALL TAKE  
INTO CONSIDERATION  
THE FOLLOWING:**

**I. FOR A USE  
INVOLVING  
SALES OF BEER  
AND WINE, OR**

**SALES OF  
ALCOHOLIC  
BEVERAGES BY  
THE GLASS, AN  
APPLICATION  
RELATED TO A  
FULL SERVICE  
RESTAURANT  
OFFERING FULL  
MEALS FOR  
CONSUMPTION  
ON THE  
PREMISES (AND  
NOT GENERALLY  
FOR TAKE-OUT)  
AT ALL TIMES IT  
IS OPEN FOR  
BUSINESS AND  
THAT CLOSES  
PRIOR TO  
MIDNIGHT SHALL  
BE PRESUMED TO  
HAVE MINIMAL  
NEGATIVE  
SECONDARY  
IMPACTS.**

**II. FOR A USE  
INVOLVING  
RETAIL SALES OF  
BEER, OF WINE  
AND/OR OF  
ALCOHOLIC  
BEVERAGES FOR  
OFF-PREMISES  
CONSUMPTION,  
AN APPLICATION  
RELATED TO A  
FULL SERVICE  
SUPERMARKET  
OR AN  
ESTABLISHMENT  
THAT FEATURES  
IMPORTED OR  
ETHNIC FOOD  
ITEMS NOT  
COMMONLY**

AVAILABLE IN  
PARTY,  
CONVENIENCE  
OR GROCERY  
STORES, AND  
THAT CLOSING BY  
11:00 P.M. SHALL  
BE PRESUMED TO  
HAVE MINIMAL  
NEGATIVE  
SECONDARY  
IMPACTS.

- I. THE  
PRESUMPTIONS  
IN PARAGRAPHS  
(B) AND (C)  
ABOVE WILL NOT  
APPLY IF THE  
CURRENT OR  
PROPOSED  
LOCATION HAS  
HAD INSTANCES  
OF NEGATIVE  
SECONDARY  
IMPACTS OR IF  
THE APPLICANT  
HAS OWNED,  
OPERATED OR  
OTHERWISE  
BEEN  
AFFILIATED  
WITH AN  
ESTABLISHMENT  
THAT HAS HAD  
INSTANCES OF  
NEGATIVE  
SECONDARY  
IMPACTS SUCH  
AS THOSE  
DESCRIBED IN IN  
PARAGRAPHS (B)  
AND (C) ABOVE.

**G. TERMS.**

1. FOR PURPOSES OF THIS  
SECTION,  
“NEIGHBORHOOD”  
MEANS A  
NEIGHBORHOOD  
RECOGNIZED BY THIS  
ORDINANCE, A  
NEIGHBORHOOD  
SERVED BY AN  
ORGANIZED  
NEIGHBORHOOD  
ASSOCIATION  
RECOGNIZED BY THE  
CITY, OR AN AREA  
WITHIN A ONE  
THOUSAND (1,000) FOOT  
RADIUS OF THE  
APPLICANT’S SITE,  
WHICHEVER IS  
GREATER.
2. FOR THE PURPOSES OF  
THIS SECTION,  
“RESTAURANT” SHALL  
REFER TO A FULL  
SERVICE RESTAURANT  
OFFERING FULL MEALS  
FOR CONSUMPTION ON  
THE PREMISES DURING  
ALL BUSINESS HOURS  
(AND NOT GENERALLY  
FOR TAKE-OUT) WITH  
BEER AND WINE, OR  
SALES OF ALCOHOLIC  
BEVERAGES BY THE  
GLASS. FOOD RECEIPTS  
SHALL EXCEED FIFTY  
(50) PERCENT OF SALES  
WHEN COMPARED TO  
ALCOHOL. THE  
ESTABLISHMENT  
SHALL CLOSE AT OR  
BEFORE MIDNIGHT.

**H. OTHER REQUIREMENTS.**



1. CASH REGISTER VIEWING WINDOW. THE CASH REGISTER FOR A CONVENIENCE/PACKAGE GOODS STORE SHALL BE CLEARLY VISIBLE FROM THE STREET. THE VIEWING WINDOW SHALL BE AT LEAST FIFTEEN (15) SQUARE FEET IN SIZE AND CONSIST OF CLEAR GLASS. NO SIGNS SHALL BE POSTED ON THE VIEWING WINDOW.

2. ENTERTAINMENT. THE REQUIREMENTS OF SECTION 50-96. ENTERTAINMENT SHALL ALSO APPLY IF A DANCE OR ENTERTAINMENT PERMIT HAS BEEN REQUESTED FROM THE STATE OR CITY.

3. REQUESTS FOR DANCE, ENTERTAINMENT OR AFTER HOURS PERMITS SHALL BE CONSIDERED A CHANGE IN LAND USE AND SHALL BE SUBJECT TO THE REQUIREMENTS OF THIS SECTION.

**§ 50-84. AQUACULTURE AND AQUAPONICS**

A. AN INTERIOR AQUACULTURE/AQUAPONICS /HYDROPONICS SYSTEM FOR PERSONAL/HOBBY/HOME OCCUPATION USE THAT IS

LOCATED WITHIN A DETACHED SINGLE-FAMILY DWELLING IN THE GN-1, GN-2, TN-1, TN-2, GI-1, UC AND MR-1 DISTRICTS, IS ALLOWED AS AN ACCESSORY USE PROVIDED IT DOES NOT TAKE UP MORE THAN 25 PERCENT OF THE DWELLING.

B. AN OUTDOOR AQUACULTURE/AQUAPONICS /HYDROPONICS SYSTEM IS ALLOWED AS AN ACCESSORY USE TO A DETACHED SINGLE-FAMILY DWELLING IN THE GN-1, GN-2, TN-1, TN-2, GI-1, UC AND MR-1 DISTRICTS, WITH THE FOLLOWING CONDITIONS.

1. REQUIRED LOT OF 8,000 SQUARE FEET OR GREATER.

2. ALL ACCESSORY STRUCTURES MUST FOLLOW THE RESTRICTIONS OF SECTION 50-60.

C. FISH AND PLANTS/PRODUCE MAY BE SOLD FROM A HOME OCCUPATION PROVIDED THE OPERATION FOLLOWS SECTION 50-99 HOME OCCUPATIONS.

1. COMMERCIAL SELLERS MUST FOLLOW ALL STATE OF MICHIGAN AQUACULTURE FACILITY LICENSING REGULATIONS.

D. LARGE SCALE COMMERCIAL AQUACULTURE/AQUAPONICS



USES ARE ALLOWED AS A PERMITTED USE IN THE GI-2 AND PC DISTRICTS, AND AS A SPECIAL LAND USE IN THE CE DISTRICTS, WITH THE FOLLOWING CONDITIONS.

1. REQUIRE LOTS 15,000 SQUARE FEET OR GREATER.
2. MEET ANY APPLICABLE STATE REQUIREMENTS.
3. COMMERCIAL SELLERS MUST FOLLOW ALL STATE OF MICHIGAN AQUACULTURE FACILITY LICENSING REGULATIONS.

**§ 50-85. ATTACHED SINGLE-FAMILY, AND TWO-FAMILY DWELLINGS**

ATTACHED SINGLE-FAMILY DWELLINGS ARE ALLOWED AS A PERMITTED USE IN THE MR-1, MR-2, MR-3, NC, DE AND UC DISTRICTS, AND AS A SPECIAL LAND USE IN THE GN-2, TN-2 AND CC DISTRICTS. TWO-FAMILY DWELLINGS ARE ALLOWED AS A PERMITTED USE IN THE MR-1, MR-2, NC, DE AND UC DISTRICTS, AND AS A SPECIAL LAND USE IN THE TN-2 AND CC DISTRICTS. AN ATTACHED SINGLE-FAMILY OR TWO-FAMILY DWELLING SHARES ONE (1) OR MORE COMMON OR ABUTTING WALLS/FLOORS/CEILINGS WITH ONE (1) OR MORE DWELLING UNITS EITHER ON THE SAME OR AN ADJOINING LOT. EXAMPLES

INCLUDE ROW HOUSES AND TOWNHOUSES. ATTACHED DWELLINGS MUST COMPLY WITH THE DIMENSIONAL AND DESIGN STANDARDS OF ARTICLE 4, EXCEPT WHERE SUCH STANDARDS ARE EXPRESSLY MODIFIED BY THE FOLLOWING:

- A. MINIMUM BUILDING WIDTH. EACH DWELLING SHALL HAVE A MINIMUM DIMENSION OF EIGHTEEN (18) FEET IN ANY HORIZONTAL DIMENSION.
- B. SEPARATION BETWEEN WALLS.

1. WHEN THE END WALL OF A ROW OF ATTACHED SINGLE-FAMILY DWELLINGS FACES THE FRONT WALL OR REAR WALL OF ANOTHER ROW OF ATTACHED DWELLINGS, THE MINIMUM REQUIRED SEPARATION BETWEEN SUCH BUILDINGS IS TWENTY (20) FEET, UNLESS A LARGER SEPARATION IS REQUIRED BY THE CITY'S BUILDING CODE.
2. DRIVEWAYS AND OPEN PARKING AREAS MAY BE LOCATED WITHIN THIS SEPARATION AREA, PROVIDED THAT LANDSCAPED PLANTING AREAS WITH A MINIMUM

SEPARATION OF FOUR  
(4) FEET FROM ONE  
BUILDING WALL ARE  
PROVIDED.

**C. BUILDING FAÇADES ON  
PUBLIC STREETS.**

1. BUILDING FAÇADES.  
BUILDING FAÇADES  
THAT FACE PUBLIC  
STREETS SHALL  
INCLUDE ELEMENTS OF  
A FRONT FAÇADE,  
INCLUDING DOORS  
AND/OR WINDOWS.

2. FAÇADE TREATMENT.  
THE FRONT OF EACH  
ATTACHED SINGLE-  
FAMILY DWELLING  
MUST BE DISTINCT  
THROUGH EITHER THE  
USE OF DIFFERENT  
FAÇADE MATERIALS;  
STAGGERED BUILDING  
LINES; AN  
IDENTIFIABLE  
PERMANENT  
ARCHITECTURAL  
DESIGN ELEMENT SUCH  
AS A CHIMNEY;  
PILASTER OR COLUMN;  
OR A COMBINATION OF  
METHODS.

3. ROOF LINE. THE ROOF  
LINE OF EACH  
ATTACHED SINGLE-  
FAMILY DWELLING  
MUST BE DISTINCT  
THROUGH EITHER A  
DIFFERENCE IN ROOF  
DIRECTION, A  
DIFFERENCE IN ROOF  
HEIGHT, OR A

COMBINATION OF  
BOTH METHODS.

D. OCCUPANCY. A SINGLE-  
FAMILY ATTACHED  
DWELLING MAY BE  
OCCUPIED BY TWO OR MORE  
RELATED PERSONS, A SINGLE  
COHESIVE UNIT, OR NOT  
MORE THAN FIVE  
UNRELATED PERSONS, AS  
DEFINED UNDER “FAMILY” IN  
ARTICLE 16 OF THIS  
CHAPTER.

**E. GARAGE DOORS.**

1. GARAGE DOOR  
ENTRANCES. GARAGE  
DOOR ENTRANCES FOR  
INDIVIDUAL  
ATTACHED SINGLE-  
FAMILY DWELLINGS  
SHALL NOT BE  
ALLOWED TO FACE  
THE FRONT YARD.  
ALLEYS OR INTERIOR  
DRIVEWAYS SHALL BE  
USED, EXCEPT AS  
PROVIDED. GARAGE  
DOORS THAT SERVE  
COMMON PARKING  
AREAS ARE EXEMPT  
FROM THIS  
REQUIREMENT.

**F. PRIVATE YARDS.**

1. PRIVATE YARD. EACH  
ATTACHED SINGLE-  
FAMILY DWELLING  
SHALL BE PROVIDED A  
PRIVATE YARD. ALL  
PRIVATE YARDS SHALL  
HAVE A MINIMUM  
CONTIGUOUS AREA OF

**ONE HUNDRED FIFTY  
(150) SQUARE FEET.**

- 2. LOCATION. THE PRIVATE YARD SHALL BE LOCATED IMMEDIATELY ADJACENT TO THE FRONT WALL, REAR WALL OR END WALL OF THE ATTACHED SINGLE-FAMILY DWELLING IT SERVES.**
- 3. CONTIGUOUS TO COMMON OPEN SPACE. REQUIRED PRIVATE YARDS MAY BE LOCATED WITHIN A COMMON OPEN SPACE AREA PROVIDED THAT THE COMMON AREA IS CONTIGUOUS AND DIRECTLY ACCESSIBLE TO THE ATTACHED SINGLE-FAMILY DWELLING AND THE PRIVATE YARD AREA IS IN EXCESS OF THE MINIMUM REQUIRED COMMON OPEN SPACE.**
- 4. DRIVEWAYS AND PARKING. DRIVEWAYS OR OFF-STREET PARKING SPACES (OPEN OR ENCLOSED) DO NOT COUNT AS PART OF THE MINIMUM REQUIRED YARD.**

**G. COMMON OPEN SPACE.**

- 1. MINIMUM REQUIRED OPEN SPACE. IN ADDITION TO REQUIRED PRIVATE**

**YARDS IN PARAGRAPH E ABOVE, ANY ATTACHED SINGLE-FAMILY DWELLING DEVELOPMENT OF FORTY (40) OR MORE UNITS MUST PROVIDE A MINIMUM OF FIFTY (50) SQUARE FEET OF COMMON OPEN SPACE PER DWELLING UNIT.**

- 2. MINIMUM DIMENSIONS. REQUIRED COMMON OPEN SPACE MUST BE LOCATED IN ONE OR MORE USABLE, COMMON AREAS, EACH WITH A MINIMUM DIMENSION OF TWENTY FIVE (25) FEET AND A MINIMUM AREA OF TWO THOUSAND (2,000) SQUARE FEET.**
- 3. ACCESSIBILITY AND LANDSCAPING. COMMON OPEN SPACE AREAS MUST BE ACCESSIBLE TO ALL ATTACHED SINGLE-FAMILY DWELLINGS AND MUST BE IMPROVED WITH LANDSCAPING, RECREATIONAL FACILITIES, AND/OR WALKWAYS.**
- 4. TREES. TREES MUST BE PLANTED WITHIN COMMON OPEN SPACE AREAS AT THE RATE OF ONE TREE FOR EVERY SEVEN HUNDRED FIFTY (750) SQUARE FEET OF REQUIRED COMMON**

OPEN SPACE. SUCH TREES MUST HAVE A MINIMUM TWO AND ONE-HALF (2½) INCH CALIPER.

5. DRIVEWAYS AND PARKING. NO DRIVEWAYS OR OFF-STREET PARKING SPACES (OPEN OR ENCLOSED) MAY BE LOCATED WITHIN THE COMMON OPEN SPACE. BOLLARDS, CURBS, WHEEL STOPS OR OTHER SIMILAR FEATURES SHALL BE PROVIDED TO ENSURE THAT REQUIRED REAR YARD OPEN SPACE IS NOT USED FOR OFF-STREET PARKING, LOADING OR VEHICLE CIRCULATION.

**H. SCREENING AND LANDSCAPING FOR ATTACHED SINGLE FAMILY HOMES IN TN-2.**

1. SCREENING AND LANDSCAPING. A DEVELOPMENT OF THREE (3) OR MORE ATTACHED SINGLE-FAMILY DWELLINGS MUST HAVE A MINIMUM OF A TYPE-ONE TRANSITION YARD AS DESCRIBED IN ARTICLE 13 OF THIS CHAPTER, ALONG ALL BORDERS WITH ADJACENT PARCELS, REGARDLESS OF THE ZONE DISTRICT OF THE

ADJACENT PARCELS. AN ADMINISTRATIVE WAIVER MAY BE GRANTED IF AN ADJACENT PARCEL OR PARCELS ALREADY HAVE A MORE INTENSE FORM OF SCREENING/LANDSCAPING IN PLACE PRIOR TO THE ESTABLISHMENT OF THE DEVELOPMENT, BUT ONLY ALONG THE BORDER WITH THAT PARCEL.

**ATTACHMENT:**  
**DIAGRAM 50-85G (EXHIBIT 49)**

**§ 50-86. AUDITORIUM, AMPHITHEATER, THEATER AND BANQUET HALL**

- A. AUDITORIUMS, THEATERS AND BANQUET HALLS ARE ALLOWED AS AN ACCESSORY USE IN THE OS DISTRICT, AS PERMITTED USES IN THE CC, DE, DC, CE, IC AND UC DISTRICTS, AND AS A SPECIAL LAND USE IN THE NC DISTRICT.
- B. ALCOHOL SALES OR ENTERTAINMENT REQUIREMENTS. THE REQUIREMENTS OF SECTION 50-83 ALCOHOL SALES OR SECTION 50-86 ENTERTAINMENT SHALL ALSO APPLY IF SUCH ACTIVITIES SHALL OCCUR ON THE PREMISES.

**§ 50-87. BED AND BREAKFAST**

- A. BED AND BREAKFASTS ARE ALLOWED AS A PERMITTED USE IN THE MR-2, DE AND UC DISTRICTS, AND AS A SPECIAL LAND USE IN THE TN-1, TN-2 AND MR-1 DISTRICTS.**
- B. PRINCIPAL RESIDENCE OF OWNER. THE DETACHED SINGLE-FAMILY DWELLING IN WHICH THE BED AND BREAKFAST OPERATES SHALL BE THE PRINCIPAL RESIDENCE OF THE OWNER AND THE OWNER SHALL LIVE ON THE PREMISES WHEN THE BED AND BREAKFAST IS IN OPERATION.**
- C. EXTERIOR APPEARANCE. THE STRUCTURE SHALL MAINTAIN AN EXTERIOR APPEARANCE THAT IS IN CHARACTER WITH SURROUNDING RESIDENTIAL USES.**
- D. GUEST ROOMS. THE NUMBER OF GUEST ROOMS IS LIMITED TO ONE (1) LESS THAN THE TOTAL NUMBER OF BEDROOMS IN THE DWELLING UNIT, NOT TO EXCEED TEN (10) GUEST ROOMS TOTAL. MAXIMUM OCCUPANCY IS LIMITED TO TWO (2) ADULTS PER GUEST ROOM.**
- E. BATHROOMS. THE STRUCTURE SHALL HAVE AT LEAST ONE (1) BATHROOM FOR EVERY TWO (2) GUEST ROOMS.**
- F. MAXIMUM STAY. LENGTH OF STAY FOR A LODGER SHALL NOT EXCEED FOURTEEN (14) CONSECUTIVE DAYS AND NOT MORE THAN 120 DAYS IN ONE (1) CALENDAR YEAR.**
- G. MINIMUM LOT SIZE. THE MINIMUM LOT SIZE FOR A BED AND BREAKFAST SHALL BE 10,000 SQUARE FEET.**
- H. PARKING. BED AND BREAKFASTS MUST PROVIDE ONE SURFACED OFF-STREET PARKING SPOT PER GUEST ROOM IN ADDITION TO STANDARD PARKING FOR THE RESIDENCE.**
- I. SEPARATE COOKING PROHIBITED. NO SEPARATE COOKING FACILITIES SUCH AS A FULL STOVE OR OVEN SHALL BE PROVIDED. HOWEVER, MINOR COOKING APPLIANCES SUCH AS MICROWAVES, RICE COOKERS, MINI-REFRIGERATORS ETC. ARE PERMITTED.**
- J. SPECIAL EVENTS. A BED AND BREAKFAST ESTABLISHMENT MAY BE USED FOR AN EVENT WHERE NON-GUESTS OF THE BED AND BREAKFAST ARE ALLOWED TO GATHER ON THE PREMISES. FOOD AND DRINK MAY BE SERVED TO NON-GUESTS AT AN APPROVED EVENT. THE OWNER OF THE BED AND BREAKFAST MUST BE PRESENT DURING THE EVENTS. SUCH EVENTS SHALL OCCUR NO MORE THAN FOUR**

(4) TIMES WITHIN A CALENDAR YEAR, WITH A MAXIMUM DURATION OF TWO (2) DAYS PER OCCURRENCE. SUFFICIENT PARKING SHALL BE PROVIDED FOR EACH EVENT AND OCCUPANCY SHALL BE DETERMINED BY THE CITY WITH PROPER SAFEGUARDS FOR PLACES OF ASSEMBLY IN FORCE. A TEMPORARY USE PERMIT SHALL BE OBTAINED IN COMPLIANCE WITH SECTION 50-118(E) EXCEPT THAT DURATION OF EACH OCCURRENCE AS SPECIFIED IN THIS PROVISION SHALL APPLY.

**§ 50-88. BEEKEEPING/APIARIES**

A. EFFECTIVE UPON LEGISLATIVE APPROVAL OF THIS CHAPTER, THE CITY OF FLINT WILL ENACT A TWO-YEAR TRIAL PERIOD FOR BEEKEEPING/APIARIES. BEEKEEPING/APIARIES IS PERMITTED AS AN ACCESSORY USE TO A SINGLE FAMILY RESIDENCE OR COMMUNITY GARDEN WITH THE FOLLOWING CONDITIONS.

1. MAXIMUM 2 HIVES PERMITTED.
2. EACH HIVE SHALL HAVE A MAXIMUM OF 20 CUBIC FEET.
3. BEE COLONIES SHALL BE KEPT IN HIVES WITH REMOVABLE FRAMES, WHICH SHALL BE KEPT

IN SOUND AND USABLE CONDITION.

4. HIVES MUST BE IN REAR 1/3 OF LOT.
5. HIVES MUST BE 10' SETBACK FROM REAR AND SIDE LOT LINES AND 25' FROM ANY DWELLING ON A NEIGHBORING PROPERTY.
6. THERE IS A REQUIRED 6 FOOT FLYWAY BARRIER AT LEAST SIX FEET IN HEIGHT SHALL BE MAINTAINED PARALLEL TO THE PROPERTY LINE. THE FLYWAY BARRIER MAY CONSIST OF A WALL, FENCE, DENSE VEGETATION OR A COMBINATION THERE OF, SUCH THAT BEES WILL FLY OVER RATHER THAN THROUGH THE MATERIAL TO REACH THE COLONY.
7. A SUPPLY OF WATER SHALL BE PROVIDED FOR ALL HIVES.
8. NO OUTDOOR STORAGE OF BEE PARAPHERNALIA.
9. AFRICANIZED BEES ARE PROHIBITED.

**ATTACHMENT:**  
**DIAGRAM 50-88 (EXHIBIT 50)**



- B. THE SALE OF SURPLUS HONEY OR BEE'S WAX PRODUCED ON SITE IS PERMITTED AS PART OF A PRODUCE STAND ON THE SAME LOT.**
- C. BEEKEEPING IS A PERMITTED USE IN THE GREEN NEIGHBORHOOD DISTRICT ON A LOT ADJACENT TO A PRIMARY RESIDENCE WITH THE SAME OWNER WITH THE SAME CONDITIONS AS ABOVE.**
- D. COMMERCIAL BEEKEEPING (MORE THAN TWO HIVES) IS PERMITTED IN THE GREEN INNOVATION DISTRICTS.**

**§ 50-89. CHICKEN KEEPING**

**EFFECTIVE UPON LEGISLATIVE APPROVAL OF THIS CHAPTER, THE CITY OF FLINT WILL ENACT A TWO-YEAR TRIAL PERIOD FOR THE KEEPING OF CHICKENS. KEEPING OF CHICKENS IS ALLOWED AS AN ACCESSORY USE TO DETACHED SINGLE-FAMILY OR TWO-FAMILY DWELLINGS IN GN-1 AND GN-2 DISTRICTS WITH A CHICKEN KEEPING PERMIT.**

- A. AN ANNUAL CHICKEN KEEPING PERMIT THROUGH THE DEPARTMENT OF PLANNING AND DEVELOPMENT IS REQUIRED.**
- B. AN APPLICATION TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT MUST INCLUDE A PLOT PLAN IN ACCORDANCE WITH SECTION**

**50-186(D)(4) THAT INCLUDES DOCUMENTATION THAT THE APPLICANT IS ADHERING TO THE REGULATIONS BELOW. UPON CERTIFYING THAT THE APPLICATION IS COMPLETE, THE ZONING COORDINATOR SHALL FIX A REASONABLE TIME FOR A PUBLIC HEARING WITH THE PLANNING COMMISSION WITHIN 30 DAYS IN ACCORDANCE WITH SECTION 50-189 THE CITY COUNCILMEMBER FROM THE WARD OF THE APPLICANT PROPERTY MUST ALSO RECEIVE NOTICE OF THE HEARING. THE PLANNING COMMISSION SHALL REVIEW THE APPLICATION SHALL APPROVE IT IF ALL APPLICABLE STANDARDS ARE MET.**

- C. KEEPING OF MORE THAN 4 CHICKENS IS NOT PERMITTED.**
- D. THE PRINCIPAL USE OF THE PROPERTY IS FOR A SINGLE FAMILY DWELLING OR A TWO-FAMILY DWELLING.**
- E. NO PERSON SHALL KEEP ANY ROOSTER OR SLAUGHTER ANY CHICKENS.**
- F. THE CHICKENS SHALL BE PROVIDED WITH A COVERED ENCLOSURE AND MUST BE KEPT IN THE COVERED ENCLOSURE OR A FENCED ENCLOSURE AT ALL TIMES.**
- G. A PERSON SHALL NOT KEEP CHICKENS IN ANY LOCATION**

**ON THE PROPERTY OTHER THAN IN THE BACKYARD.**

- H. THE AREA WHERE CHICKENS ARE KEPT SHALL BE 10 FEET SETBACK FROM ALL PROPERTY LINES.**
- I. THE AREA WHERE CHICKENS ARE KEPT SHALL BE WELL MAINTAINED AND REGULARLY CLEANED.**
- J. ALL FEED AND OTHER ITEMS ASSOCIATED WITH THE KEEPING OF CHICKENS THAT ARE LIKELY TO ATTRACT OR TO BECOME AFFECTED BY PESTS SHALL BE PROTECTED AND STORED IN RODENT-RESISTANT AND WEATHER-PROOF CONTAINERS.**

**§ 50-90. CHILD CARE CENTER**

- A. STATE REGULATIONS. MUST MEET ALL STATE LICENSING REQUIREMENTS.**
- B. OUTDOOR PLAY AREA. THERE SHALL BE SUFFICIENT ON-SITE OUTDOOR PLAY AREA TO MEET STATE REGULATIONS. ALL REQUIRED OUTDOOR PLAY AREAS SHALL BE FENCED WITH A MINIMUM OF FOUR (4) FOOT HIGH FENCE. WHERE LOCATED IN THE FRONT YARD, THE FENCE SHALL BE A DECORATIVE METAL FENCE.**
- C. PICK UP AND DROP OFF AREA. AN ON-SITE DRIVE SHALL BE PROVIDED FOR DROP OFF AND PICK UP OF CHILDREN**

**NEAR THE ENTRANCE. THIS DRIVE SHALL NOT CREATE A HAZARD TO TRAFFIC FLOW ON THE PUBLIC STREET OR CREATE OBSTRUCTIONS TO PEDESTRIAN MOVEMENTS ON SIDEWALKS.**

- D. ACCESSORY TO INSTITUTIONAL USE. A CHILD CARE CENTER MAY BE PERMITTED AS AN ACCESSORY USE TO AN INSTITUTIONAL USE, SUCH AS A CHURCH, SUBJECT TO SATISFYING ALL OF THE NECESSARY REQUIREMENTS LISTED IN THIS ARTICLE.**

**§ 50-91. COMMUNITY GARDEN**

- A. COMMUNITY GARDENS ARE ALLOWED UNDER THE FOLLOWING CONDITIONS AS AN ACCESSORY USE IN THE GN-1, GN-2, TN-1, TN-2, MR-1, MR-2, MR-3, NC, CC, DE, CE, IC, UC AND OS DISTRICTS, AND AS A PERMITTED USE IN THE GI-1, GN-1, GN-2, TN-1, AND TN-2 DISTRICTS. COMMUNITY GARDENS SHALL BE SUBJECT TO ZONING PERMIT REVIEW.**
  - 1. SETBACKS FOR THE UNDERLYING ZONING DISTRICT APPLY.**
  - 2. COMMUNITY GARDENS ARE INTENDED FOR NEIGHBORHOOD LEVEL USE AND BENEFIT AND ARE NOT INTENDED TO BE FULL COMMERCIAL ENTERPRISES.**



3. COMMUNITY GARDEN PRODUCE MAY BE SOLD THROUGH AN ONSITE PRODUCE STAND IN RESIDENTIAL DISTRICTS AS AN ACCESSORY USE, AND AS A SPECIAL LAND USE IN NC, CC DISTRICTS. PRODUCE STAND REGULATIONS IN 50.5.21 APPLY.

4. MECHANICAL EQUIPMENT, OTHER THAN THE TYPE CUSTOMARILY IDENTIFIED AS LAWN AND GARDEN EQUIPMENT, CREATING OFFENSIVE NOISE, DUST, ODOR OR ELECTRICAL DISTURBANCE SHALL BE PROHIBITED. WITHIN A RESIDENTIAL ZONED DISTRICT, THE USE OF MOTORIZED EQUIPMENT SHALL BE RESTRICTED TO HOURS BEGINNING AT 7:00 A.M. AND ENDING AT 9:00 P.M.

5. THE SITE SHALL BE DESIGNED AND MAINTAINED TO PREVENT ANY CHEMICAL PESTICIDE, FERTILIZER OR OTHER GARDEN WASTE FROM DRAINING ON TO ADJACENT PROPERTIES.

6. AN ON-SITE TRASH STORAGE CONTAINER

SHALL BE PROVIDED AND LOCATED AS CLOSE AS PRACTICABLE TO THE REAR LOT LINE WHILE BEING ACCESSIBLE FROM THE GARDEN. TRASH SHALL BE REMOVED FROM THE SITE AT LEAST ONCE A WEEK.

7. ACCESSORY STRUCTURES INCLUDING BUILDINGS OR SIGNS SHALL COMPLY WITH REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT.

8. ONLY INDIVIDUALS, OR ORGANIZATIONS AUTHORIZED BY THE PROPERTY OWNER SHALL PARTICIPATE IN THE COMMUNITY GARDEN.

9. THE OWNER OF ANY LOT USED FOR A COMMUNITY GARDEN SHALL GIVE EACH ABUTTING PROPERTY OWNER OR OCCUPANT WRITTEN NOTICE OF THE OWNER'S OR THE OWNER'S AGENT'S NAME, ADDRESS, AND TELEPHONE NUMBER AND THE USE CONDITIONS PROVIDED IN THIS CODE FOR COMMUNITY GARDENS, NO LESS THAN 30 DAYS PRIOR TO THE START

**OF ANY COMMUNITY  
GARDEN USE.**

**10. CULTIVATED AREAS  
SHALL BE PREVENTED  
FROM ENCROACHING  
ONTO ADJACENT  
PROPERTIES.**

**11. THE PROPERTY SHALL  
BE MAINTAINED FREE  
OF HIGH GRASS, WEEDS  
OR OTHER DEBRIS.  
DEAD GARDEN PLANTS  
SHALL BE REGULARLY  
REMOVED AND, IN ANY  
INSTANCE, NO LATER  
THAN NOVEMBER 15TH  
OF EACH YEAR IF NOT  
IN ACTIVE USE FOR  
SHEET MULCHING.**

**§ 50-92. DRIVE-IN OR DRIVE-  
THROUGH FACILITY**

**THE FOLLOWING REQUIREMENTS  
ARE INTENDED TO MINIMIZE THE  
POTENTIALLY ADVERSE EFFECTS  
OF DRIVE-IN OR DRIVE-THROUGH  
ACTIVITIES ON ADJACENT  
RESIDENTIAL PROPERTIES,  
PEDESTRIANS AND TRAFFIC FLOW.**

**A. USE. DRIVE-IN OR DRIVE-  
THROUGH FACILITIES SHALL  
BE PERMITTED IN SOME  
DISTRICTS ONLY AS A  
SECONDARY USE THAT  
SUPPORTS THE OPERATIONS  
OF A PRIMARY USE ON THE  
SAME LOT AND ARE  
PROHIBITED UNLESS  
OTHERWISE IDENTIFIED AS  
ALLOWED AS A PERMITTED,  
ACCESSORY OR A SPECIAL**

**LAND USE BY THE USE  
CHARTS OF THIS CHAPTER.**

**B. HOURS OF OPERATION. HOURS OF OPERATION SHALL  
BE RESTRICTED TO THE  
HOURS OF 6 A.M. TO 12  
MIDNIGHT IF LOCATED  
WITHIN ONE HUNDRED FIFTY  
(150) FEET TO THE NEAREST  
LOT LINE OF A RESIDENTIAL  
ZONE DISTRICT.**

**C. VEHICLE STACKING. SEE  
ARTICLE 12, SECTION 50-  
145(I), DRIVE-THROUGH  
QUEUEING.**

**D. PEDESTRIAN WALKWAYS. PEDESTRIAN WALKWAYS  
SHALL BE CLEARLY VISIBLE,  
AND BE EMPHASIZED BY  
ENHANCED PAVING OR  
MARKINGS WHERE THEY  
INTERSECT DRIVE-IN OR  
DRIVE-THROUGH AISLES.**

**E. SCREENING REQUIREMENTS. SEE ARTICLE 13, SECTION 50-  
158(A)(6), DRIVE-THROUGH  
FACILITY**

**F. DRIVE-THROUGH LANES  
SHALL NOT BE PLACED IN  
THE FRONT OF A BUILDING.  
THIS REQUIREMENT MAY BE  
WAIVED IF THE BUILDING IS  
AT LEAST 50 FEET BACK  
FROM THE FRONT LOT LINE.**

**§ 50-93. ELECTRICAL SUBSTATIONS  
AND PRIVATE UTILITIES**

**A. OUTDOOR ENCLOSURE. THE  
OUTDOOR ENCLOSURE OF  
ABOVE-GROUND ESSENTIAL  
SERVICE UTILITIES SHALL BE**

SCREENED USING A PERMANENT WALL OR FENCE TO RECOGNIZE THE PERMANENCE OF THE INFRASTRUCTURE, REDUCE MAINTENANCE REQUIREMENTS AND LESSEN THE OPPORTUNITY FOR GRAFFITI OR VANDALISM ON SITE.

#### **§ 50-94. ENTERTAINMENT**

ENTERTAINMENT USES, DEFINED AS NIGHTCLUBS, THEATERS, HALLS FOR HIRE (INCLUDING “BINGO HALLS” AND SIMILAR ESTABLISHMENTS NOT DEDICATED TO GAMING USES), BOWLING ALLEYS AND SIMILAR ENTERPRISES SHALL MEET THE FOLLOWING REQUIREMENTS:

- A. SOUND-PROOFING. THE BUILDING SHALL BE SOUND-PROOFED TO MEET THE REQUIREMENTS OF THE OTHER CHAPTERS OF THE CITY CODE. A NOISE ANALYSIS AND THE METHOD OF CONSTRUCTION BEING USED TO MEET THE STANDARDS OF SAID REGULATIONS SHALL BE PROVIDED TO THE ZONING COORDINATOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- B. ENTRANCE FACING RESIDENTIAL PROHIBITED. NO ENTRANCE OR EXIT SHALL FACE A RESIDENTIAL USE ON AN ABUTTING PROPERTY.

C. DOORS AND WINDOWS. ALL DOORS AND WINDOWS, INCLUDING FIRE EXITS, WHICH MAY DIRECT SOUND TO RESIDENTIAL PROPERTIES SHALL REMAIN CLOSED DURING THE ENTERTAINMENT.

D. OUTDOOR MUSIC. OUTDOOR AMPLIFIED MUSIC SHALL ONLY BE PERMITTED IN ASSOCIATION WITH A SPECIAL EVENT OR AS GRANTED BY THE ZONING COORDINATOR.

E. HOURS OF OPERATION. GENERAL HOURS OF OPERATION SHALL NOT EXTEND BEYOND 2:00 A.M., UNLESS APPROVED BY THE PLANNING COMMISSION.

#### **§ 50-95. FOOD CARTS AND TRUCKS (MOBILE VENDING)**

A. FOOD CARTS AND TRUCKS ARE PERMITTED IN THE MR-3, NC, CC, IC, UC, DE, DC AND OS DISTRICTS WITH THE FOLLOWING CONDITIONS.

- 1. LOCATION. FOOD CARTS AND TRUCKS ARE PERMITTED IN THE PUBLIC RIGHT-OF-WAY ONLY WHERE THERE IS A MINIMUM OF SIX FEET OF UNOBSTRUCTED PUBLIC WALKWAY. IF LOCATED ON PRIVATE PROPERTY, THE OPERATOR MUST HAVE SIGNED WRITTEN

**PERMISSION FROM THE  
PROPERTY OWNER.**

- 2. HOURS OF OPERATION. FOOD CARTS AND TRUCKS MAY OPERATE ONLY BETWEEN 8:00 AM AND 12:00 MIDNIGHT. IF ON PRIVATE PROPERTY THE CART OR TRUCK MAY STAY FOR UP TO 200 CONSECUTIVE DAYS WITH SIGNED WRITTEN PERMISSION FROM THE PROPERTY OWNER.**

- I. WITHIN THE UC AND DC DISTRICTS, FOOD CARTS AND TRUCKS MAY OPERATE WITH EXTENDED HOURS UNTIL 3:00 AM.**

- 3. APPEARANCE. CARTS AND TRUCKS SHALL BE MOVEABLE AND HAVE AT LEAST TWO WHEELS.**

- 4. NOISE. CARTS AND TRUCKS SHALL NOT USE LOUD GENERATORS OR OTHER NOISE PRODUCING EQUIPMENT.**

- 5. TRAFFIC IMPACTS. FOOD TRUCKS AND CARTS SHALL BE LOCATED SUCH THAT THEY DO NOT IMPACT VEHICULAR TRAFFIC,**

**ON-STREET PARKING, PEDESTRIAN ACCESS AND SAFETY, BICYCLE ACCESS AND SAFETY, OR ACCESS TO SURROUNDING USES.**

- 6. WASTE AND MAINTENANCE. VENDORS MUST PROVIDE A WASTE RECEPTACLE FOR EVERY CART OR TRUCK AND WASTE MUST BE REMOVED FROM THE SITE DAILY.**

- 7. GOODS AVAILABLE. SALES OF ALCOHOLIC BEVERAGES ARE PROHIBITED. FOOD CARTS AND TRUCKS MAY ONLY SELL FOOD AND NON-ALCOHOLIC BEVERAGES.**

- 8. LICENSING. VENDORS MUST OBTAIN ALL REQUIRED LICENSING PRIOR TO OPERATING.**

#### **§ 50-96. FRATERNITY/SORORITY**

**FRATERNITIES, SORORITIES AND STUDENT COOPERATIVES SUBJECT TO THE FOLLOWING STANDARDS:**

- A. FRATERNITIES, SORORITIES AND STUDENT COOPERATIVES ARE PERMITTED USES IN THE DE AND UC DISTRICTS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:**

**B. ONLY STRUCTURES OCCUPIED BY A COLLECTION OF STUDENTS AFFILIATED WITH A FRATERNITY OR SORORITY AND FORMALLY RECOGNIZED BY A COLLEGE OR UNIVERSITY SHALL BE PERMITTED TO OCCUPY A HOME UNDER THE REQUIREMENTS OF THIS SECTION.**

**C. FOR STRUCTURES OWNED BY A FRATERNITY /SORORITY, A RESIDENT MANAGER SHALL BE EMPLOYED OR APPOINTED, AND WRITTEN NOTIFICATION OF THE DESIGNATED RESIDENT MANAGER SHALL BE PROVIDED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT. FOR STRUCTURES OWNED BY A UNIVERSITY OR COLLEGE, A FACILITY MANAGER OR EQUIVALENT ROLE SHALL BE DESIGNATED. HE/SHE SHALL NOT BE REQUIRED TO LIVE ON SITE BUT SHALL OVERSEE OPERATIONS OF THE FRATERNITY /SORORITY SO AS TO MONITOR COMPLIANCE WITH UNIVERSITY OR COLLEGE GUIDELINES AND BEHAVIORAL STANDARDS.**

**D. THE MINIMUM LOT AREA FOR THE FRATERNITY/SORORITY SHALL BE GREATER THAN 400 SQUARE FEET PER OCCUPANT.**

**E. ALL REQUIRED PARKING SHALL BE ACCOMMODATED ON-SITE AND IN**

**ACCORDANCE WITH OTHER REQUIREMENTS OF ARTICLE 12 OF THIS CHAPTER.**

**F. A FRATERNITY, SORORITY OR STUDENT COOPERATIVE ADJACENT TO A SINGLE OR 2-FAMILY STRUCTURE SHALL HAVE A HEDGE, BERM, FENCE OR WALL, FORMING A CONTINUOUS SCREEN AT LEAST 6 FEET HIGH BETWEEN IT AND THE RESIDENTIAL UNITS, TO BE LOCATED ADJACENT TO THE LOT LINE FROM THE FRONT OF THE STRUCTURE TO THE REAR PROPERTY LINE, EXCEPT IN REQUIRED FRONT YARD AND WHERE RESTRICTED BY OTHER ORDINANCE PROVISIONS.**

**G. AN INCREASE IN THE NUMBER OF BEDROOMS SHALL REQUIRE A SPECIAL LAND USE PERMIT.**

**H. KITCHEN FACILITIES, COMMON AREAS FOR MEETING AND SOCIAL SPACE, OR HANDICAP ACCESSIBILITY MAY BE EXPANDED BY 10% OF THE FLOOR AREA OR 1,000 SQUARE FEET, WHICHEVER IS LESS, WITHOUT SECURING A SPECIAL EXCEPTION USE PERMIT IF CURRENT PARKING ORDINANCE STANDARDS FOR FRATERNITIES AND SORORITIES ARE MET.**

**§ 50-97. FRUIT TREES/ORCHARD**

**A. GROUPS OF TEN OR LESS TOTAL FRUIT OR NUT BEARING TREES ON A PARCEL ARE PERMITTED WITHOUT CONDITION.**

**B. SMALL ORCHARDS OF ELEVEN (11) OR MORE TREES ACCESSORY TO A RESIDENTIAL USE ARE PERMITTED IN THE GN-1, GN-2, TN-1, TN-2, AND UC DISTRICTS WITH THE FOLLOWING CONDITIONS.**

**1. REQUIRE LOT OF NOT LESS THAN 8,000 SQUARE FEET AND NOT GREATER THAN ONE ACRE.**

**2. ESPALIERED TREES MAY BE PERMITTED ALONG A FENCE SO LONG AS THEY ARE PROPERLY MAINTAINED AND DO NOT IMPEDED MOTORIZED OR NON-MOTORIZED RIGHT-OF-WAY TRAFFIC.**

**3. NON-ESPALIERED TREES MUST BE SET BACK AT LEAST 15 FEET FROM LOT LINES.**

**4. ORCHARD PRODUCE MAY BE SOLD COMMERCIALY THROUGH AN ONSITE PRODUCE STAND. PRODUCE STAND REGULATIONS IN 50.8.21 APPLY.**

**C. ORCHARDS ARE ALLOWED AS A PERMITTED USE IN THE GI-1 AND GI-2 DISTRICTS.**

**§ 50-98. GREENHOUSE (ACCESSORY STRUCTURE)**

**A. GREENHOUSES ARE PERMITTED TO ENCROACH INTO REQUIRED YARDS, SO LONG AS THEY DO NOT EXCEED 12' IN HEIGHT. OTHERWISE, THEY ARE SUBJECT TO THE REQUIRED YARDS OF THE ZONING DISTRICT IN WHICH THE LOT IS LOCATED.**

**B. GREENHOUSES SHALL BE SETBACK FROM ALL PROPERTY LINES AT LEAST 7 FEET.**

**C. GREENHOUSE EXHAUST VENTS SHALL NOT BE LOCATED WITHIN 25 FEET OF A DWELLING UNIT ON ANOTHER LOT.**

**D. GREENHOUSES AS ACCESSORY STRUCTURES ARE ALLOWED AS AN ACCESSORY USE *EXCEPT* IN THE FOLLOWING DISTRICTS: NC, CC, DC, PC, IC**

**ATTACHMENT:**

**DIAGRAM 50-98 (EXHIBIT 51)**

**§ 50-99. HOME OCCUPATIONS**

**A. ONLY THE RESIDENTS OF THE PREMISES SHALL BE ENGAGED IN SUCH OCCUPATION.**



**B. FOR REVIEW PURPOSES, HOME OCCUPATIONS SHALL BE CLASSIFIED AS EITHER A TIER 1 HOME OCCUPATION OR A TIER 2 HOME OCCUPATION.**

**1. TIER 1 HOME OCCUPATIONS ARE HOME OCCUPATIONS THAT ARE ENTIRELY CONDUCTED WITHIN THE PRINCIPAL DWELLING, DO NOT USE ACCESSORY STRUCTURES FOR ANYTHING OTHER THAN MINOR STORAGE IN AN AREA EQUAL TO OR LESS THAN 150 SQUARE FEET, AND GENERATE FIVE OR LESS CUSTOMERS PER DAY, AND HAS TWO OR LESS ADDITIONAL OFF-STREET PARKING SPACE FOR CUSTOMERS. TIER 1 HOME OCCUPATIONS REQUIRE ZONING PERMIT REVIEW.**

**2. TIER 2 HOME OCCUPATIONS ARE HOME OCCUPATIONS THAT ARE PARTIALLY OR COMPLETELY CONDUCTED IN AN ACCESSORY STRUCTURE, INCLUDE STORAGE IN AN ACCESSORY STRUCTURE AREA THAT EXCEEDS 150 SQUARE FEET, OR GENERATES MORE THAN FIVE CUSTOMERS**

**PER DAY, OR HAS MORE THAN TWO ADDITIONAL OFF-STREET PARKING SPACES FOR CUSTOMERS. TIER 2 HOME OCCUPATIONS REQUIRE A ZONING PERMIT, BUT REVIEW OF SAID PERMIT APPLICATION AND NECESSARY PLOT PLAN SHALL BE CONDUCTED BY THE PLANNING COMMISSION AT A PUBLIC HEARING, WITH NOTICE GIVEN ACCORDING TO SECTION 50-189 OF THIS CHAPTER.**

**C. THE USE OF THE PRINCIPAL DWELLING UNIT FOR THE HOME OCCUPATION SHALL BE CLEARLY INCIDENTAL AND SUBORDINATE TO ITS USE FOR RESIDENTIAL PURPOSES BY ITS OCCUPANTS, AND NOT MORE THAN 25% OF THE TOTAL FLOOR AREA OF THE DWELLING UNIT SHALL BE USED IN THE CONDUCT OF THE HOME OCCUPATION. (FOR THE PURPOSES OF THIS SECTION, THE BASEMENT AND/OR CELLAR SHALL NOT BE INCLUDED IN COMPUTATIONS OF TOTAL FLOOR AREA.)**

**D. HOME OCCUPATION MAY TAKE PLACE IN A CONFORMING ACCESSORY STRUCTURE.**

**E. THERE SHALL BE NO CHANGE IN THE OUTSIDE APPEARANCE OF THE BUILDING OR PREMISES, NO STRUCTURAL ALTERATIONS, OR OTHER VISIBLE EVIDENCE OF THE CONDUCT OF SUCH HOME OCCUPATION, EXCEPT FOR SIGNAGE PERMITTED IN THE ZONE DISTRICT, CONFORMING ACCESSORY STRUCTURES, AND A PLAY AREA IN THE REAR YARD FOR CHILD DAYCARE OCCUPATIONS.**

**F. ENTRANCE MAY BE FROM WITHIN THE DWELLING OR AN EXTERIOR ENTRANCE.**

**G. NO TRAFFIC SHALL BE GENERATED BY SUCH HOME OCCUPATION IN GREATER VOLUMES THAN WOULD NORMALLY BE EXPECTED IN A RESIDENTIAL NEIGHBORHOOD, AND ANY NEED FOR PARKING GENERATED BY THE CONDUCT OF SUCH HOME OCCUPATION SHALL BE MET OFF THE STREET AND OTHER THAN IN A FRONT YARD. HOME OCCUPATIONS SHALL NOT HAVE MORE THAN SIX TOTAL PARKING SPACES.**

**H. NO EQUIPMENT OR PROCESS SHALL BE USED IN SUCH HOME OCCUPATION WHICH CREATES NOISE, VIBRATION, GLARE, FUMES, ODORS, OR ELECTRICAL INTERFERENCE; NO EQUIPMENT OR PROCESS SHALL BE USED WHICH CREATES VISUAL OR**

**AUDIBLE INTERFERENCE IN ANY RADIO OR TELEVISION RECEIVERS OFF THE PREMISES, OR CAUSES FLUCTUATIONS IN LINE VOLTAGE OFF THE PREMISES.**

**I. NO STORAGE OR DISPLAY OF MATERIALS, GOODS, SUPPLIES OR EQUIPMENT RELATED TO THE OPERATION OF THE HOME OCCUPATION SHALL BE VISIBLE FROM THE OUTSIDE OF ANY STRUCTURE LOCATED ON THE PREMISES OR ON ADJACENT PREMISES.**

**J. THE HOME OCCUPATION SHALL NOT INVOLVE THE USE OF COMMERCIAL VEHICLES FOR DELIVERY OF MATERIALS TO OR FROM THE PREMISES; HOWEVER, A VEHICLE OF NO MORE THAN THREE-FOURTH TON CAPACITY MAY BE USED AS PART OF THE HOME OCCUPATION. DELIVERY BY COMMERCIAL SERVICE SUCH AS UPS OR FEDEX SHALL BE ALLOWED.**

**K. WALK-IN RETAIL TRADE OF PHYSICAL GOODS ON-SITE SHALL BE PROHIBITED.**

**L. NOTHING IN THIS SECTION SHALL PROHIBIT THE USE OF A RESIDENCE BY AN OCCUPANT OF THAT RESIDENCE TO GIVE OR RECEIVE INSTRUCTION IN A CRAFT, FINE ART, SCIENCE, HUMANITY, OR FIELD OF LEARNING AND NEITHER**



SHALL THIS SECTION PROHIBIT THE REGULATION OF NOISE, ADVERTISING, TRAFFIC, OR OTHER CONDITIONS THAT MAY ACCOMPANY THE USE OF A RESIDENCE AS DESCRIBED ABOVE.

M. VISITS BY CUSTOMERS, CLIENTS, STUDENTS OR PATIENTS TO AN APPROVED HOME OCCUPATION SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 8:00 P.M. THIS PROVISION SHALL NOT APPLY TO BED AND BREAKFAST ESTABLISHMENTS, WHICH SHALL COMPLY WITH SECTION 50-87 OF THIS CHAPTER.

N. PROHIBITED HOME OCCUPATIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. ANIMAL PROCESSING.
2. ANY REPAIR OF MOTORIZED VEHICLES, INCLUDING THE PAINTING OR REPAIR OF AUTOMOBILES, TRUCKS, TRAILERS, BOATS, AND LAWN EQUIPMENT.
3. ANIMAL HOSPITALS, VETERINARY CLINICS OR KENNELS.
4. RESTAURANTS, BARS, OR CATERING/FOOD PREPARATION BUSINESSES, EXCEPT

CATERING/FOOD PREPARATION BUSINESSES OPERATING IN COMPLIANCE WITH THE COTTAGE FOOD LAW, PA113 OF 2010.

5. ENTERTAINMENT CLUBS INCLUDING AFTER-HOURS ESTABLISHMENTS.
6. MEDICAL OR DENTAL OFFICES.
7. NURSING HOMES.
8. FUNERAL HOMES, MORTUARIES OR SIMILAR ESTABLISHMENTS.
9. CONSTRUCTION BUSINESSES OR LANDSCAPING BUSINESSES THAT PROVIDE THE STORAGE OF GOODS, EQUIPMENT AND MATERIALS TO BE UTILIZED IN THE OPERATION OF THE BUSINESS OR USE.
10. WAREHOUSING.
11. WELDING OR MACHINE SHOPS.

#### **§ 50-100. HOOPHOUSE**

- A. A SINGLE HOOPHOUSE 200 SQUARE FEET OR LESS ARE PERMITTED AS AN ACCESSORY USE TO A SINGLE FAMILY RESIDENTIAL USE IN THE REAR OR SIDE YARD WITHOUT CONDITION.

**B. HOOPHOUSES LARGER THAN 200 SQUARE FEET ARE CONSIDERED ACCESSORY STRUCTURES AND SHALL BE REGULATED AS SUCH.**

**C. HOOPHOUSES ARE AN ACCESSORY USE IN THE GN-1, GN-2, TN-2, UC, GI-1, GI-2 AND OS DISTRICTS. AS A PRINCIPAL USE THEY ARE ALLOWED AS A SPECIAL LAND USE IN CE AND PERMITTED BY RIGHT IN THE GI-1 AND GI-2 DISTRICTS.**

**D. HOOPHOUSES IN A TN-2 DISTRICT MUST BE ON A PARCEL WITH AN AREA OF AT LEAST 9,000 SQUARE FEET, OR ON A DIRECTLY ADJOINING LOT TO THE PRIMARY RESIDENCE WHERE THE COMBINED AREA OF BOTH LOTS IS AT LEAST 9,000 SQUARE FEET.**

#### **§ 50-101. LIVE-WORK UNIT**

**A DWELLING UNIT EITHER ATTACHED OR DETACHED, THAT IS USED JOINTLY FOR LIMITED COMMERCIAL, SERVICE OR RETAIL ACTIVITIES AND RESIDENTIAL PURPOSES SERVE AS THE SECONDARY USE. BOTH UNITS MUST BE OWNED BY THE SAME INDIVIDUAL. THE RESIDENTIAL DWELLING UNIT MUST BE ABOVE AND/OR BEHIND A FLEXIBLE GROUND FLOOR SPACE AND MAY PROVIDE LIVE-WORK OPPORTUNITIES THAT ARE APPROPRIATE FOR INCUBATING**

#### **NEIGHBORHOOD-SERVING RETAIL AND SERVICE USES.**

**A. LOCATION. LIVE-WORK UNITS SHALL BE A PERMITTED USE WITHIN MR-2, NC, CC, DE AND UC DISTRICTS, AND SHALL BE A SPECIAL LAND USE WITHIN GN-2, IC AND CE DISTRICTS.**

**B. SPACE LIMITATIONS. FOR CONVERSIONS OF SINGLE-FAMILY OR TWO-FAMILY HOMES INTO LIVE-WORK UNITS, NO MORE THAN 60 PERCENT OF THE USABLE AREA OF THE STRUCTURE MAY BE DEVOTED TO A NON-RESIDENTIAL USE.**

**C. DIRECT ACCESS. THERE SHALL BE DIRECT ACCESS BETWEEN THE WORKING AND LIVING SPACES WITHIN THE LIVE-WORK UNIT.**

**D. SEPARATE ENTRANCES. THERE SHALL BE SEPARATE ENTRANCES FOR THE WORK UNIT AND THE DWELLING UNIT.**

**E. RESIDENCY. AT LEAST ONE FULL-TIME EMPLOYEE OF THE BUSINESS ACTIVITY OCCUPYING THE LIVE- WORK UNIT SHALL ALSO RESIDE IN THE UNIT; CONVERSELY AT LEAST ONE OF THE PERSONS LIVING IN THE LIVE PORTION SHALL WORK IN THE WORK PORTION. RESIDENCE UNITS AND “WORK” UNITS SHALL HAVE SEPARATE ENTRIES.**

**F. MULTIPLE LIVE-WORK UNITS. WHERE THERE ARE MULTIPLE LIVE-WORK UNITS WITHIN A SINGLE STRUCTURE, EACH UNIT SHALL BE PHYSICALLY SEPARATED FROM OTHER UNITS AND USES WITHIN THE STRUCTURE, AND ACCESS TO INDIVIDUAL UNITS SHALL BE FROM INDIVIDUAL ENTRANCES OR A COMMON OPEN SPACE, CORRIDOR, HALLWAY, OR OTHER COMMON ACCESS AREA.**

**G. MINIMUM DWELLING UNIT SIZE. NO DWELLING UNIT SHALL BE SMALLER THAN 400 SQUARE FEET.**

**§ 50-102. MANUFACTURED HOUSING COMMUNITIES**

**ALL MANUFACTURED HOUSING COMMUNITIES SHALL COMPLY WITH ACT 96 OF THE MICHIGAN PUBLIC ACTS OF 1987, AS AMENDED, AS WELL AS THE REQUIREMENTS OF THIS SECTION. MANUFACTURED HOUSING COMMUNITIES ARE ALLOWED AS A SPECIAL LAND USE IN THE TN-2 DISTRICT.**

**A. ACCESS AND CIRCULATION. A MANUFACTURED HOUSING COMMUNITY SHALL HAVE TWO POINTS OF INGRESS AND EGRESS, WITH FRONTAGE ON A REGIONAL OR MAJOR STREET AS DEFINED IN THE CITY STREET CLASSIFICATION POLICY. INTERNAL STREETS SHALL MEET ALL APPLICABLE CITY**

**REQUIREMENTS FOR TWO-WAY STREETS.**

**B. PAVEMENT AND CURBING. ALL INTERNAL STREETS SHALL BE PAVED AND CURBED. ACCESS TO INDIVIDUAL MANUFACTURED HOUSE SITES SHALL ONLY BE PROVIDED VIA INTERNAL STREETS.**

**C. UTILITIES AND DRAINAGE. PUBLIC WATER AND SEWER SHALL BE CONNECTED TO ALL MANUFACTURED HOUSING UNITS EITHER SEPARATELY OR AS ONE UNIT. THE MANUFACTURED HOUSING COMMUNITY SHALL MANAGE ALL STORMWATER ON SITE.**

**D. SCREENING AND LANDSCAPING. A MANUFACTURED HOUSING COMMUNITY MUST HAVE A MINIMUM OF A TYPE-ONE TRANSITION YARD AS DESCRIBED IN ARTICLE 13 OF THIS CHAPTER, ALONG ALL BORDERS WITH ADJACENT PARCELS, REGARDLESS OF THE ZONE DISTRICT OF THE ADJACENT PARCELS. AN ADMINISTRATIVE WAIVER MAY BE GRANTED IF AN ADJACENT PARCEL OR PARCELS ALREADY HAVE A MORE INTENSE FORM OF SCREENING/LANDSCAPING IN PLACE PRIOR TO THE ESTABLISHMENT OF THE MANUFACTURED HOUSING COMMUNITY, BUT ONLY**

**ALONG THE BORDER WITH THAT PARCEL.**

**E. REQUIRED OPEN SPACE. A MANUFACTURED HOUSING COMMUNITY WITH THIRTY (30) OR MORE HOUSE SITES SHALL CONTAIN AT LEAST ONE (1) DESIGNATED OPEN SPACE AREA OF TWO (2) PERCENT OF THE SQUARE FEET OF THE MANUFACTURED HOUSING COMMUNITY, BUT NOT LESS THAN 10,000 SQUARE FEET.**

**F. PERSONAL STORAGE AND STORAGE OF RECREATIONAL VEHICLES. NO PERSONAL PROPERTY SHALL BE STORED OUTSIDE OF OR UNDER ANY MANUFACTURED HOUSE. THE STORAGE OF RECREATIONAL VEHICLES SHALL BE PERMITTED ONLY IN THE STORAGE AREA DESIGNATED BY THE OWNER OF THE MANUFACTURED HOUSING COMMUNITY AND LIMITED TO THE USE OF THE RESIDENTS. THE STORAGE YARD SHALL BE COMPLETELY SCREENED AROUND ITS PERIMETER BY A SIX (6) FOOT HIGH SOLID WALL OR FENCE.**

**G. ACCESSORY STRUCTURES. ONE (1) ACCESSORY STRUCTURE SHALL BE PERMITTED PER MANUFACTURED HOUSING UNIT, NOT TO EXCEED ONE HUNDRED TWENTY (120) SQUARE FEET IN SIZE. ACCESSORY STRUCTURES SHALL NOT BE LOCATED IN**

**THE FRONT YARD. ATTACHED ACCESSORY BUILDINGS SHALL BE AT LEAST TEN (10) FEET FROM AN ADJACENT MANUFACTURED HOUSING UNIT AND CONSIST OF MATERIALS SIMILAR TO THE MAIN BUILDING.**

**H. SUBMITTAL. APPLICATION FOR THE CONSTRUCTION, ALTERATION, OR EXTENSION OF A MANUFACTURED HOUSING COMMUNITY SHALL BE SUBMITTED FOR SPECIAL LAND USE REVIEW.**

**§ 50-103. MATERIALS RECEIVING, RECYCLING, WRECKING AND SALVAGE**

**A. MINIMUM LOT SIZE. THE SITE SHALL BE A MINIMUM OF TWO (2) ACRES IN SIZE.**

**B. MATERIALS RECEIVING, RECYCLING, WRECKING AND SALVAGE OPERATIONS ARE SUBJECT TO THE FOLLOWING REGULATIONS:**

**1. THE RECEIVING AND RECYCLING OF REGULAR HOUSEHOLD BYPRODUCTS (INCLUDING BUT NOT LIMITED TO PLASTIC BOTTLES, GLASS BOTTLES AND JARS, METAL CANS, AND OTHER SMALL-SCALE PLASTIC, GLASS OR METAL REFUSE) AND PLASTIC OR GLASS MATERIALS ALREADY HARVESTED FROM OTHER PRODUCTS IS**

**PERMITTED ONLY IN  
THE PC DISTRICT.**

**C. MATERIALS RECEIVING,  
RECYCLING, WRECKING AND  
SALVAGE OPERATIONS ARE  
SUBJECT TO THE  
FOLLOWING REGULATIONS:**

- 1. IN ADDITION TO THE  
ITEMS AND PROCESSES  
PERMITTED IN  
SECTION B ABOVE, THE  
RECEIVING OF  
HOUSEHOLD  
APPLIANCES, BUILDING  
MATERIALS, AND  
AUTOMOBILES IS  
PERMITTED IN THE PC  
DISTRICT.**
- 2. THE SALVAGING OR  
DISASSEMBLY OF  
PRODUCTS IS A  
PERMITTED USE IN THE  
PC DISTRICT.**
- 3. THE PROCESSING AND  
RESALE OF PRODUCTS  
RECEIVED AND  
PROCESSED ON-SITE IS  
PERMITTED IN THE PC  
DISTRICT.**

**D. SCREENING.**

- 1. OUTDOOR STORAGE  
AND ACTIVITIES SHALL  
BE COMPLETELY  
SCREENED FROM VIEW,  
AS SEEN FROM PUBLIC  
RIGHTS-OF-WAY AND  
ADJACENT  
PROPERTIES, BY A  
SOLID WALL OR FENCE  
WITH A UNIFORM  
HEIGHT OF NOT LESS**

**THAN SIX (6) FEET AND  
A MAXIMUM HEIGHT  
OF EIGHT (8) FEET. THE  
WALL OR FENCE SHALL  
BE CONSTRUCTED OF  
UNIFORM, HIGH-  
QUALITY, WEATHER-  
RESISTANT  
MATERIALS. WALLS,  
FENCES AND GATES  
SHALL BE KEPT IN  
GOOD REPAIR (FREE OF  
CHIPS, PEELING AND  
GRAFFITI) AND  
SETBACK A MINIMUM  
OF SIX (6) FEET FROM  
LOT LINES ABUTTING  
PUBLIC RIGHTS-OF-  
WAY.**

- 2. LANDSCAPING. A  
VEGETATIVE GROUND  
COVER SHALL BE  
PLANTED BETWEEN  
THE REQUIRED FENCE  
AND PUBLIC RIGHT-OF-  
WAY AND MAINTAINED  
IN GOOD CONDITION.  
BERMS AND  
LANDSCAPING SHALL  
BE INSTALLED AT ALL  
LOCATIONS AROUND  
THE SITE THAT LACK  
NATURAL SCREENING  
IN ACCORDANCE WITH  
THE ARTICLE 50.13 OF  
THIS CHAPTER.**
- 3. PAPER AND PLASTIC  
RECYCLING  
ACTIVITIES SHALL BE  
CONTAINED WITHIN AN  
ENCLOSED  
PERMANENT BUILDING,  
INCLUDING STORAGE  
AND DELIVERY.**

**E. MACHINERY, BUILDING, MINING AND STOCKPILE SETBACKS. ALL MACHINERY, EQUIPMENT, BUILDINGS, STRUCTURES AND ACTIVITIES SHALL BE LOCATED AT LEAST TWENTY-FIVE (25) FEET FROM ANY LOT LINE, ONE HUNDRED (100) FEET FROM A RESIDENTIAL ZONE DISTRICT, FIVE HUNDRED (500) FEET FROM A RESIDENCE, AND THREE HUNDRED (300) FEET FROM ANY STREAM, WATER BODY OR WETLAND. WHERE MORE THAN ONE (1) SETBACK STANDARD IN THIS SUBSECTION IS APPLICABLE, THE GREATER SETBACK DISTANCE SHALL APPLY.**

**F. HAUL ROUTE MAP. AN AREA MAP DELINEATING THE HAUL ROUTE TO BE USED FOR THE PROPOSED OPERATION SHALL BE SUBMITTED TO THE ZONING COORDINATOR. HAUL ROUTES SHALL NOT PASS THROUGH RESIDENTIAL AREAS, EXCEPT ON REGIONAL OR MAJOR STREETS, AND SHALL BE APPROVED BY THE CITY ENGINEER.**

**G. NOISE CONTROL PLAN. A STUDY AND REPORT PREPARED BY A QUALIFIED PROFESSIONAL THAT ESTIMATES THE NOISE LEVELS AT THE LOT LINES CONTAINING THE EXTRACTION OPERATION AND AT SUCCESSIVE STAGES OF THE OPERATION SHALL BE REQUIRED AS PART OF**

**THE APPLICATION. THIS PLAN SHALL CONTAIN MITIGATION MEASURES TO BE IMPLEMENTED WHEN NOISE LEVELS EXCEED ACCEPTABLE STANDARDS.**

**H. OPERATION SCHEDULE. HOURS AND DAYS OF OPERATION SHALL LIMITED TO 8:00AM TO 6:00PM WHEN WITHIN TWO HUNDRED (200) FEET OF A RESIDENTIAL PROPERTY.**

**I. EVIDENCE OF FEDERAL AND/OR STATE LICENSING PERMITS FOR NONMETALLIC MINERAL CRUSHING FACILITIES SHALL BE SUBMITTED AS PART OF THE APPLICATION.**

## **§ 50-104. MULTIPLE-FAMILY DWELLINGS**

### **A. REQUIRED REAR YARD**

**1. DEFINITION. REAR YARD REFERS TO THE AMOUNT OF LOT AREA REQUIRED TO BE PRESERVED AS OPEN SPACE WITHIN THE REAR YARD. THE REQUIRED OPEN SPACE MUST BE PROVIDED ON THE SAME LOT AS THE DWELLING UNIT(S) IT SERVES.**

**2. MINIMUM REQUIRED GREENSPACE OR OPEN SPACE IN REAR YARD. FOR EVERY RESIDENTIAL UNIT IN A MULTI-FAMILY**



DWELLING, A  
MINIMUM OF FIFTY (50)  
SQUARE FEET OF  
GREENSPACE OR  
URBAN OPEN SPACE  
SHALL BE PROVIDED IN  
THE REAR YARD.

3. MINIMUM DIMENSIONS.  
THE OPEN SPACE AREA  
SHALL NOT BE LESS  
THAN TWELVE (12)  
FEET ON ANY SIDE.

4. REQUIRED REAR YARD  
LOCATION. THE  
REQUIRED REAR YARD  
OPEN SPACE SHALL BE  
LOCATED WITHIN THE  
REAR YARD, AT  
GROUND LEVEL OR, IF  
LOCATED ON A  
TERRACE OR PATIO,  
WITHIN FOUR (4) FEET  
OF GROUND LEVEL.  
WHERE STRUCTURES  
ARE LOCATED IN THE  
REAR YARD SETBACK  
AND DO NOT EXCEED  
SIX (6) FEET IN HEIGHT,  
REQUIRED OPEN SPACE  
MAY BE PROVIDED  
DIRECTLY ABOVE SUCH  
STRUCTURES.

5. LANDSCAPING. THE  
OPEN SPACE AREA  
SHALL BE  
SUBSTANTIALLY  
COVERED WITH GRASS,  
GROUND COVER,  
SHRUBS, PLANTS,  
TREES OR USABLE  
OUTDOOR SPACE  
FEATURES, SUCH AS  
WALKWAYS, PLAZAS  
OR PATIOS.

6. USEABLE SPACE. REAR  
YARD SPACE AREAS  
MUST BE USABLE, AND  
CANNOT BE OCCUPIED  
BY MECHANICAL  
EQUIPMENT,  
DUMPSTERS OR  
SERVICE AREAS.

7. EXEMPTIONS.  
MULTIPLE-FAMILY  
DWELLINGS ARE  
EXEMPT FROM  
PROVIDING THE REAR  
YARD OPEN SPACE IF  
THEY MEET ONE OF  
THE FOLLOWING  
CONDITIONS:

I. THE PARCEL IS  
LOCATED ONE-  
QUARTER (1/4)  
MILE OR LESS  
FROM A PARK, AS  
MEASURED  
NEAREST  
PARCEL LINE TO  
NEAREST  
PARCEL LINE.

II. THE PARCEL IS  
LOCATED IN THE  
UNIVERSITY  
CORE DISTRICT  
AND THE  
DEVELOPMENT  
FRONTS  
UNIVERSITY  
AVENUE.

III. THE PARCEL IS  
LOCATED IN THE  
DOWNTOWN  
CORE OR  
DOWNTOWN  
EDGE DISTRICTS.

8. DRIVEWAYS AND PARKING. NO DRIVEWAYS OR OFF-STREET PARKING SPACES (OPEN OR ENCLOSED) SHALL BE LOCATED WITHIN THE REQUIRED REAR YARD SPACE. BOLLARDS, CURBS, WHEEL STOPS OR OTHER SIMILAR FEATURES SHALL BE PROVIDED TO ENSURE THAT REQUIRED REAR YARD OPEN SPACE IS NOT USED FOR OFF-STREET PARKING, LOADING OR VEHICLE CIRCULATION.

**ATTACHMENT:**

**DIAGRAM 50-104 (EXHIBIT 51)**

**§ 50-105. OUTDOOR RECREATION FIELDS**

- A. ALCOHOL SALES AND ENTERTAINMENT. THE REQUIREMENTS OF SECTION 50-83. ALCOHOL SALES AND SECTION 50-96 ENTERTAINMENT SHALL ALSO APPLY IF SUCH ACTIVITIES SHALL OCCUR ON THE PREMISES.
- B. OUTDOOR LIGHTING. SEE ARTICLE 8, SECTION 50-74(G).
- C. NOISE CONTROL. ALL LOUD SPEAKER USE, INCLUDING HOURS OF OPERATION, FREQUENCY, DURATION AND LEVEL SHALL RECEIVE SPECIFIC APPROVAL BY THE PLANNING COMMISSION

**DURING ITS REVIEW OF THE PROJECT REQUEST.**

**§ 50-106. OUTDOOR SEATING AREAS**

**OUTDOOR SEATING AREAS ARE PERMITTED SUBJECT TO THE FOLLOWING REQUIREMENTS AND RESTRICTIONS:**

- A. ACCESSORY USE. OUTDOOR SEATING AREAS SHALL BE PERMITTED AS AN ACCESSORY USE TO A PERMITTED PRIMARY USE SUCH AS A RESTAURANT, CAFÉ OR SIMILAR ESTABLISHMENT. A USE THAT INCLUDES THE CONSUMPTION OF ALCOHOL SHALL ALSO COMPLY WITH SECTION 50.09.07 OF THIS CHAPTER.
- B. PLOT PLAN AND PHOTOGRAPHS. A PLOT PLAN SHALL BE SUBMITTED IN ACCORDANCE WITH SECTION 50-186(D) THAT INCLUDES THE LOCATION AND DIMENSIONS OF THE OUTDOOR SEATING AREA; CIRCULATION AND ACCESS TO THE DINING AREA; SITE DIMENSIONS OF THE BUILDING; AND EXISTING PUBLIC IMPROVEMENTS, SUCH AS FIRE HYDRANTS, BUS SHELTERS, TREES AND TREE GRATES AND PARKING METERS. PHOTOGRAPHS OF THE AREA SHALL BE INCLUDED.
- C. PEDESTRIAN SPACE. A MINIMUM PEDESTRIAN CLEAR WIDTH OF FIVE (5) FEET IS REQUIRED ALONG ALL PUBLIC WALKWAYS AT ALL TIMES.



**D. TRASH RECEPTACLES. TRASH RECEPTACLES RELATED TO OUTDOOR SEATING AREAS SHALL BE MAINTAINED AND SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY DURING NON-BUSINESS HOURS.**

**E. DINING AREAS. OUTDOOR DINING AREAS SHALL BE DESIGNED SO AS TO BE ARCHITECTURALLY COMPATIBLE WITH EXISTING STRUCTURES ON THE SUBJECT PROPERTY.**

**F. ROOFTOP, SIDE AND REAR YARD LOCATIONS. OUTDOOR SEATING AREAS WHICH ARE NOT LOCATED AT THE FRONT OF A BUILDING OR ON A PUBLIC SIDEWALK SHALL BE SUBJECT TO THE SPECIAL LAND USE STANDARDS FOR REVIEW. AN ADMINISTRATIVE WAIVER MAY BE GRANTED FOR SUCH OUTDOOR SEATING AREAS PROVIDED THAT THERE ARE NO RESIDENTIAL USES LOCATED WITHIN THREE HUNDRED (300) FEET OF THE SUBJECT PROPERTY'S LOT LINE OR WHEN THE SPACE SHALL BE USED DURING USUAL BUSINESS HOURS FOR OFFICE WORKERS AND NOT MEMBERS OF THE GENERAL PUBLIC. OFFICE USES SHALL DOCUMENT THE NATURE OF THE USE AS PART OF THE DEPARTURE REQUEST.**

**G. HOURS OF OPERATION. FOR OUTDOOR SEATING IN MR-3, NC, DE, AND DC DISTRICTS, THE HOURS OF OPERATION ARE PERMITTED TO BE THE SAME AS THE PRINCIPAL**

**ESTABLISHMENT. THE HOURS OF OPERATION FOR OUTDOOR SEATING OR OTHER OUTDOOR ACTIVITIES IN DISTRICTS NOT MENTIONED ABOVE SHALL END AT 10:00 P.M. SUNDAY THROUGH THURSDAY AND 11:00 P.M. ON FRIDAY AND SATURDAY, UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION.**

**ATTACHMENT:**  
**DIAGRAM 50-106 (EXHIBIT 53)**

**§ 50-107. OVERHEAD WALKWAYS OR OTHER CONNECTIONS**

**NO CONNECTIONS BETWEEN STRUCTURES THAT PASS OVER A PUBLIC STREET SHALL BE CONSTRUCTED EXCEPT AS REVIEWED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL. IN EVALUATING A REQUEST FOR SUCH A CONNECTION, THE PLANNING COMMISSION AND CITY COUNCIL SHALL EVALUATE THE RELATIONSHIP OF THE PROPOSED CONNECTION TO THE STREET, ITS EFFECT ON STREET LEVEL ACTIVITIES AND VIEWS, AND THE FOLLOWING STANDARDS:**

**A. CLEAR GLASS. THE USE OF CLEAR GLASS ON THE SIDES OF AN OVERHEAD CONNECTION IS REQUIRED AND THE USE OF DARKENED GLASS IS PROHIBITED.**

**B. EXTERIOR REQUIREMENTS. THE EXTERIOR OF ALL OVERHEAD CONNECTIONS**

SHALL BE LEVEL. ANY SLOPING OR RAMPED SURFACE BETWEEN LEVELS SHALL BE ACCOMMODATED WITHIN THE BRIDGE STRUCTURE ITSELF. THE EXTERIOR HEIGHT OF AN OVERHEAD CONNECTION IS LIMITED TO A HEIGHT REASONABLY NECESSARY TO PROVIDE ONE LEVEL PLUS ANY NEEDED SLOPE. NO MULTI-LEVEL CONNECTIONS ARE PERMITTED.

C. CLEAR SPAN. OVERHEAD CONNECTIONS SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE A CLEAR SPAN ACROSS STREETS, SIDEWALKS AND OTHER PUBLIC RIGHTS-OF-WAY.

D. MINIMUM CLEARANCE. THE MINIMUM CLEARANCE OF ANY OVERHEAD WALKWAY OR CONNECTION ABOVE A PUBLIC STREET OR FIRE LANE SHALL BE SIXTEEN (16) FEET, OR A GREATER DIMENSION IF REQUIRED BY AN ENTITY OR AUTHORITY WITH JURISDICTION OVER A TRAVEL WAY OVER WHICH THE WALKWAY PASSES.

#### **§ 50-108. PARKING STRUCTURES**

PARKING STRUCTURES ARE ALLOWED AS A PERMITTED USE IN THE CC, DE, CE, AND PC DISTRICTS, AND AS A SPECIAL LAND USE IN THE MR-3, IC, AND UC DISTRICTS. PARKING STRUCTURES ARE

SUBJECT TO THE FOLLOWING CONDITIONS:

A. STRUCTURES SHOULD BE DESIGNED TO CONFORM TO THE DESIGN REQUIREMENTS OF OTHER STRUCTURES IN THAT ZONING DISTRICT, INCLUDING SETBACKS, BULK, ARCHITECTURAL ELEMENTS, AND MATERIALS AND TRANSPARENCY.

B. VEHICULAR INGRESS AND EGRESS POINTS SHALL BE DESIGNED TO MAXIMIZE THE SAFETY OF PEDESTRIANS ON THE PUBLIC SIDEWALK THROUGH THE PRESERVATION OF SIGHT TRIANGLES AND THE CONTINUATION OF SIDEWALKS ACROSS THE CURB CUT THAT PROVIDES ACCESS TO THE PARKING STRUCTURE.

C. IN THE DE, AND MR-3 DISTRICTS, AT LEAST 50% OF THE GROUND FLOOR FRONTAGE OF A PARKING STRUCTURE SHALL BE OCCUPIED BY AN ACTIVE COMMERCIAL USE AS PERMITTED IN THE DISTRICT. THIS ALSO APPLIES TO ANY STRUCTURE IN THE UC DISTRICT ON A PARCEL ALONG UNIVERSITY AVENUE.

#### **§ 50-109. PRODUCE STAND**

A. PRODUCE STANDS ARE PERMITTED AS A SPECIAL

**LAND USE IN THE CC DISTRICT, AND AS AN ACCESSORY USE IN THE GI-1, GN-1, GN-2, TN-1, TN-2, MR-1, MR-2, MR-3, CC AND UC DISTRICTS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS.**

- 1. THEY ARE PERMITTED AS ACCESSORY USE TO RESIDENCES, URBAN GARDENS, AND URBAN AGRICULTURE.**
- 2. THEY SHALL NOT BE LOCATED ON THE SITE IN SUCH A WAY AS TO DISRUPT ON-SITE CIRCULATION OR SAFETY, CREATE UNSAFE VISIBILITY FOR PEDESTRIANS OR MOTORISTS, BE DETRIMENTAL TO THE PRIMARY USE, OR OCCUPY PARKING SPACES REQUIRED FOR THE PRIMARY USE TO CONFORM TO ITS ON-SITE PARKING REQUIREMENTS.**
- 3. THEY SHALL ONLY SELL PRODUCTS GROWN OR PRODUCED ON THE PROPERTY ON WHICH THE STAND IS LOCATED.**
- 4. THEY SHALL ONLY OPERATE BETWEEN 9:00 A.M. AND 7:00 P.M. BETWEEN MAY1 AND OCTOBER 31.**

- 5. THEY SHALL NOT BE USED FOR THE SALE OF NON-FOOD RELATED GOODS.**
- 6. THEY SHALL NOT BE USED FOR THE PRODUCTION, PROCESSING, OR PREPARATION OF GOODS.**
- 7. THE AREA OF THE SITE USED TO DISPLAY GOODS AND FACILITATE OPERATION OF THE STAND SHALL NOT EXCEED 500 SQUARE FEET.**
- 8. THE HEIGHT OF ANY STRUCTURES USED TO PROVIDE SHELTER OR ENCLOSURE FOR THE STAND SHALL NOT EXCEED 15' IN HEIGHT.**

#### **§ 50-110. RECYCLING COLLECTION STATIONS**

**RECYCLING COLLECTION STATIONS SHALL BE SUBJECT TO THE FOLLOWING STANDARDS:**

- A. MATERIALS. MATERIALS COLLECTED AT RECYCLING COLLECTION POINTS IN THE CE DISTRICT SHALL BE LIMITED TO ALUMINUM, COPPER, PLASTIC, GLASS, PAPER MATERIALS OR BATTERIES.**
- B. MAINTENANCE. RECYCLING COLLECTION POINTS SHALL BE WELL MAINTAINED AND**

ORDERLY IN APPEARANCE, SUCH AS BINS WITH UNIFORM COLOR, SIZE AND SHAPE. THE AREAS IMMEDIATELY SURROUNDING RECYCLING SITES SHALL BE KEPT CLEAN, IN GOOD REPAIR AND FREE OF MATERIALS, RUBBISH OR DEBRIS. THE EXTERIOR OF OUTSIDE COLLECTION CONTAINERS SHALL REMAIN FREE OF GRAFFITI, CHIPPED OR PEELING PAINT, OR OTHER SIGNS OF ABANDONMENT OR NEGLECT.

C. CONTAINERS. COLLECTION CONTAINERS SHALL BE LOCATED A MINIMUM OF TWENTY (20) FEET FROM ANY LOT LINE ADJACENT TO A RESIDENCE OR RESIDENTIAL ZONE DISTRICT.

D. LOCATION OF STORAGE. STORAGE OF COLLECTIBLE RECYCLABLE MATERIALS MAY BE LOCATED INSIDE OR OUTSIDE OF AN ENCLOSED BUILDING, WITH THE EXCEPTION OF PAPER OR PLASTIC MATERIALS, WHICH MUST BE STORED IN AN ENCLOSED BUILDING. IF LOCATED OUTSIDE, RECYCLABLE MATERIALS SHALL BE STORED WITHIN WEATHER TIGHT CONTAINERS NO LARGER THAN EIGHT (8) FEET IN HEIGHT.

E. SCREENING. COLLECTION CONTAINERS AND RECYCLING LOCATIONS SHALL BE SCREENED FROM

EXTERNAL VIEW AS APPROVED BY THE ZONING COORDINATOR, AND MAY INCLUDE SOLID FENCING, A VEGETATIVE SCREEN OR COMBINATION THEREOF.

F. PROCESSING EQUIPMENT. PROCESSING EQUIPMENT, INCLUDING CRUSHERS AND SORTING EQUIPMENT SHALL NOT BE PART OF AN OUTSIDE COLLECTION OPERATION.

G. PARKING. A MINIMUM OF FIVE (5) PARKING SPACES PER RECYCLING COLLECTION POINT OR ONE (1) PARKING SPACE FOR EACH RECEPTACLE, WHICHEVER IS GREATER, SHALL BE REQUIRED.

#### **§ 50-111. RESIDENTIAL REHABILITATION FACILITIES**

A. RESIDENTIAL REHABILITATION FACILITIES OF ONE TO SIX RESIDENTS ARE ALLOWED AS A SPECIAL LAND USE IN THE GN-1, GN-2, TN-1, AND MR-1 DISTRICTS. FACILITIES OF SEVEN TO TWENTY RESIDENTS ARE ALLOWED AS A SPECIAL LAND USE IN THE MR-2 AND MR-3 DISTRICTS.

B. ANY RESIDENTIAL REHABILITATION FACILITY HAVING MORE THAN SEVEN (7) BUT NOT MORE THAN TWENTY (20) ADULTS SHALL BE LOCATED AT LEAST ONE THOUSAND FIVE HUNDRED (1,500) FEET FROM ANY OTHER RESIDENTIAL

REHABILITATION FACILITY, TRANSITIONAL OR EMERGENCY SHELTER, SINGLE ROOM OCCUPANCY DWELLING, OR SMALL OR LARGE ADULT FOSTER CARE FACILITY. THE FACILITY SHALL COMPLY WITH ALL STATE OF MICHIGAN REQUIREMENTS, AS APPLICABLE.

- C. ANY RESIDENTIAL REHABILITATION FACILITY MUST HAVE ONE PARKING SPACE PER EMPLOYEE AVAILABLE.

#### **§ 50-112. ROOMING AND BOARDING HOME**

ROOMING AND BOARDING HOMES ARE ALLOWED AS A PERMITTED USE IN THE UC DISTRICT AND AS A SPECIAL LAND USE IN THE GN-1, GN-2, TN-1, TN-2, MR-1, AND MR-2 DISTRICTS. THEY SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- A. BEDROOM LIMIT. ROOMING AND BOARDING HOUSES SHALL NOT CONTAIN MORE THAN (4 ) BEDROOMS FOR RENTAL PURPOSES.
- B. OCCUPANCY PER BEDROOM. OCCUPANCY BY TENANTS SHALL NOT EXCEED ONE (1) PERSON PER BEDROOM AND SHALL GENERALLY BE FOR D U R A T I O N S LONGER THAN ONE (1) WEEK.

- C. NO INDEPENDENT COOKING. INDIVIDUAL ROOMS SHALL NOT CONTAIN INDEPENDENT COOKING FACILITIES; THIS HOWEVER SHALL NOT PROHIBIT THE SERVING OF MEALS TO TENANTS OR T H E USE OF A SINGLE KITCHEN BY TENANTS.

- D. OWNER OCCUPIED. ROOMIN G AND BOARDING HOUSES SHALL BE OWNER OCCUPIED AND SERVE AS THE PRIMARY RESIDENCE OF THE OWNER.

#### **§ 50-113. SATELLITE ANTENNAS AS ACCESSORY USES**

SATELLITE ANTENNAS ARE ALLOWED AS AN ACCESSORY USE IN ALL DISTRICTS. NO SATELLITE TELEVISION ANTENNA SHALL BE ERECTED, CONSTRUCTED, MAINTAINED OR OPERATED EXCEPT IN CONFORMANCE WITH THE FOLLOWING REGULATIONS:

- A. PURPOSE. IT IS THE PURPOSE OF THIS SECTION TO REGULATE SATELLITE TELEVISION ANTENNAS AS ACCESSORY STRUCTURES CONSISTENT WITH THE PRESERVATION OF HEALTH, SAFETY, WELFARE AND RIGHTS OF ALL RESIDENTS OF THE CITY.
- B. DEFINITION. FOR THE PURPOSE OF THIS SECTION, THE FOLLOWING DEFINITION

SHALL APPLY UNLESS THE  
CONTEXT CLEARLY  
INDICATES OR REQUIRES A  
DIFFERENT MEANING.

SATELLITE TELEVISION  
ANTENNA. AN APPARATUS  
CAPABLE OF RECEIVING  
COMMUNICATIONS FROM A  
TRANSMITTER. NOT  
INCLUDING SHORT WAVE  
RADIO ANTENNAE.

**C. LOCATION.**

1. NO PART OF THE  
SATELLITE ANTENNA  
STRUCTURE,  
INCLUDING THE BASE  
AND OTHER  
APPURTENANCES, MAY  
PROJECT OVER OR  
ONTO A:

I. REQUIRED  
FRONT  
YARD/SETBACK;

II. REQUIRED SIDE  
YARD/SETBACK;  
OR

III. REQUIRED  
INTERIOR  
YARD/SETBACK  
(UNLESS 60 FEET  
OR MORE BACK  
FROM THE  
FRONT  
PROPERTY LINE  
AND THEN NO  
CLOSER THAN  
FIVE FEET TO A  
LOT LINE).

2. REAR YARD  
LOCATIONS ARE  
ALLOWED PROVIDED  
THAT NO PART OF THE  
SATELLITE ANTENNA  
STRUCTURE,  
INCLUDING THE BASE  
AND OTHER  
APPURTENANCES, IS  
CLOSER THAN FIVE  
FEET TO A LOT LINE.

D. HEIGHT. THE HEIGHT OF  
ANTENNA AND STRUCTURE  
SHALL NOT EXCEED TOTAL  
HEIGHT REQUIREMENT FOR  
THE DISTRICT.

E. SIZE. NO LIMIT.

F. ROOF MOUNTING. ALLOWED  
PURSUANT TO SUBSECTION  
(D) OF THIS SECTION IF  
PERMIT OBTAINED FROM  
THE DIVISION OF BUILDING  
AND SAFETY INSPECTION,  
WHICH WILL REVIEW  
ERECTION FOR  
CONFORMANCE WITH THE  
APPLICABLE BUILDING AND  
ELECTRICAL CODES.

**§ 50-114. SELF-STORAGE FACILITIES**

SELF-STORAGE FACILITIES SHALL  
BE PERMITTED USES IN THE CC, CE  
AND PC DISTRICTS, AND SHALL BE  
SUBJECT TO THE FOLLOWING  
STANDARDS:

A. MINIMUM SIZE. MINIMUM  
SITE SIZE SHALL BE A HALF  
(1/2) ACRE.

B. BUILDING SETBACKS. NO  
BUILDING SHALL BE PLACED



CLOSER THAN TWENTY FIVE (25) FEET FROM ANY LOT LINE.

C. LANDSCAPE REQUIREMENTS. THE FRONT YARD SHALL BE COVERED WITH GRASS OR OTHER GROUND COVER OR PLANT MATERIAL, AND WITH HEDGES AND TREES PLANTED IN A MANNER THAT EFFECTIVELY SCREENS THE FACILITY FROM PUBLIC VIEW. THE PERIMETER OF THE ENTIRE SITE SHALL BE SECURED BY A SIX (6) FOOT ORNAMENTAL FENCE OR SOLID WALL. IN ADDITION, ANY YARD WHICH IS ADJACENT TO A RESIDENTIAL ZONE DISTRICT SHALL HAVE A LANDSCAPE BUFFER OF NOT LESS THAN 25 FEET.

D. PROHIBITED ITEMS. NO STORAGE OF COMBUSTIBLE OR FLAMMABLE LIQUIDS OR FIBERS (NOT INCLUDING CLOTHING), OR EXPLOSIVE OR TOXIC MATERIALS SHALL BE PERMITTED.

E. OUTDOOR STORAGE OF VEHICLES. OUTDOOR STORAGE OF MOTOR VEHICLES, RECREATIONAL VEHICLES, TRAILERS, CAMPERS, BOATS, AND OTHER ITEMS OF VALUE IS SUBJECT TO SPECIAL LAND USE APPROVAL.

F. ON-SITE MANAGER UNIT. ONE (1) DWELLING UNIT TO HOUSE AN ON-SITE MANAGER MAY BE PROVIDED.

G. NO COMMERCIAL ENTERPRISE. THERE SHALL BE NO COMMERCIAL ENTERPRISE ON THE PREMISES, OTHER THAN THE SELF-STORAGE UNITS AND A RELATED RENTAL OFFICE. THIS SHALL NOT PREVENT A BUSINESS FROM USING A STORAGE UNIT TO WAREHOUSE THEIR PRODUCT.

#### **§ 50-115. SMOKING LOUNGE**

A. NO SMOKING LOUNGE MAY BE LOCATED WITHIN 500 FEET OF A GROUP C ADDITIONALLY REGULATED USE.

#### **§ 50-116. SOLAR ENERGY COLLECTIONS SYSTEM-LARGE (CAPACITY GREATER THAN OR EQUAL TO 250 KILOWATTS)**

A. LARGE SOLAR ENERGY COLLECTIONS SYSTEMS ARE ALLOWED AS A PERMITTED USE IN THE GI-1 AND GI-2 DISTRICTS, AS A SPECIAL LAND USE IN THE COMMERCE AND EMPLOYMENT, PRODUCTION CENTER AND OPEN SPACE DISTRICTS, AND AS AN ACCESSORY USE IN THE CC, DE, UC AND IC DISTRICTS.

1. LARGE SOLAR ENERGY SYSTEMS AS ACCESSORY USES ARE ONLY PERMITTED ON LOTS OF 100,000 OR GREATER SQUARE FEET.

**B. CONSTRUCTION AND OPERATION OF LARGE-SCALE GROUND-MOUNTED SOLAR FACILITIES MUST BE CONSISTENT WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ALL APPLICABLE SAFETY, CONSTRUCTION, ENVIRONMENTAL, ELECTRICAL, COMMUNICATIONS AND AVIATION REQUIREMENTS.**

**C. SETBACKS AND LOCATION. ALL PARTS OF THE SYSTEM SHALL BE SET BACK AT LEAST TEN FEET FROM THE LOT LINES, OR BUILDINGS ON THE LOT. NO PART OF THE SYSTEM SHALL BE LOCATED IN A PUBLIC UTILITY EASEMENT.**

**1. BUILDING-MOUNTED SYSTEMS**

**I. LOCATION. BUILDING MOUNTED SYSTEMS MAY BE LOCATED ON ANY ROOF FACE OF PRINCIPAL OR ACCESSORY STRUCTURES. SYSTEMS SHOULD BE FLUSH MOUNTED WHEN POSSIBLE.**

**II. ROOF OVERHANG. NO PART OF THE SYSTEM SHALL**

**EXTEND OVER THE EDGE OF THE ROOF.**

**III. MEASURING HEIGHT. HEIGHT IS MEASURED FROM THE ROOF SURFACE ON WHICH THE SYSTEM IS MOUNTED TO THE HIGHEST EDGE OF THE SYSTEM.**

**IV. MAXIMUM HEIGHT.**

**A. SYSTEMS MAY EXCEED THE MAXIMUM HEIGHT FOR A DISTRICT BUT SHALL NOT EXTEND BEYOND FIFTEEN FEET ABOVE SURFACE OF A FLAT ROOF OR TEN FEET ABOVE THE HIGHEST PEAK OF A PITCHED ROOF.**

**2. FREE-STANDING SYSTEMS**



**I. MAXIMUM HEIGHT. MAXIMUM HEIGHT SHALL BE 30 FEET IN HEIGHT, MEASURED FROM THE GRADE AT THE BASE OF THE POLE TO THE HIGHEST EDGE OF THE SYSTEM.**

**D. A PRINCIPAL BUILDING ASSOCIATED WITH THE INSTALLATION IS PERMITTED FOR OFFICE USE. THE SETBACKS FOR THIS STRUCTURE SHOULD FOLLOW THE STANDARDS FOR THE DISTRICT.**

**E. LOCATION. LARGE SOLAR COLLECTION SYSTEMS ARE PERMITTED IN THE GI DISTRICTS AND ARE A SPECIAL LAND USE IN THE PC, CE AND OS DISTRICTS.**

**ATTACHMENT:**  
**DIAGRAM 50-116 (EXHIBIT 54)**

**§ 50-117. SOLAR ENERGY COLLECTIONS SYSTEM-SMALL (CAPACITY LESS THAN 250 KILOWATTS)**

**A. SMALL SOLAR ENERGY COLLECTION SYSTEMS ARE ALLOWED AS AN ACCESSORY USE IN ALL DISTRICTS, AS A PERMITTED USE IN THE CC, CE, GI-1 AND GI-2 DISTRICTS, AND AS A SPECIAL LAND USE IN THE UC AND OS DISTRICTS**

**WITH THE FOLLOWING CONDITIONS.**

**1. BUILDING-MOUNTED SYSTEMS**

**I. LOCATION. BUILDING MOUNTED SYSTEMS MAY BE LOCATED ON ANY ROOF FACE OF PRINCIPAL OR ACCESSORY STRUCTURES. SYSTEMS SHOULD BE FLUSH MOUNTED WHEN POSSIBLE.**

**II. QUANTITY. THE TOTAL SQUARE FOOTAGE OF THE SYSTEM PANELS MAY NOT EXCEED THE TOTAL AREA OF ROOF SURFACE OF THE STRUCTURE TO WHICH THE SYSTEM IS ATTACHED.**

**III. ROOF OVERHANG. NO PART OF THE SYSTEM SHALL EXTEND OVER THE EDGE OF THE ROOF.**

**IV. MEASURING HEIGHT. HEIGHT IS MEASURED FROM THE ROOF SURFACE ON**

WHICH THE  
SYSTEM IS  
MOUNTED TO  
THE HIGHEST  
EDGE OF THE  
SYSTEM.

HEIGHT SHALL  
BE 15 FEET IN  
HEIGHT,  
MEASURED FROM  
THE GRADE AT  
THE BASE OF THE  
POLE TO THE  
HIGHEST EDGE  
OF THE SYSTEM.

**V. MAXIMUM  
HEIGHT.**

**A. SYSTEMS  
MAY  
EXCEED  
THE  
MAXIMUM  
HEIGHT  
FOR A  
DISTRICT  
BUT SHALL  
NOT  
EXTEND  
MORE  
THAN FIVE  
FEET  
ABOVE THE  
SURFACE  
OF A FLAT  
ROOF OR  
THE  
HIGHEST  
PEAK OF A  
PITCHED  
ROOF.**

**III. SETBACKS. ALL  
PARTS OF THE  
FREESTANDING  
SYSTEM SHALL  
FOLLOW THE  
SETBACK  
REQUIREMENTS  
OF A DETACHED  
ACCESSORY  
STRUCTURE  
FOUND IN  
SECTION 50-60(G)  
OF THIS  
CHAPTER. ALL  
PARTS OF A  
FREESTANDING  
SYSTEM THAT IS  
THE PRIMARY  
USE OF A PARCEL  
MUST BE  
SETBACK AT  
LEAST 10 FEET  
FROM ALL LOT  
LINES.**

**2. FREE-STANDING  
SYSTEMS**

**I. LOCATION.  
SYSTEMS ARE  
PERMITTED IN  
THE REAR AND  
SIDE YARDS  
ONLY.**

**II. MAXIMUM  
HEIGHT.  
MAXIMUM**

**IV. ACCESSORY  
STRUCTURE. A  
FREE-STANDING  
SYSTEM SHALL  
COUNT TOWARD  
THE MAXIMUM  
NUMBER OF  
ACCESSORY  
STRUCTURES  
ALLOWED BUT  
DOES NOT COUNT  
TOWARD THE**

**MAXIMUM GROSS  
FLOOR AREA OF  
ACCESSORY  
STRUCTURES.**

**V. LOT COVERAGE.  
A FREE-  
STANDING  
SYSTEM  
ALLOWED AS A  
PERMITTED OR  
SPECIAL LAND  
USE MAY OCCUPY  
UP TO 90  
PERCENT OF THE  
TOTAL LOT.**

**VI. ACCESSORY USE  
ON AN  
ADJACENT,  
VACANT LOT. A  
FREE-STANDING  
SYSTEM MAY  
OCCUPY A  
SEPARATE  
VACANT LOT  
ADJACENT TO  
THE SIDE OR  
REAR OF THE  
LOT CONTAINING  
THE PRINCIPAL  
USE UNDER THE  
FOLLOWING  
CONDITIONS:**

**A. THE  
OWNER OF  
THE LOT OF  
THE  
PRINCIPAL  
USE OWNS  
OR LEASES  
THE  
VACANT  
LOT.**

**B. THE FREE-  
STANDING  
SYSTEM  
STILL  
FOLLOWS  
THE  
SETBACK  
REQUIREM  
ENTS FOR  
DETACHED  
ACCESSOR  
Y  
STRUCTUR  
ES.**

**C. THE AREA  
THE FREE-  
STANDING  
SYSTEM  
OCCUPIES  
IS NOT  
GREATER  
THAN 60  
PERCENT  
OF THE  
TOTAL LOT  
WHEN  
ACCESSOR  
Y TO A  
RESIDENTI  
AL USE,  
AND NOT  
GREATER  
THAN 75  
PERCENT  
WHEN  
ACCESSOR  
Y TO A  
COMMERC  
IAL USE.**

**A. ZONING LOTS WITHIN  
HISTORIC DISTRICTS ARE  
SUBJECT TO THE  
ADDITIONAL  
REQUIREMENTS OF THE  
DISTRICT.**

**ATTACHMENT:**  
**DIAGRAM 50-117 (EXHIBIT 55)**

**§ 50-118. TEMPORARY STRUCTURES  
AND USES**

**A. PURPOSE. THIS SECTION  
ALLOWS FOR THE  
ESTABLISHMENT OF  
CERTAIN TEMPORARY USES  
OR SPECIAL EVENTS OF  
LIMITED DURATION,  
PROVIDED THAT SUCH USES  
COMPLY WITH THE  
STANDARDS IN THIS SECTION  
AND ARE DISCONTINUED  
UPON THE EXPIRATION OF AN  
APPROVED TIME PERIOD.  
THE ZONING COORDINATOR  
MAY ISSUE A PERMIT FOR  
TEMPORARY STRUCTURES  
AND USES BASED UPON  
RECEIPT OF AN  
APPLICATION, PLOT PLAN,  
COMPLIANCE WITH PERMIT  
REQUIREMENTS OF THIS  
SECTION, AND A PERMIT FEE  
AS APPLICABLE. TABLE 50-  
118A IDENTIFIES THE  
DURATION OF A PERMIT FOR  
A GIVEN TEMPORARY USE, AS  
WELL AS THE TYPE OF  
PERMIT REQUIRED.**

**ATTACHMENT:**  
**TABLE 50-118A (EXHIBIT 56)**

**B. TEMPORARY USES,  
STRUCTURES OR EVENTS.  
TEMPORARY USES OR  
SPECIAL EVENTS THAT  
OCCUR IN THE PUBLIC  
RIGHT-OF-WAY OR OTHER  
LAND SHALL BE GOVERNED  
BY THE APPLICABLE CITY  
POLICIES. TEMPORARY USES,**

**STRUCTURES OR EVENTS ON  
PRIVATE PROPERTY SHALL:**

- 1. BE COMPATIBLE WITH  
THE PRINCIPAL USES  
TAKING PLACE ON THE  
SITE;**
- 2. NOT BE DETRIMENTAL  
TO PROPERTY OR  
IMPROVEMENTS IN THE  
SURROUNDING AREA;**
- 3. NOT HAVE  
SUBSTANTIALLY  
ADVERSE EFFECTS OR  
NOISE IMPACTS ON  
NEARBY RESIDENTIAL  
NEIGHBORHOODS OR  
TO THE PUBLIC  
HEALTH, SAFETY, OR  
GENERAL WELFARE;**
- 4. NOT INCLUDE  
PERMANENT  
ALTERATIONS TO A  
STRUCTURE OR THE  
SITE;**
- 5. NOT MAINTAIN  
TEMPORARY SIGNS  
ASSOCIATED WITH THE  
USE OR STRUCTURE  
AFTER THE ACTIVITY  
ENDS;**
- 6. NOT VIOLATE THE  
APPLICABLE  
CONDITIONS OF  
APPROVAL THAT  
APPLY TO A SITE OR  
USE ON THE SITE;**
- 7. NOT INTERFERE WITH  
THE NORMAL  
OPERATIONS OF ANY  
PERMANENT USE**

**LOCATED ON THE  
PROPERTY;**

**FOLLOWING  
REQUIREMENTS:**

8. **CONTAIN SUFFICIENT LAND AREA TO ALLOW THE TEMPORARY USE, STRUCTURE, OR SPECIAL EVENT TO OCCUR, AS WELL AS ADEQUATE LAND TO ACCOMMODATE THE PARKING AND TRAFFIC MOVEMENT ASSOCIATED WITH THE TEMPORARY USE.**
- C. CONSTRUCTION-RELATED TEMPORARY STRUCTURES. A PLOT PLAN FOR A TEMPORARY, CONSTRUCTION-RELATED STRUCTURE SHALL SPECIFY BUILDING LOCATION, ASSIGNED PARKING AREAS AND OTHER RELEVANT INFORMATION AS PART OF A SUBMITTAL. THE PERMIT SHALL BE VALID FOR A PERIOD OF NOT MORE THAN TWELVE (12) CALENDAR MONTHS. PERMITS FOR THE SAME LOCATION AND FOR THE SAME PURPOSE MAY BE RENEWED BY THE ZONING COORDINATOR FOR ONE (1) SUCCESSIVE PERIOD OF UP TO TWELVE (12) CALENDAR MONTHS PROVIDED THE EXTENSION IS NEEDED DUE TO CIRCUMSTANCES BEYOND THE IMMEDIATE CONTROL OF THE APPLICANT. THE FOLLOWING TEMPORARY CONSTRUCTION-RELATED BUILDINGS AND USES ARE PERMITTED, SUBJECT TO THE**
1. **INCIDENTAL AND NECESSARY USE. TEMPORARY OFFICE BUILDING OR CONSTRUCTION YARD INCIDENTAL AND NECESSARY TO CONSTRUCTION AT THE SITE.**
  2. **MAXIMUM DURATION. TEMPORARY SALES OFFICE OR MODEL HOME INCIDENTAL TO AND NECESSARY FOR THE SALE OR RENTAL OF REAL PROPERTY IN A NEW SUBDIVISION OR HOUSING PROJECT. IN ANY CASE, THE TEMPORARY OFFICE OR MODEL HOME SHALL BE REMOVED WHEN FIFTY (50) PERCENT OF THE LOTS OR UNITS HAVE BEEN SOLD OR LEASED.**
- D. TEMPORARY STORAGE IN A PORTABLE COMMERCIAL SHIPPING CONTAINER. TEMPORARY STORAGE IN A PORTABLE COMMERCIAL SHIPPING CONTAINER SHALL BE PERMITTED TO SERVE AN EXISTING USE, SUBJECT TO THE FOLLOWING REQUIREMENTS:**
1. **CONFORMING USE. THE DEPARTMENT OF PLANNING AND DEVELOPMENT HAS**

**APPROVED THE LOT  
FOR THE EXISTING USE.**

**2. LOCATION. THE  
CONTAINER IS NOT  
LOCATED:**

**I. IN THE FRONT  
YARD, NOR**

**II. WITHIN TEN (10)  
FEET OF ANY LOT  
LINE OR  
STRUCTURE.**

**3. ACCESS. THE  
CONTAINER IS NOT  
LOCATED IN A MANNER  
THAT IMPEDES  
INGRESS, EGRESS, OR  
EMERGENCY ACCESS.**

**4. MAXIMUM DURATION.  
THE MAXIMUM  
DURATION OF USE  
SHALL NOT EXCEED  
THIRTY (30) TOTAL  
DAYS OVER A PERIOD  
OF TWELVE (12)  
CONSECUTIVE  
MONTHS.**

**E. TEMPORARY PORTABLE  
RESIDENTIAL STORAGE  
CONTAINERS. THE  
FOLLOWING REQUIREMENTS  
SHALL APPLY TO PORTABLE  
RESIDENTIAL STORAGE  
CONTAINERS:**

**1. MAXIMUM SIZE. THE  
MAXIMUM  
ALLOWABLE SIZE IS  
ONE HUNDRED FIFTY  
(150) SQUARE FEET  
WITH AN OVERALL  
LENGTH NOT TO**

**EXCEED SIXTEEN (16)  
FEET.**

**2. CLEAR VISION. CLEAR  
VISION AREAS SHALL  
BE MAINTAINED AT  
ALL TIMES, AND  
PORTABLE STORAGE  
CONTAINERS SHALL  
NOT OBSTRUCT THE  
FLOW OF PEDESTRIAN  
OR VEHICULAR  
TRAFFIC.**

**3. LOCATION. PORTABLE  
STORAGE CONTAINERS  
SHALL BE PLACED ON A  
CONCRETE OR  
ASPHALT SURFACE NO  
CLOSER THAN TEN (10)  
FEET FROM THE FRONT  
LOT LINE.**

**4. CONDITION. ALL  
PORTABLE STORAGE  
CONTAINERS IN USE ON  
A LOT SHALL BE IN A  
CONDITION FREE FROM  
RUST, PEELING PAINT,  
AND OTHER VISIBLE  
FORMS OF  
DETERIORATION.**

**5. NUMBER OF  
CONTAINERS. TWO (2)  
CONTAINERS MAY BE  
ON THE SAME LOT AT  
THE SAME TIME,  
PROVIDED THE  
MAXIMUM SQUARE  
FOOTAGE AND  
OVERALL LENGTH IN  
SUBSECTION (E)(1)  
ABOVE IS NOT  
EXCEEDED.**

6. MAXIMUM DURATION. THE MAXIMUM DURATION OF USE SHALL BE A TOTAL OF THIRTY (30) DAYS, NOT EXCEEDING THREE (3) TIMES OVER A PERIOD OF TWELVE (12) CONSECUTIVE MONTHS.

7. SIGNAGE. TOTAL SIGNAGE ON PORTABLE STORAGE CONTAINERS SHALL NOT EXCEED THIRTY TWO (32) SQUARE FEET.

F. GRAND OPENINGS, PARKING LOT SALES, SIDEWALK SALES, CLEARANCE SALES AND SPECIAL EVENTS. THE TEMPORARY OUTDOOR SALE OF MERCHANDISE, GOODS, MATERIALS OR SERVICES MAY OCCUR IN THE NC, CC, AND DE ZONING DISTRICTS. SUCH USES ARE PERMITTED, SUBJECT TO THE FOLLOWING REQUIREMENTS:

1. ACCESSORY USE. OUTDOOR TEMPORARY SALES OR SERVICES SHALL BE AN ANCILLARY FUNCTION TO A PERMITTED USE LOCATED ON THE SAME LOT.

2. PARKING AND ACCESS. ADEQUATE PARKING AND EMERGENCY VEHICLE ACCESS SHALL EXIST, AND A DESIGNATED OFF-

STREET PARKING AREA SHALL BE PROVIDED THAT DOES NOT INTERRUPT THE FLOW OF TRAFFIC ON PUBLIC STREETS, OR IMPEDED ACCESS TO THE PRIMARY USE OR PEDESTRIAN MOVEMENTS.

3. AREA OF OPERATION. THE AREA OF OPERATION FOR ALL ACTIVITIES ASSOCIATED WITH OUTDOOR TEMPORARY SALES OR SERVICE:

I. SHALL NOT EXCEED EIGHT HUNDRED (800) SQUARE FEET AND NO DIMENSION SHALL EXCEED FORTY (40) LINEAR FEET, AND

II. SHALL BE LOCATED ON AN ASPHALT, CONCRETE OR EQUIVALENT SURFACE.

4. PROHIBITED SALES. SALES OF MERCHANDISE OR THE PROVISION OF SERVICES UNRELATED TO THE PERMITTED PRIMARY USE IS NOT ALLOWED, EXCEPT ANY PERMITTED PRIMARY USE MAY



**PERMIT AN OUTDOOR  
TEMPORARY SALES OR  
SERVICE USE  
OPERATED BY OR IN  
SUPPORT OF OR AS A  
FUNDRAISER FOR A  
NONPROFIT  
ORGANIZATION.**

- 5. MAXIMUM DURATION.  
THE MAXIMUM  
DURATION SHALL BE  
NO MORE THAN TWO (2)  
EVENTS WITHIN A  
PERIOD OF TWELVE (12)  
CONSECUTIVE MONTHS  
ON THE SAME  
PROPERTY, UP TO  
FOURTEEN (14) DAYS  
PER EVENT.**
- 6. HOURS OF OPERATION.  
HOURS OF OPERATION  
MUST BE CONSISTENT  
WITH THE PRINCIPAL  
USE.**
- 7. SITE MAINTENANCE.  
THE SITE SHALL BE  
KEPT CLEAN AND IN  
GOOD CONDITION. ALL  
WASTE MUST BE  
REMOVED DAILY.**
- 8. MINIMUM WALKWAY.  
A MINIMUM  
PEDESTRIAN  
WALKWAY OF AT  
LEAST FIVE (5) FEET IN  
WIDTH ALONG THE  
FRONT OF THE  
DISPLAY/SALES AREAS  
SHALL BE  
MAINTAINED.**

**G. OUTDOOR DISPLAY (NO  
OUTDOOR TRANSACTIONS).**

**THE OUTDOOR DISPLAY OF  
GOODS AVAILABLE IN A  
RETAIL USE IS PERMITTED IN  
THE NC, CC, MR-2, MR-3, DE,  
DC, UC AND CE DISTRICTS,  
SUBJECT TO THE  
FOLLOWING  
REQUIREMENTS:**

- 1. PROHIBITED DISPLAY.  
DISPLAY OF  
MERCHANDISE OR  
SERVICES UNRELATED  
TO OR UNAVAILABLE  
IN THE PERMITTED  
PRIMARY USE IS  
PROHIBITED.**
- 2. DISTANCE FROM  
BUILDING. THE ITEMS  
OR PRODUCTS ON  
DISPLAY SHALL BE  
LOCATED NO FARTHER  
THAN TWENTY (20)  
FEET FROM THE  
PRIMARY BUILDING ON  
LOTS LESS THAN 10,000  
SQUARE FEET.**
- 3. MINIMUM WALKWAY.  
A MINIMUM  
PEDESTRIAN  
WALKWAY OF AT  
LEAST FIVE (5) FEET IN  
WIDTH ALONG THE  
FRONT OF THE  
DISPLAY/SALES AREAS  
SHALL BE  
MAINTAINED.**

**H. ASSEMBLY AND  
FUNDRAISING ACTIVITIES.  
ASSEMBLY ACTIVITIES (E.G.,  
CARNIVALS, FAIRS, RODEOS,  
SPORT EVENTS, CONCERTS,  
AND SHOWS) AND  
FUNDRAISING ACTIVITIES**



(E.G. POLITICAL FUNDRAISERS, AUCTIONS) AS A TEMPORARY USE THAT BENEFIT A COMMUNITY SERVICE GROUP OR NON-PROFIT ORGANIZATION ARE PERMITTED IN COMMERCIAL AND RESIDENTIAL ZONE DISTRICTS, SUBJECT TO THE FOLLOWING REQUIREMENTS:

1. PARKING AND ACCESS. ADEQUATE PARKING AND EMERGENCY VEHICLE ACCESS SHALL EXIST, AND A DESIGNATED OFF-STREET PARKING AREA SHALL BE PROVIDED THAT DOES NOT INTERRUPT THE FLOW OF TRAFFIC ON PUBLIC STREETS, OR IMPEDED ACCESS TO THE PRIMARY USE OR PEDESTRIAN MOVEMENTS.
2. HOURS OF OPERATION. HOURS OF OPERATION SHALL START NO EARLIER THAN 8:00 A.M. AND END NO LATER THAN 8:00 P.M. IN ALL RESIDENTIAL ZONE DISTRICTS, EXCEPT ON FRIDAYS AND SATURDAYS THE HOURS MAY EXTEND TO 10 PM. ALL OTHER DISTRICTS SHALL OPERATE WITHIN THE HOURS OF 8:00 A.M. TO 11:00 P.M. UNLESS OTHERWISE APPROVED

BY THE ZONING COORDINATOR.

3. MAXIMUM DURATION. THE MAXIMUM DURATION OF USE SHALL BE FOUR (4) CONSECUTIVE DAYS FOR ANY ONE (1) EVENT INCLUDING SETUP AND TAKEDOWN, NOT TO EXCEED FOUR (4) EVENTS WITHIN A PERIOD OF TWELVE (12) CALENDAR MONTHS.
4. TEMPORARY SIGNS. TEMPORARY SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH ARTICLE 15 OF THIS CHAPTER FOR EACH EVENT OCCURRENCE. SIGNS MAY BE DISPLAYED NO MORE THAN TEN (10) DAYS PRIOR TO THE EVENT AND SHALL BE REMOVED WITHIN 24 HOURS AFTER THE CONCLUSION OF THE EVENT.
5. FUNDRAISING AGREEMENT. GOODS OR SERVICES BEING SOLD BY A COMMERCIAL ENTITY FOR THE PURPOSES OF A FUNDRAISING EVENT SHALL PROVIDE EVIDENCE OF AN EVENT AGREEMENT WITH THE COMMUNITY SERVICE GROUP OR NON-PROFIT ORGANIZATION.

**I. FARMERS' MARKET.  
FARMERS' MARKETS  
PROVIDE FOR THE  
TEMPORARY SALE OF AN  
ARRAY OF AGRICULTURAL  
AND CRAFT PRODUCTS FOR  
AN EXTENDED PERIOD OF  
TIME, INVOLVING MULTIPLE  
VENDORS OCCUPYING ONE  
OR MORE STALL SPACES.**

**1. PERMANENT OR  
TEMPORARY USE.  
FARMERS' MARKETS AS  
A TEMPORARY USE ARE  
PERMITTED IN THE MR-  
2, MR-3, NC, CC, DE, DC,  
CE, IC, AND UC  
DISTRICTS. AS A  
PERMANENT USE THEY  
ARE ALLOWED IN THE  
NC, DE, AND UC  
DISTRICTS.**

**2. DURATION AND HOURS  
FOR TEMPORARY  
FARMERS MARKETS.  
THE MAXIMUM  
DURATION OF A  
TEMPORARY  
FARMERS' MARKET IS  
NINE (9) MONTHS PER  
YEAR. ACTIVITY IS  
LIMITED TO NO MORE  
THAN THREE (3) DAYS  
PER WEEK, FROM 7 AM  
TO 7 PM. EXPANSION OF  
NUMBER OF DAYS OR  
HOURS OF OPERATION  
IS SUBJECT TO SPECIAL  
LAND USE  
PROCEDURES OF  
ARTICLE 17.**

**3. MINIMUM WALKWAY.  
A MINIMUM  
PEDESTRIAN**

**WALKWAY OF AT  
LEAST FIVE (5) FEET IN  
WIDTH ALONG THE  
FRONT OF THE  
DISPLAY/SALES AREAS  
SHALL BE  
MAINTAINED.**

**4. ITEMS FOR SALE. ITEMS  
AVAILABLE FOR SALE  
SHALL BE LIMITED TO  
PRODUCTS OBTAINED  
PRIMARILY THROUGH  
FARMING OR  
AGRICULTURAL USES.  
SUCH AS:**

**I. FARM PRODUCE**

**II. FRESH MEAT,  
EGGS OR DAIRY  
PRODUCTS**

**III. FOOD PRODUCTS  
HAND CRAFTED  
BY THE VENDOR  
OR A FAMILY  
MEMBER**

**IV. HAND-CRAFT  
ITEMS**

**5. HAND-CRAFT SALES  
AREA LIMIT. NO MORE  
THAN TWENTY (20)  
PERCENT OF THE  
MARKET'S SALES AREA  
MAY BE USED FOR THE  
SALE OF HAND-MADE  
CRAFT ITEMS (E.G.  
JEWELRY, POTTERY,  
APPAREL, FINE ARTS,  
ETC.).**

**6. FOOD CARTS AND  
TRUCKS IN FARMERS'  
MARKETS ARE STILL**

**SUBJECT TO THE  
REGULATIONS IN THIS  
ARTICLE.**

**J. OUTDOOR SEASONAL SALES.  
THE OUTDOOR SALE OF  
CERTAIN SEASONAL  
AGRICULTURAL AND NON-  
AGRICULTURAL PRODUCTS  
IS PERMITTED, SUBJECT TO  
THE FOLLOWING  
DEFINITIONS AND  
REQUIREMENTS:**

**1. SEASONAL SALES.  
SEASONAL SALES  
SHALL BE DEFINED AS  
THE TEMPORARY  
OUTDOOR SALE OF A  
LIMITED RANGE OF  
SEASONAL PRODUCTS  
(E.G. PUMPKINS IN  
OCTOBER, CHRISTMAS  
TREES IN NOVEMBER-  
DECEMBER,  
FIREWORKS IN JUNE  
AND JULY ETC.) AND DO  
NOT INCLUDE THE  
SALE OF FRESH  
PRODUCE THROUGH A  
PRODUCE STAND (SEE  
SECTION 50-95 IN THIS  
ARTICLE) OR  
PERMANENT OR  
TEMPORARY  
FARMERS' MARKETS.  
SEASONAL SALES ARE  
LIMITED TO ONE (1)  
VENDOR PER LOT.**

**I. SEASONAL SALES  
ARE PERMITTED  
IN COMMERCIAL  
ZONE DISTRICTS,  
AND IN ALL  
OTHER ZONE  
DISTRICTS ON**

**LOTS APPROVED  
FOR  
EDUCATIONAL,  
GOVERNMENT  
OR  
INSTITUTIONAL  
USES.**

**II. THE MAXIMUM  
DURATION OF  
SEASONAL SALES  
SHALL BE FORTY  
FIVE (45)  
CONSECUTIVE  
DAYS ON A LOT  
OR PARCEL, NOT  
TO EXCEED TWO  
(2) EVENTS IN A  
PERIOD OF  
TWELVE (12)  
CONSECUTIVE  
MONTHS, WITH  
AT LEAST  
FIFTEEN (15)  
DAYS BETWEEN  
ANY TWO  
SEASONAL SALES  
EVENTS ON THE  
SAME  
LOT/PARCEL.**

**III. IF A SEASONAL  
OUTDOOR SALE  
IS PROPOSED FOR  
A PARKING LOT  
OF AN ACTIVE  
USE, THE  
APPLICANT  
SHALL  
DEMONSTRATE  
THAT THE  
SEASONAL  
OUTDOOR SALE  
WILL NOT  
OCCUPY  
REQUIRED  
PARKING SPACES,**

AND LEAVE  
AMPLE PARKING  
SPACES FOR  
PRINCIPAL USES  
AND FOR BOTH  
THE SEASONAL  
OUTDOOR SALE  
AND ANY OTHER  
USE ON SITE.

IV. THE SEASONAL  
OUTDOOR SALES  
USE SHALL HAVE  
UP TO FIVE (5)  
DAYS TO  
ESTABLISH THE  
TEMPORARY USE,  
INCLUDING  
ERECTION OF  
TENTS,  
MERCHANDISE  
PLACEMENT AND  
PLACEMENT OF  
TEMPORARY  
SIGNS.

V. SEASONAL  
OUTDOOR SALES  
MAY INCLUDE UP  
TO 1 PRIMARY  
TENT PLUS 1  
ADDITIONAL  
TEMPORARY  
TENT OR  
STORAGE  
CONTAINER OR  
TRAILER. NO  
TENT SHALL  
EXCEED 2,400  
SQUARE FEET IN  
AREA OR 20 FEET  
IN HEIGHT.

VI. THE GENERAL  
COLOR SCHEME  
OF ANY  
CONTAINER OR

TRAILER SHALL  
BE IN KEEPING  
WITH THE  
GENERAL COLOR  
SCHEME OF THE  
SURROUNDING  
DEVELOPMENT  
OR A NEUTRAL  
COLOR. ANY  
CONTAINER OR  
TRAILER SHALL  
NOT BE PLACED  
CLOSER TO THE  
PUBLIC STREET  
THAN THE TENT.

VII. A MINIMUM  
PEDESTRIAN  
WALKWAY OF AT  
LEAST FIVE (5)  
FEET IN WIDTH  
ALONG THE  
FRONT OF THE  
DISPLAY/SALES  
AREAS SHALL BE  
MAINTAINED.

VIII. SEASONAL  
OUTDOOR SALES  
MAY HAVE ONE  
SIGN ATTACHED  
TO A TENT OR  
OTHER  
STRUCTURE ON  
THE SITE. THE  
SIGN AREA  
SHALL NOT  
EXCEED 75  
SQUARE FEET.  
FOR CORNER  
LOTS, ONE  
ADDITIONAL  
SIGN OF UP TO 75  
SQUARE FEET  
MAY BE  
PERMITTED. IN  
ADDITION, SIGNS

REQUIRED BY  
LAW  
DESIGNATING  
FIRE ROUTES,  
TENT  
ENTRANCES AND  
EXITS SHALL BE  
PERMITTED.  
ALSO,  
DIRECTIONAL  
SIGNS UP TO 4  
SQUARE FEET IN  
AREA AND NOT  
GREATER THAN  
THREE (3) FEET IN  
HEIGHT MAY BE  
PERMITTED AT  
DRIVEWAYS  
SERVING THE  
SITE AND UP TO 4  
ADDITIONAL  
DIRECTIONAL  
SIGNS MAY BE  
PLACED AT  
LOCATIONS  
WITHIN THE SITE  
IF NECESSARY  
FOR  
WAYFINDING  
AND/OR TRAFFIC  
SAFETY. NO  
BALLOONS,  
FESTOONS,  
INFLATABLES OR  
OTHER SIMILAR  
DEVICES  
DESIGNED TO  
ATTRACT  
ATTENTION TO  
THE SITE OR USE  
SHALL BE  
PERMITTED.

IX. FIREWORKS  
SALES MUST BE  
IN ACCORDANCE  
WITH THE

MICHIGAN  
FIREWORKS  
SAFETY ACT (PA  
256).

2. TEMPORARY USE  
PERMIT ADDITIONAL  
INFORMATION. PRIOR  
TO THE OPENING OF A  
SEASONAL SALES AN  
APPLICATION FOR A  
TEMPORARY USE  
PERMIT SHALL BE  
SUBMITTED FOR  
REVIEW. IN ADDITION  
TO THE ITEMS LISTED  
SUBSECTION M, THE  
FOLLOWING ARE  
REQUIRED:

I. WRITTEN RULES  
OF OPERATION  
OR  
MANAGEMENT  
PLAN.

II. DAYS AND HOURS  
OF OPERATION,  
PERIOD OF TIME  
TO BE IN  
OPERATION, AND  
A LIST OF  
PRODUCTS TO BE  
SOLD.

B. SURFACE PARKING LOTS.

1. TEMPORARY SURFACE  
PARKING LOTS ARE  
PERMITTED IN ANY  
RESIDENTIAL OR  
INSTITUTIONAL  
DISTRICT AS  
OVERFLOW PARKING  
SUBJECT ZONING  
COORDINATOR  
APPROVAL BASED ON

**THE FOLLOWING  
REQUIREMENTS AND  
CONDITIONS:**

- I. ADJACENCY. THE LOT BEING PROPOSED FOR OVERFLOW PARKING MUST BE DIRECTLY ADJACENT TO OR ACROSS THE STREET FROM THE LOT CONTAINING THE USE PRODUCING THE DEMAND FOR EXCESS PARKING.**
- II. PERMEABILITY. PAVING A VACANT, UNPAVED LOT WITH IMPERVIOUS MATERIAL SUCH AS ASPHALT IS PROHIBITED. IN ORDER TO RETAIN OR IMPROVE THE VACANT LOT'S STORMWATER MANAGEMENT PERFORMANCE, THE PARKING AREA SHALL BE SURFACED WITH GRAVEL, CRUSHED SHELLS OR STONES OR SIMILAR MATERIAL, OR PAVED WITH PERMEABLE PAVERS.**

- III. PARKING LOT PLOT PLAN. A PLOT PLAN SHALL BE SUBMITTED THAT INCLUDES SITE DIMENSIONS, EXISTING PUBLIC IMPROVEMENTS, AND PROPOSED SITE LAYOUT OF THE TEMPORARY PARKING LOT. INTERIOR PARKING LOT LANDSCAPE PARKING REQUIREMENTS LISTED IN ARTICLES 12 AND 13 SHALL BE WAIVED FOR TEMPORARY SURFACE PARKING LOTS FOR OVERFLOW. MINIMUM PARKING LOT SCREENING AND BICYCLE REQUIREMENTS SHALL APPLY IF THE PARKING LOT WILL BE USED FOR MORE THAN SIX (6) MONTHS.**

- IV. MAXIMUM DURATION. THE DURATION OF THE USE SHALL BE ONE (1) YEAR. THIS PERIOD MAY BE RENEWED FOR UP**

TO ONE (1)  
ADDITIONAL  
YEAR, UPON  
APPROVAL OF A  
WRITTEN  
REQUEST  
SUBMITTED TO  
THE ZONING  
COORDINATOR  
AT LEAST THIRTY  
(30) DAYS PRIOR  
TO THE  
EXPIRATION OF  
THE TEMPORARY  
USE PERMIT.

2. TEMPORARY SURFACE  
PARKING LOTS ARE  
PERMITTED IN ANY  
COMMERCIAL,  
EMPLOYMENT,  
INDUSTRIAL AND  
INSTITUTIONAL  
DISTRICTS PENDING  
THE CONSTRUCTION  
OF A DEVELOPMENT  
PROJECT. APPROVAL  
OF A TEMPORARY  
PARKING LOT IS  
SUBJECT TO ZONING  
COORDINATOR  
APPROVAL BASED ON  
THE FOLLOWING  
REQUIREMENTS AND  
CONDITIONS:

- I. PARKING LOT  
PLOT PLAN. A  
PLOT PLAN  
SHALL BE  
SUBMITTED  
THAT INCLUDES  
SITE  
DIMENSIONS,  
EXISTING PUBLIC  
IMPROVEMENTS,  
AND PROPOSED

SITE LAYOUT OF  
THE TEMPORARY  
PARKING LOT.  
INTERIOR  
PARKING LOT  
LANDSCAPE,  
PEDESTRIAN AND  
BICYCLE  
PARKING  
REQUIREMENTS  
LISTED IN  
ARTICLES 12 AND  
13 SHALL BE  
WAIVED FOR  
TEMPORARY  
SURFACE  
PARKING LOTS.  
MINIMUM  
PARKING LOT  
SCREENING  
REQUIREMENTS  
SHALL APPLY IF  
THE PARKING  
LOT WILL BE  
USED FOR MORE  
THAN SIX (6)  
MONTHS.

- II. APPROVED  
DEVELOPMENT  
PLAN. EVIDENCE  
OF AN APPROVED  
SITE PLAN FOR A  
NEW  
DEVELOPMENT  
SHALL BE  
SUBMITTED  
WITH THE  
TEMPORARY USE  
PERMIT. A  
RESOLUTION OF  
APPROVAL BY  
THE ZONING  
COORDINATOR  
OR PLANNING  
COMMISSION  
MAY BE USED TO

SATISFY THIS REQUIREMENT.

III. PHASING DESCRIPTION. A LETTER DEFINING THE VARIOUS PHASES OF THE DEVELOPMENT PROJECT WITH ANTICIPATED DATES OF COMPLETION SHALL BE SUBMITTED AS PART OF THE REQUEST.

IV. MAXIMUM DURATION. THE DURATION OF THE USE SHALL BE ONE (1) YEAR. THIS PERIOD MAY BE RENEWED FOR UP TO ONE (1) ADDITIONAL YEAR, UPON APPROVAL OF A WRITTEN REQUEST SUBMITTED TO THE ZONING COORDINATOR AT LEAST THIRTY (30) DAYS PRIOR TO THE EXPIRATION OF THE TEMPORARY USE PERMIT.

C. FOOD PREPARATION AND COOKING (NOT FOOD TRUCK OR CART). OUTDOOR FOOD PREPARATION AND COOKING

SHALL BE SUBJECT TO TEMPORARY USE APPROVAL AND THE FOLLOWING REQUIREMENTS:

1. FOOD PREPARATION SHALL BE DIRECTLY RELATED TO THE PRINCIPAL USE ON THE SAME LOT.
2. MEETS ALL HEALTH CODES AND CITY LICENSING AND PERMIT REQUIREMENTS.
3. ALL EQUIPMENT SHALL BE LOCATED ON PRIVATE PROPERTY.
4. COOKING APPARATUS MUST BE SEPARATED FROM AREAS OF PEDESTRIAN MOVEMENT.
5. SMOKE EMISSIONS SHALL NOT IMPAIR PEDESTRIAN OR VEHICULAR SIGHT DISTANCES OR SERVE AS A DISTRACTION AT STREET INTERSECTIONS.

D. GARAGE SALES. GARAGE SALES DO NOT REQUIRE A PERMIT, HOWEVER SUCH SALES SHALL NOT OCCUR MORE THAN TWO (2) TIMES WITHIN A PERIOD OF TWELVE (12) CONSECUTIVE MONTHS, AND FOR NO MORE THAN THREE (3) CONSECUTIVE DAYS PER SALE. ITEMS OFFERED FOR



**SALE SHALL BE LIMITED TO PERSONAL PROPERTY NOT ACQUIRED FOR RESALE BY THE RESIDENTS OF THE LOT WHERE THE SALE OCCURS. SALES THAT OCCUR MORE FREQUENTLY OR DO NOT INVOLVE PERSONAL EFFECTS SHALL BE CONSIDERED A COMMERCIAL RETAIL SALES BUSINESS AND ARE PROHIBITED IN A RESIDENTIAL ZONE DISTRICT.**

**E. TEMPORARY USE PERMIT REQUIREMENTS. APPROVAL OF A TEMPORARY USE PERMIT IS SUBJECT TO THE FOLLOWING REQUIREMENTS AND CONDITIONS:**

- 1. A COMPLETE APPLICATION.**
- 2. A PLOT PLAN THAT INCLUDES THE LOCATION AND DIMENSIONS OF THE SALES AND PARKING AREAS; SITE DIMENSIONS OF ANY BUILDINGS OR TENTS; AND EXISTING PUBLIC IMPROVEMENTS, SUCH AS FIRE HYDRANTS, BUS SHELTERS, TREES AND TREE GRATES AND PARKING METERS. CERTAIN TEMPORARY USE SITE PLANS MAY REQUIRE ADDITIONAL OR DIFFERENT INFORMATION, SEE SPECIFIC USE SUBSECTION FOR DETAILS.**

- 3. PHOTOGRAPHS OF THE AREA(S) WHERE THE TEMPORARY USE WILL OCCUR.**
- 4. PROOF OF OWNERSHIP. PROOF OF OWNERSHIP OR A SIGNED LETTER OF PERMISSION FROM EITHER THE PROPERTY OWNER OR RESPONSIBLE PERSON SHALL BE INCLUDED IN THE TEMPORARY PERMIT APPLICATION.**
- 5. TEMPORARY STRUCTURES. ALL TEMPORARY STRUCTURES SHALL CONFORM TO THE ZONING DISTRICT SETBACK REQUIREMENTS, UNLESS OTHERWISE SPECIFIED IN THE APPROVAL.**
- 6. SANITARY FACILITIES. SANITARY FACILITIES, EITHER PORTABLE OR PERMANENT, SHALL BE MADE AVAILABLE TO ALL EMPLOYEES, ATTENDANTS AND PARTICIPANTS DURING HOURS OF OPERATION. IF PORTABLE, THEY SHALL BE MAINTAINED TO MINIMIZE ODORS AND TO REMAIN FULLY FUNCTIONAL.**
- 7. PARKING. THE NUMBER OF ADDITIONAL PARKING SPACES REQUIRED FOR THE**

TEMPORARY USE OR BUILDING SHALL BE DETERMINED BY THE ZONING

COORDINATOR.

REQUIRED PARKING SPACES FOR A PERMANENT USE OR BUILDING LOCATED ON THE PROPOSED SITE SHALL BE CONSIDERED IN THE PARKING CALCULATION.

8. ENCROACHMENT PERMIT. ANY USE OF PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.

9. FEES. THE FEES TO BE CHARGED FOR THE ISSUANCE OF THE PERMIT AND FOR INSPECTIONS BY THE CITY SHALL BE SET BY RESOLUTION OF THE CITY COUNCIL.

10. CLEAN UP. ALL SITES SHALL BE COMPLETELY CLEANED OF DEBRIS AND TEMPORARY STRUCTURES INCLUDING, BUT NOT LIMITED TO: TRASH RECEPTACLES, SIGNS, STANDS, POLES, ELECTRICAL WIRING OR ANY OTHER FIXTURES AND APPURTENANCES OR EQUIPMENT CONNECTED

THEREWITH, WITHIN FIVE (5) DAYS OF THE TERMINATION OF THE TEMPORARY USE.

11. CONDITIONS OF APPROVAL. IN GRANTING THE APPROVAL, THE ZONING COORDINATOR MAY ATTACH CONDITIONS TO THE PERMIT THAT WOULD MINIMIZE DISTURBANCE TO AND COMPATIBILITY WITH THE AREA AND SURROUNDING LAND USES, AND/OR PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE.

12. PERFORMANCE GUARANTEE. AS A CONDITION OF APPROVAL, THE ZONING COORDINATOR MAY REQUIRE A PERFORMANCE GUARANTEE OR SURETY ACCEPTABLE TO THE CITY TO ENSURE COMPLIANCE WITH THIS CHAPTER AND ALL OTHER APPLICABLE CITY ORDINANCES, STANDARDS, RULES AND REGULATIONS.

13. OTHER REQUIREMENTS. THIS PERMIT SHALL BE IN ADDITION TO OTHER LICENSES, PERMITS OR APPROVALS OTHERWISE REQUIRED

BY ANY  
GOVERNMENTAL  
ENTITY.

**§ 50-119. TRANSITIONAL OR  
EMERGENCY SHELTERS**

A. TRANSITIONAL OR  
EMERGENCY SHELTERS ARE  
ALLOWED AS A SPECIAL  
LAND USE IN THE MR-2, MR-3,  
NC, CC, DE, AND UC  
DISTRICTS.

B. A TRANSITIONAL OR  
EMERGENCY SHELTER  
HAVING MORE THAN  
TWELVE (12) ADULTS SHALL  
BE LOCATED AT LEAST ONE  
THOUSAND FIVE HUNDRED  
(1,500) FEET FROM ANY  
OTHER TRANSITIONAL OR  
EMERGENCY SHELTER,  
RESIDENTIAL  
REHABILITATION FACILITY,  
SINGLE ROOM OCCUPANCY  
DWELLING, OR SMALL OR  
LARGE ADULT FOSTER CARE  
FACILITY.

**§ 50-120. URBAN AGRICULTURE**

A. URBAN AGRICULTURE IS  
ALLOWED IN THE TN-2, GN-1,  
GN-2, GI-1 AND GI-2 DISTRICTS  
AS A PERMITTED USE AND IN  
THE UC AND OS DISTRICTS AS  
AN ACCESSORY USE. URBAN  
AGRICULTURE IS SUBJECT TO  
THE FOLLOWING  
STANDARDS.

1. THE MINIMUM SITE  
SIZE IS AT LEAST 30,000  
CONTIGUOUS SQUARE  
FEET OR 10  
CONTIGUOUS LOTS,

THE SMALLER OF  
WHICH MAY APPLY.

2. A PHASE ONE  
ENVIRONMENTAL SITE  
EVALUATION SHALL BE  
SUBMITTED WITH THE  
ZONING APPLICATION.  
THE EVALUATION  
SHALL INCLUDE:

I. HISTORY OF THE  
SITE AND  
SURROUNDING  
AREA LISTING  
ALL POTENTIAL  
SOIL  
CONTAMINANTS  
SUSPECTED  
FROM PAST AND  
CURRENT LAND  
USES BASED ON  
“SOURCES OF  
CONTAMINANTS  
IN SOIL”,  
APPENDIX A, OF  
URBAN  
LIVESTOCK  
TECHNICAL  
WORKGROUP  
REPORT (AN  
APPENDIX TO  
URBAN  
LIVESTOCK  
WORKGROUP  
RECOMMENDATI  
ONS TO DIRECTOR  
CLOVER-ADAMS  
AND SENATOR  
HUNE).

II. REPRESENTATIV  
E SAMPLING SOIL  
TEST RESULTS  
FOR THE SITE  
WHICH  
INCLUDES

TESTING FOR  
LIKELY  
CONTAMINANTS  
BASED ON THE  
HISTORY OF THE  
SITE AND FOR  
LEAD BASED ON  
SOIL TESTING  
PROTOCOL  
DEVELOPED BY  
WAYNE STATE  
UNIVERSITY  
PUBLISHED IN  
*RISK ANALYSIS*  
“SPATIAL  
VARIATION OF  
SOIL LEAD IN AN  
URBAN  
COMMUNITY  
GARDEN:  
IMPLICATIONS  
FOR RISK-BASED  
SAMPLING”  
VOLUME 34,  
ISSUE 1, JANUARY  
2014, PAGES 17-27;  
AND SOIL  
TESTING  
PROTOCOL FOR  
CADMIUM AND  
ARSENIC BASED  
ON URBAN  
AGRICULTURE IN  
MICHIGAN,  
THINGS TO  
CONSIDER  
ABOUT SOIL AND  
WATER;  
*WORKING WITH  
SOIL IN URBAN  
AREAS; AND  
INTERSTATE  
TECHNOLOGY  
REGULATORY  
COUNCIL’S (ITRC)  
INCREMENTAL*

*SAMPLING  
METHODOLOGY  
AND SPECIFIC  
INSTRUCTIONS  
FROM THE  
LABORATORY  
CONDUCTING  
THE SOIL  
ANALYSIS.*

3. THE SITE SHALL NOT  
BE USED FOR URBAN  
AGRICULTURE UNLESS  
IT MEETS ONE OF THE  
FOLLOWING:

III. SOIL TEST  
RESULTS SHOW  
AT OR BELOW  
SAFE  
CONCENTRATIO  
NS OF SOIL  
CONTAMINANTS  
AS SHOWN IN  
APPENDIX B, OF  
*URBAN  
LIVESTOCK  
TECHNICAL  
WORKGROUP  
REPORT (AN  
APPENDIX TO  
URBAN  
LIVESTOCK  
WORKGROUP  
RECOMMENDATI  
ONS TO DIRECTOR  
CLOVER-ADAMS  
AND SENATOR  
HUNE).*

IV. CONTAMINATED  
SOIL HAS BEEN  
REMOVED AND  
REPLACED WITH  
CLEAN SOIL.

V. A BARRIER IS PLACED BETWEEN CONTAMINATED SOIL AND CROPS. THE BARRIER SHALL BE SUFFICIENT LAYER(S) OF CLEAN SOIL, CONCRETE, GEOTEXTILE FABRIC, OR ROCK, AND THE BARRIERS SHALL BE CONTINUOUSLY INSPECTED AND REPLACED AS NEEDED.

VI. CROPS ARE ONLY GROWN IN RAISED BEDS.

VII. CROPS ARE KEPT ABOVE THE CONTAMINATED SOIL.

4. STORAGE AND STACKING OF NUTRIENT SOURCES (MANURE PILES, CHEMICAL OR ORGANIC FERTILIZERS) SHALL BE SET BACK 100 FEET FROM ANY SURFACE WATER. WITHIN 10 FEET OF THE WATER'S EDGE (OR LANDWARD BEACH/VEGETATION LINE) A VEGETATION BELT SHALL BE MAINTAINED BY NOT REMOVING TREES

WITH A TRUNK DIAMETER OF THREE INCHES AT CHEST HEIGHT, OR GREATER, UNLESS DEAD OR CHRONICALLY DISEASED. TREES AND OTHER WOODY PLANT MATERIAL OF A SMALLER DIAMETER AT CHEST HEIGHT (4½ FEET), SHALL NOT BE REMOVED, EXCEPT TO PRUNE OR CLEAR A FILTERED VIEW OF THE WATER BODY. IT SHALL BE THE LANDOWNER'S RESPONSIBILITY TO MAINTAIN THIS VEGETATION BELT IN A HEALTHY STATE.

5. THE FOLLOWING ADDITIONAL INFORMATION IS REQUIRED AS PART OF THE REVIEW PROCESS:

I. CROP AREAS AND GENERAL DESCRIPTION OF PROPOSED CROPS.

II. LOCATION, DESCRIPTION, AND DIMENSIONS OF PROPOSED STRUCTURES.

III. SETBACKS.

IV. FENCING OR WALLS.

V. LOCATION OF COMPOST PILES.

- VI. INGRESS AND EGRESS.
- VII. LOCATION OF LOADING AREAS.
- VIII. LOCATION OF TRASH CONTAINERS AND/OR DUMPSTERS.
- IX. LOCATION OF STORAGE STRUCTURES AND ITEMS TO BE STORED.
- X. A NARRATIVE THAT DESCRIBES THE FOLLOWING AS APPLICABLE:
  - A. THE TYPES, METHODS OF APPLICATION, AND STORAGE OF PROPOSED PESTICIDES, HERBICIDES, FERTILIZERS, AND ANY OTHER CHEMICALS THAT WILL BE USED AS PART OF THE OPERATION AND PROCESSES

. REFER TO ANY APPLICABLE STATE LAWS AND REGULATIONS REGARDING APPLICATION AND STORAGE.

- B. THE TYPE OF MACHINERY AND EQUIPMENT PROPOSED OR ANY OTHER FACET OF THE PROPOSED OPERATION, ESPECIALLY AS REGARDS EXTERNAL EMISSIONS, SUCH AS NOISE, VIBRATION, SMOKE, ODOR, DUST, DIRT, OR OTHER EXTERNALITY THAT MAY BE A NUISANCE TO ADJACENT SURROUND

**ING LAND  
USES.**

**WASTEWA  
TER.**

**C. ENVIRONM  
ENTAL  
IMPACT OF  
THE  
PROPOSED  
OPERATIO  
N,  
ESPECIAL  
Y WITH  
REGARD TO  
AIR  
QUALITY,  
WATER  
QUALITY,  
SOIL  
EROSION,  
AND  
SEDIMENT  
ATION.**

**D. TYPES OF  
VEHICLES,  
HOURS,  
FREQUENC  
Y OF USE,  
AND THE  
PROPOSED  
ACCESS  
ROUTES.**

**E. WASTE-  
HANDLING  
AND  
DISPOSAL  
PROCEDUR  
ES FOR  
SUCH AS  
MANURE,  
ORGANIC  
AND NON-  
ORGANIC  
MATTER,  
AND**

**F. THE USE OF  
A DUST  
MANAGEM  
ENT PLAN,  
SOIL  
EROSION  
PLAN, AND  
OTHER  
NECESSAR  
Y PLANS  
AND  
PROCEDUR  
ES.**

**G. EVALUATI  
ON OF  
EXISTING  
SOIL  
CONDITION  
S AND  
PLANS TO  
MITIGATE  
SOIL  
ISSUES, AS  
NECESSAR  
Y, AND/ OR  
DEMONSTR  
ATION OF  
HOW  
METHODS  
OF  
CULTIVATI  
ON AND  
CROPS ARE  
PROTECTE  
D FROM  
POSSIBLE  
NEGATIVE  
IMPACTS.**

**H. THE  
APPLICANT  
'S  
COMPLIAN**

CE WITH ANY EXISTING LAND USE GRANTS AT OTHER LOCATIONS, AND THE OPERATIONS COMPLIANCE WITH ENVIRONMENTAL, ZONING, CITY OF FLINT MASTER PLAN, AND ANY OTHER APPLICABLE REGULATIONS, PLANS, AND POLICIES.

- I. THE APPLICANT'S PERSONAL CONNECTION TO THE PROPOSED SITE. DETAILED DOCUMENTATION OF SUPPORT FROM SURROUNDING RESIDENTS TO THE PROPOSED SITE,

6. RESIDENTIAL AREAS. URBAN AGRICULTURE IN THE GREEN NEIGHBORHOOD DISTRICTS HAVE THE FOLLOWING CONDITIONS.

- I. URBAN AGRICULTURE PRODUCE MAY BE SOLD COMMERCIALY AND THROUGH AN ONSITE PRODUCE STAND. PRODUCE STAND REGULATIONS IN 50.9.21 APPLY.
- II. MECHANICAL EQUIPMENT, OTHER THAN THE TYPE CUSTOMARILY IDENTIFIED AS LAWN AND GARDEN EQUIPMENT, CREATING OFFENSIVE NOISE, DUST, ODOR OR ELECTRICAL DISTURBANCE SHALL BE PROHIBITED. THE USE OF MOTORIZED EQUIPMENT SHALL BE RESTRICTED TO HOURS BEGINNING AT 7:00 A.M. AND ENDING AT 9:00 P.M.



III. THE SITE SHALL BE DESIGNED AND MAINTAINED TO PREVENT ANY CHEMICAL PESTICIDE, FERTILIZER OR OTHER FARM WASTE FROM DRAINING ON TO ADJACENT PROPERTIES.

IV. AN ON-SITE TRASH STORAGE CONTAINER SHALL BE PROVIDED AND LOCATED AS CLOSE AS PRACTICABLE TO THE REAR LOT LINE. TRASH SHALL BE REMOVED FROM THE SITE AT LEAST ONCE A WEEK.

V. ACCESSORY STRUCTURES INCLUDING BUILDINGS OR SIGNS SHALL COMPLY WITH REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT.

VI. CULTIVATED AREAS SHALL BE PREVENTED FROM ENCROACHING

ONTO ADJACENT PROPERTIES.

VII. THE PROPERTY SHALL BE MAINTAINED FREE OF HIGH GRASS, WEEDS OR OTHER DEBRIS. DEAD GARDEN PLANTS SHALL BE REGULARLY REMOVED AND, IN ANY INSTANCE, NO LATER THAN NOVEMBER 15TH OF EACH YEAR IF NOT IN ACTIVE USE FOR SHEET MULCHING.

VIII. URBAN AGRICULTURE BUILDINGS SHALL BE SET BACK FROM PROPERTY LINES OF A RESIDENTIAL DISTRICT A MINIMUM DISTANCE OF FIVE (5) FEET.

IX. NO BUILDING OR OTHER STRUCTURE DIRECTLY RELATED TO URBAN AGRICULTURE SHALL BE GREATER THAN TWENTY-FIVE

(25) FEET IN HEIGHT.

X. PARKING AND WALKWAYS. OFF-STREET PARKING SHALL BE PERMITTED ONLY FOR THOSE GARDEN SITES EXCEEDING 15,000 SQUARE FEET IN LOT AREA. SUCH PARKING SHALL BE LIMITED IN SIZE TO TEN PERCENT (10%) OF THE AGRICULTURAL SITE LOT AREA AND SHALL BE EITHER UNPAVED OR SURFACED WITH GRAVEL OR SIMILAR LOOSE MATERIAL OR SHALL BE PAVED WITH PERVIOUS PAVING MATERIAL. WALKWAYS SHALL BE UNPAVED EXCEPT AS NECESSARY TO MEET THE NEEDS OF INDIVIDUALS WITH DISABILITIES.

XI. SIGNS MUST MEET THE REQUIREMENTS OF ARTICLE 15 OF THIS CHAPTER.

§ 50-121. VEHICLE FUEL STATIONS (WITHOUT VEHICLE SERVICE OR REPAIR, MAY INCLUDE CONVENIENCE STORE OR OTHER RETAIL USE)

A. VEHICLE FUEL STATIONS WITHOUT VEHICLE SERVICE OR REPAIR ARE ALLOWED AS A PERMITTED USE IN THE CC, CE, AND PC DISTRICTS, AND AS A SPECIAL LAND USE IN THE MR-3, NC, DE AND UC DISTRICTS. SUCH FACILITIES MAY INCLUDE A CONVENIENCE STORE OR OTHER RETAIL USE PROVIDED THAT USE DOES NOT EXCEED 1,000 SQUARE FEET IN AREA.

B. LOCATION OF FUEL PUMPS. FUEL PUMPS, PUMP ISLANDS, DETACHED CANOPIES, COMPRESSED AIR CONNECTIONS, VACUUMS, AND SIMILAR EQUIPMENT SHALL BE SET BACK A MINIMUM OF FIFTEEN (15) FEET FROM A STREET RIGHT-OF-WAY, AND A MINIMUM OF TWENTY (20) FEET FROM ALL LOT LINES ADJACENT TO A RESIDENTIAL USE OR ZONE DISTRICT.

C. LANDSCAPE BUFFER. WHEN GASOLINE OR FUEL SALES ARE ADJACENT TO A RESIDENTIAL USE OR ZONE DISTRICT, A TYPE 2 TRANSITION YARD AS DESCRIBED IN SECTION 50-156 SHALL BE PROVIDE BETWEEN SUCH USES.

**D. OUTDOOR DISPLAYS.**  
OUTDOOR DISPLAYS OF MERCHANDISE SHALL BE LOCATED DIRECTLY ADJACENT TO THE FRONT OF THE BUILDING AND SHALL BE LIMITED TO TYPICAL SERVICE STATION MERCHANDISE (E.G. ROAD SALT, AUTOMOBILE FLUIDS, BEVERAGES, AND ICE).

**E. CASH REGISTER VIEWING WINDOW.** THE CASH REGISTER SHALL BE CLEARLY VISIBLE FROM THE STREET. THE VIEWING WINDOW SHALL BE AT LEAST FIFTEEN (15) SQUARE FEET IN SIZE AND CONSIST OF CLEAR GLASS. NO SIGNS SHALL BE POSTED ON THE VIEWING WINDOW.

**F. SINGLE-BAY CAR WASH.** A SINGLE-BAY CAR WASH IS ALLOWED AS AN ACCESSORY USE TO A PERMITTED VEHICLE FUEL STATION, SUBJECT TO THE FOLLOWING DEVELOPMENT AND DESIGN STANDARDS:

1. THE ENTRANCE TO THE CAR WASH BAY SHALL BE SITED SO AS NOT TO BE VISIBLE FROM THE LOT'S PRIMARY STREET, AS DETERMINED BY THE ZONING COORDINATOR.

2. THE CAR WASH BAY SHALL BE LIMITED IN SIZE TO ACCOMMODATE A

SINGLE VEHICLE AT A TIME.

3. THE CAR WASH BAY SHALL BE LOCATED OUTSIDE OF ALL REQUIRED SETBACK AND LANDSCAPE AREAS.

4. IN ADDITION TO ANY OTHER OFF-STREET PARKING REQUIREMENTS OR DRIVE-THROUGH STACKING REQUIREMENTS, THE LOT SHALL CONTAIN ADEQUATE SPACE TO ALLOW A MINIMUM OF THREE (3) CARS TO STACK IN A LINE FOR CAR WASH SERVICES WITHOUT USING OR OBSTRUCTING ANY PORTION OF AN ADJACENT PUBLIC SIDEWALK OR RIGHT-OF-WAY.

5. WHERE A CAR WASH IS ADJACENT TO A RESIDENTIAL USE OR ZONE DISTRICT, THE HOURS OF OPERATION SHALL BE LIMITED TO 8 A.M. THROUGH 10 P.M.

#### **§ 50-122. VEHICLE SALES/LEASING AND/OR AUTO RENTAL**

THIS SECTION SHALL BE USED IN CONJUNCTION WITH SECTION 50-123 VEHICLE SERVICE OR REPAIR WHERE SUCH SERVICES ARE COMPONENTS OF THE BUSINESS OPERATION. VEHICLE

**SALES/RENTAL AS A PRINCIPAL USE ARE ALLOWED AS A PERMITTED USE IN THE CC, CE, AND PC DISTRICTS. THE FOLLOWING REQUIREMENTS SHALL APPLY:**

- A. MINIMUM LOT SIZE. THE SITE SHALL BE A MINIMUM OF ONE-HALF (.5) ACRE IN SIZE WHERE VEHICLES ARE DISPLAYED OUTDOORS.**
- B. OPEN DRIVE AISLES. OUTDOOR DISPLAY AND STORAGE AREAS OF VEHICLES SHALL MAINTAIN AN OPEN DRIVE AISLE SO THAT ALL VEHICLES MAY BE READILY ACCESSED.**
- C. APPROVED PARKING SPACES. ALL VEHICLES WAITING TO BE PICKED UP BY THE VEHICLE OWNER/RENTER SHALL BE STORED ON SITE IN APPROVED PARKING SPACES AND SHALL NOT BE STORED ON OR OBSTRUCT ACCESS TO A PUBLIC RIGHT-OF-WAY.**
- D. LICENSING. VEHICLE LICENSING REQUIREMENTS OF THE STATE OF MICHIGAN SHALL BE FOLLOWED IN THE REVIEW AND APPROVAL OF VEHICLE SALES REQUESTS.**
- E. FLAG OR PENNANT. ONE (1) FLAG OR PENNANT MAY BE DISPLAYED ON EACH VEHICLE FOR SALE OR LEASE. THE MAXIMUM SIZE OF EACH FLAG OR PENNANT SHALL NOT EXCEED 12 INCHES X 18 INCHES.**

**§ 50-123. VEHICLE SERVICE OR REPAIR**

**THIS SECTION SHALL BE USED IN CONJUNCTION WITH SECTION 50-122 VEHICLE FUEL STATIONS WHERE VEHICLE REPAIR OR SERVICE IS A COMPONENT OF THE BUSINESS OPERATION, OR SEPARATELY FOR NON-FUELING VEHICLE SERVICE OR REPAIR FACILITIES. VEHICLE SERVICE OR REPAIR IS ALLOWED AS A PERMITTED USE IN THE CC, CE, AND PC DISTRICTS, AND AS A SPECIAL LAND USE IN THE UC DISTRICT. THE FOLLOWING REQUIREMENTS SHALL APPLY:**

- A. SCREENING. VEHICLE SERVICE BAY OPENINGS SHALL BE ORIENTED AWAY FROM ANY PUBLIC STREET OR RESIDENTIAL ZONE DISTRICT TO SCREEN THE VIEW OF THE VEHICLE SERVICE AREA AND TO LIMIT NOISE IMPACTS. AS AN ADMINISTRATIVE WAIVER, THE ZONING COORDINATOR MAY PERMIT BERMING, EVERGREEN SHRUBS, EVERGREEN TREES, MASONRY WALLS, SOLID WOODEN FENCING, OR ANY COMBINATION OF THESE TO MINIMIZE THE BAY OPENINGS FROM VIEW.**
- B. ENCLOSED EQUIPMENT. HYDRAULIC HOISTS, PITS, AND ALL LUBRICATIONS, GREASING, AUTOMOBILE WASHING, OR REPAIRING EQUIPMENT SHALL BE ENCLOSED WITHIN A BUILDING. WHEN ANY SUCH**

BUILDING OR PORTION OF A BUILDING FACES OR IS ADJACENT TO RESIDENTIAL USE OR ZONE DISTRICT, THE CLOSEST ADJACENT BUILDING WALL SHALL CONSIST OF A SOLID WALL WITH NO OPENINGS OTHER THAN THOSE REQUIRED BY APPLICABLE BUILDING CODES.

C. ENCLOSED PARTS. ALL VEHICLE PARTS, DISMANTLED VEHICLES AWAITING REPAIR (NON-SALVAGE OR WRECKING), AND SIMILAR MATERIALS, AND ALL DISCARDED MATERIALS SUCH AS TIRES, CANS AND DRUMS SHALL BE STORED WITHIN AN ENCLOSED BUILDING.

D. ENCLOSED ACTIVITIES. ALL REPAIR AND MAINTENANCE ACTIVITIES SHALL BE PERFORMED ENTIRELY WITHIN AN ENCLOSED BUILDING OR STRUCTURE.

E. STORAGE OF VEHICLES. DAMAGED OR WRECKED VEHICLES SHALL NOT BE STORED ON SITE FOR PURPOSES OTHER THAN REPAIR.

F. APPROVED PARKING SPACES. ALL VEHICLES AWAITING REPAIR OR TO BE PICKED UP BY THE VEHICLE OWNER SHALL BE STORED ON-SITE IN APPROVED PARKING SPACES AND SHALL NOT BE STORED ON, OR OBSTRUCT ACCESS TO, A PUBLIC RIGHT-OF-WAY.

G. USED VEHICLE SALES. THE SALE OF NO MORE THAN TWO (2) USED VEHICLES SHALL BE PERMITTED AS AN ACCESSORY USE.

§ 50-124. WIND ENERGY COLLECTION SYSTEM-LARGE

A. LARGE WIND ENERGY SYSTEMS ARE ALLOWED AS A PERMITTED USE IN THE GI-2 DISTRICT, A SPECIAL LAND USE IN THE GI-1, PC AND OS DISTRICTS, AND AN ACCESSORY USE IN IC AND UC DISTRICTS, ALL WITH THE FOLLOWING CONDITIONS.

1. FACILITY MAY NOT BE LOCATED WITHIN 300 FEET OF A RESIDENTIAL DISTRICT.

2. SETBACKS. THE BASE OF THE SYSTEM SHALL BE SETBACK 1.1 TIMES THE HEIGHT OF THE HIGHEST EDGE OF THE SYSTEM FROM ALL PROPERTY LINES, OVERHEAD UTILITY LINE POLES, PUBLIC SIDEWALKS OR TRAILS, AND PUBLIC RIGHTS-OF-WAY.

3. HEIGHT. THE MAXIMUM HEIGHT OF A WIND TURBINE IS 125 FEET.

4. CLEARANCE. MINIMUM CLEARANCE BETWEEN THE LOWEST TIP OF THE ROTOR OR BLADE

AND THE GROUND IS 20 FEET.

5. LIGHTING SHALL BE INSTALLED FOR SECURITY AND SAFETY PURPOSES ONLY. EXCEPT WITH RESPECT TO LIGHTING REQUIRED BY THE FCC OR FAA, ALL LIGHTING SHALL BE SHIELDED SO THAT NO GLARE EXTENDS SUBSTANTIALLY BEYOND THE BOUNDARIES OF THE SITE.

**ATTACHMENT:**  
**DIAGRAM 50-124 (EXHIBIT 57)**

**§ 50-125. WIND ENERGY COLLECTION SYSTEM-SMALL**

- A. SMALL WIND ENERGY COLLECTION SYSTEMS (WEC) ARE PERMITTED AS AN ACCESSORY USE ON ALL ZONING DISTRICTS WITH THE FOLLOWING CONDITIONS.

1. FREESTANDING SYSTEMS.

- I. FREESTANDING SYSTEMS ARE NOT ALLOWED ON ZONING LOTS LESS THAN 10,000 SQ. FT. FOR INFORMATION ON ALL OTHER ZONING LOT SIZES, REFER TO TABLE 50.9.49.A.

**ATTACHMENT:**  
**TABLE 50-125A (EXHIBIT 58)**

- II. CLEARANCE. MINIMUM CLEARANCE BETWEEN THE LOWEST TIP OF THE ROTOR OR BLADE AND THE GROUND IS 12 FEET.
- III. PERMITTED YARD LOCATION. ALLOWED ONLY IN THE SIDE AND REAR YARDS.
- IV. HEIGHT. NO ACCESSORY SMALL WEC MAY BE GREATER IN HEIGHT THAN THE MAXIMUM BUILDING HEIGHT IN THE ZONE DISTRICT.
- V. FRONT YARDS. TURBINES MAY BE ALLOWED IN THE FRONT YARDS OF NONRESIDENTIAL DISTRICTS WITH A SPECIAL LAND USE PERMIT PROVIDED THERE ARE NO RESIDENTIAL DISTRICTS WITHIN 120 FEET OF ANY PROPERTY LINE OF THE ZONING

LOT WHERE THE  
TURBINE WILL BE  
LOCATED.

**ATTACHMENT:**  
**DIAGRAM 50-125 (EXHIBIT 59)**

VI. **SETBACKS.** THE  
BASE OF THE  
SYSTEM SHALL  
BE SETBACK 1.1  
TIMES THE  
HEIGHT OF THE  
HIGHEST EDGE  
OF THE SYSTEM  
FROM ALL  
PROPERTY LINES,  
OVERHEAD  
UTILITY LINE  
POLES, PUBLIC  
SIDEWALKS OR  
TRAILS, AND  
PUBLIC RIGHTS-  
OF-WAY. ANY  
SYSTEM OR ANY  
ANCILLARY  
EQUIPMENT  
SHALL NOT BE  
LOCATED  
WITHIN ANY  
REQUIRED  
SETBACKS OF  
THE RESPECTIVE  
ZONING  
DISTRICT.

VII. **ACCESS.** CLIMBING  
ACCESS (RUNGS  
OR FOOT PEGS)  
TO THE TOWER  
SHALL NOT  
START UNTIL  
TWELVE (12)  
FEET ABOVE  
GRADE TO  
PREVENT  
UNAUTHORIZED  
ACCESS.

**2. BUILDING MOUNTED  
SYSTEMS.**

I. **QUANTITY.** ONE  
TURBINE IS  
ALLOWED FOR  
EVERY 70  
SQUARE FEET OF  
THE COMBINED  
ROOF AREA OF  
ALL STRUCTURES  
ON A ZONING  
LOT. FOR A  
PITCHED ROOF,  
EACH SURFACE  
OF THE ROOF  
SHALL BE  
INCLUDED IN THE  
ROOF AREA  
CALCULATION.

II. **RATED  
CAPACITY.** A  
MAXIMUM  
RATED CAPACITY  
OF 3KW PER  
TURBINE IS  
ALLOWED.

III. **HEIGHT.** THE  
MAXIMUM  
HEIGHT OF FIVE  
(5) FEET IS  
MEASURED FROM  
THE ROOF  
SURFACE ON  
WHICH THE  
SYSTEM IS  
MOUNTED TO  
THE HIGHEST  
EDGE OF THE  
SYSTEM WITH  
THE EXCEPTION  
OF ANY PITCHES



10:12 OR  
GREATER. THE  
SYSTEM SHALL  
NOT EXTEND  
MORE THAN FIVE  
FEET ABOVE THE  
HIGHEST PEAK  
OF A PITCHED  
ROOF.

SYSTEM SHALL  
HAVE AN  
INTERNAL  
AUTOMATIC  
BRAKING DEVICE  
TO PREVENT  
UNCONTROLLED  
ROTATION OF  
OVER SPEEDING.

IV. LOCATION.  
ALLOWED ON  
ALL PRINCIPAL  
AND ACCESSORY  
STRUCTURES.

§ 50-126. WIRELESS  
COMMUNICATION FACILITIES

3. REQUIREMENTS FOR  
ALL SMALL WIND  
ENERGY SYSTEMS.

A. PURPOSE. THE PURPOSE OF  
THIS SECTION IS TO PERMIT  
FACILITIES WITHIN THE  
CITY THAT ARE NECESSARY  
FOR THE OPERATION OF  
WIRELESS  
COMMUNICATIONS  
SYSTEMS.

I. NOISE. EXCEPT  
DURING SUCH  
SHORT-TERM  
EVENTS SUCH AS  
UTILITY OUTAGE  
OR A SEVERE  
WINDSTORM, A  
WIND ENERGY  
SYSTEM SHALL  
NOT EXCEED 55  
DBA WHEN IN OR  
ADJACENT TO  
ALL  
RESIDENTIAL  
DISTRICTS, AND  
60 DBA WHEN IN  
OR ADJACENT TO  
ALL NON-  
RESIDENTIAL  
DISTRICTS. NOISE  
LEVELS SHALL  
BE MEASURED AT  
THE ADJACENT  
LOT LINE.

1. IN RECOGNITION OF  
THE PUBLIC NEED AND  
DEMAND FOR  
ADVANCED  
TELECOMMUNICATION  
AND INFORMATION  
TECHNOLOGIES AND  
SERVICES AND THE  
IMPACTS SUCH  
FACILITIES MAY HAVE  
ON PROPERTIES WITHIN  
THE CITY, IT IS THE  
FURTHER INTENT OF  
THIS SECTION TO:

II. SAFETY. EVERY  
WIND ENERGY

I. MAXIMIZE  
THE USE OF  
EXISTING AND  
FUTURE  
WIRELESS  
COMMUNICAT  
ION  
FACILITIES BY  
ENCOURAGIN  
G CO-



- LOCATION OF MULTIPLE ANTENNAE ON A FACILITY WHERE FEASIBLE.**
- II. CONSIDER PUBLIC HEALTH AND SAFETY IN THE LOCATION AND OPERATION OF WIRELESS COMMUNICATIONS FACILITIES, AND PROTECT RESIDENTIAL AREAS, COMMUNITY FACILITIES, HISTORIC SITES AND BUILDINGS FROM POTENTIAL ADVERSE IMPACTS OF SUCH FACILITIES.**
- III. MINIMIZE THE ADVERSE VISUAL AND OTHER IMPACTS OF SUCH FACILITIES THROUGH INNOVATIVE DESIGN, ADEQUATE SCREENING, SUFFICIENT**
- SETBACK AREA, AND TIMELY REMOVAL OF FACILITIES UPON THE DISCONTINUANCE OF USE.**
- IV. MINIMIZE THE ADVERSE IMPACTS CAUSED BY THESE FACILITIES ON THE PUBLIC HEALTH AND SAFETY OF PERSONS AND PROPERTY WITHIN THE CITY, AS WELL AS TO MINIMIZE THE ADVERSE AESTHETIC IMPACTS CAUSED BY THESE FACILITIES.**
- 2. IT IS NOT THE INTENT OF THIS SECTION TO MATERIALLY LIMIT WIRELESS TRANSMISSION OR RECEPTION, OR UNNECESSARILY BURDEN ACCESS TO WIRELESS SERVICES OR COMPETITION AMONG DIFFERENT COMMUNICATION PROVIDERS. THE ELECTRO-MAGNETIC EFFECT CANNOT BE CONSIDERED FOR**

**ADVERSE HEALTH OR  
AESTHETIC IMPACTS  
PER THE FEDERAL  
TELECOMMUNICATION  
S ACT.**

**B. APPLICATION REVIEW.**

- 1. APPLICATION. THE CITY  
OF FLINT SHALL PREPARE  
AND MAKE PUBLICLY  
AVAILABLE AN  
APPLICATION FORM  
WHICH SHALL BE  
LIMITED TO THE  
INFORMATION  
NECESSARY FOR THE  
CITY OF FLINT TO  
CONSIDER WHETHER AN  
APPLICATION IS AN  
ELIGIBLE FACILITIES  
REQUEST. THE  
APPLICATION MAY NOT  
REQUIRE THE APPLICANT  
TO DEMONSTRATE A  
NEED OR BUSINESS CASE  
FOR THE PROPOSED  
MODIFICATION.**
- 2. TYPE OF REVIEW. UPON  
RECEIPT OF AN  
APPLICATION FOR AN  
ELIGIBLE FACILITIES  
REQUEST PURSUANT TO  
THIS CHAPTER, THE  
PLANNING DEPARTMENT  
SHALL REVIEW SUCH  
APPLICATION TO  
DETERMINE WHETHER  
THE APPLICATION SO  
QUALIFIES.**
- 3. TIMEFRAME FOR  
REVIEW. 60 DAYS OF THE  
DATE ON WHICH AN  
APPLICANT SUBMITS AN  
APPLICATION SEEKING**

**APPROVAL UNDER THIS  
CHAPTER, THE CITY OF  
FLINT SHALL APPROVE  
THE APPLICATION  
UNLESS IT DETERMINES  
THAT THE APPLICATION  
IS NOT COVERED BY THIS  
SECTION FOR ELIGIBLE  
FACILITIES.**

- 4. PAUSING OF THE  
TIMEFRAME FOR  
REVIEW. THE 60-DAY  
REVIEW PERIOD BEGINS  
TO RUN WHEN THE  
APPLICATION IS FILED,  
AND MAY BE PAUSED  
ONLY BY MUTUAL  
AGREEMENT BY THE CITY  
OF FLINT AND THE  
APPLICANT, OR IN CASES  
WHERE THE PLANNING  
DEPARTMENT  
DETERMINES THAT THE  
APPLICATION IS  
INCOMPLETE. THE  
TIMEFRAME FOR REVIEW  
IS NOT PAUSED BY A  
MORATORIUM ON THE  
REVIEW OF  
APPLICATIONS.**

- I. TO PAUSE THE  
TIMEFRAME FOR  
INCOMPLETENES  
S, THE CITY OF  
FLINT MUST  
PROVIDE  
WRITTEN NOTICE  
TO THE  
APPLICANT  
WITHIN 14 DAYS  
OF RECEIPT OF  
THE  
APPLICATION,  
SPECIFICALLY  
DELINEATING**

ALL MISSING DOCUMENTS OR INFORMATION REQUIRED IN THE APPLICATION.

II. THE TIMEFRAME FOR REVIEW BEGINS RUNNING AGAIN WHEN THE APPLICANT MAKES A SUPPLEMENTAL SUBMISSION IN RESPONSE TO THE CITY OF FLINT'S NOTICE OF INCOMPLETENESS.

III. FOLLOWING A SUPPLEMENTAL SUBMISSION, THE CITY OF FLINT WILL NOTIFY THE APPLICANT WITHIN 5 DAYS THAT THE SUPPLEMENTAL SUBMISSION DID NOT PROVIDE THE INFORMATION IDENTIFIED IN THE ORIGINAL NOTICE DELINEATING MISSING INFORMATION. THE TIMEFRAME IS PAUSED IN THE CASE OF SECOND OR SUBSEQUENT NOTICES PURSUANT TO THE

PROCEDURES IDENTIFIED IN PARAGRAPH (D) OF THIS SECTION. SECOND OR SUBSEQUENT NOTICES OF INCOMPLETENESS MAY NOT SPECIFY MISSING DOCUMENTS OR INFORMATION THAT WERE NOT DELINEATED IN THE ORIGINAL NOTICE OF INCOMPLETENESS.

C. COLLOCATIONS ALLOWED BY ADMINISTRATIVE APPROVAL OR REQUIRING SITE PLAN APPROVAL. FOR PROPOSED COLLOCATIONS THAT MEET 1-4 BELOW, REVIEW FEES SHALL NOT EXCEED THE ACTUAL REVIEW AND PROCESSING FEES OR \$1,000, WHICHEVER IS LESS. ANY PROPOSED COLLOCATION THAT MEETS ITEMS 1 & 2 BELOW, BUT NOT 3 & 4, SHALL FOLLOW THE PROCEDURES FOR SITE PLAN REVIEW AS PROVIDED IN SECTION 50-190. ADMINISTRATIVE APPROVAL SHALL BE GRANTED IF THE FOLLOWING CONDITIONS ARE MET:

1. EQUIPMENT MUST BE COLLOCATED ON AN EXISTING WIRELESS COMMUNICATIONS SUPPORT STRUCTURE

OR IN AN EXISTING WIRELESS EQUIPMENT COMPOUND.

2. THE EXISTING WIRELESS SUPPORT STRUCTURE OR EXISTING EQUIPMENT COMPOUND IS IN COMPLIANCE WITH THE PROVISIONS OF THIS ORDINANCE OR WAS APPROVED BY THE CITY OF FLINT.

3. THE PROPOSED COLLOCATION WOULD NOT DO ANY OF THE FOLLOWING:

I. INCREASE THE OVERALL HEIGHT OF THE WIRELESS COMMUNICATIONS SUPPORT STRUCTURE BY MORE THAN 20 FEET OR 10% OF ITS ORIGINAL HEIGHT, WHICHEVER IS GREATER.

II. INCREASE THE WIDTH OF THE WIRELESS COMMUNICATIONS SUPPORT STRUCTURE BY MORE THAN THE MINIMUM NECESSARY TO PERMIT COLLOCATION.

III. INCREASE THE AREA OF THE EXISTING EQUIPMENT COMPOUND TO GREATER THAN 2,500 SQUARE FEET.

IV. THE PROPOSED COLLOCATION COMPLIES WITH THE TERMS AND CONDITIONS OF ANY PREVIOUS FINAL APPROVAL OF THE WIRELESS COMMUNICATIONS SUPPORT STRUCTURE OR EQUIPMENT COMPOUND BY THE APPROVING BODY.

D. NEW FACILITIES PERMITTED AS SPECIAL LAND USES IN THE OS, CE AND PC DISTRICTS. WIRELESS COMMUNICATION FACILITIES WITH MONOPOLE SUPPORT STRUCTURES SHALL BE PERMITTED AS SPECIAL LAND USES OR SPECIAL ACCESSORY USES ONLY, IN THE CE AND PC DISTRICTS, EXCEPT THAT THEY SHALL NOT BE LOCATED WITHIN FIVE HUNDRED (500) FEET OF ANY DISTRICT ZONED FOR SINGLE-FAMILY RESIDENTIAL. IF LOCATED ON THE SAME PARCEL WITH ANOTHER PERMITTED USE,

**SUCH FACILITIES AND ANY OTHER STRUCTURES CONNECTED THEREWITH SHALL NOT BE LOCATED IN A FRONT YARD.**

**E. NEW FACILITIES PERMITTED AS SPECIAL LAND USES IN OTHER DISTRICTS. IF AN APPLICANT CAN DEMONSTRATE TO THE SATISFACTION OF THE PLANNING DEPARTMENT THAT A LOCATION PERMITTED IN IN SECTIONS C AND D ABOVE CANNOT REASONABLY MEET THE COVERAGE AND/OR CAPACITY NEEDS OF THE APPLICANT, AND THE APPLICANT CAN DEMONSTRATE THAT IT HAS REASONABLY EXHAUSTED ALL EFFORTS TO LOCATE ITS FACILITY IN ACCORDANCE WITH SUBPARAGRAPH C AND D ABOVE, A WIRELESS COMMUNICATION FACILITY WITH A MONOPOLE SUPPORT STRUCTURE MAY BE PERMITTED AS A SPECIAL LAND USE OR A SPECIAL ACCESSORY USE WITHIN ALL OTHER ZONING DISTRICTS, SUBJECT TO THE FOLLOWING STANDARDS:**

**1. THEY SHALL NOT BE LOCATED WITHIN FIVE HUNDRED (500) FEET OF ANY DISTRICT ZONED FOR SINGLE-FAMILY RESIDENTIAL.**

**2. THEY SHALL BE LOCATED ON A PRIORITY BASIS ONLY ON THE FOLLOWING SITES:**

**3. MUNICIPALLY OWNED SITES;**

**4. OTHER GOVERNMENTALLY OWNED SITES;**

**5. RELIGIOUS OR OTHER INSTITUTIONAL SITES;**

**6. PUBLIC PARK AND OTHER LARGE PERMANENT OPEN SPACE AREA WHEN COMPATIBLE; OR**

**7. PUBLIC OR PRIVATE SCHOOL SITES.**

**8. WIRELESS COMMUNICATION SUPPORT STRUCTURES IN SUCH LOCATIONS SHALL BE OF AN ALTERNATIVE OR STEALTH DESIGN SUCH AS (WITHOUT LIMITATION) A STEEPLE, BELL TOWER, TREE, OR OTHER FORM WHICH IS COMPATIBLE WITH THE EXISTING CHARACTER OF THE PROPOSED SITE, THE ADJACENT NEIGHBORHOODS, AND THE GENERAL AREA, AS APPROVED BY THE PLANNING COMMISSION.**

**F. REQUIRED INFORMATION.  
THE FOLLOWING  
INFORMATION SHALL BE  
PROVIDED FOR ALL NEW  
WIRELESS  
COMMUNICATION  
FACILITIES PERMITTED AS  
SPECIAL LAND USES IN  
SECTIONS D-E ABOVE:**

- 1. *SITE PLAN.* A SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH SECTION 50-190 ET SEQ., SHOWING DRAWINGS FOR ALL PROPOSED ATTACHED WIRELESS COMMUNICATION FACILITIES OR WIRELESS COMMUNICATION SUPPORT STRUCTURES.**
- 2. *DEMONSTRATION OF NEED.* THE APPLICANT SHALL DEMONSTRATE THE NEED FOR THE PROPOSED WIRELESS COMMUNICATION SUPPORT STRUCTURE DUE TO A MINIMUM OF ONE OF THE FOLLOWING:**
- 3. PROXIMITY TO AN INTERSTATE OR LIMITED-ACCESS HIGHWAY OR MAJOR THOROUGHFARE.**
- 4. PROXIMITY TO AREAS OF POPULATION CONCENTRATION.**
- 5. PROXIMITY TO COMMERCIAL OR**

**INDUSTRIAL BUSINESS  
CENTERS.**

- 6. AVOIDANCE OF SIGNAL INTERFERENCE DUE TO BUILDINGS, WOODLANDS, TOPOGRAPHY, OR OTHER OBSTRUCTIONS.**
- 7. OTHER SPECIFIC REASONS.**
- 8. *SERVICE AREA AND POWER.* AS APPLICABLE, A DESCRIPTION OF THE EXISTING AND PLANNED SERVICE AREAS, WIRELESS COMMUNICATION SUPPORT STRUCTURE HEIGHT AND TYPE, AND SIGNAL POWER EXPRESSED IN EFFECTIVE RADIATED POWER (ERP) UPON WHICH THE SERVICE AREA HAS BEEN PLANNED.**
- 9. *MAP OF NEARBY FACILITIES.* A MAP SHOWING EXISTING OR PROPOSED WIRELESS COMMUNICATION FACILITIES WITHIN THE CITY, AND FURTHER SHOWING EXISTING AND KNOWN PROPOSED WIRELESS COMMUNICATION FACILITIES WITHIN A SEVEN MILE RADIUS WHICH ARE RELEVANT IN TERMS OF POTENTIAL**

COLLOCATION OR IN DEMONSTRATING THE NEED FOR THE PROPOSED FACILITY. IF THE INFORMATION IS ON FILE WITH THE CITY, THE APPLICANT SHALL UPDATE AS NEEDED. A WRITTEN REQUEST FOR CONFIDENTIALITY MUST BE PROMINENTLY STATED BY THE APPLICANT.

PROPERTY OWNER APPROVALS.

III. WHETHER THE LOCATION COULD BE USED BY THE APPLICANT/PROVIDER FOR PLACEMENT OF ITS ATTACHED WIRELESS COMMUNICATION FACILITY; IF THE LOCATION CANNOT BE USED, A DISCLOSURE OF THE TECHNOLOGICAL CONSIDERATIONS INVOLVED, WITH SPECIFIC REFERENCE TO HOW USE OF THE LOCATION WOULD PROHIBIT THE APPLICANT/PROVIDER FROM PROVIDING SERVICES.

10. DATA ON NEARBY FACILITIES. FOR EACH LOCATION IDENTIFIED BY THE APPLICANT/PROVIDER, THE APPLICANT SHALL INCLUDE THE FOLLOWING DATA, IF KNOWN, WITH THE APPLICANT/PROVIDER EXPECTED TO EXERCISE REASONABLE DILIGENCE TO OBTAIN INFORMATION:

I. THE STRUCTURAL CAPACITY AND WHETHER IT CAN ACCOMMODATE THE APPLICANT'S FACILITY, AS PROPOSED OR MODIFIED.

II. EVIDENCE OF

11. FALL ZONE AND LOAD CERTIFICATION. TO



DETERMINE THE REQUIRED SETBACKS, A STATE OF MICHIGAN REGISTERED ENGINEER SHALL SUBMIT A DETERMINATION AND CERTIFICATION REGARDING THE MANNER IN WHICH THE PROPOSED STRUCTURE WILL FALL. THE FALL ZONE OR COLLAPSE DISTANCE AS CITED IN THE CERTIFICATION SHALL BE THE MINIMUM SETBACK REQUIRED FROM A PROPERTY LINE OR OCCUPIED STRUCTURE. IN THE ABSENCE OF AN ENGINEER'S CERTIFICATION, THE MINIMUM SETBACK SHALL EQUAL 75 FEET OR THE HEIGHT OF THE TOWER, WHICHEVER IS GREATER. THE ENGINEER SHALL ALSO VERIFY THAT THE TOWER CAN CARRY THE ADDITIONAL LOAD OF COLLOCATED ANTENNAE.

12. *DESCRIPTION OF SECURITY FOR REMOVAL. A PERFORMANCE GUARANTEE SHALL BE REQUIRED FOR THE WIRELESS COMMUNICATION SUPPORT STRUCTURE TO ENSURE REMOVAL AND MAINTENANCE, IN ACCORDANCE WITH*

*THIS SECTION. THE SECURITY SHALL BE IN THE FORM OF A PERFORMANCE BOND OR DEDICATED ESCROW ACCOUNT PLACED WITH THE CITY FOR COVERAGE OF STATED PURPOSES, AND MAY BE REQUIRED AS PART OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND THE APPLICANT. THE SECURITY SHALL BE A PROMISE OF THE APPLICANT AND OWNER OF THE PROPERTY TO REMOVE THE FACILITY IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, WITH THE PROVISION THAT THE APPLICANT AND OWNER SHALL PAY COSTS AND ATTORNEY'S FEES INCURRED BY THE CITY IN SECURING REMOVAL.*

13. *FCC AND FAA APPROVAL. THE APPLICANT SHALL PROVIDE PROOF OF APPROVAL FOR THE LOCATION AND DESIGN OF THE WIRELESS COMMUNICATION FACILITY FROM THE FEDERAL AVIATION ADMINISTRATION (FAA), FEDERAL COMMUNICATIONS COMMISSION (FCC),*



AND MICHIGAN  
AERONAUTICS  
COMMISSION (MCC).

14. *LOT AREA.* ALL  
WIRELESS  
COMMUNICATION  
FACILITIES SHALL BE  
LOCATED ON A  
MINIMUM OF A ONE-  
HALF ACRE PARCEL  
AND SHALL HAVE  
DIRECT OR DEEDED  
ACCESS TO A PUBLIC  
ROAD RIGHT-OF-WAY.  
VERIFICATION OF SAID  
ACCESS SHALL BE  
PROVIDED UPON  
APPLICATION FOR  
APPROVAL.

15. *SCREENING.* ALL  
EXISTING VEGETATION  
SHALL BE SHOWN ON  
THE SITE PLAN AND  
SHALL BE PRESERVED  
DURING AND AFTER  
INSTALLATION TO THE  
MAXIMUM EXTENT  
POSSIBLE.  
FURTHERMORE,  
ADDITIONAL  
LANDSCAPING SHALL  
BE REQUIRED IN  
ACCORDANCE WITH  
ANY PROVISIONS OF  
ARTICLE 13 OF THIS  
CHAPTER FOR THE  
DISTRICT IN WHICH IT  
IS LOCATED.

16. *SECURITY  
INFORMATION.* ALL  
WIRELESS  
COMMUNICATION  
SITES SHALL BE  
FENCED WITH

APPROPRIATE  
MATERIAL WITH A  
MINIMUM HEIGHT OF  
SIX FEET AND A  
MAXIMUM HEIGHT OF  
EIGHT FEET. ALL  
ACCESSORY BUILDINGS  
SHALL BE LOCATED  
WITHIN THE FENCED  
AREA. THE USE OF  
BARBED WIRE,  
ELECTRIC CURRENT  
OR CHARGE OF  
ELECTRICITY IS  
STRICTLY PROHIBITED.

G. *COMPATIBILITY OF  
SUPPORT STRUCTURES.*  
WIRELESS  
COMMUNICATION SUPPORT  
STRUCTURES SHALL NOT BE  
INJURIOUS TO THE  
NEIGHBORHOOD OR  
DETRIMENTAL TO THE  
PUBLIC SAFETY AND  
WELFARE. SUPPORT  
STRUCTURES SHALL BE  
HARMONIOUS WITH THE  
SURROUNDING AREAS, AND  
AESTHETICALLY AND  
ARCHITECTURALLY  
COMPATIBLE WITH THE  
NATURAL ENVIRONMENT.  
IN ADDITION, ALL  
STRUCTURES SHALL BE  
EQUIPPED WITH AN ANTI-  
CLIMBING DEVICE TO  
PREVENT UNAUTHORIZED  
ACCESS.

H. *MAXIMUM HEIGHT.* THE  
MAXIMUM HEIGHT OF  
WIRELESS  
COMMUNICATION SUPPORT  
STRUCTURES SHALL BE THE  
LESSER OF 200 FEET, THE  
MINIMUM HEIGHT

DEMONSTRATED TO BE NECESSARY BY THE APPLICANT, OR SUCH LOWER HEIGHTS AS REQUIRED AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION.

1. THE APPLICANT SHALL DEMONSTRATE A JUSTIFICATION FOR THE HEIGHT AND PROVIDE AN EVALUATION OF ALTERNATIVE DESIGNS THAT MIGHT RESULT IN LOWER HEIGHTS.

2. ACCESSORY BUILDINGS SHALL BE LIMITED TO THE MAXIMUM HEIGHT FOR ACCESSORY STRUCTURES WITHIN RESPECTIVE ZONING DISTRICTS.

I. SETBACKS FROM ALL ZONING DISTRICTS. WIRELESS COMMUNICATION SUPPORT STRUCTURES ABUTTING ANY LOT ZONED FOR OTHER THAN RESIDENTIAL PURPOSES SHALL HAVE A MINIMUM SETBACK IN ACCORDANCE WITH THE REQUIRED SETBACKS FOR THE PRINCIPAL BUILDINGS FOR THE ZONING DISTRICT IN WHICH THE SUPPORT STRUCTURE IS LOCATED. BUT IN NO CASE SHALL THE REQUIRED SETBACK BE LESS THAN 75 FEET.

WIRELESS FACILITIES SHALL BE SET BACK NOT LESS THAN 500 FEET FROM ANY RESIDENTIAL DISTRICT.

J. VARIANCES. THE ZONING BOARD OF APPEALS MAY GRANT VARIANCES FOR THE SETBACK OF A WIRELESS COMMUNICATION SUPPORT STRUCTURE TO ACCOMMODATE A CHANGE THAT WOULD REDUCE ITS VISUAL IMPACT OR TO MEET THE REQUIRED COLLOCATION STANDARDS. THE ZONING BOARD OF APPEALS MAY ALSO GRANT VARIANCES FOR THE HEIGHT OF A SUPPORT STRUCTURE IN CASES WHERE A VARIANCE WOULD PERMIT ADDITIONAL COLLOCATIONS.

K. COMPATIBILITY OF ACCESSORY STRUCTURES. WIRELESS COMMUNICATION FACILITIES PROPOSED ON THE ROOF OF A BUILDING WITH AN EQUIPMENT ENCLOSURE SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRINCIPAL BUILDING UPON WHICH THEY ARE LOCATED. THE EQUIPMENT ENCLOSURE MAY BE LOCATED WITHIN THE PRINCIPAL BUILDING OR MAY BE AN ACCESSORY BUILDING, PROVIDED THE ACCESSORY BUILDING CONFORMS WITH ALL DISTRICT REQUIREMENTS

FOR ACCESSORY BUILDINGS AND IS CONSTRUCTED OF THE SAME OR COMPATIBLE BUILDING MATERIAL AS THE PRINCIPAL BUILDING.

L. APPEARANCE OF SUPPORT STRUCTURES. THE COLOR OF WIRELESS COMMUNICATION SUPPORT STRUCTURES AND ALL ACCESSORY BUILDINGS SHALL MINIMIZE DISTRACTION, REDUCE VISIBILITY, MAXIMIZE AESTHETICS, AND ENSURE COMPATIBILITY WITH ITS SURROUNDINGS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WIRELESS COMMUNICATION FACILITY IN A NEAT AND ORDERLY CONDITION, AS WELL AS MAINTAINING THE SAFETY OF THE SITE AND STRUCTURAL INTEGRITY OF ANY STRUCTURES.

M. FEDERAL AND STATE REQUIREMENTS. THE REQUIREMENTS OF THE FEDERAL AVIATION ADMINISTRATION, FEDERAL COMMUNICATION COMMISSION, AND MICHIGAN AERONAUTICS COMMISSION SHALL BE NOTED ON THE SITE PLAN. STRUCTURES SHALL BE SUBJECT TO ANY STATE AND FEDERAL REGULATIONS CONCERNING NON-IONIZING ELECTROMAGNETIC RADIATION.

FURTHERMORE, IF MORE RESTRICTIVE STATE OR FEDERAL STANDARDS ARE ADOPTED IN THE FUTURE, THE ANTENNA SHALL BE MADE TO CONFORM TO THE EXTENT REQUIRED BY SUCH STANDARD OR THE APPROVAL AND PERMIT FOR THE STRUCTURE SHALL BE SUBJECT TO REVOCATION BY THE CITY. THE COST OF TESTING AND VERIFICATION OF COMPLIANCE SHALL BE BORNE BY THE OPERATOR OF THE ANTENNA.

1. LIGHTING. LIGHTING ON A WIRELESS COMMUNICATION FACILITY SHALL BE PROHIBITED UNLESS OTHERWISE REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION OR MICHIGAN AERONAUTICS COMMISSION. THE PLANNING COMMISSION MAY REQUIRE A HEIGHT REDUCTION TO ELIMINATE THE NEED FOR LIGHTING UNLESS THE APPLICANT PROVIDES ADEQUATE TECHNICAL DATA DEMONSTRATING THE NEED FOR THE REQUESTED HEIGHT, INCLUDING AN ANALYSIS DEMONSTRATING THAT OTHER SITES

ARE UNAVAILABLE OR INADEQUATE FOR THEIR PURPOSES.

2. COLLOCATION OFFER REQUIRED. AN APPLICATION FOR A NEW WIRELESS COMMUNICATION SUPPORT STRUCTURE SHALL INCLUDE A LETTER FROM THE APPLICANT TO ALL POTENTIAL USERS OFFERING AN OPPORTUNITY FOR COLLOCATION. IF, DURING A PERIOD OF 30 DAYS AFTER THE NOTICE LETTERS ARE SENT TO POTENTIAL USERS, A USER REQUESTS IN WRITING TO COLLOCATE ON THE NEW SUPPORT STRUCTURE, THE APPLICANT SHALL ACCOMMODATE THE REQUEST(S) UNLESS COLLOCATION IS NOT FEASIBLE BASED ON THE CRITERIA OF THIS SECTION.

N. REMOVAL. WHEN A WIRELESS COMMUNICATION FACILITY HAS NOT BEEN USED FOR TWO FULL CONSECUTIVE CALENDAR YEARS, THE PARTY WHO OWNS OR CONTROLS SUCH A FACILITY SHALL NOTIFY THE CITY IN WRITING OF ITS DISCONTINUED USE AND SHALL UNDERTAKE

REMOVAL OF ALL OR PARTS OF THE WIRELESS COMMUNICATION FACILITY BY THE USERS OR OWNERS OR THEIR SUCCESSORS OF THE FACILITY AND OWNERS OF THE PROPERTY ON WHICH THE FACILITY IS LOCATED WITHIN 90 DAYS OF NOTIFYING THE CITY.

1. THE REMOVAL OF ANTENNAE OR OTHER EQUIPMENT FROM THE FACILITY, OR THE CESSATION OF OPERATIONS (TRANSMISSION OR RECEPTION OF RADIO SIGNALS) SHALL BE CONSIDERED AS THE BEGINNING OF A PERIOD OF NON-USE. THE SITUATION(S) IN WHICH REMOVAL OF A WIRELESS COMMUNICATION FACILITY IS REQUIRED MAY BE APPLIED AND LIMITED TO A PORTION OF THE FACILITY.
2. UPON THE OCCURRENCE OF ONE OR MORE OF THE EVENTS REQUIRING REMOVAL, THE PROPERTY OWNER OR PERSONS WHO HAD USED THE WIRELESS COMMUNICATION FACILITY SHALL IMMEDIATELY APPLY FOR AND SECURE THE

APPLICATION FOR ANY REQUIRED DEMOLITION OR REMOVAL PERMITS, AND IMMEDIATELY PROCEED WITH AND COMPLETE THE DEMOLITION/REMOVAL, RESTORING THE CONDITION WHICH EXISTED PRIOR TO THE CONSTRUCTION OF THE FACILITY.

FACILITY OR, IF NECESSARY, THROUGH APPROPRIATE JUDICIAL REMEDIES.

3. IF THE REQUIRED REMOVAL OF THE WIRELESS COMMUNICATION FACILITY OR A PORTION THEREOF HAS NOT BEEN LAWFULLY COMPLETED WITHIN 60 DAYS OF THE APPLICABLE DEADLINE, AND AFTER AT LEAST 30 DAYS WRITTEN NOTICE SENT BY CERTIFIED MAIL, THE CITY MAY REMOVE OR SECURE THE REMOVAL OF THE FACILITY OR REQUIRED PORTIONS THEREOF, WITH ITS ACTUAL COSTS AND REASONABLE ADMINISTRATIVE CHARGES TO BE DRAWN OR COLLECTED FROM THE SECURITY POSTED AT THE TIME APPLICATION WAS MADE FOR ESTABLISHING THE

O. RADIO FREQUENCY EMISSION STANDARDS. WIRELESS COMMUNICATION FACILITIES SHALL COMPLY WITH APPLICABLE FEDERAL AND STATE STANDARDS RELATIVE TO ELECTROMAGNETIC FIELDS AND THE ENVIRONMENTAL EFFECTS OF RADIO FREQUENCY EMISSIONS.

P. EFFECT OF APPROVAL. FINAL APPROVAL FOR A WIRELESS COMMUNICATION SUPPORT STRUCTURE SHALL BE EFFECTIVE FOR A PERIOD OF 365 CALENDAR DAYS. PROVIDED THAT A WRITTEN REQUEST IS SUBMITTED PRIOR TO THE EXPIRATION DATE, ONE EXTENSION OF UP TO AN ADDITIONAL 365 CALENDAR DAYS SHALL BE GRANTED BY THE ZONING COORDINATOR.

## § 50-83. ALCOHOL SALES AND CONSUMPTION

**Table 50-83B (Exhibit 48):**

**Table 50-83B. Approval Procedures for the Sales or Service of Alcohol**

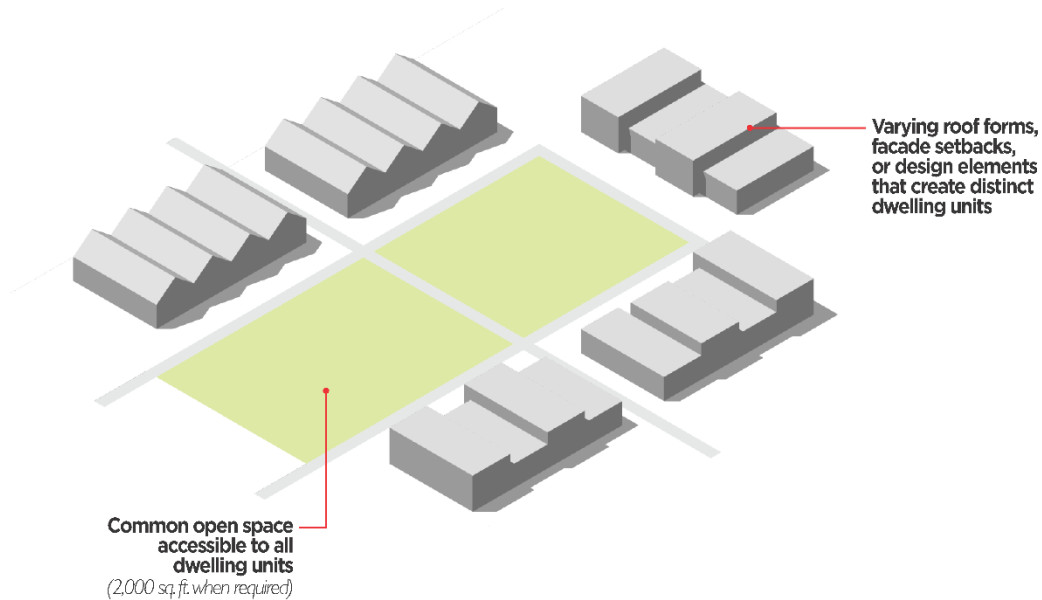
|                         | License                              | Description   | Review Procedure   |
|-------------------------|--------------------------------------|---|--|
| On-Premise Consumption  | Class C, Club, Hotel, Resort, Tavern | New license for a new bar   | Special Land Use (SU) review   |
|                         |                                      | Expansion of an existing bar  | Administrative Site Plan Review  |
|                         |                                      | New license for a new or existing restaurant; or expansion of an existing restaurant with alcohol | Administrative Site Plan Review if the establishment closes at or before midnight; Special Land Use Review if hours extend past midnight.  |
|                         | Brewpub, Micro Brewer, Tasting Room  | New license and expansion   | Special Land Use review  |
|                         | Entertainment, Dance, After Hours    | New license and expansion   | Special Land Use review  |
|                         | Outdoor Service                      | New outdoor license for a new or existing bar or restaurant                                       | Administrative Site Plan Review if along public right-of-way at the ground floor and in compliance with hours for outdoor service (10:00 p.m. Sunday through Thursday; 11:00 p.m. Friday through Saturday); Special Land Use review if not at right-of-way, outside of approved hours, or within 300 feet of a residential use.                              |
|                         |                                      | Expansion of an existing outdoor service area not abutting the public right- of-way               | Administrative Site Plan Review if seating capacity and/or square footage of dedicated area is enlarged by less than 20% and hours of operation are in compliance with ordinance; Special Land Use if greater than 20% or hours exceed 10:00p.m. Sunday through Thursday and/or 11:00 p.m. Friday through Saturday, or within 300 feet of a residential use. |
| Off-Premise Consumption | SDM                                  | New retail license  | SU review; unless in conjunction with a restaurant or brewpub then administrative Site Plan Review so long as there is no assigned floor area or display dedicated to packaged alcohol sales.  |
|                         |                                      | Expansion of existing sales area  | SU review  |
|                         | SDD                                  | New or expanded license   | SU review  |

**§ 50-85. Attached Single-Family, and Two-Family Dwellings**

**Diagram 50-85G (Exhibit 49):**

**Attached Single-Family and Two-Family Dwellings - Common Open Space**

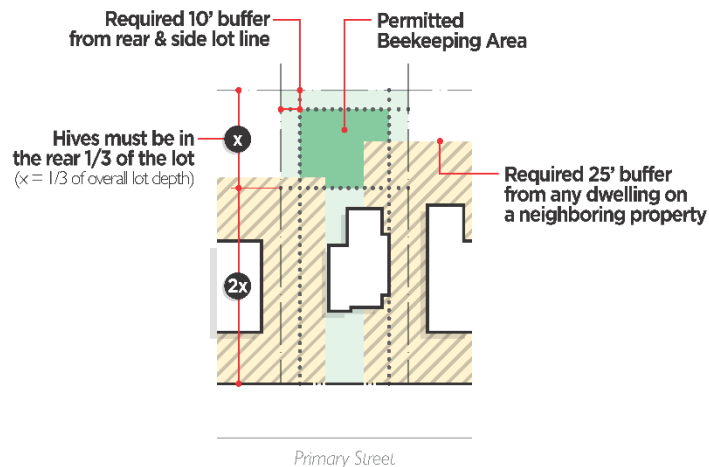
**§ 50-85G**



**§ 50-88. BEEKEEPING/APIARIES**

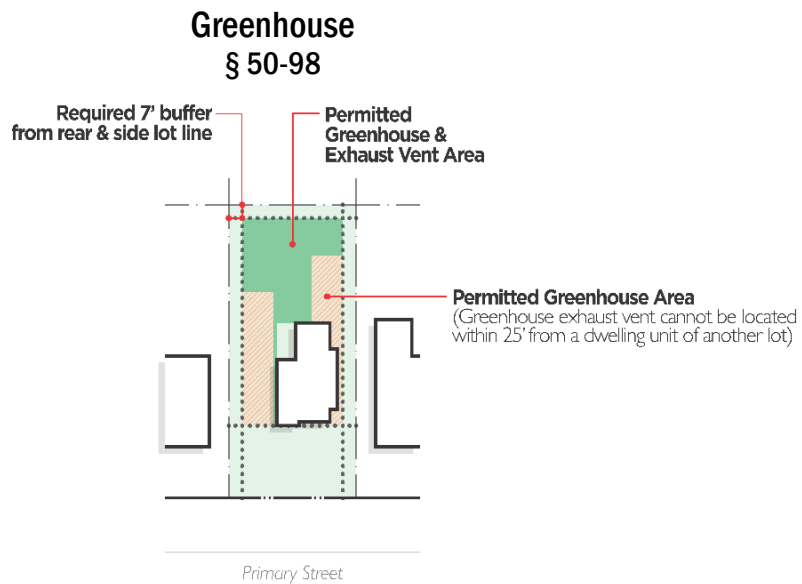
**Diagram 50-88 (Exhibit 50):**

**Apiaries  
§ 50-88**



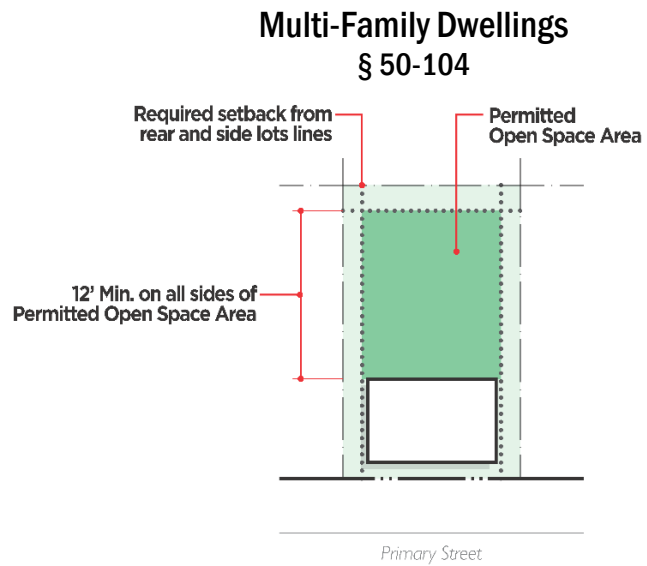
**§ 50-98. GREENHOUSE (ACCESSORY STRUCTURE)**

**Diagram 50-98 (Exhibit 51):**



**§ 50-104. MULTIPLE-FAMILY DWELLINGS**

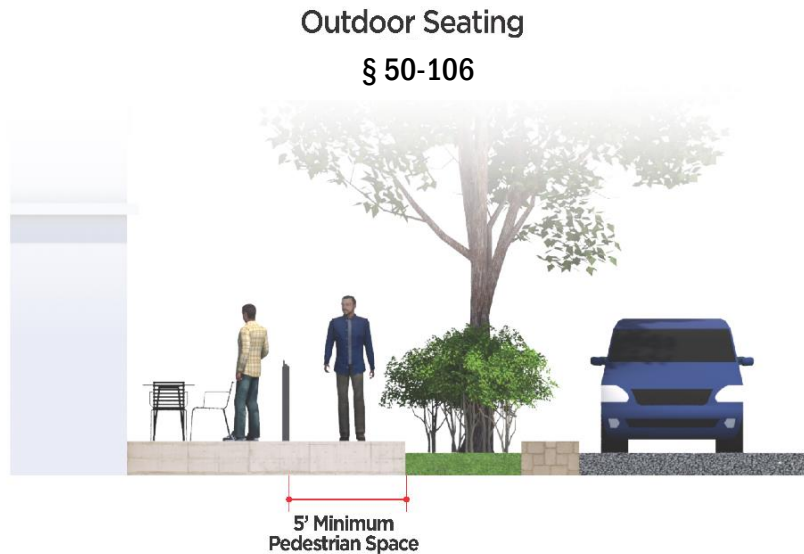
**Diagram 50-104 (Exhibit 51):**





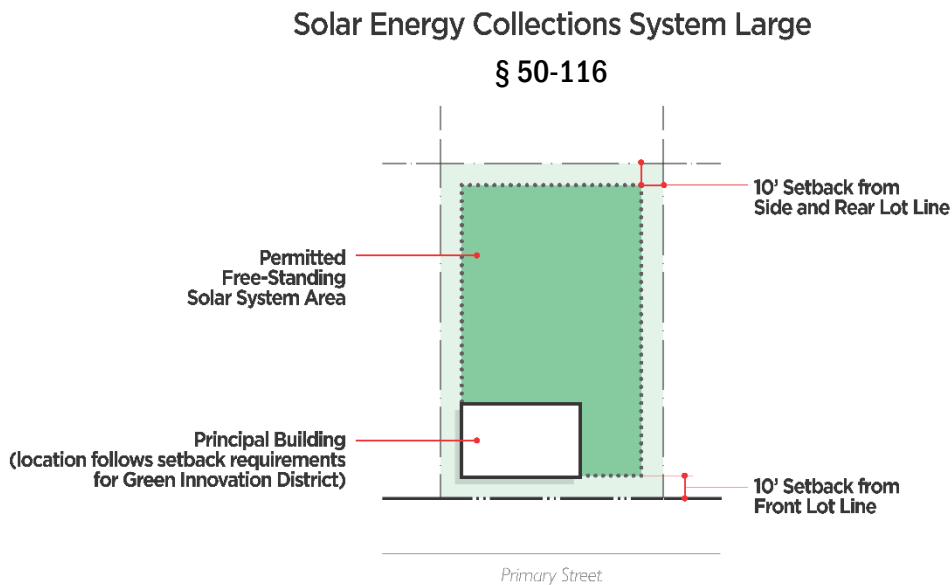
**§ 50-106. OUTDOOR SEATING AREAS**

**Diagram 50-106 (Exhibit 53):**



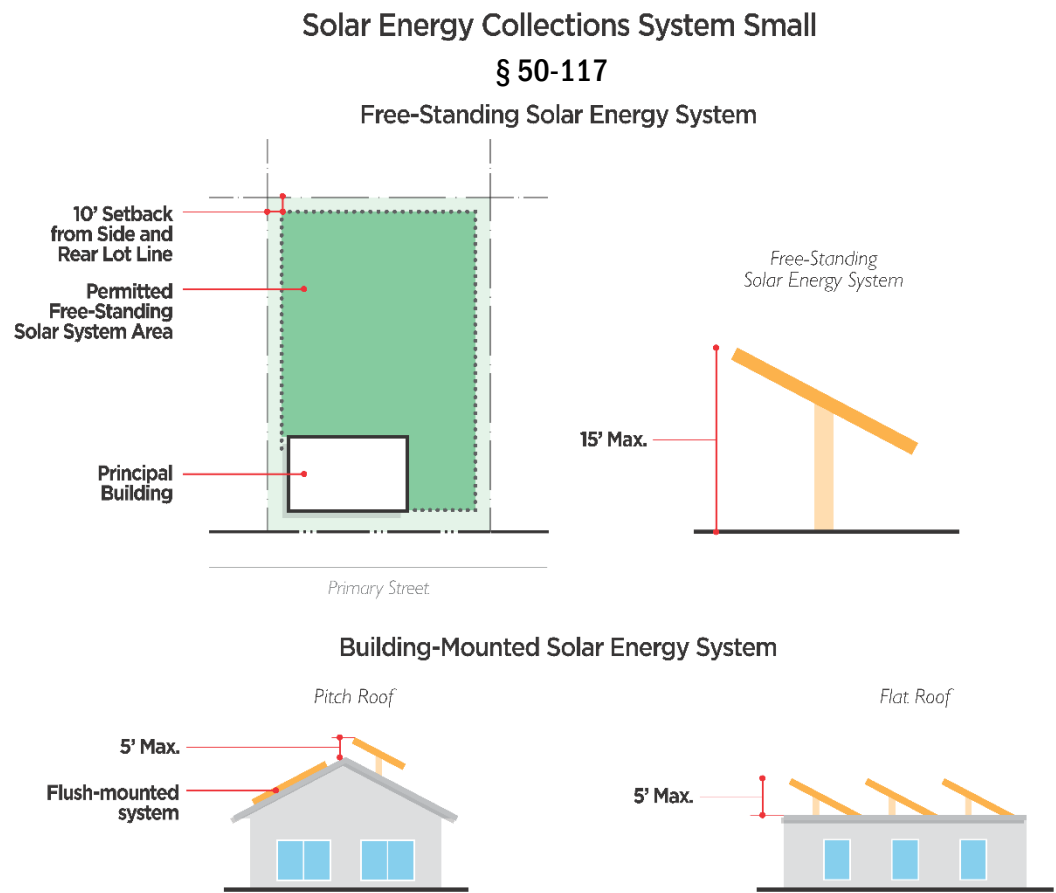
**§ 50-116. SOLAR ENERGY COLLECTIONS SYSTEM-LARGE (CAPACITY GREATER THAN OR EQUAL TO 250 KILOWATTS)**

**Diagram 50-116 (Exhibit 54):**



§ 50-117. SOLAR ENERGY COLLECTIONS SYSTEM-SMALL (CAPACITY LESS THAN 250 KILOWATTS)

Diagram 50-117 (Exhibit 55):



**§ 50-118. TEMPORARY STRUCTURES AND USES**

**Table 50-118A (Exhibit 56):**

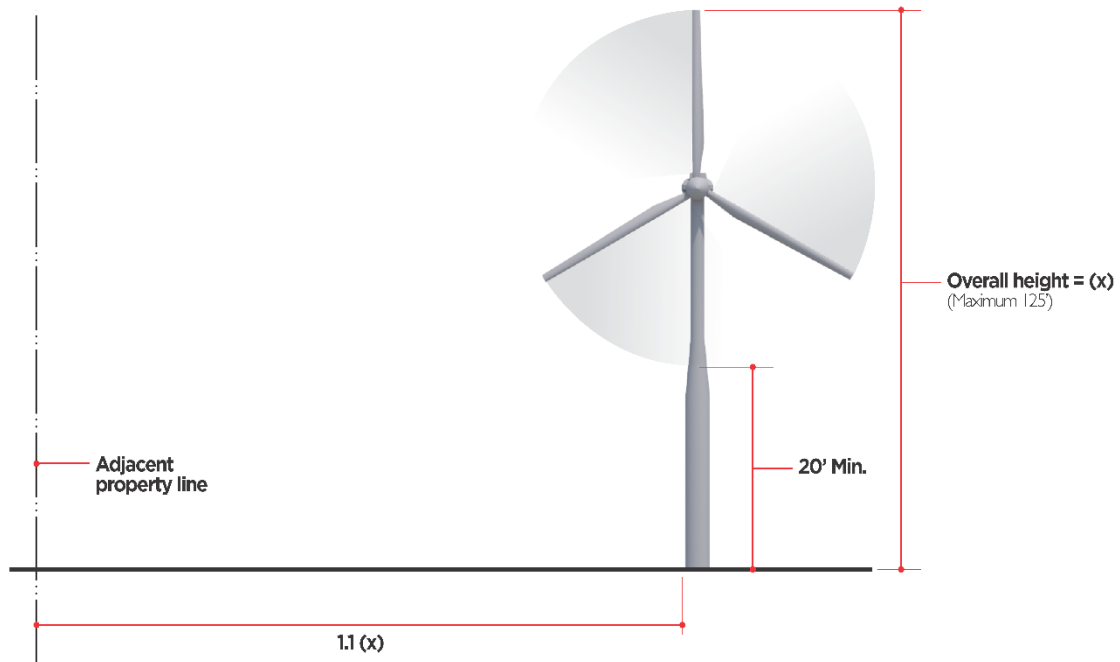
| Table 50-118A. Temporary Structures and Uses                          |                                  |                                   |
|---|----------------------------------|-----------------------------------|
| Structure or Use  | Duration                         | Permit Required                   |
| Construction-Related Temporary Structures                             | 1 year                           | Building and Temporary Use Permit |
| Temporary Storage in a Portable Commercial Shipping Container         | 30 days per calendar year        | None                              |
| Temporary Portable Residential Storage Containers                     | 30 days, 3 times per year        | None                              |
| Grand Openings, Parking Lot Sales, Sidewalk Sales and Clearance Sales | 14 days, 2 times per year        | Temporary Use Permit              |
| Outdoor Display   | No Limit                         | None                              |
| Assembly and Fundraising Activities                                   | 4 days, 4 times per year         | Temporary Use Permit              |
| Farmers' Market   | Nine consecutive months per year | Temporary Use Permit              |
| Seasonal Sales  | 45 days, 2 times per year        | Temporary Use Permit              |
| Surface Parking Lot   | 1 year                           | Temporary Use Permit              |
| Concession Sales  | 200 consecutive days per year    | Temporary Use Permit              |
| Garage Sales  | 3 days, 2 times per year         | None                              |

**§ 50-124. WIND ENERGY COLLECTION SYSTEM-LARGE**

**Diagram 50-124 (Exhibit 57):**

**Wind Energy - Large Turbines**

**§ 50-124**



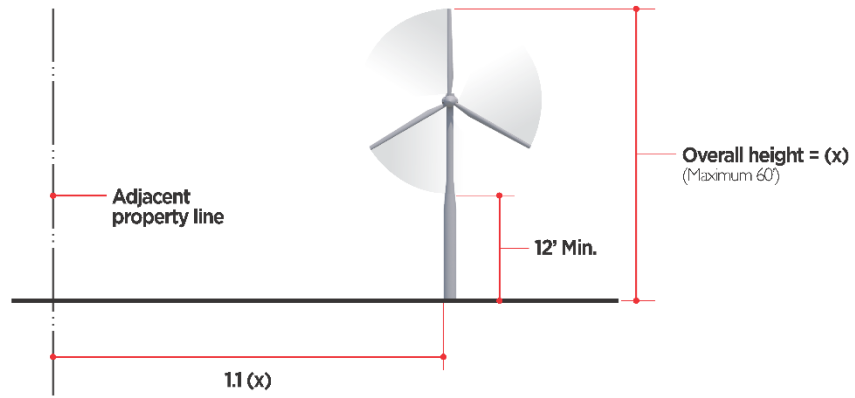
**§ 50-125. WIND ENERGY COLLECTION SYSTEM-SMALL**

**Table 50-125A (Exhibit 58):**

| Table 50-125A. Minimum Lot Size requirements by Wind Energy Generation Capacity |  |                          |                          |
|---|--|--------------------------|--------------------------|
|   | Maximum Quantity Allowed by Rated Capacity |                          |                          |
| Zoning Lot Size (in sq ft)  | less than/ equal to 5kW                    | less than/ equal to 20kW | less than/ equal to 40kW |
| 10,000 - 29,999   | 1  | none                     | none                     |
| 30,000 – 129,999  | unlimited                                  | unlimited                | none                     |
| greater than/equal to 130,000   | unlimited                                  | unlimited                | unlimited                |

**Diagram 50-125 (Exhibit 59):**

**Wind Energy – Small Turbines  
§ 50-125**



**ARTICLE 10 PLANNED  
UNIT DEVELOPMENT  
(PUD)**

**§ 50-127. INTENT AND PURPOSE**

**A. THE PURPOSE OF THE REGULATIONS, STANDARDS, AND CRITERIA CONTAINED IN THIS CHAPTER IS TO PROVIDE AN ALTERNATE ZONING PROCEDURE UNDER WHICH LAND CAN BE DEVELOPED OR REDEVELOPED WITH INNOVATION, IMAGINATION, AND CREATIVE ARCHITECTURAL DESIGN WHEN SUFFICIENTLY JUSTIFIED UNDER THE PROVISIONS OF THIS CHAPTER. THE OBJECTIVE OF THE PLANNED UNIT DEVELOPMENT IS TO ENCOURAGE A HIGHER LEVEL OF DESIGN AND AMENITY THAN IS POSSIBLE TO ACHIEVE UNDER OTHERWISE APPLICABLE ZONING REGULATIONS. THE END RESULT CAN BE A PRODUCT WHICH FULFILLS THE OBJECTIVES OF THE FLINT MASTER PLAN AND PLANNING POLICIES OF THE CITY WHILE DEPARTING FROM THE STRICT APPLICATION OF THE USE AND BULK REGULATIONS OF THE ZONING TITLE. THE PLANNED UNIT DEVELOPMENT IS INTENDED TO PERMIT AND ENCOURAGE SUCH FLEXIBILITY AND TO ACCOMPLISH THE**

**FOLLOWING PURPOSES:**

- 1. TO STIMULATE CREATIVE APPROACHES TO THE DEVELOPMENT OF LAND.**
- 2. TO PROVIDE MORE EFFICIENT USE OF LAND.**
- 3. TO BETTER PRESERVE AND PROTECT NATURAL FEATURES, ENVIRONMENTAL AREAS, AND ECOLOGICAL SYSTEMS.**
- 4. TO DEVELOP NEW APPROACHES TO THE BUILT ENVIRONMENT THROUGH VARIETY IN TYPE, DESIGN AND LAYOUT OF BUILDINGS, TRANSPORTATION SYSTEMS, AND PUBLIC FACILITIES.**
- 5. RECOGNIZING GREATER FLEXIBILITY IN ZONING STANDARDS FOR LARGER AND MULTI-LOT SITES.**
- 6. ENCOURAGING A SENSITIVE DESIGN THAT RESPECTS THE NEIGHBORHOOD CHARACTER AS WELL AS NATURAL OR CONSTRUCTED FEATURES OF THE SITE AND SURROUNDING AREA.**
- 7. TO UNIFY BUILDING AND STRUCTURES THROUGH DESIGN.**
- 8. TO PROMOTE JOB CREATION AND TAX BASE INCREASE**
- 9. TO PROMOTE SUSTAINABLE BEST**

**PRACTICES AND  
ENERGY EFFICIENCY.**

**BODY FOR ANY PUD UP  
TO FIVE (5) ACRES IN  
SIZE.**

**10. TO ALLOW FOR  
APPROPRIATE USES OF  
LAND THAT SUPPORT  
LOCAL EMPLOYMENT  
AND ECONOMIC  
BENEFIT TO THE  
COMMUNITY.**

**2. CITY COUNCIL IS THE  
APPROVING BODY FOR  
ANY PUD GREATER**

**11. TO BETTER  
FACILITATE INFILL  
AND BROWNFIELD  
DEVELOPMENT IN AN  
EFFORT TO  
TRANSFORM KEY  
AREAS OF THE CITY.**

**12. TO PROMOTE LONG  
TERM PLANNING  
PURSUANT TO THE  
FLINT MASTER PLAN,  
WHICH WILL ALLOW  
HARMONIOUS  
AND COMPATIBLE  
LAND USES OR  
COMBINATION OF  
USES WITH  
SURROUNDING AREAS.**

**B. THE DEVELOPMENT OF  
CITY OWNED  
BUILDINGS AND  
PROPERTY SHALL BE  
EXEMPT FROM THEREQUIREMENTS OF THIS SECTION.**

#### **§ 50-128. GENERAL PROVISIONS**

**A. TO FULFILL THE  
INTENDED PURPOSE OF  
THIS DISTRICT, THE  
DEVELOPMENT  
DEVELOPMENT**

**FOLLOWING DEVELOPMENTS SHALL BE DEVELOPED O  
IN ACCORDANCE WITH THIS CHAPTER, UNLESS EXEM  
NOT MEETING ANY OF THE CONDITIONS IDENTIFIED A**

**1. THE  
PLANNING  
COMMISSION IS  
THE APPROVING**

THAN FIVE (5) ACRES IN SIZE, FOLLOWING A RECOMMENDATION FROM THE PLANNING COMMISSION.

BE APPROVED BY THE CITY COUNCIL.

**§ 50-129. STANDARDS FOR REVIEW**

- B. EACH PLANNED UNIT DEVELOPMENT SHOULD BE PRESENTED AND JUDGED ON ITS OWN MERITS. IT SHALL NOT BE SUFFICIENT TO BASE JUSTIFICATION FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT UPON AN ALREADY EXISTING PLANNED UNIT DEVELOPMENT EXCEPT TO THE EXTENT SUCH PLANNED UNIT DEVELOPMENT HAS BEEN APPROVED AS PART OF A DEVELOPMENT MASTER PLAN.**
- C. THE BURDEN OF PROVIDING EVIDENCE AND PERSUASION THAT ANY PLANNED UNIT DEVELOPMENT IS NECESSARY AND DESIRABLE SHALL IN EVERY CASE REST WITH THE APPLICANT.**
- D. BUILDINGS AND USES OR COMBINATIONS OF USES WITHIN A PLANNED UNIT DEVELOPMENT SHALL BE LIMITED SOLELY TO THOSE APPROVED AS PART OF A PLANNED UNIT DEVELOPMENT PERMIT; PROVIDED, HOWEVER, THAT ANY BUILDINGS AND USES OR COMBINATIONS OF USES IN COMPLIANCE WITH A DEVELOPMENT MASTER PLAN APPROVED AS PART OF A PLANNED UNIT DEVELOPMENT PERMIT MAY**
- A. MODIFICATIONS IN CONVENTIONAL ZONING AND SUBDIVISION REGULATIONS ARE PRIVILEGES AND WILL BE CONSIDERED BY THE CITY ONLY IN DIRECT RESPONSE TO THE ACCRUAL OF TANGIBLE BENEFITS FROM THE PLANNED UNIT DEVELOPMENT TO THE CITY OR THE NEIGHBORHOOD/AREA IN WHICH IT WOULD BE LOCATED. THESE BENEFITS SHALL BE IN THE FORM OF EXCEPTIONAL AMENITIES, LANDSCAPE, ARCHITECTURAL OR SITE DESIGN, SUSTAINABLE BEST PRACTICES, OR THE CONSERVATION OF SPECIAL CONSTRUCTED OR NATURAL FEATURES OF THE SITE. IN REVIEWING AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, THE PLANNING COMMISSION AND/OR THE CITY COUNCIL, AS THE CASE MAY BE, SHALL BE REQUIRED TO MAKE CERTAIN FINDINGS BASED ON THE FOLLOWING STANDARDS.**
- 1. REQUIRED FINDINGS. NO APPLICATION FOR A PLANNED UNIT DEVELOPMENT SHALL BE APPROVED UNLESS ALL OF THE FOLLOWING FINDINGS**



**ARE MADE ABOUT THE  
DEVELOPMENT:**

**I. MASTER PLAN.  
THE PLANNED  
UNIT  
DEVELOPMENT  
SHALL CONFORM  
TO THE GENERAL  
PLANNING  
POLICIES OF THE  
CITY AS SET  
FORTH IN THE  
MASTER PLAN.**

**A. ANY  
PUD MUST  
BE  
ALIGNED  
WITH THE  
VISION OF  
THE  
PARCEL(S)  
PLACE  
TYPE. THE  
PLANNING  
COMMISSION  
MAY  
MAKE AN  
EXCEPTION  
IF THE  
APPLICANT  
CAN  
DEMONSTR  
ATE THAT  
THE PUD AS  
PRESENTED  
WOULD  
BETTER FIT  
THE  
SURROUND  
ING  
NEIGHBOR  
HOOD OR  
SITE  
CONTEXT.**

**II. PUBLIC  
WELFARE. THE  
PLANNED UNIT  
DEVELOPMENT  
SHALL BE SO  
DESIGNED,  
LOCATED AND  
PROPOSED TO BE  
OPERATED AND  
MAINTAINED  
THAT IT WILL  
NOT IMPAIR AN  
ADEQUATE  
SUPPLY OF LIGHT  
AND AIR TO  
ADJACENT  
PROPERTY AND  
WILL NOT  
SUBSTANTIALLY  
INCREASE THE  
DANGER OF FIRE  
OR OTHERWISE  
ENDANGER THE  
PUBLIC HEALTH,  
SAFETY AND  
WELFARE.**

**III. IMPACT ON  
OTHER  
PROPERTY. THE  
PLANNED UNIT  
DEVELOPMENT  
SHALL NOT BE  
INJURIOUS TO  
THE USE OR  
ENJOYMENT OF  
OTHER  
PROPERTY IN  
THE  
NEIGHBORHOOD  
FOR THE  
PURPOSES  
PERMITTED IN  
THE DISTRICT,  
SHALL NOT  
IMPEDE THE  
NORMAL AND**

ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTIES FOR USES PERMITTED IN THE ZONING DISTRICT, SHALL NOT BE INCONSISTENT WITH THE COMMUNITY CHARACTER OF THE NEIGHBORHOOD, SHALL NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD AND SHALL BE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES SET FORTH IN THE MASTER PLAN, AND SHALL NOT SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD, OR BE INCOMPATIBLE WITH OTHER PROPERTY IN THE IMMEDIATE VICINITY.

IV. IMPACT ON PUBLIC FACILITIES AND RESOURCES. THE PLANNED UNIT DEVELOPMENT SHALL BE SO DESIGNED THAT ADEQUATE UTILITIES, ROAD ACCESS, DRAINAGE, AND OTHER NECESSARY FACILITIES WILL BE PROVIDED TO SERVE IT AT THE COST OF THE DEVELOPER.

V. ARCHAEOLOGICAL, HISTORICAL OR CULTURAL IMPACT. THE PLANNED UNIT DEVELOPMENT SHALL NOT SUBSTANTIALLY ADVERSELY AFFECT A KNOWN ARCHAEOLOGICAL, HISTORICAL, OR CULTURAL RESOURCE LOCATED ON OR OFF OF THE PARCEL PROPOSED FOR DEVELOPMENT.

VI. PARKING AND TRAFFIC. THE PLANNED UNIT DEVELOPMENT SHALL HAVE OR MAKE ADEQUATE

PROVISION TO  
PROVIDE  
INGRESS AND  
EGRESS TO THE  
PROPOSED USE IN  
A MANNER THAT  
MINIMIZES  
TRAFFIC  
CONGESTION IN  
THE PUBLIC  
STREETS,  
PROVIDES  
APPROPRIATE  
CROSS ACCESS  
TO ADJACENT  
PROPERTIES AND  
PARKING AREAS,  
AND PROVIDE  
ADEQUATE  
ACCESS FOR  
EMERGENCY  
VEHICLES.

VII. ADEQUATE  
BUFFERING. THE  
PLANNED UNIT  
DEVELOPMENT  
SHALL HAVE  
ADEQUATE  
LANDSCAPING,  
PUBLIC OPEN  
SPACE, AND  
OTHER  
BUFFERING  
FEATURES TO  
PROTECT USES  
WITHIN THE  
DEVELOPMENT  
AND  
SURROUNDING  
PROPERTIES.

VIII. SIGNAGE. ANY  
SIGNAGE ON THE  
SITE OF THE  
PLANNED UNIT  
DEVELOPMENT

SHALL BE IN  
CONFORMITY  
WITH THE SIGN  
REGULATIONS.

2. MODIFICATION  
STANDARDS. IN  
ADDITION TO THE  
FINDINGS REQUIRED  
ABOVE, THE  
FOLLOWING  
STANDARDS SHALL BE  
UTILIZED IN  
CONSIDERING  
APPLICATIONS FOR  
MODIFICATIONS OF  
THE CONVENTIONAL  
ZONING AND  
SUBDIVISION  
REGULATIONS FOR A  
PLANNED UNIT  
DEVELOPMENT. THESE  
STANDARDS SHALL  
NOT BE REGARDED AS  
INFLEXIBLE, BUT  
SHALL BE USED AS A  
FRAMEWORK BY THE  
CITY TO TEST THE  
QUALITY OF THE  
AMENITIES, BENEFITS  
TO THE COMMUNITY,  
AND DESIGN AND  
DESIRABILITY OF THE  
PROPOSAL.

I. INTEGRATED  
DESIGN. A  
PLANNED UNIT  
DEVELOPMENT  
SHALL BE LAID  
OUT AND  
DEVELOPED AS A  
UNIT IN  
ACCORDANCE  
WITH AN  
INTEGRATED  
OVERALL

DESIGN. THIS DESIGN SHALL PROVIDE FOR SAFE, EFFICIENT, CONVENIENT AND HARMONIOUS GROUPING OF STRUCTURES, USES AND FACILITIES, AND FOR APPROPRIATE RELATION OF SPACE INSIDE AND OUTSIDE BUILDINGS TO INTENDED USES AND STRUCTURAL FEATURES. THE APPLICATION MUST DESCRIBE HOW ANY ZONING REGULATIONS ARE BEING MODIFIED AND WHY THIS IS NECESSARY TO ACHIEVE THE OVERALL DESIGN.

II. BENEFICIAL COMMON OPEN SPACE. ANY COMMON OPEN SPACE IN THE PLANNED UNIT DEVELOPMENT SHALL BE INTEGRATED INTO THE OVERALL DESIGN. SUCH SPACES SHALL

HAVE A DIRECT FUNCTIONAL OR VISUAL RELATIONSHIP TO THE MAIN BUILDING(S) AND NOT BE OF ISOLATED OR LEFTOVER CHARACTER. THE FOLLOWING WOULD NOT BE CONSIDERED USABLE COMMON OPEN SPACE:

- A. AREAS RESERVED FOR THE EXCLUSIVE USE OR BENEFIT OF AN INDIVIDUAL TENANT OR OWNER.
- B. DEDICATED STREETS, ALLEYS AND OTHER PUBLIC RIGHTS-OF-WAY.
- C. VEHICULAR DRIVES, PARKING, LOADING AND STORAGE AREA.

**D. IRREGULAR OR UNUSABLE NARROW STRIPS OF LAND LESS THAN FIFTEEN FEET (15') WIDE.**

**III. FUNCTIONAL AND MECHANICAL FEATURES. EXPOSED STORAGE AREAS, TRASH AND GARBAGE RETAINERS, EXPOSED MACHINERY INSTALLATIONS, SERVICE AREAS, TRUCK LOADING AREAS, UTILITY BUILDINGS AND STRUCTURES, AND SIMILAR ACCESSORY AREAS AND STRUCTURES SHALL BE ACCOUNTED FOR IN THE DESIGN OF THE PLANNED UNIT DEVELOPMENT AND MADE AS UNOBTRUSIVE AS POSSIBLE. THEY SHALL BE SUBJECT TO SUCH SETBACKS, SPECIAL PLANTING OR OTHER**

**SCREENING METHODS AS SHALL REASONABLY BE REQUIRED TO PREVENT THEIR BEING INCONGRUOUS WITH THE EXISTING OR CONTEMPLATED ENVIRONMENT AND THE SURROUNDING PROPERTIES.**

**IV. VISUAL AND ACOUSTICAL PRIVACY. THE PLANNED UNIT DEVELOPMENT SHALL PROVIDE REASONABLE VISUAL, AND ACOUSTICAL PRIVACY FOR EACH DWELLING UNIT. FENCES, INSULATIONS, WALKS, BARRIERS AND LANDSCAPING SHALL BE USED AS APPROPRIATE FOR THE PROTECTION AND AESTHETIC ENHANCEMENT OF PROPERTY AND THE PRIVACY OF ITS OCCUPANTS, SCREENING OF OBJECTIONABLE VIEW OR USES, AND REDUCTION OF NOISES.**

**V. ENERGY EFFICIENT DESIGN. A PLANNED UNIT DEVELOPMENT SHALL BE DESIGNED WITH CONSIDERATION GIVEN TO VARIOUS METHODS OF SITE DESIGN AND BUILDING LOCATION, ARCHITECTURAL DESIGN OF INDIVIDUAL STRUCTURES, AND LANDSCAPING DESIGN CAPABLE OF REDUCING ENERGY CONSUMPTION WITHIN THE PLANNED UNIT DEVELOPMENT AND TO THE EXTENT FEASIBLE, THE APPLICANT WILL BE ENCOURAGED TO OBTAIN LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) CERTIFICATION FOR THE PROJECT AND/OR LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN FOR NEIGHBORHOOD DEVELOPMENT**

**(LEED-ND) FOR THE PROJECT.**

**VI. DRIVES, PARKING AND CIRCULATION. PRINCIPAL VEHICULAR ACCESS SHALL BE FROM DEDICATED PUBLIC STREETS, AND ACCESS POINTS SHALL BE DESIGNED TO ENCOURAGE SMOOTH TRAFFIC FLOW WITH CONTROLLED TURNING MOVEMENTS AND MINIMUM HAZARDS TO VEHICULAR OR PEDESTRIAN TRAFFIC. WITH RESPECT TO VEHICULAR AND PEDESTRIAN CIRCULATION, INCLUDING WALKWAYS, INTERIOR DRIVES AND PARKING, SPECIAL ATTENTION SHALL BE GIVEN TO LOCATION AND NUMBER OF ACCESS POINTS TO THE PUBLIC STREETS, WIDTH OF INTERIOR DRIVES AND ACCESSPOINTS,**

GENERAL  
INTERIOR  
CIRCULATION,  
SEPARATION OF  
PEDESTRIAN AND  
VEHICULAR  
TRAFFIC,  
ADEQUATE  
PROVISION FOR  
SERVICE BY  
EMERGENCY  
VEHICLES, AND  
ARRANGEMENT  
OF PARKING  
AREAS THAT ARE  
SAFE AND  
CONVENIENT,  
AND INsofar AS  
FEASIBLE, DO  
NOT DETRACT  
FROM THE  
DESIGN OF  
PROPOSED  
BUILDINGS AND  
STRUCTURES  
AND THE  
NEIGHBORING  
PROPERTIES.

VII. SURFACE WATER  
DRAINAGE.  
SPECIAL  
ATTENTION  
SHALL BE GIVEN  
TO PROPER SITE  
SURFACE  
DRAINAGE SO  
THAT REMOVAL  
OF SURFACE  
WATERS WILL  
NOT ADVERSELY  
AFFECT  
NEIGHBORING  
PROPERTIES OR  
THE PUBLIC  
STORM  
DRAINAGE

SYSTEM.  
SURFACE WATER  
IN ALL PAVED  
AREAS SHALL BE  
COLLECTED AT  
INTERVALS SO  
THAT IT WILL  
NOT OBSTRUCT  
THE FLOW OF  
VEHICULAR OR  
PEDESTRIAN  
TRAFFIC.

VIII. SIGNAGE  
MODIFICATIONS.  
ANY  
MODIFICATION  
TO SIGN  
REGULATIONS  
MUST  
DEMONSTRATE  
NEED  
ACCORDING TO  
THE STANDARDS  
OF SECTION 50-  
178.

§ 50-130. SITE DEVELOPMENT  
ALLOWANCES

A. NOTWITHSTANDING ANY  
LIMITATIONS ON  
VARIATIONS WHICH CAN BE  
APPROVED AS CONTAINED  
ELSEWHERE IN THE ZONING  
REGULATIONS, SITE  
DEVELOPMENT  
ALLOWANCES, I.E.,  
DEVIATIONS OR VARIATIONS  
FROM THE UNDERLYING  
ZONING PROVISIONS SET  
FORTH OUTSIDE THIS  
CHAPTER MAY BE APPROVED  
PROVIDED THE APPLICANT  
SPECIFICALLY IDENTIFIES  
EACH SUCH SITE  
DEVELOPMENT ALLOWANCE

AND DEMONSTRATES HOW EACH SUCH SITE DEVELOPMENT ALLOWANCE WOULD BE COMPATIBLE WITH SURROUNDING DEVELOPMENT, IS IN FURTHERANCE OF THE STATED OBJECTIVES OF THIS SECTION, AND IS NECESSARY FOR PROPER DEVELOPMENT OF THE SITE.

#### **§ 50-131. PROCEDURES**

THE FOLLOWING STEPS ARE PROVIDED TO ASSURE THE ORDERLY REVIEW OF EVERY PLANNED UNIT DEVELOPMENT APPLICATION IN A TIMELY AND EQUITABLE MANNER: REVIEW AND ACTION BY THE CITY COUNCIL IS ONLY APPLICABLE IF THE PROPOSED PUD PROJECT IS GREATER THAN 5 ACRES IN SPACE, FOLLOWING A RECOMMENDATION BY THE PLANNING COMMISSION. IF THE PROPOSED PUD IS LESS THAN 5 ACRES, THE PLANNING COMMISSION WILL HEAR AND ACT ON THE CASE.

##### **A. PRELIMINARY PUD REVIEW WITH APPROVING BODY:**

##### **1. APPLICATION, PURPOSE, AND PROCEDURE:**

##### **I. A PROSPECTIVE APPLICANT, PRIOR TO MEETING WITH CITY STAFF FOR A FORMAL PRE-**

**FILING REVIEW, SHALL APPEAR BEFORE THE PROPER APPROVING BODY FOR A PRELIMINARY PUD REVIEW. THE APPLICANT SHALL COORDINATE WITH THE ZONING COORDINATOR TO BE PLACED ON THE MEETING AGENDA AND SCHEDULED FOR THE EARLIEST APPROPRIATE MEETING. AT A MINIMUM, THE APPLICANT SHALL PROVIDE THE FOLLOWING MATERIALS TO THE APPROVING BODY FOR ITS PRELIMINARY REVIEW: 1) PRELIMINARY CONCEPT PLAN OF THE DEVELOPMENT, AND 2) A BRIEF NARRATIVE DESCRIBING THE OVERALL CHARACTER, INTENSITY, USES, AND NATURE OF THE PROPOSED PLANNED UNIT DEVELOPMENT.**

##### **II. THE PURPOSE OF SUCH REVIEW**



SHALL BE TO  
BROADLY  
ACQUAINT THE  
APPROVING  
BODY WITH THE  
APPLICANT'S  
PROPOSAL AND  
TO PROVIDE THE  
APPLICANT WITH  
ANY  
PRELIMINARY  
VIEWS OR  
CONCERNS THAT  
MEMBERS OF  
THE BODY MAY  
HAVE AT A TIME  
IN THE PROCESS  
WHEN POSITIONS  
ARE STILL  
FLEXIBLE AND  
ADJUSTMENT IS  
STILL POSSIBLE  
AND PRIOR TO  
THE TIME WHEN  
THE APPLICANT  
IS REQUIRED TO  
EXPEND THE  
FUNDS  
NECESSARY TO  
PREPARE THE  
COMPLETE  
DOCUMENTATIO  
N REQUIRED FOR  
A FORMAL  
APPLICATION.

III. AT THE MEETING  
AT WHICH THE  
PRELIMINARY  
PUD REVIEW IS  
CONDUCTED,  
ANY MEMBER OF  
THE APPROVING  
BODY MAY MAKE  
ANY COMMENTS,  
SUGGESTIONS OR  
RECOMMENDATI

ONS REGARDING  
THE  
PRELIMINARY  
DEVELOPMENT  
CONCEPT  
DEEMED  
NECESSARY OR  
APPROPRIATE BY  
THAT, MEMBER;  
PROVIDED,  
HOWEVER, THAT  
NO FINAL OR  
BINDING ACTION  
SHALL BE TAKEN  
WITH RESPECT  
TO ANY  
PRELIMINARY  
APPLICATION.  
ANY VIEWS  
EXPRESSED IN  
THE COURSE OF  
THE APPROVING  
BODY'S REVIEW  
OF ANY  
PRELIMINARY  
DEVELOPMENT  
CONCEPT SHALL  
BE DEEMED TO  
BE ONLY  
PRELIMINARY  
AND ADVISORY  
AND ONLY THE  
INDIVIDUAL  
VIEWS OF THE  
MEMBER  
EXPRESSING  
THEM. NOTHING  
SAID OR DONE IN  
THE COURSE OF  
SUCH REVIEW  
SHALL BE  
DEEMED TO  
CREATE, OR TO  
PREJUDICE, ANY  
RIGHTS OF THE  
APPLICANT OR

TO OBLIGATE  
THE APPROVING  
BODY, OR ANY  
MEMBER OF IT,  
TO APPROVE OR  
DENY ANY  
FORMAL  
APPLICATION  
FOLLOWING  
FULL  
CONSIDERATION  
THEREOF AS  
REQUIRED BY  
THIS CODE.

**ATTACHMENT:**

**DIAGRAM 50-131 (EXHIBIT 59)**

**B. NEIGHBORHOOD MEETING.**

1. PURPOSE. THE  
PURPOSE OF A  
NEIGHBORHOOD  
MEETING IS TO  
EDUCATE OCCUPANTS  
AND OWNERS OF  
NEARBY PROPERTIES  
ABOUT THE PROPOSED  
DEVELOPMENT  
APPLICATION,  
RECEIVE COMMENTS  
AND ADDRESS  
CONCERNS ABOUT  
THE DEVELOPMENT  
PROPOSAL; AND  
RESOLVE CONFLICTS  
AND OUTSTANDING  
ISSUES, WHERE  
POSSIBLE. THE  
MEETING IS INTENDED  
TO RESULT IN AN  
APPLICATION THAT IS  
RESPONSIVE TO  
NEIGHBORHOOD  
CONCERNS AND TO  
EXPEDITE AND LESSEN

THE EXPENSE OF THE  
REVIEW PROCESS BY  
AVOIDING NEEDLESS  
DELAYS, APPEALS,  
REMANDS OR  
DENIALS.

**2. APPLICABILITY.**

- I. A  
NEIGHBORHOOD  
MEETING IS  
REQUIRED FOR  
ANY PROJECT  
SUBJECT TO THE  
PLANNED UNIT  
DEVELOPMENT  
PROCESS THAT  
MAY HAVE AN  
IMPACT ON  
NEIGHBORING  
PROPERTIES.

- I. THE ZONING  
COORDINATOR  
AND/OR  
PLANNING  
COMMISSION  
MAY DIRECT AN  
APPLICANT TO  
CONDUCT A  
NEIGHBORHOOD  
MEETING IF THE  
PROPOSED  
PROJECT IS  
EXPECTED TO  
HAVE  
SIGNIFICANT  
LAND USE,  
APPEARANCE,  
TRAFFIC, PUBLIC  
FACILITY OR  
OTHER IMPACTS  
ON  
NEIGHBORING  
LANDS.

**II. FAILURE TO HOLD A NEIGHBORHOOD MEETING SHALL NOT STOP OR DELAY THE REVIEW PROCESS; HOWEVER, SUCH AN OMISSION MAY RESULT IN THE TABLING OF A REQUEST.**

**3. RECOMMENDED PROCEDURE.**

**I. NOTICE OF THE MEETING SHALL BE GIVEN TO NEIGHBORS AND NEIGHBORHOOD AND/OR BUSINESS ASSOCIATION REPRESENTATIVES WITHIN A REASONABLE TIMEFRAME.**

**II. THE MEETING SHALL BE HELD IN A NEUTRAL LOCATION AFTER 5 P.M. ON A WEEKDAY.**

**III. AT THE MEETING, THE APPLICANT SHALL EXPLAIN THE DEVELOPMENT PROPOSAL, ANSWER ANY QUESTIONS, AND RESPOND TO CONCERNS. PROPOSED WAYS**

**TO RESOLVE CONFLICTS, IF ANY EXIST, SHOULD BE DISCUSSED.**

**IV. IT IS RECOMMENDED THAT A SIGN-IN SHEET AND SUMMARY ADDRESSING ISSUES AND DISCUSSIONS FROM THE MEETING BE SUPPLIED TO THE ZONING COORDINATOR FOLLOWING THE NEIGHBORHOOD MEETING. THIS INFORMATION SHALL BE SUPPLIED TO THE PLANNING COMMISSION HEARING THE MATTER.**

**V. CITY STAFF SHALL ATTEND THE NEIGHBORHOOD MEETING FOR PURPOSES OF ADVISING THE ATTENDEES REGARDING APPLICABLE PROVISIONS OF THIS CHAPTER, BUT SHALL NOT SERVE AS FACILITATORS OR BECOME INVOLVED IN**

**DISCUSSIONS AT  
THE  
NEIGHBORHOOD  
MEETING.**

**VI. THE APPLICANT  
IS RESPONSIBLE  
FOR ALL COSTS  
ASSOCIATED  
WITH THE  
NEIGHBORHOOD  
MEETING.**

**C. PRE-FILING REVIEW AND  
TRANSMITTAL OF  
APPLICATION:**

**1. CONFERENCE:**

**I. A PROSPECTIVE  
APPLICANT,  
PRIOR TO  
SUBMITTING A  
FORMAL  
APPLICATION  
FOR A PLANNED  
UNIT  
DEVELOPMENT,  
SHALL MEET FOR  
A PRE-FILING  
CONFERENCE(S)  
WITH THE  
ZONING  
COORDINATOR  
AND ANY OTHER  
CITY OFFICIAL  
OR EMPLOYEE  
DESIGNATED BY  
THE ZONING  
COORDINATOR.  
THE PURPOSE OF  
THE  
CONFERENCE(S)  
IS TO HELP THE  
APPLICANT  
UNDERSTAND  
THE MASTER**

**PLAN, THE  
ZONING  
ORDINANCE, THE  
SITE  
DEVELOPMENT  
ALLOWANCES,  
THE STANDARDS  
BY WHICH THE  
APPLICATION  
WILL BE  
EVALUATED, AND  
THE  
APPLICATION  
REQUIREMENTS.**

**II. AFTER  
REVIEWING THE  
PLANNED UNIT  
DEVELOPMENT  
PROCESS, THE  
APPLICANT MAY  
REQUEST A  
WAIVER OF ANY  
APPLICATION  
REQUIREMENT  
WHICH IN THE  
APPLICANT'S  
JUDGMENT  
SHOULD NOT  
APPLY TO THE  
PROPOSED  
PLANNED UNIT  
DEVELOPMENT.  
SUCH REQUEST  
SHALL BE MADE  
IN WRITING  
PRIOR TO THE  
SUBMISSION OF  
THE FORMAL  
APPLICATION  
DOCUMENTS.**

**III. ALL REQUESTS  
FOR WAIVER  
SHALL BE  
REVIEWED  
WITHIN FIFTEEN**

(15) WORKING DAYS BY THE ZONING COORDINATOR. A FINAL DETERMINATION REGARDING THE WAIVER SHALL BE GIVEN TO THE PROSPECTIVE APPLICANT FOLLOWING THE DECISION.

2. FILING OF APPLICATION: FOLLOWING THE COMPLETION OF THE PREFILING CONFERENCE(S), THE APPLICANT SHALL FILE AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THIS SECTION. THE ZONING COORDINATOR SHALL DELIVER COPIES OF THE APPLICATION TO OTHER APPROPRIATE CITY DEPARTMENTS FOR REVIEW AND COMMENT.

3. DEFICIENCIES: THE ZONING COORDINATOR SHALL DETERMINE WHETHER THE APPLICATION IS COMPLETE. IF THE ZONING COORDINATOR DETERMINES THAT THE APPLICATION IS NOT COMPLETE, HE/SHE SHALL NOTIFY THE APPLICANT IN

WRITING OF ANY DEFICIENCIES AND SHALL TAKE NO FURTHER STEPS TO PROCESS THE APPLICATION UNTIL THE DEFICIENCIES ARE REMEDIED.

4. REPORT ON COMPLIANCE: A COPY OF THE COMPLETE APPLICATION AND A WRITTEN REPORT INCORPORATING THE COMMENTS OF CITY STAFF AND OTHER AGENCIES REGARDING THE COMPLIANCE OF THE PROPOSED PLANNED UNIT DEVELOPMENT WITH THE REQUIREMENTS AND STANDARDS OF THIS SECTION SHALL BE DELIVERED TO THE PLANING COMMISSION PRIOR TO THE PUBLIC HEARING.

5. DETERMINATION NOT BINDING: NEITHER THE ZONING COORDINATOR'S DETERMINATION THAT AN APPLICATION IS COMPLETE NOR ANY COMMENT MADE BY THE ZONING COORDINATOR OR CITY STAFF AT A PREFILING CONFERENCE OR AS PART OF THE REVIEW PROCESS SHALL BE INTENDED OR CONSTRUED AS A

FORMAL OR INFORMAL  
RECOMMENDATION  
FOR THE APPROVAL OF  
A PLANNED UNIT  
DEVELOPMENT, OR  
COMPONENT PART  
THEREOF, NOR SHALL  
BE INTENDED OR  
CONSTRUED AS A  
BINDING DECISION OF  
THE CITY, THE  
PLANNING  
COMMISSION, OR ANY  
STAFF MEMBER.

**D. REVIEW AND ACTION BY THE  
PLANNING COMMISSION:**

1. REVIEW AND ACTION  
BY THE CITY COUNCIL  
IS ONLY APPLICABLE IF  
THE PROPOSED PUD  
PROJECT IS GREATER  
THAN 5 ACRES.
2. UPON RECEIVING THE  
REPORT FROM THE  
ZONING  
COORDINATOR, THE  
PLANNING  
COMMISSION SHALL  
HOLD A PUBLIC  
HEARING ON THE  
PROPOSED PLANNED  
UNIT DEVELOPMENT.
3. THE ZONING  
COORDINATOR OR  
DESIGNEE SHALL  
PUBLISH NOTICE OF  
THE REQUEST FOR  
HEARING IN A  
NEWSPAPER OF  
GENERAL  
CIRCULATION IN THE  
CITY OF FLINT NOT  
LESS THAN 15 DAYS

BEFORE THE DATE OF  
THE HEARING.

4. NOTICE SHALL ALSO BE  
SENT BY MAIL OR  
PERSONAL DELIVERY  
TO THE OWNERS OF  
PROPERTY FOR WHICH  
APPROVAL IS BEING  
CONSIDERED. NOTICE  
SHALL ALSO BE SENT  
TO ALL PERSONS TO  
WHOM REAL  
PROPERTY IS ASSESSED  
WITHIN 300 FEET OF  
THE PROPERTY AND TO  
THE OCCUPANTS OF  
ALL STRUCTURES  
WITHIN 300 FEET OF  
THE PROPERTY  
REGARDLESS OF  
WHETHER THE  
PROPERTY OR  
OCCUPANT IS LOCATED  
IN THE ZONING  
JURISDICTION. THE  
NOTICE SHALL BE  
GIVEN NOT LESS THAN  
15 DAYS BEFORE THE  
DATE THE  
APPLICATION WILL BE  
CONSIDERED FOR  
APPROVAL. THE  
NOTICE IS CONSIDERED  
GIVEN WHEN  
DEPOSITED DURING  
NORMAL BUSINESS  
HOURS FOR DELIVERY  
WITH THE UNITED  
STATES POSTAL  
SERVICE OR OTHER  
PUBLIC OR PRIVATE  
DELIVERY SERVICES. IF  
THE NAME OF THE  
OCCUPANT IS NOT  
KNOWN, THE TERM  
"OCCUPANT" MAY BE

USED IN MAKING  
NOTIFICATION UNDER  
THIS SUBSECTION.

CONCERNING  
THE REQUEST.

**5. THE NOTICE SHALL DO  
ALL OF THE  
FOLLOWING:**

- I. DESCRIBE THE  
NATURE OF THE  
REQUEST.**
- II. INDICATE THE  
PROPERTY THAT  
IS THE SUBJECT  
OF THE REQUEST.  
THE NOTICE  
SHALL INCLUDE  
A LISTING OF ALL  
EXISTING  
STREET  
ADDRESSES  
WITHIN THE  
PROPERTY.  
STREET  
ADDRESSES NEED  
NOT BE CREATED  
AND LISTED. IF  
NO SUCH  
ADDRESSES  
EXIST WITHIN  
THE PROPERTY,  
OTHER MEANS OF  
IDENTIFICATION  
MAY BE USED.**
- III. STATE WHEN AND  
WHERE THE  
REQUEST WILL  
BE CONSIDERED.**
- IV. INDICATE WHEN  
AND WHERE  
WRITTEN  
COMMENTS WILL  
BE RECEIVED**

**6. THE PLANNING  
COMMISSION SHALL  
REVIEW THE  
APPLICATION, THE  
STANDARDS AND  
REQUIREMENTS  
ESTABLISHED BY THIS  
SECTION, THE REPORT  
OF THE ZONING  
COORDINATOR, AND  
ANY ORAL AND  
WRITTEN COMMENTS  
RECEIVED BY THE  
PLANNING  
COMMISSION BEFORE  
OR AT THE PUBLIC  
HEARING INCLUDING  
COMMENTS RECEIVED  
AT THE  
NEIGHBORHOOD  
MEETING. WITHIN  
FORTY FIVE (45) DAYS  
FOLLOWING THE  
CLOSE OF THE PUBLIC  
HEARING AND AT A  
REGULAR MEETING,  
THE PLANNING  
COMMISSION SHALL  
MAKE SPECIFIC  
WRITTEN FINDINGS  
ADDRESSING EACH OF  
THE STANDARDS SET  
FORTH IN THIS  
SECTION AND  
TRANSMIT SUCH  
FINDINGS, TOGETHER  
WITH A  
RECOMMENDATION OF  
APPROVAL, APPROVAL  
WITH CONDITIONS, OR  
DISAPPROVAL.**

**7. ANY ACTION TAKEN BY  
THE PLANNING**



COMMISSION SHALL REQUIRE THE CONCURRENCE OF A MAJORITY OF ALL THE COMMISSION MEMBERS THEN HOLDING OFFICE.

8. IN APPROVING A PLANNED UNIT DEVELOPMENT, THE PLANNING COMMISSION MAY ATTACH SUCH CONDITIONS TO THE APPROVAL AS IT DEEMS NECESSARY TO HAVE THE PROPOSED USE OR COMBINATION OF USES MEET THE STANDARDS SET FORTH IN THIS SECTION AND TO PREVENT OR MINIMIZE ADVERSE EFFECTS ON OTHER PROPERTY IN THE IMMEDIATE VICINITY. SUCH CONDITIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: LIMITATIONS ON SIZE, BULK AND LOCATION; REQUIREMENTS FOR LANDSCAPING, SIGNAGE, OUTDOOR LIGHTING, PROVISIONS FOR ADEQUATE INGRESS AND EGRESS; HOURS OF OPERATION; AND SUCH OTHER CONDITIONS AS THE PLANNING COMMISSION MAY DEEM TO BE IN FURTHERANCE OF THE OBJECTIVES OF THIS SECTION.

**E. REVIEW AND ACTION BY THE CITY COUNCIL:**

1. REVIEW AND ACTION BY THE CITY COUNCIL IS ONLY APPLICABLE IF THE PROPOSED PUD PROJECT IS GREATER THAN 5 ACRES.
2. UPON RECEIVING THE REPORT FROM THE ZONING COORDINATOR, THE CITY COUNCIL SHALL HOLD A PUBLIC HEARING ON THE PROPOSED PLANNED UNIT DEVELOPMENT. NOTICE OF THE REQUIRED PUBLIC HEARING SHALL BE GIVEN IN THE SAME MANNER AS DESCRIBED IN ITEM D ABOVE.
3. THE CITY COUNCIL SHALL REVIEW THE APPLICATION, THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THIS SECTION, THE REPORT OF THE ZONING COORDINATOR, AND ANY ORAL AND WRITTEN COMMENTS RECEIVED BY THE CITY COUNCIL BEFORE OR AT THE PUBLIC HEARING. WITHIN FORTY FIVE (45) DAYS FOLLOWING THE CLOSE OF THE PUBLIC HEARING AND AT A REGULAR MEETING, THE CITY COUNCIL



SHALL MAKE SPECIFIC WRITTEN FINDINGS ADDRESSING EACH OF THE STANDARDS SET FORTH IN THIS SECTION AND TRANSMIT SUCH FINDINGS, TOGETHER WITH A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DISAPPROVAL.

4. ANY ACTION TAKEN BY THE CITY COUNCIL PURSUANT TO SUBSECTION (C)(1) ABOVE SHALL REQUIRE THE CONCURRENCE OF A MAJORITY OF ALL THE CITY COUNCIL THEN HOLDING OFFICE.

5. IN APPROVING A PLANNED UNIT DEVELOPMENT, THE CITY COUNCIL MAY ATTACH SUCH CONDITIONS TO THE APPROVAL AS IT DEEMS NECESSARY TO HAVE THE PROPOSED USE OR COMBINATION OF USES MEET THE STANDARDS SET FORTH IN THIS SECTION AND TO PREVENT OR MINIMIZE ADVERSE EFFECTS ON OTHER PROPERTY IN THE IMMEDIATE VICINITY. SUCH CONDITIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: LIMITATIONS ON SIZE,

BULK AND LOCATION; REQUIREMENTS FOR LANDSCAPING, SIGNAGE, OUTDOOR LIGHTING, PROVISIONS FOR ADEQUATE INGRESS AND EGRESS; HOURS OF OPERATION; AND SUCH OTHER CONDITIONS AS THE CITY COUNCIL MAY DEEM TO BE IN FURTHERANCE OF THE OBJECTIVES OF THIS SECTION.

#### **§ 50-132. APPLICATION REQUIREMENTS**

- A. THE FOLLOWING STEPS ARE PROVIDED TO ASSURE THE ORDERLY REVIEW OF EVERY PLANNED UNIT DEVELOPMENT APPLICATION IN A TIMELY AND EQUITABLE MANNER.
- B. AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT MAY ONLY BE FILED BY ONE WHO HAS AN OWNERSHIP INTEREST, OR THE AGENTS THEREOF; OR ANY CONTRACT PURCHASER OR ANYONE HOLDING AN OPTION TO PURCHASE THE PARCEL OF LAND ON WHICH THE USE OR COMBINATION OF USES IS TO BE LOCATED.
- C. APPLICATIONS FOR A PLANNED UNIT DEVELOPMENT SHALL BE FILED WITH THE ZONING COORDINATOR IN SUCH FORM AND ACCOMPANIED BY

**SUCH INFORMATION, WITH SUFFICIENT COPIES, AS SHALL BE ESTABLISHED FROM TIME TO TIME BY THE CITY. EVERY APPLICATION SHALL CONTAIN, AT A MINIMUM, THE FOLLOWING INFORMATION AND RELATED DATA:**

- 1. THE NAMES AND ADDRESSES OF THE OWNER, OR OWNERS IF MORE THAN ONE, OF THE SUBJECT PROPERTY.**
- 2. A STATEMENT FROM THE OWNER OF THE SUBJECT PROPERTY, IF NOT THE APPLICANT, APPROVING OF THE FILING OF THE APPLICATION BY THE PARTICULAR APPLICANT.**
- 3. A SURVEY OF, AND LEGAL DESCRIPTION AND STREET ADDRESS FOR THE SUBJECT PROPERTY.**
- 4. A STATEMENT INDICATING COMPLIANCE OF THE PROPOSED PLANNED UNIT DEVELOPMENT WITH THE MASTER PLAN; AND EVIDENCE OF THE PROPOSED PROJECT'S COMPLIANCE IN SPECIFIC DETAIL WITH EACH OF THE "STANDARDS FOR REVIEW" IN SECTION**

**50-129 FOR PLANNED UNIT DEVELOPMENTS.**

- 5. A SCALED SITE PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-190 SITE PLAN SUBMITTAL REQUIREMENTS.**
- 6. A SCHEDULE OF DEVELOPMENT SHOWING THE APPROXIMATE DATE FOR BEGINNING AND COMPLETION OF EACH STAGE OF CONSTRUCTION OF THE PLANNED UNIT DEVELOPMENT.**
- 7. A PROFESSIONAL TRAFFIC STUDY ACCEPTABLE TO THE CITY MAY BE REQUIRED, SHOWING THE PROPOSED TRAFFIC CIRCULATION PATTERN WITHIN AND IN THE VICINITY OF THE AREA OF THE PLANNED UNIT DEVELOPMENT, INCLUDING THE LOCATION AND DESCRIPTION OF PUBLIC IMPROVEMENTS TO BE INSTALLED, AND ANY STREETS AND ACCESS EASEMENTS.**
- 8. A PROFESSIONAL ECONOMIC ANALYSIS ACCEPTABLE TO THE CITY, INCLUDING THE FOLLOWING:**

**I. THE FINANCIAL CAPABILITY OF THE APPLICANT TO COMPLETE THE PROPOSED PLANNED UNIT DEVELOPMENT;**

**II. EVIDENCE OF THE PROJECT'S ECONOMIC VIABILITY; AND**

**III. AN ANALYSIS SUMMARIZING THE ECONOMIC IMPACT THE PROPOSED PLANNED UNIT DEVELOPMENT WILL HAVE UPON THE CITY.**

**9. AN ANALYSIS SETTING FORTH THE ANTICIPATED DEMAND ON ALL CITY SERVICES.**

**10. A PLAN SHOWING OFF-SITE UTILITY IMPROVEMENTS REQUIRED TO SERVICE THE PROPOSED PLANNED UNIT DEVELOPMENT, AND A REPORT SHOWING THE COST ALLOCATIONS AND FUNDING SOURCES FOR THOSE IMPROVEMENTS.**

**D. EVERY APPLICATION MUST BE ACCOMPANIED BY THE FEE SET OUT IN APPENDIX A OF THE MASTER FEE SCHEDULE OF THE CITY CODE. ADDITIONAL**

**MATERIALS MAY BE REQUIRED DURING THE REVIEW OF A PROPOSED PLANNED UNIT DEVELOPMENT IF DETERMINED NECESSARY BY THE PLANNING COMMISSION OR THE CITY COUNCIL.**

**§ 50-133. EFFECT OF APPROVAL OR DENIAL**

**A. APPROVAL OF THE PLANNED UNIT DEVELOPMENT PERMIT BY EITHER APPROVING BODY AUTHORIZES THE APPLICANT TO PROCEED WITH ANY NECESSARY APPLICATIONS FOR BUILDING PERMITS, CERTIFICATES OF OCCUPANCY, AND OTHER PERMITS WHICH THE CITY MAY REQUIRE FOR THE PROPOSED PLANNED UNIT DEVELOPMENT. THE PLANNING DEPARTMENT SHALL REVIEW APPLICATIONS FOR THESE PERMITS FOR COMPLIANCE WITH THE TERMS OF THE PLANNED UNIT DEVELOPMENT PERMIT GRANTED BY THE APPROVING BODY. NO BUILDING PERMIT SHALL BE ISSUED FOR DEVELOPMENT WHICH DOES NOT COMPLY WITH THE TERMS OF THE PLANNED UNIT DEVELOPMENT PERMIT.**

**B. THE CITY COUNCIL SHALL DIRECT THE ZONING COORDINATOR TO REVISE THE OFFICIAL ZONING MAP TO REFLECT THE EXISTENCE AND BOUNDARIES OF EACH**

**PLANNED UNIT  
DEVELOPMENT.**

**TERMS OF THAT PHASING  
PLAN.**

**C. SUBJECT TO SUBSECTION (G) BELOW, AN APPROVAL OF A PLANNED UNIT DEVELOPMENT PERMIT BY THE APPROVING BODY SHALL BE NULL AND VOID IF THE RECIPIENT DOES NOT FILE AN APPLICATION FOR A BUILDING PERMIT RELATIVE TO THE PROPOSED PLANNED UNIT DEVELOPMENT WITHIN TWELVE (12) MONTHS AFTER THE DATE OF ADOPTION OF THE ORDINANCE APPROVING THE PLANNED UNIT DEVELOPMENT PERMIT.**

**D. SUBJECT TO SUBSECTION (G) BELOW, AN APPROVAL OF A PLANNED UNIT DEVELOPMENT PERMIT BY THE APPROVING BODY SHALL BE NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWELVE (12) MONTHS, AND IS NOT COMPLETED WITHIN THIRTY (30) MONTHS AFTER THE DATE OF ADOPTION OF THE ORDINANCE APPROVING THE PLANNED UNIT DEVELOPMENT PERMIT.**

**E. SUBJECT TO SUBSECTION (G) BELOW, AN APPROVAL OF A PLANNED UNIT DEVELOPMENT PERMIT WITH A PHASING PLAN SHALL BE NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED OR IS NOT COMPLETED IN ACCORDANCE WITH THE**

**F. AN APPROVAL OF A PLANNED UNIT DEVELOPMENT PERMIT WITH A MASTER DEVELOPMENT PLAN SHALL BE NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED OR IS NOT COMPLETED IN ACCORDANCE WITH THE TERMS AND CONDITIONS CONTAINED IN THE DEVELOPMENT MASTER PLAN.**

**G. AN EXTENSION OF THE TIME REQUIREMENTS STATED IN SUBSECTIONS (C), (D), AND (E) OF THIS SECTION MAY BE GRANTED BY THE CITY COUNCIL FOR GOOD CAUSE SHOWN BY THE APPLICANT, PROVIDED A WRITTEN REQUEST IS FILED WITH THE CITY CLERK AT LEAST FOUR (4) WEEKS PRIOR TO THE RESPECTIVE DEADLINE.**

**H. NO APPLICATION FOR A PLANNED UNIT DEVELOPMENT WHICH WAS PREVIOUSLY DENIED BY EITHER APPROVING BODY SHALL BE CONSIDERED BY THE PLANNING COMMISSION OR THE CITY COUNCIL IF IT IS RESUBMITTED IN SUBSTANTIALLY THE SAME FORM AND/OR CONTENT WITHIN SIX (6) MONTHS OF THE DATE OF SUCH PRIOR DENIAL. IN THIS REGARD:**

**1. THE ZONING COORDINATOR SHALL**

REVIEW THE APPLICATION FOR A PLANNED UNIT DEVELOPMENT AND DETERMINE IF THE APPLICATION IS OR IS NOT SUBSTANTIALLY THE SAME. AN APPLICANT HAS THE RIGHT TO REQUEST A HEARING BEFORE THE APPROPRIATE APPROVING BODY TO APPEAL THE DETERMINATION OF THE ZONING COORDINATOR THAT THE APPLICATION IS SUBSTANTIALLY THE SAME, PROVIDED A PETITION FOR APPEAL IS FILED IN WRITING WITH THE CITY CLERK WITHIN TEN (10) DAYS OF THE ZONING COORDINATOR'S DETERMINATION.

2. THE APPROVING BODY SHALL AFFIRM OR REVERSE THE DETERMINATION OF THE ZONING COORDINATOR, REGARDING WHETHER THE NEW APPLICATION IS IN SUBSTANTIALLY THE SAME FORM, WITHIN THIRTY (30) DAYS OF RECEIPT OF A PETITION FOR APPEAL.
3. IF IT IS DETERMINED THAT THE NEW APPLICATION IS NOT SUBSTANTIALLY IN THE SAME FORM, THEN

THE APPLICANT SHALL BE ENTITLED TO CONTINUE WITH THE APPLICATION PROCESS AND HAVE IT REVIEWED IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING REGULATIONS.

**§ 50-134. AMENDMENTS AND ALTERATIONS TO APPROVED PLANNED UNIT DEVELOPMENT PERMITS**

- A. EXCEPT AS PROVIDED IN SUBSECTION (B) BELOW, RELATING TO MINOR CHANGES TO THE PLANNED UNIT DEVELOPMENT PERMIT, ANY MODIFICATIONS TO AN APPROVED PLANNED UNIT DEVELOPMENT PERMIT OR ANY ADDITION TO OR EXPANSION OF AN EXISTING PLANNED UNIT DEVELOPMENT PERMIT SHALL REQUIRE SEPARATE REVIEW AND APPROVAL UNDER THE PROVISIONS OF THE ZONING REGULATIONS.
- B. A MINOR CHANGE IS ANY CHANGE IN THE SITE PLAN OR DESIGN DETAILS OF AN APPROVED PLANNED UNIT DEVELOPMENT PERMIT WHICH IS CONSISTENT WITH THE STANDARDS AND CONDITIONS APPLYING TO THE PLANNED UNIT DEVELOPMENT PERMIT AND WHICH DOES NOT ALTER THE CONCEPT OR INTENT OF THE PLANNED UNIT DEVELOPMENT. A MINOR

CHANGE SHALL NOT INCREASE THE PLANNED UNIT DEVELOPMENT'S DENSITY, INCREASE THE HEIGHT OF BUILDINGS, REDUCE OPEN SPACE, MODIFY THE PROPORTION OF HOUSING TYPES, CHANGE OR ADD NEW PARKING AREAS, ALTER ALIGNMENT OF ROADS, UTILITIES OR DRAINAGE, AMEND FINAL DEVELOPMENT AGREEMENTS, PROVISIONS OR COVENANTS, OR PROVIDE ANY OTHER CHANGE INCONSISTENT WITH ANY STANDARD OR CONDITION IMPOSED BY THE APPROVING BODY IN APPROVING THE PLANNED UNIT DEVELOPMENT PERMIT. SAID MINOR CHANGE MAY BE APPROVED BY THE ZONING COORDINATOR WITHOUT OBTAINING SEPARATE APPROVAL BY THE APPROPRIATE APPROVING BODY. IN ADDITION, THE APPROPRIATE APPROVING BODY MAY, AFTER REVIEWING THE REQUEST FOR A MINOR CHANGE MADE BY THE APPLICANT, DIRECT THE ZONING COORDINATOR TO PROCESS THE REQUEST OTHER THAN AS A MINOR CHANGE.

## § 50-131. PROCEDURES

Diagram 50-131 (Exhibit 59):

### Planned Unit Development (PUD) Procedures § 50-131





**ARTICLE 11 NONCONFORMING  
LOTS, BUILDINGS, STRUCTURES,  
AND USES**

**§ 50-135. PURPOSE AND INTENT**

**THE PURPOSE OF THIS CHAPTER IS TO PROVIDE FOR THE CONTROL, IMPROVEMENT AND TERMINATION OF USES OR STRUCTURES WHICH DO NOT CONFORM TO THE REGULATIONS OF THIS TITLE FOR THE DISTRICT IN WHICH THEY ARE LOCATED, WHILE RECOGNIZING AND ENCOURAGING ADAPTIVE REUSE OF IMPORTANT HISTORIC STRUCTURES IN THE CITY. ADAPTIVE REUSE PRESERVES THE IMPORTANT PHYSICAL ATTRIBUTES OF A HISTORIC RESOURCE FOR FUTURE GENERATIONS BY ALLOWING THE STRUCTURE TO BE USED IN A MANNER THAT IS CONSISTENT WITH THE ZONING ORDINANCE, ALTHOUGH IT MAY BE A DIFFERENT USE THAN THAT FOR WHICH IT WAS ORIGINALLY CONSTRUCTED.**

**§ 50-136. IN GENERAL**

**A. CONTINUATION.**

**ANY  
LEGALLY-ESTABLISHED  
NONCONFORMITY MAY  
BE  
CONTINUED IN  
ACCORDANCE WITH THIS  
SECTION.**

**B. TYPES OF  
NONCONFORMITY. THERE  
ARE SEVERAL TYPES OF  
NONCONFORMITIES THAT  
MAY EXIST, AS FOLLOWS:**

**1. NONCONFORMING  
USES**

**2. NONCONFORMING  
LOTS OF  
RECORD**

**3. NONCONFORMING  
SITES**

**4. NONCONFORMING  
STRUCTURES**

**C. REGISTRATION OF  
NONCONFORMITY. PERSONS  
OR ENTITIES  
WITH PROPERTY  
THAT IS  
BELIEVED TO HAVE NON-  
CONFORMING STATUS ARE  
REQUESTED, BUT NOT  
OBLIGATED, TO REGISTER  
WITH THE  
CITY.**

**REGISTRATION  
STATEMENTS SHALL  
CONTAIN THE OWNER'S  
NAME, ADDRESS, SPECIFICS  
REGARDING THE TYPE OF  
BUSINESS, A SITE OR SKETCH  
PLAN AND OTHER  
INFORMATION AS MAY BE  
REQUIRED BY THE ZONING  
COORDINATOR. BASED ON  
THE**

**SUBMITTED  
INFORMATION, THE ZONING  
COORDINATOR  
SHALL DETERMINE  
IF, IN FACT, THE  
REGISTRANT'S USE,  
STRUCTURE, SITE OR LOT  
HAS ATTAINED LEGAL  
NONCONFORMING STATUS.  
THE DECISION OF THE  
ZONING COORDINATOR MAY  
BE APPEALED TO THE  
ZONING BOARD OF APPEALS.  
THE ACCEPTANCE BY THE  
ZONING COORDINATOR OF A  
CERTIFICATION  
STATEMENT SHALL NOT**



CONSTITUTE  
AUTHORIZATION TO  
OPERATE ANY USE OTHER  
THAN THE SPECIFIC USE ON  
THE CERTIFICATE.

D. ANNUALLY THE ZONING  
COORDINATOR MAY SEND TO  
THE PERSONS WHO HAVE  
REGISTERED A  
NONCONFORMING USE OR  
ARE OTHERWISE KNOWN TO  
HAVE LEGALLY-  
ESTABLISHED  
NONCONFORMING USES A  
QUESTIONNAIRE INQUIRING  
AS TO THE OPERATION,  
STATUS, AND OTHER DETAILS  
CONCERNING THE  
NONCONFORMING USE. SUCH  
QUESTIONNAIRE SHALL BE  
SENT BY CERTIFIED MAIL TO  
ALL REGISTRANTS/OWNERS  
AT THE LAST ADDRESSES  
KNOWN TO THE ZONING  
COORDINATOR. SUCH  
QUESTIONNAIRE SHALL BE  
RETURNED, COMPLETED, TO  
THE ZONING COORDINATOR  
WITHIN 90 DAYS FROM THE  
DATE OF RECEIPT OF THE  
QUESTIONNAIRE BY THE  
REGISTRANT/OWNER.

E. EVIDENCE OF STATUS.  
EVIDENCE OF THE STATUS OF  
A NONCONFORMING USE  
SHALL BE SUPPLIED BY THE  
OWNER OF THE PROPERTY  
UPON REQUEST OF THE  
ZONING COORDINATOR.

F. CLASS A  
NONCONFORMING  
STRUCTURES.  
NONCONFORMING  
STRUCTURES NOTED ON

THE LIST OF  
HISTORIC  
STRUCTURES, AND  
CLOSED SCHOOL  
BUILDINGS  
SHALL BE  
CLASSIFIED AS CLASS A  
NONCONFORMING  
STRUCTURES.

1. IN ORDER  
TO QUALIFY AS  
OWNED BY  
FLINT  
COMMUNITY  
SCHOOLS AND  
USED AS AN  
ELEMENTARY,  
MIDDLE, OR  
HIGH  
SCHOOL  
OR  
ADMINISTRATION  
BUILDING.

2. IN ADDITION  
TO BUILDINGS AND STRUCTURES  
MAY BE  
UPDATED BY  
THE  
ZONING  
COORDINATOR  
PERIODICALLY  
BASED ON A DETERMINATION

3. THE BUILDING  
OR SITE  
IS  
PARTICULARLY  
REPRESENTATIVE  
OF A  
DISTINCT  
ARCHITECTURAL  
PERIOD,  
TYPE, STYLE,  
OR WAY OF LIFE.

4. THE BUILDING IS OF  
A TYPE OR STYLE

WHICH WAS ONCE  
COMMON BUT IS  
NOW RARE.

5. THE BUILDING IS AT  
LEAST 50 YEARS  
OLD.
6. THE BUILDING OR  
SITE IS CONNECTED  
WITH A PERSON OR  
EVENT IMPORTANT  
TO LOCAL HISTORY.
7. THE ARCHITECT OR  
BUILDER IS FAMOUS  
OR WELL-  
RECOGNIZED.

8. THE BUILDING'S  
STYLE,  
CONSTRUCTION  
METHOD,

OR

ARE  
UNUSUAL

OR SIGNIFICANT.

9. THE  
OVERALL  
EFFECT OF  
THE DESIGN

10. THE  
BUILDING  
CONTAINS  
ORIGINAL  
MATERIALS

OR WORKMANSHIP

G. CLASS B  
NONCONFORMING  
STRUCTURES.  
NONCONFORMING  
STRUCTURES NOT  
MEETING THE

REQUIREMENTS

#### A. CONTINUATION OF USE.

1. A LAWFUL USE  
MADE  
NONCONFORMIN  
G BY THE  
ADOPTION OF  
THIS ZONING  
CODE OR OTHER  
ORDINANCES  
MAY CONTINUE  
ONLY FOR SO  
LONG AS THE  
AREA OF THE  
USE IS NOT  
EXPANDED,  
INCREASED OR  
THE USE IS  
CHANGED.

2. DESTRUCTION,  
DAMAGE,

O

R  
OBSCOLESCENCE  
OF  
STRUCTURE.

TH  
E RIGHT TO OPERATE  
AND MAINTAIN ANY  
NONCONFORMING USE  
SHALL TERMINATE  
WHENEVER

TH  
E  
STRUCTURE OR  
STRUCTURES IN  
WHICH THE  
NONCONFORMING USE  
IS OPERATED AND  
MAINTAINED  
ARE  
DAMAGED,  
DESTRUCTED OR  
BECOME OBSOLETE OR  
SUBSTANDARD TO THE  
EXTENT OF MORE  
THAN 60 PERCENT OF

§ 50-137. NONCONFORMING  
USES

NONCO

ITS REPLACEMENT  
COST EXCLUSIVE OF  
THE FOUNDATION,  
USING ESTIMATES  
FROM AT LEAST TWO  
CONTRACTORS  
EXPERIENCED IN  
UNDERTAKING SUCH  
WORK.

**B. PRE-EXISTING HOOPHOUSES.**  
ANY HOOPHOUSE ERECTED  
PRIOR TO THE ADOPTION OF  
THIS CODE, EVEN THOSE  
ERECTED UNLAWFULLY,  
SHALL BE CONSIDERED A  
LEGAL USE IF LOCATED IN A  
ZONE DISTRICT ALLOWING  
HOOPHOUSES, OR A LEGAL  
NON-CONFORMING USE IF  
LOCATED IN A ZONE  
DISTRICT THAT DOES NOT  
ALLOW HOOPHOUSES UNDER  
THE FOLLOWING  
CONDITIONS:

1. THE FRAME AND  
COVERING OF THE  
HOOPHOUSE ARE IN  
GOOD CONDITION;  
NOT RUSTED,  
CRACKED, TORN, OR  
SIMILARLY DAMAGED.
2. THE HOOPHOUSE IS  
NOT A SAFETY  
HAZARD AND WILL  
NOT POSE A RISK TO  
USERS OR TO NEARBY  
STRUCTURES.

**C. CHANGE OF USE.** NO USE  
SHALL BE CHANGED TO A  
CONFORMING USE UNTIL  
THE ZONING COORDINATOR  
HAS DETERMINED THAT THE  
REQUIREMENTS OF THE  
APPLICABLE DISTRICT WILL  
BE MET. THE ZONING

BOARD OF APPEALS (ZBA)  
MAY APPROVE A CHANGE  
TO A DIFFERENT  
NONCONFORMING USE  
FROM ANOTHER  
NONCONFORMING USE,  
PROVIDED SUCH USE IS  
DEEMED BY THE BOARD TO  
BE LESS INTENSE THAN THE  
EXISTING USE. NO CHANGE  
TO A MORE INTENSE  
NONCONFORMING USE IS  
ALLOWED. THE ZBA SHALL  
DETERMINE WHETHER OR  
NOT THE  
NEW  
NONCONFORMING USE  
WILL BE LESS INTENSE  
THAN THE EXISTING ONE  
BASED ON A  
PREPONDERANCE OF THE  
FOLLOWING FACTORS:

1. THE  
NEW  
NONCONFORMING  
USE WOULD  
REQUIRE LESS  
PARKING.
2. THE NEW  
NONCONFORMING USE  
WOULD UTILIZE THE SAME  
AMOUNT OR LESS OF THE  
BUILDING OR SITE.
3. THE  
NEW  
NONCONFORMING USE  
WOULD  
GENERATE  
LESS NUISANCES,  
SUCH AS LESS NOISE,  
ODOR OR SMOKE.
4. THE  
NEW  
NONCONFORMING USE

IS CLOSER TO THE  
PURPOSE AND INTENT  
OF THE USE'S ZONING  
DISTRICT AS  
ESTABLISHED BY THIS  
CODE.

D. CHANGE OF USE INCREASING  
REQUIRED PARKING.  
CHANGES OF USE THAT  
REQUIRE AN INCREASE IN  
THE NUMBER OF PARKING  
SPACES SHALL BE REQUIRED  
TO PROVIDE THE  
DIFFERENCE BETWEEN THE  
REQUIRED PARKING FOR THE  
PRIOR USE AND THAT  
REQUIRED FOR THE  
PROPOSED USE IN  
ACCORDANCE WITH ARTICLE  
12. WHERE THIS  
CALCULATION RESULTS IN  
THE ADDITION OF LESS THAN  
FIVE SPACES, NO  
ADDITIONAL SPACES SHALL  
BE REQUIRED. ANY  
ADDITIONAL PARKING AREA  
SHALL COMPLY WITH ALL  
ASSOCIATED LANDSCAPING  
AND DRAINAGE  
REQUIREMENTS OF THIS  
CHAPTER.

E. REVERSION PROHIBITED.  
WHEN A NONCONFORMING  
USE HAS BEEN CHANGED, IN  
PART OR IN WHOLE TO AN  
ALLOWED USE, THE PART  
OF WHOLE THAT HAS BEEN  
MADE TO CONFORM MAY  
NOT BE LATER CHANGED  
BACK TO  
A  
NONCONFORMING USE.

F. ABANDONMENT OF USE. A  
NONCONFORMING USE  
THAT HAS BEEN  
DETERMINED TO BE

ABANDONED BY THE ZBA  
SHALL NOT  
BE  
REESTABLISHED. ANY USE  
ON THE PROPERTY AFTER  
THAT TIME SHALL  
CONFORM WITH ALL  
PROVISIONS OF THIS  
ZONING CODE.

#### G. STANDARDS

F  
ORDETERMINING  
ABANDONMENT. IF THE  
DEPARTMENT OF  
PLANNING AND  
DEVELOPMENT  
IDENTIFIES A LEGAL  
NONCONFORMING USE  
THAT THEY BELIEVE HAS  
BEEN ABANDONED, THEY  
SHALL SUBMIT THE  
PROPERTY TO THE  
ZBA FOR A DETERMINATION  
IF A NONCONFORMING USE WAS  
DEMONSTRATED BASED ON  
A PREPONDERANCE OF THE  
FOLLOWING FACTORS:

1. BUILDING HAS BEEN  
VACANT FOR TWO OR  
MORE YEARS.
2. REPORTS SUCH  
AS FROM THE  
BUILDING & SAFETY  
INSPECTIONS DIVISION  
OR A HEALTH  
DEPARTMENT  
INDICATING  
THE PROPERTY IS OR  
HAS NOT BEEN  
SUITABLE FOR  
OCCUPATION.
3. DISCONNECTION  
OF UTILITIES.
4. EVIDENCE THAT THE  
USE WAS RELOCATED

TO A NEW SITE.

5. EVIDENCE OF A "GOING OUT OF BUSINESS" SALE.

6. SIGNS ADVERTISING THE BUSINESS HAS BEEN REMOVED OR GONE OUT OF BUSINESS.

7. THE USE HAS BEEN DISCONTINUED FOR ONE YEAR, EXCEPT WHERE GOVERNMENT ACTION SUCH AS ROAD CONSTRUCTION HAS PREVENTED ACCESS TO THE PREMISES OR NECESSITATED A TEMPORARY DISCONTINUATION OF USE, OR WHERE A CLEAR INTENT TO DISCONTINUE HAS NOT BEEN DEMONSTRATED.

8. REMOVAL OF THE EQUIPMENT OR FIXTURES NECESSARY FOR THE OPERATION OF THE NONCONFORMING USE.

9. REQUEST BY THE PROPERTY OWNER FOR CHANGES IN THEIR PROPERTY TAX DESIGNATION INCONSISTENT WITH THE NONCONFORMING USE.

10. THE PROPERTY WAS

FORECLOSED.

11. OTHER ACTIONS BY THE PROPERTY OWNER OR LESSEE THAT DEMONSTRATES AN INTENT TO ABANDON THE NONCONFORMING USE.

H. SPECIAL STANDARDS FOR RESIDENTIAL DWELLINGS THAT CONTAINS MORE OR LESS DWELLING UNITS.

1. ABANDONMENT.

I. A NONCONFORMING SINGLE-FAMILY DWELLING THAT MAY BE SUBSECTION (G) SHALL NOT BE CONSIDERED TO BE ABANDONED AND MAY BE REOCCUPIED AT ANY TIME, PROVIDED THAT THE STRUCTURE HAS NOT BEEN CHANGED, LEGALLY OR ILLEGALLY, TO A NONRESIDENTIAL

USE OR MULTIPLE-  
UNIT RESIDENTIAL  
USE AND THE  
OWNER IS ACTIVELY  
SEEKING OUT A NEW  
TENANT/OWNER.

2. DESTRUCTION.  
NONCONFORMING  
RESIDENTIAL USES  
THAT ARE DAMAGED  
MAY BE REBUILT IN  
ACCORDANCE WITH  
THE FOLLOWING:

- I. ALL PORTIONS OF  
THE STRUCTURE  
BEING RESTORED  
ARE NOT AND WERE  
NOT ON OR OVER A  
PROPERTY LINE;
- II. THE NUMBER OF  
DWELLING UNITS  
DOES NOT  
INCREASE;
- III. ALL CONSTRUCTION  
IS IN COMPLIANCE  
WITH CURRENT  
CONSTRUCTION  
CODES, SUCH AS THE  
FIRE AND BUILDING  
CODES;
- IV. A BUILDING PERMIT  
IS OBTAINED  
WITHIN ONE YEAR  
FROM THE DATE OF  
THE DAMAGE; AND
- V. THE  
CERTIFICATE  
OF  
OCCUPANCY  
(OR OTHER  
FINAL  
INSPECTION)

§ 50-138.  
NONCONFORMING LOTS  
OF RECORD

A. IF THERE ARE TWO OR  
MORE ADJACENT  
RESIDENTIAL OR  
OTHER LOTS OF  
RECORD UNDER  
COMMON OWNERSHIP  
THEY SHALL BE  
TREATED AS ONE  
ZONING LOT IF  
NECESSARY TO  
COMPLY WITH THE  
LOT SIZE OR SETBACK  
REQUIREMENTS OF  
THIS CODE.

B. RESIDENTIAL  
LOTS OF  
RECORD

1. ALL  
UNDEVELOPED  
LOTS OF RECORD  
IN A  
RESIDENTIAL  
DISTRICT THAT  
WERE  
RECORDED  
PRIOR TO THE  
EFFECTIVE DATE  
OF THIS ZONING  
CODE THAT DO  
NOT MEET THE  
MINIMUM  
ZONING  
DISTRICT LOT  
STANDARDS  
SHALL BE  
ALLOWED ONE  
SINGLE-FAMILY  
HOUSE IF ALL  
SETBACK  
REQUIREMENTS  
ARE MET.

ISSUED WITHIN TWO YEARS OF THE ISSUANCE OF  
C. OTHER LOTS OF RECORD.

~~ALL UNDEVELOPED LOTS~~

OF RECORD IN A NON-RESIDENTIAL DISTRICT THAT WERE RECORDED PRIOR TO THE EFFECTIVE DATE OF THIS ZONING CODE THAT DO NOT MEET THE MINIMUM ZONING DISTRICT LOT STANDARDS AS TO WIDTH OR AREA MAY BE USED FOR ANY PURPOSE PERMITTED IN THE DISTRICT PROVIDED THE USE MEETS ALL OTHER REGULATIONS PRESCRIBED FOR THE DISTRICT.

**§ 50-139. NONCONFORMING SITE REQUIREMENTS**

A. CONTINUATION, MAINTENANCE AND RESTORATION. A DEVELOPED SITE EXISTING AS OF THE EFFECTIVE DATE OF THIS ZONING CODE THAT IS NONCONFORMING DUE SOLELY TO FAILURE TO MEET THE SITE DEVELOPMENT STANDARDS, SUCH AS NUMBER OF PARKING SPACES OR LANDSCAPING REQUIREMENTS, OF THIS ZONING CODE MAY CONTINUE TO EXIST AS-IS AND MAY BE MAINTAINED OR RESTORED PROVIDED NO CHANGE IN USE AS DESCRIBED IN SUBSECTION (B) BELOW OR EXPANSION OF THE BUILDING, PARKING OR OTHER IMPERVIOUS SURFACES AS DESCRIBED IN SUBSECTION (C) BELOW OCCURS.

**B. CHANGE IN USE.**

**1. ADDITIONAL PARKING.  
WHEN THE USE OF A**

DEVELOPED NONCONFORMING SITE CHANGES, ADDITIONAL PARKING FACILITIES MUST BE PROVIDED TO SERVE THE NEW USE ONLY WHEN THE NUMBER OF PARKING SPACES REQUIRED FOR THE NEW USE EXCEEDS THE NUMBER OF SPACES REQUIRED FOR THE LAWFUL USE THAT MOST RECENTLY OCCUPIED THE BUILDING, BASED ON THE PARKING STANDARDS ARTICLE 12. WHEN THE NUMBER OF PARKING SPACES REQUIRED FOR THE NEW USE EXCEEDS THE NUMBER OF SPACES REQUIRED FOR THE USE THAT MOST RECENTLY OCCUPIED THE PROPERTY, ADDITIONAL PARKING SPACES ARE REQUIRED ONLY TO MAKE UP THE DIFFERENCE BETWEEN THE AMOUNT OF PARKING REQUIRED FOR THE PREVIOUS USE AND THE AMOUNT OF PARKING REQUIRED FOR THE NEW USE, BASED ON THE STANDARDS ARTICLE 12.

**2. ADDITIONAL LANDSCAPING. WHEN THE USE OF A DEVELOPED NONCONFORMING SITE CHANGES, THEN THE NUMBER OF PARKING SPACES**



(TOTAL OF EXISTING SPACES AND ANY ADDITIONAL SPACES REQUIRED BY CHANGE OF USE) SHALL DETERMINE THE DEGREE TO WHICH THE SITE MUST CONFORM WITH ARTICLE 13 OF THIS CHAPTER AS FOLLOWS:

- I. 0 - 9 SPACES: IF THE SITE HAS NINE OR LESS SPACES THEN THE SITE DOES NOT HAVE TO COME INTO CONFORMITY WITH ARTICLE 13.
- II. 10 – 40 SPACES: IF THE SITE HAS BETWEEN 10 AND 40 SPACES THEN THE SITE MUST COME INTO CONFORMITY WITH THE APPLICABLE BUILDING FOUNDATION ZONE LANDSCAPING, PARKING LOT PERIMETER ZONE LANDSCAPING, AND TRANSITION YARD ZONE REQUIREMENTS OF SECTIONS 50-155 THROUGH 50-157 OF ARTICLE 13 OF THIS CHAPTER.

- III. 40 OR MORE SPACES: IF THE SITE HAS MORE THAN 40 SPACES THEN THE SITE MUST COME INTO CONFORMITY WITH ALL APPLICABLE LANDSCAPING REQUIREMENTS OF ARTICLE 13 OF THIS CHAPTER.

- IV. SITES WITH MULTIPLE TENANTS WITH SHARED PARKING: IF THERE IS A CHANGE IN USE IN A DEVELOPMENT WITH MULTIPLE TENANTS, THE DEVELOPMENT IS ONLY REQUIRED TO CONFORM WITH THE LANDSCAPING REQUIREMENTS OF ARTICLE 13 IF IT IS A CHANGE TO DIFFERENT BROAD USE CLASS, E.G. COMMERCIAL TO INDUSTRIAL.



**C. EXPANSION. ADDITIONS TO STRUCTURES, ADDITIONAL PRINCIPAL STRUCTURES, ADDITIONAL PAVING, OR PARKING ON NONCONFORMING SITES SHALL REQUIRE CORRECTION OF EXISTING NONCONFORMING PARKING, LANDSCAPING AND SCREENING.**

**1. EXPANSIONS OR NEW PRINCIPAL STRUCTURES THAT RESULT IN AT LEAST A 25 PERCENT OR 2000 SQUARE FEET INCREASE, WHICHEVER IS GREATER, OF THE GROSS SQUARE FOOTAGE OF THE EXISTING PRINCIPAL STRUCTURE(S) REQUIRE THE ENTIRE PROPERTY TO MEET ALL OF THE APPLICABLE LANDSCAPING AND SCREENING REQUIREMENTS OF THIS CHAPTER.**

**2. EXPANSIONS THAT REQUIRE AN INCREASE IN THE NUMBER OF PARKING SPACES SHALL BE REQUIRED TO PROVIDE THE REQUIRED PARKING SPACES FOR THE TOTAL FLOOR AREA IN ACCORDANCE WITH THIS ZONING CODE. THE ADDITIONAL PARKING AREA SHALL**

**COMPLY WITH ALL ASSOCIATED LANDSCAPING AND DRAINAGE REQUIREMENTS OF THIS ZONING CODE.**

**3. EXPANSION OF A PARKING LOT BY AT LEAST 25 PERCENT OR 2000 SQUARE FEET, WHICHEVER IS GREATER, THAT CURRENTLY CONTAINS OR WILL CONTAIN AFTER EXPANSION, 10 OR MORE SPACES SHALL BE REQUIRED TO MEET ALL THE APPLICABLE LANDSCAPING AND SCREENING REQUIREMENTS OF THIS CHAPTER.**

**D. PROPERTIES THAT ARE PHYSICALLY CONSTRAINED FROM COMPLYING WITH THESE PROVISIONS SHALL COMPLY TO THE MAXIMUM EXTENT PRACTICABLE AS DETERMINED BY THE ZONING COORDINATOR. IF THE PROPERTY CAN COMPLY WITH AT LEAST 80 PERCENT OF THE REQUIRED LANDSCAPING/PARKING IMPROVEMENTS AS MEASURED IN SQUARE FEET, THE ZONING COORDINATOR MAY GRANT AND ADMINISTRATIVE DEPARTURE FROM THE REMAINING 20 PERCENT. OTHERWISE THE DEVELOPER/OWNER MUST**

APPLY FOR A NON-USE  
VARIANCE.

**§ 50-140. NONCONFORMING  
STRUCTURES**

**A. CONTINUATION. A LAWFUL  
STRUCTURE EXISTING AS OF  
THE EFFECTIVE DATE OF  
THIS ZONING CODE OR ANY  
AMENDMENT TO THIS  
ZONING CODE MAY  
CONTINUE TO BE USED FOR  
ANY PURPOSES PERMITTED  
IN THE DISTRICT PROVIDED  
IT IS IN CONFORMANCE WITH  
THE PROVISIONS OF THIS  
SECTION.**

**B. MAINTENANCE AND  
RESTORATION.  
NONCONFORMING  
STRUCTURES MAY BE  
MAINTAINED OR RESTORED  
PROVIDED NO EXPANSION OF  
THE NONCONFORMITY  
OCCURS, UNLESS  
AUTHORIZED IN SUBSECTION  
(C) BELOW.**

**C. ALTERATION AND  
EXPANSION.**

**1. CLASS A  
NONCONFORMING  
STRUCTURES: ANY  
PROPOSED CHANGES  
OR MODIFICATIONS OF  
A CLASS A  
NONCONFORMING  
STRUCTURES,  
INCLUDING BUT NOT  
LIMITED TO, CHANGE  
OF USE, INCREASING  
THE INTENSITY OF THE  
USE, OR PREVIOUSLY  
APPROVED SITE PLAN**

**ASSOCIATED WITH THE  
NONCONFORMING USE,  
SHALL REQUIRE SITE  
PLAN APPROVAL.**

**2. CLASS B  
NONCONFORMING  
STRUCTURES: CLASS B  
NONCONFORMING  
STRUCTURES SHALL  
NOT BE ALTERED OR  
EXPANDED, UNLESS IT  
MEETS ONE OR MORE  
OF THE EXCEPTIONS  
BELOW AND PROVIDED  
THAT THE EXPANSION  
DOES NOT INCREASE  
THE NONCONFORMITY.**

**EXCEPTIONS  
ALLOWING FOR EXPANSION  
OF CLASS B  
NONCONFORMING  
STRUCTURES:**

**I. THE STRUCTURE  
IS A SINGLE-  
FAMILY HOME.**

**II. WHEN THE  
CURRENT OR  
PROPOSED USE IS  
PERMITTED  
WITHIN THE  
ZONE DISTRICT,  
A  
NONCONFORMIN  
G CLASS B  
STRUCTURE MAY  
BE ALTERED OR  
EXPANDED SO  
LONG AS THE  
NONCONFORMIT  
Y IS NOT  
INCREASED AND  
NO NEW**

**NONCONFORMITY IS CREATED.**

**III. EXPANSIONS/ALTERATIONS ARE PERMITTED IF SAID EXPANSION/ALTERATION BRINGS THE STRUCTURE BACK INTO CONFORMITY WITH THE FORM REGULATIONS OF THIS CHAPTER.**

**D. DESTRUCTION**

**1. CLASS A NONCONFORMING STRUCTURES AND NONCONFORMING SINGLE- OR TWO-FAMILY RESIDENTIAL STRUCTURES WHICH ARE DAMAGED MAY BE RESTORED WITHIN THE EXISTING FOOTPRINT PROVIDED THAT ALL PORTIONS OF THE STRUCTURE BEING RESTORED ARE NOT AND WERE NOT ON OR OVER A PROPERTY LINE; ALL CONSTRUCTION IS IN COMPLIANCE WITH CURRENT CONSTRUCTION CODES, SUCH AS THE FIRE AND BUILDING CODES; A BUILDING PERMIT IS OBTAINED WITHIN ONE YEAR FROM THE DATE OF THE DAMAGE; AND THE CERTIFICATE OF**

**OCCUPANCY (OR OTHER FINAL INSPECTION) IS ISSUED WITHIN TWO YEARS OF THE ISSUANCE OF THE BUILDING PERMIT.**

**2. CLASS B NONCONFORMING STRUCTURES, EXCEPT SINGLE- OR TWO-FAMILY RESIDENTIAL STRUCTURES WHICH ARE PROVIDED FOR ABOVE, WHICH ARE DAMAGED TO 60 PERCENT OR LESS OF ITS REPLACEMENT COST EXCLUSIVE OF THE FOUNDATION, USING ESTIMATES FROM AT LEAST TWO CONTRACTORS EXPERIENCED IN UNDERTAKING SUCH WORK, MAY BE RESTORED WITHIN THE EXISTING FOOTPRINT PROVIDED THAT ALL PORTIONS OF THE STRUCTURE BEING RESTORED ARE NOT AND WERE NOT OVER A PROPERTY LINE; ALL CONSTRUCTION IS IN COMPLIANCE WITH CURRENT CONSTRUCTION CODES, SUCH AS THE FIRE AND BUILDING CODES; A BUILDING PERMIT IS OBTAINED WITHIN ONE YEAR FROM THE DATE OF THE DAMAGE; AND THE CERTIFICATE OF OCCUPANCY (OR**

**OTHER FINAL  
INSPECTION) IS ISSUED  
WITHIN TWO YEARS OF  
THE ISSUANCE OF THE  
BUILDING PERMIT.**

- 3. EXCEPT AS OTHERWISE  
PERMITTED ABOVE, IF  
DAMAGE EXCEEDS 60  
PERCENT OR MORE,  
RESTORATION OR  
IMPROVEMENT SHALL  
NOT BE PERMITTED  
UNLESS THE  
RESTORATION  
RESULTS IN A  
STRUCTURE AND SITE  
CONFORMING TO ALL  
APPLICABLE  
REQUIREMENTS OF  
THIS ZONING CODE.**

**ARTICLE 12 PARKING, LOADING,  
AND CIRCULATION**

**§ 50-141. PURPOSE AND INTENT**

**A. THE REGULATIONS OF THIS ARTICLE ARE IN ROUGH PROPORTION TO THE GENERALIZED PARKING AND TRANSPORTATION DEMANDS OF DIFFERENT LAND USES. BY REQUIRING SUCH FACILITIES, IT IS THE INTENT OF THIS SECTION TO HELP AVOID THE NEGATIVE IMPACTS ASSOCIATED WITH SPILLOVER PARKING INTO ADJACENT NEIGHBORHOODS, WHILE AT THE SAME TIME AVOIDING THE NEGATIVE ENVIRONMENTAL AND URBAN DESIGN IMPACTS THAT CAN RESULT FROM PARKING LOTS AND OTHER VEHICULAR USE AREAS. THE PROVISIONS OF THIS SECTION ARE ALSO INTENDED TO HELP PROTECT THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE BY:**

- 1. HELPING AVOID AND MITIGATE TRAFFIC CONGESTION;**
- 2. ENCOURAGING MULTI-MODAL TRANSPORTATION OPTIONS AND ENHANCED PEDESTRIAN SAFETY;**
- 3. PROVIDING METHODS TO REDUCE THE AMOUNT OF IMPERVIOUS SURFACES IN PARKING AREAS AND ADEQUATE DRAINAGE STRUCTURES IN ORDER TO REDUCE THE**

**ENVIRONMENTAL  
IMPACTS OF STORM  
WATER RUNOFF;**

- 4. ENCOURAGING PAVING OR ALTERNATE MEANS OF SURFACING OF PARKING AREAS IN ORDER TO ADDRESS DUST ABATEMENT AND IMPROVE AIR QUALITY; AND**
- 5. PROVIDING FLEXIBLE METHODS FOR RESPONDING TO THE TRANSPORTATION AND ACCESS DEMANDS OF VARIOUS LAND USES IN DIFFERENT AREAS OF THE CITY.**

**§ 50-142. APPLICABILITY**

**A. THE OFF-STREET PARKING AND LOADING STANDARDS OF THIS ARTICLE SHALL APPLY TO ALL NEW DEVELOPMENT AND REDEVELOPMENT IN THE CITY.**

**B. EXISTING STRUCTURES AND FACILITIES**

- 1. ALL USES ESTABLISHED AFTER THE EFFECTIVE DATE OF THIS TITLE SHALL PROVIDE OFF-STREET PARKING AND LOADING SPACE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THIS ARTICLE.**
- 2. USES EXISTING ON THE EFFECTIVE**

DATE OF THIS  
TITLE THAT ARE IN  
COMPLIANCE WITH  
THE PARKING AND  
LOADING  
REQUIREMENTS UNDER  
WHICH SAID USES  
WERE ESTABLISHED  
SHALL BE DEEMED TO  
BE LEGALLY  
NONCONFORMING.

C. DAMAGE OR DESTRUCTION  
WHEN A BUILDING IS  
RECONSTRUCTED OR  
REPAIRED AFTER BEING  
DAMAGED OR DESTROYED,  
OFF-STREET PARKING AND  
LOADING FACILITIES SHALL  
BE RESTORED OR  
MAINTAINED IN AN AMOUNT  
EQUIVALENT TO THAT AT

THE TIME OF SUCH DAMAGE  
OR DESTRUCTION.  
HOWEVER, IT SHALL NOT BE  
NECESSARY TO RESTORE OR  
MAINTAIN PARKING AND  
LOADING FACILITIES IN  
EXCESS OF THE APPLICABLE  
REQUIREMENTS OF THIS  
ARTICLE. REFER TO ARTICLE  
11, SECTION 50.11.05 FOR  
REPAIR OR  
RECONSTRUCTION  
REQUIREMENTS OF  
NONCONFORMING SITES.

D. CHANGE OF USE,  
ENLARGEMENTS AND  
EXPANSIONS  
UNLESS OTHERWISE  
EXPRESSLY STATED,

1. REFER TO ARTICLE 11,  
SECTION 50.11.05  
NONCONFORMING SITE  
REQUIREMENTS.

## **B. TEMPORARY ENCROACHMENTS**

TEMPORARY  
ENCROACHMENT INTO  
REQUIRED PARKING SPACES  
FOR SEASONAL SALES  
DISPLAY AREA MAY BE  
AUTHORIZED BY THE ZONING  
COORDINATOR FOR A  
DURATION AS PERMITTED IN  
ARTICLE 9 OF THIS CHAPTER,  
BASED UPON A  
DETERMINATION THAT  
ADEQUATE PARKING IS  
AVAILABLE TO MEET THE  
DEMAND DURING THE  
PERIOD OF ENCROACHMENT.

C. PROVISION OF ADDITIONAL  
SPACES  
NOTHING IN THIS ARTICLE  
SHALL BE DEEMED TO  
PREVENT THE VOLUNTARY  
ESTABLISHMENT OF  
ADDITIONAL OFF-STREET  
PARKING OR LOADING  
FACILITIES, PROVIDED THAT  
ALL REGULATIONS  
GOVERNING THE LOCATION,  
DESIGN AND CONTROL OF  
SUCH FACILITIES ARE IN  
ACCORDANCE WITH THIS  
CHAPTER.

## **§ 50-143. GENERAL STANDARDS FOR OFF-STREET PARKING, STACKING AND LOADING AREAS**

A. USE OF OFF-  
STREET PARKING,  
STACKING, AND LOADING  
AREAS ALL  
VEHICULAR PARKING  
AREAS, STACKING AREAS  
AND LOADING AREAS  
REQUIRED BY THIS  
SECTION SHALL BE USED  
ONLY FOR THOSE  
DESIGNATED PURPOSES.  
ANY OTHER USE OF THESE  
AREAS IS PROHIBITED.

**B. LOCATION**

ALL OFF-STREET PARKING AREAS SHALL BE PROVIDED ON THE SAME LOT AS THE USE IT SERVES. HOWEVER, PARKING MAY BE ALLOWED ON ANOTHER LOT WHERE THERE ARE PRACTICAL DIFFICULTIES IN THE LOCATION OF THE PARKING AREA OR IF PUBLIC SAFETY OR PUBLIC CONVENIENCE IS BETTER SERVED BY ANOTHER LOCATION. REQUIRED PARKING SHALL BE PROVIDED NO FURTHER THAN THREE-HUNDRED (300) FEET FROM THE NEAREST POINT OF THE PARCEL LINE OF THE USE TO THE NEAREST POINT OF THE PARKING FACILITY. PARKING MAY BE OWNED, LEASED OR SHARED BY THE OWNER OF THE BUILDING WITH ANOTHER BUILDING OWNER UPON PROVIDING EVIDENCE OF AGREEMENTS OR EASEMENTS TO THE ZONING COORDINATOR.

**C. NO ON-STREET PARKING PUBLIC RIGHT-OF-WAY SHALL NOT BE USED TO SATISFY THE MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES.**

**D. MINIMUM SIZE**  
EACH OFF-STREET PARKING SPACE SHALL HAVE AN AREA OF NOT LESS THAN ONE HUNDRED THIRTY-SIX (136) SQUARE FEET, EXCLUSIVE OF ACCESS DRIVES OR AISLES, AND CONFORM WITH THE DIMENSIONAL STANDARDS IN TABLE 50.12.05.A

**E. CURBS AND VEHICLE STOPS** ALL OFF-STREET PARKING LOTS, ACCESS DRIVES AND AISLES, AND OTHER VEHICLE MANEUVERING AREAS SHALL PROVIDE CURBS OR SIMILAR DEVICES TO PREVENT VEHICLES FROM OVERHANGING ON OR INTO PUBLIC RIGHT-OF-WAY, SIDEWALKS, WALKWAYS, ADJACENT PROPERTY, OR LANDSCAPE AREAS. DEFINED AREAS OFF-STREET PARKING AREAS OF THREE (3) OR MORE SPACES AND OFF-STREET LOADING AREAS SHALL INCLUDE PAINTED LINES, CURBS, VEHICLE STOPS OR OTHER SIMILAR IDENTIFIERS TO DELINEATE PARKING AND LOADING AREAS.

**F. DRAINAGE**  
ALL OFF-STREET PARKING, STACKING AND LOADING AREAS SHALL COMPLY WITH THE STORMWATER MANAGEMENT STANDARDS OF THIS CHAPTER AND ANY OTHER APPLICABLE CITY OF FLINT STANDARDS.

**G. GARAGES**  
WHEN INDIVIDUAL GARAGES ARE ACCESSED DIRECTLY FROM A STREET, GARAGE DOORS AND ALL REQUIRED OFF-STREET



PARKING SPACES MUST BE LOCATED AT LEAST TWENTY (20) FEET FROM THE FRONT LOT LINE TO PREVENT OBSTRUCTION OF THE SIDEWALK BY PARKED CARS.

H. BARRIER-FREE PARKING SPACES IN COMPLIANCE WITH THE STATE BUILDING CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA), AS APPLICABLE.

I. OUTDOOR LIGHTING NEW OR REDEVELOPED OFF-STREET PARKING, STACKING AND LOADING AREAS SHALL COMPLY WITH THE STANDARDS OF ARTICLE 8, SECTION 50-74.

J. LANDSCAPING SEE ARTICLE 13 FOR ALL LANDSCAPING REQUIREMENTS.

K. SETBACKS EXCEPT FOR PARKING AREAS ON THE SAME LOT AS A DETACHED SINGLE-FAMILY OR TWO-FAMILY DWELLING, OFF-STREET PARKING AND LOADING AREAS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. FRONT YARD SETBACKS NO PARKING SHALL BE PERMITTED IN THE FRONT AREA OF THE

PROPERTY BETWEEN THE RIGHT-OF-WAY AND THE MAIN BUILDING OR STRUCTURE IN THE GN-1, GN-2, TN-1, TN-2, MR-1, MR-2, MR-3, UC (FRONTING UNIVERSITY AVENUE), NC, D-E AND D-C ZONE DISTRICTS. IF PARKING IS LOCATED ALONG THE FRONT PROPERTY LINE, A REQUIRED SETBACK OF 10' SHALL BE PROVIDED BETWEEN THE PROPERTY LINE AND EDGE OF THE PARKING LOT.

2. SIDE AND REAR YARD SETBACKS RESIDENTIAL WHERE LOCATED WITHIN OR ABUTTING A RESIDENTIAL ZONE DISTRICT, THE PARKING AREA SHALL MAINTAIN THE MINIMUM SIDE AND REAR YARD SETBACKS AS REQUIRED IN THE ZONE



DISTRICT,  
EXCEPT WHERE AN  
ALLEY ABUTS THE  
PROPERTY, IN WHICH  
CASE THE REQUIRED  
REAR YARD SETBACK  
MAY BE REDUCED TO  
FIVE (5) FEET. PARKING  
SHALL NOT BE  
LOCATED IN THE  
LANDSCAPE BUFFER  
AREAS.

OF

FLINT'S STANDARD  
CONSTRUCTION  
SPECIFICATIONS.

SURFACES

SUCH AS

PERVIOUS

ASPHALT, PERVIOUS

CONCRETE OR TURF

BLOCKS ARE

PERMITTED;

SUBJECT

TO

**ATTACHMENT:**

**DIAGRAM 50-143L (EXHIBIT 60)**

**L. NON-RESIDENTIAL**

WHERE LOCATED WITHIN OR  
ABUTTING A MIXED-USE,  
COMMERCIAL OR  
INDUSTRIAL USE OR ZONE  
DISTRICT WITHOUT AN  
ABUTTING RESIDENTIAL  
PROPERTY, THE PARKING  
LOT SIDE AND REAR  
SETBACKS MAY BE REDUCED  
TO FIVE (5) FEET SO LONG AS  
PROPER LANDSCAPING AND  
GREENSPACE  
REQUIREMENTS ARE  
SATISFIED.

THE  
REQUIREMENTS OF  
THIS CHAPTER AND  
OTHER CITY POLICIES  
PERTAINING TO  
STORMWATER  
MANAGEMENT. DRIVE  
APPROACHES FROM AN  
ALLEY OR STREET  
SHALL BE CONCRETE.

**2. SURFACING**

MATERIALS SHALL BE  
MAINTAINED IN A  
SMOOTH, WELL-  
GRADED CONDITION,  
EXCEPT FOR  
APPROVED PERVIOUS  
PAVING MATERIALS.

**M. SURFACING**

- 1. ALL OFF-STREET  
PARKING, STACKING,  
AND LOADING AREAS  
SHALL BE  
SURFACED WITH**

**ASPHALT, CONCRETE,**

**BRICK, STONE, PAVERS,  
OR AN EQUIVALENT  
MATERIAL**

**N. ACCESS**

- 1. ALL OFF-STREET  
PARKING, STACKING  
AND LOADING AREAS  
SHALL BE ARRANGED  
FOR CONVENIENT  
ACCESS AND SAFETY  
OF PEDESTRIANS,  
BICYCLISTS, AND  
VEHICLES.**

**IN**

**ACCORDANCE**

**WITH CITY**

2. ALL OFF-STREET PARKING, STACKING AND LOADING AREAS SHALL BE PROVIDED WITH ADEQUATE, PAVED, ACCESS DRIVES AND AISLES, OR OTHER VEHICLE MANEUVERING AREAS.

3. EXCEPT FOR DETACHED SINGLE-FAMILY DWELLINGS, ATTACHED SINGLE-FAMILY DWELLINGS OR WHERE TANDEM PARKING IS APPROVED, OFF-STREET PARKING AREAS WITH THREE (3) OR MORE SPACES SHALL BE CONFIGURED SO THAT A VEHICLE MAY ENTER AND LEAVE A PARKING SPACE WITHOUT MOVING ANOTHER VEHICLE.

4. WHERE A PARKING AREA OF A CORNER LOT ABUTS AN ALLEY OR A CORNER SIDE STREET, ACCESS TO THE PARKING AREA SHALL BE OBTAINED FROM THE ALLEY OR CORNER SIDE STREET. AN ADMINISTRATIVE DEPARTURE MAY BE GRANTED IF, DUE TO THE PARTICULAR SITUATION OF THE PARCEL, THIS REQUIREMENT CANNOT BE SATISFIED.

5. NO LOT CAN HAVE MULTIPLE VEHICULAR CURB CUTS FOR PURPOSES OF VEHICULAR INGRESS AND EGRESS WITHOUT A MINIMUM OF 125' SEPARATION BETWEEN SUCH CURB CUTS ALONG A STREET. AN ADMINISTRATIVE DEPARTURE MAY BE GRANTED IF, DUE TO THE PARTICULAR SITUATION OF THE PARCEL, THIS REQUIREMENT CANNOT BE SATISFIED.

**ATTACHMENT:**

**DIAGRAM 50-1430 (EXHIBIT 61)**

6. ADEQUATE INGRESS AND EGRESS TO THE PARKING AREA SHALL BE PROVIDED BY CLEARLY DEFINED DRIVEWAYS IN ACCORDANCE WITH ACCEPTED ACCESS MANAGEMENT PRINCIPLES.

7. ACCESS TO AN OFF-STREET PARKING AREA THAT SERVES A NONRESIDENTIAL USE SHALL NOT BE PERMITTED ACROSS LOTS THAT ARE RESIDENTIAL IN USE OR LOCATED IN A RESIDENTIAL ZONE DISTRICT.

**O. LARGE PARKING LOTS (200 OR MORE PARKING SPACES)**

1. LARGE OFF-STREET PARKING LOTS SHALL BE DESIGNED TO SIMULATE A GRID PATTERN THROUGH THE PLACEMENT OF LANDSCAPE ISLANDS, BUILDINGS, AND DRIVE AISLES.

2. LARGE OFF-STREET PARKING LOTS SHALL INCLUDE PRIMARY DRIVE AISLES THAT ARE DESIGNED TO APPEAR AS AN EXTENSION OF THE PUBLIC STREET NETWORK, EXTENDING THE FULL LENGTH OF THE MAIN BUILDING FAÇADES.

3. UTILITY PLACEMENT ON SITES WITH LARGE PARKING LOTS SHALL BE CONFIGURED TO ALLOW FOR FUTURE NEW BUILDINGS ON THE SITE.

**P. CONSTRUCTION**

OFF-STREET PARKING AND LOADING FACILITIES REQUIRED BY THIS CHAPTER SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE USE THEY SERVE.

1. A REQUIRED PARKING LOT SHALL BE FULLY CONSTRUCTED WITHIN SIX (6) MONTHS OF RECEIPT OF A BUILDING PERMIT AND

PRIOR TO THE ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY FOR THE USE OR USES IT SERVES. THE DIRECTOR OF PLANNING AND DEVELOPMENT, OR HIS/HER DESIGNEE, MAY GRANT ONE (1) EXTENSION FOR UP TO AN ADDITIONAL SIX (6) MONTHS IN THE EVENT OF ADVERSE WEATHER CONDITIONS OR UNUSUAL DELAYS BEYOND THE CONTROL OF THE PROPERTY OWNER OR RESPONSIBLE PERSON.

2. IN THE CASE OF PHASED DEVELOPMENT, OFF-STREET PARKING, STACKING AND LOADING AREAS SHALL ONLY BE PROVIDED FOR THE PORTIONS OF THE DEVELOPMENT FOR WHICH A SITE PLAN HAS BEEN APPROVED OR UPON RECEIPT OF A TEMPORARY USE PERMIT FOR A SURFACE PARKING LOT.

**Q. MAINTENANCE**

1. ALL PARKING AREAS SHALL BE MAINTAINED FREE OF DUST, TRASH, WEEDS AND DEBRIS. SURFACING, CURBING,

LIGHTING FIXTURES, SIGNS, AND RELATED APPURTENANCES SHALL BE MAINTAINED IN GOOD REPAIR AND SAFE CONDITION AT ALL TIMES.

2. THE VISIBILITY OF PAVEMENT MARKINGS DELINEATING PARKING SPACES AND DIRECTIONAL CONTROL SHALL BE MAINTAINED.
  3. ALL OFF-STREET PARKING, STACKING AND LOADING AREAS REQUIRED BY THIS CHAPTER SHALL BE MAINTAINED FREE OF ACCUMULATED SNOW OR STANDING WATER THAT PREVENTS FULL USE AND OCCUPANCY OF THE AREAS, EXCEPT FOR TEMPORARY PERIODS OF HEAVY RAINFALL OR SNOWFALL, NOT TO EXCEED FIVE (5) DAYS.
- R. USE  
OFF-SITE PARKING AREAS SHALL BE REGULATED AS LISTED IN THE USE TABLES OF THE APPLICABLE ZONE DISTRICT.
- S. PARKING DEMAND STUDY FOR ON-SITE PARKING, THE ZONING COORDINATOR MAY REQUIRE THE SUBMITTAL OF AN INDEPENDENT PARKING DEMAND STUDY THAT ANALYZES PARKING

DEMAND BASED ON THE RECOMMENDATIONS OF THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), AND INCLUDES RELEVANT DATA COLLECTED FROM USES OR COMBINATIONS OF USES THAT ARE THE SAME OR COMPARABLE TO THE PROPOSED USE IN TERMS OF DENSITY, SCALE, BULK, AREA, TYPE OF ACTIVITY AND LOCATION. PARKING DEMAND STUDIES ARE REQUIRED FOR ALL PERMANENT STAND-ALONE SURFACE LOTS AND FOR ALL PARKING STRUCTURES.

#### **§ 50-144. PARKING REQUIREMENTS**

- A. MINIMUM REQUIREMENTS  
EXCEPT AS OTHERWISE EXPRESSLY STATED, OFF-STREET MOTOR VEHICLE PARKING SPACES MUST BE PROVIDED IN ACCORDANCE WITH THE PARKING RATIO REQUIREMENTS OF SECTION 50-144E.
- B. PARKING PLAN REQUIRED  
A PARKING SITE PLAN SHALL BE SUBMITTED FOR ANY DEVELOPMENT OR USE THAT IS REQUIRED TO PROVIDE MORE THAN THREE (3) OFF-STREET PARKING SPACES. THE PLAN SHALL ACCURATELY DESIGNATE THE REQUIRED PARKING SPACES, ACCESS AISLES, AND DRIVEWAYS, AND THE RELATION OF THE OFF-STREET PARKING AREAS TO THE USES OR STRUCTURES

THE AREAS ARE DESIGNED TO SERVE.

C. MAXIMUM PARKING TO MINIMIZE EXCESSIVE AREAS OF PAVEMENT NO PARKING LOT SHALL EXCEED THE REQUIRED NUMBER OF PARKING SPACES BY MORE THAN TWENTY (20) PERCENT, EXCEPT AS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT. IN GRANTING ADDITIONAL SPACES, THE DIRECTOR OF PLANNING AND DEVELOPMENT SHALL DETERMINE THAT THE PARKING IS NEEDED BASED ON DOCUMENTED EVIDENCE OF ACTUAL USE AND DEMAND PROVIDED BY THE APPLICANT.

D. CALCULATIONS  
THE FOLLOWING RULES APPLY WHEN CALCULATING THE REQUIRED NUMBER OF PARKING SPACES:

1. MULTIPLE USES UNLESS OTHERWISE EXPRESSLY STATED, LOTS CONTAINING MORE THAN ONE USE MUST PROVIDE PARKING IN AN AMOUNT EQUAL TO THE TOTAL OF THE REQUIREMENTS FOR ALL USES. WHERE EXACT FUTURE TENANTS ARE UNKNOWN, THE ZONING COORDINATOR MAY ESTABLISH OVERALL PARKING

REQUIREMENTS PURSUANT TO SUBSECTION G, BELOW.

2. FRACTIONS  
WHEN MEASUREMENTS OF THE NUMBER OF REQUIRED SPACES RESULT IN A FRACTIONAL NUMBER, ANY FRACTION OF LESS THAN  $\frac{1}{2}$  IS ROUNDED DOWN TO THE NEXT LOWER WHOLE NUMBER, AND ANY FRACTION OF  $\frac{1}{2}$  OR MORE IS ROUNDED UP TO THE NEXT HIGHER WHOLE NUMBER.

3. AREA MEASUREMENTS UNLESS OTHERWISE EXPRESSLY STATED, ALL AREA-BASED (SQUARE FOOTAGE) PARKING STANDARDS MUST BE COMPUTED ON THE BASIS OF GROSS FLOOR AREA (GFA).

WHERE THE FLOOR AREA MEASUREMENT IS SPECIFIED AS GROSS LEASABLE FLOOR AREA (GLA) OR USABLE AREA, PARKING REQUIREMENTS SHALL APPLY TO ALL INTERNAL BUILDING AREAS EXCLUDING THE FLOOR AREA USED FOR STORAGE, MECHANICAL EQUIPMENT ROOMS, HEATING/COOLING SYSTEMS AND SIMILAR

USES, AND OTHER AREAS NOR INTENDED FOR USE BY THE GENERAL PUBLIC. WHERE THESE AREAS ARE YET UNDEFINED, LEASABLE FLOOR AREA SHALL BE CONSIDERED TO BE EIGHTY FIVE PERCENT (85%) OF THE GROSS FLOOR AREA.

4. OCCUPANCY OR CAPACITY-BASED STANDARDS FOR THE PURPOSE OF COMPUTING PARKING REQUIREMENTS BASED ON EMPLOYEES, STUDENTS, RESIDENTS OR OCCUPANTS, CALCULATIONS MUST BE BASED ON THE LARGEST NUMBER OF PERSONS WORKING ON ANY SINGLE SHIFT, THE MAXIMUM ENROLLMENT OR THE MAXIMUM FIRE-RATED CAPACITY, WHICHEVER IS APPLICABLE AND WHICHEVER RESULTS IN THE GREATER NUMBER OF SPACES.

5. ANCILLARY USES  
ANCILLARY USES SHALL BE CALCULATED SEPARATELY.

6. UNLISTED USES  
UPON RECEIVING A DEVELOPMENT APPLICATION FOR A

USE NOT SPECIFICALLY LISTED BELOW, THE ZONING COORDINATOR IS AUTHORIZED TO APPLY THE PARKING RATIO SPECIFIED FOR THE LISTED USE THAT IS DEEMED MOST SIMILAR TO THE PROPOSED, OR REFER TO THE RESULTS OF A PARKING DEMAND STUDY UNDER THE GUIDELINES OF SECTION 50.120.03.S IF THERE IS NOT AN APPROPRIATE SIMILAR USE.

#### E. PARKING RATIO REQUIREMENTS

THE FOLLOWING METHODOLOGY IS TO BE USED IN CONJUNCTION WITH TABLE 50-144E-2 OFF-STREET PARKING REQUIREMENTS IN DETERMINING THE REQUIRED NUMBER OF PARKING SPACES. NEW PARKING SPACES ARE NOT REQUIRED IN THE DOWNTOWN CORE ZONING DISTRICT.

1. BASE PARKING REQUIREMENT  
IN ORDER TO DETERMINE THE FINAL PARKING REQUIREMENT FOR A GIVEN LOT OR USE, THE BASE PARKING REQUIREMENT SHALL FIRST BE ESTABLISHED BASED ON THE

**FOLLOWING  
METHODOLOGY:**

- I. FLOOR AREA  
WHERE FLOOR  
AREA IS THE UNIT  
OF  
MEASUREMENT  
TO DETERMINE  
THE REQUIRED  
NUMBER OF OFF-  
STREET PARKING  
AND LOADING  
SPACES, GROSS  
FLOOR AREA  
(GFA) SHALL BE  
USED, UNLESS  
LEASABLE  
FLOOR AREA IS  
SPECIFIED.  
WHERE  
LEASABLE  
FLOOR AREA IS  
NOT YET  
DEFINED FOR A  
PARTICULAR  
PROJECT, IT  
SHALL BE  
CALCULATED AT  
EIGHTY-FIVE (85)  
PERCENT OF THE  
GROSS FLOOR  
AREA.**
- II. BENCH SEATING  
IN CALCULATING  
BENCH SEATING  
FOR PLACES OF  
ASSEMBLY, EACH  
CONTINUOUS  
FOUR (4) FOOT  
SEGMENT OF  
BENCHES, PEWS  
OR OTHER  
SIMILAR  
SEATING SHALL**

**BE COUNTED AS  
ONE (1) SEAT.**

- III. EMPLOYEES  
WHERE THE  
NUMBER OF  
SPACES  
REQUIRED IS  
BASED ON THE  
NUMBER OF  
EMPLOYEES,  
CALCULATIONS  
SHALL BE BASED  
UPON THE  
MAXIMUM  
NUMBER OF  
EMPLOYEES  
LIKELY TO BE ON  
THE PREMISES AT  
ANY ONE TIME.**
- IV. OCCUPANCY  
WHERE  
OCCUPANTS ARE  
USED AS A  
MEASUREMENT,  
ALL  
CALCULATIONS  
SHALL BE BASED  
ON THE  
MAXIMUM  
CAPACITY  
PERMITTED  
UNDER FIRE  
SAFETY AND  
BUILDING CODES.**
- V. STALLS  
WHERE VEHICLE  
STALLS ARE USED  
AS A  
MEASUREMENT,  
ALL  
CALCULATIONS  
SHALL BE BASED  
ON THE NUMBER  
OF SERVICE**



BAYS, GARAGE  
DOOR OPENINGS  
OR BOOTHS.

VI. USES  
PARKING SHALL  
BE CALCULATED  
SEPARATELY  
FOR EACH USE IN  
A BUILDING,  
STRUCTURE OR  
ON A LOT,  
EXCEPT THAT  
THE ZONING  
COORDINATOR  
OR PLANNING  
COMMISSION  
MAY DETERMINE  
THAT A LOWER  
STANDARD  
WOULD BE  
ADEQUATE FOR  
SHARED  
PARKING, AS  
DESCRIBED IN  
SECTION  
50.10.05.E.

VII. FINAL PARKING  
REQUIREMENT  
MULTIPLIERS  
ONCE THE BASE  
PARKING  
REQUIREMENT IS  
ESTABLISHED  
FOR A GIVEN LOT  
OR USE, THE  
FINAL PARKING  
REQUIREMENT  
SHALL BE  
CALCULATED BY  
MULTIPLYING  
THE BASE  
PARKING  
REQUIREMENT  
BY THE  
APPROPRIATE

FACTOR AS  
INDICATED IN  
THE FOLLOWING  
TABLE 50-144E-1  
BASED ON  
DESIGNATED  
ZONING  
DISTRICT FOR  
THE LOT OR USE  
AND THE  
CATEGORY OF  
USE AS  
INDICATED IN  
TABLE 50.12.04.E-2  
(NOTE: AN  
EXAMPLE FINAL  
PARKING  
REQUIREMENT  
CALCULATION IS  
SHOWN IN TABLE  
50-144E-3 FOR A  
MIXED-USE  
DEVELOPMENT  
IN THE NC  
ZONING  
DISTRICT).

**ATTACHMENTS:**

TABLE 50-144E-1 (EXHIBIT 62)

TABLE 50-144E-2 (EXHIBIT 63)

TABLE 50-144E-3 (EXHIBIT 64)

§ 50-145. PARKING DESIGN  
STANDARDS

**A. SIZE REQUIREMENTS**

1. OFF-STREET PARKING  
SPACES SHALL BE  
SHALL BE DESIGNED IN  
ACCORDANCE WITH  
TABLE 50-145A  
DIMENSIONAL  
STANDARDS FOR  
PARKING SPACES AND  
AISLES.



2. ALL PARKING SPACES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF SEVEN (7) FEET.
3. EACH PARKING SPACE SHALL BE STRIPED.
4. EACH PARKING SPACE AND THE MANEUVERING AREA THERETO SHALL BE LOCATED ENTIRELY WITHIN THE BOUNDARIES OF THE SITE.
5. ALL PARKING SPACES AND AISLES SHALL COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS.

**ATTACHMENTS:**

**TABLE 50-145A (EXHIBIT 65)**

**DIAGRAM 50-145A (EXHIBIT 66)**

6. PARKING SPACES (90-DEGREE ONLY) THAT ABUT A SIDEWALK ADJACENT TO A BUILDING MAY BE REDUCED IN LENGTH TO 16 FEET PROVIDED THAT THE SIDEWALK IS A MINIMUM OF EIGHT FEET IN WIDTH.
7. THE WIDTH OF THE ALLEY MAY BE ASSUMED TO BE A PORTION OF THE MANEUVERING SPACE REQUIREMENT FOR PARKING FACILITIES

LOCATED ADJACENT TO A PUBLIC ALLEY.

8. IN NO EVENT SHALL PAVEMENT BE LOCATED WITHIN FOUR FEET OF A RIGHT-OF-WAY OR ALLEY, UNLESS THE PAVEMENT IS PART OF AN ENTRANCE DRIVEWAY OR AN ALLEY BEING USED FOR MANEUVERING SPACE REQUIREMENT.

**B. ACCESS**

1. OFF-STREET PARKING SPACES SHALL BE ACCESSED VIA AN AISLE OR DRIVEWAY OF SUFFICIENT WIDTH TO PROVIDE ADEQUATE MEANS OF VEHICULAR ACCESS THAT LEAST INTERFERES WITH TRAFFIC FLOW AND ALLOWS VEHICLES TO PULL FORWARD INTO TRAFFIC RATHER THAN BACKING INTO TRAFFIC.
2. ALL REQUIRED OFF-STREET PARKING FACILITIES SHALL HAVE VEHICULAR ACCESS FROM A STREET, ALLEY, DRIVEWAY OR CROSS-ACCESS CONNECTION.

**C. PUBLIC RIGHT-OF-WAY PARKING OR MANEUVERING AREAS LOCATED WITHIN THE**

**PUBLIC RIGHT-OF-WAY  
SHALL NOT BE USED TO MEET  
OFF-STREET PARKING OR  
OFF-STREET LOADING  
REQUIREMENTS;**

**D. BACKING ACROSS PROPERTY  
LINES**

**NO PARKING SPACE SHALL BE  
PERMITTED WHERE THE  
UNPARKING VEHICLE MUST  
BE BACKED ACROSS ANY  
PROPERTY LINE ADJACENT  
TO A PUBLIC RIGHT-OF-WAY  
EXCEPT FOR ONE-FAMILY OR  
TWO-FAMILY DWELLINGS;**

**E. COMPACT SPACES  
A MAXIMUM OF 30 PERCENT  
OF ALL PROVIDED PARKING  
SPACES MAY BE COMPACT  
SPACES. DIMENSIONS FOR  
COMPACT SPACES ARE  
SHOWN IN TABLE 50.12.05.A.  
COMPACT SPACES SHALL BE  
DESIGNATED AS SUCH.**

**F. HANDICAPPED PARKING  
HANDICAPPED PARKING  
SPACES SHALL BE PROVIDED  
IN ACCORDANCE WITH THE  
SCHEDULE PROVIDED IN  
TABLE 50.12.05.F OF THIS  
SECTION. THE MINIMUM  
WIDTH OF A HANDICAPPED  
SPACE SHALL BE 12 FEET, OR  
NINE FEET IF AN ADDITIONAL  
ADJACENT DELINEATED  
ACCESS AISLE AT LEAST  
THREE FEET WIDE IS  
PROVIDED ALONG ONE SIDE;  
SPACES NINE FEET IN WIDTH  
MAY SHARE A COMMON  
ACCESS AISLE BETWEEN  
TWO SPACES. THE DEPTH OF  
A HANDICAPPED SPACE  
SHALL BE PROVIDED AS**

**SHOWN IN TABLE 50-145A OF  
THIS ARTICLE. EACH  
HANDICAPPED SPACE SHALL  
BE DESIGNATED BY A SIGN  
SHOWING THE  
INTERNATIONAL DISABLED  
SYMBOL OF A WHEELCHAIR.  
EACH SIGN SHALL BE NO  
SMALLER THAN ONE FOOT BY  
ONE FOOT AND SHALL BE  
LOCATED AT THE END OF THE  
SPACE AT A HEIGHT  
BETWEEN FOUR FEET AND  
SEVEN FEET. THE SIGN MAY  
EITHER BE WALL-MOUNTED  
OR FREESTANDING.  
HANDICAPPED SPACES SHALL  
BE LOCATED SO AS TO  
PROVIDE CONVENIENT  
ACCESS TO A PRIMARY  
ACCESSIBLE BUILDING  
ENTRANCE UNOBSTRUCTED  
BY CURBS OR OTHER  
OBSTACLES TO  
WHEELCHAIRS.**

**1. HANDICAPPED  
PARKING FOR  
RESIDENTIAL USES  
SHALL BE PROVIDED  
AT THE RATE OF ONE  
SPACE FOR EACH  
DWELLING UNIT THAT  
IS DESIGNED FOR  
OCCUPANCY BY THE  
PHYSICALLY  
HANDICAPPED.**

**2. HANDICAPPED  
PARKING SPACES  
REQUIRED BY THIS  
ARTICLE SHALL COUNT  
TOWARD FULFILLING  
OFF-STREET PARKING  
REQUIREMENTS.**

3. HANDICAP ACCESSIBLE PARKING SPACES SHALL BE PROVIDED FOR ALL USES OTHER THAN RESIDENTIAL IN ACCORDANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN 4.1.2 (5) AT THE FOLLOWING RATE:

**ATTACHMENT:**  
**TABLE 50-145F (EXHIBIT 67)**

**G. DRAINAGE**  
OFF-STREET PARKING AREAS AND DRIVEWAYS SHALL BE CONSTRUCTED TO DISPOSE OF ALL SURFACE WATER WITHOUT CROSSING SIDEWALKS AND WITHOUT ADVERSE EFFECT UPON ADJACENT PROPERTY, AND SHALL MEET ALL REQUIREMENTS OF THE CITY'S UTILITY STORMWATER MANAGEMENT STANDARDS;

**H. STRIPING**  
EXCEPT FOR PARKING SPACES FOR ONE-FAMILY OR TWO-FAMILY DWELLINGS, ALL PARKING SPACES SHALL BE CLEARLY DELINEATED OR STRIPED AND THE STRIPING SHALL BE MAINTAINED SO IT IS VISIBLE;

**I. DRIVE-THROUGH QUEUING**

**1. MINIMUM STACKING SPACE REQUIREMENTS**

**I. STACKING**  
SPACES SHALL BE NOT LESS THAN 9

FEET IN WIDTH AND 20 FEET IN LENGTH.

**II. PLACED IN A SINGLE LINE BEHIND THE DRIVE-UP OR DRIVE-THROUGH SERVICE FACILITY SUCH THAT THEY BEGIN BEHIND THE VEHICLE PARKED AT THE LAST SERVICE POINT.**

**III. FINANCIAL INSTITUTIONS OR FINANCIAL TRANSACTIONS FACILITIES (I.E., BILL PAYMENT WINDOW) SHALL PROVIDE THREE (3) STACKING SPACES, INCLUSIVE OF THE SPACE AT EACH WINDOW OR TRANSFER FACILITY.**

**IV. VEHICLE WASH:**

**A. A COIN/HAND-HELD WAND STALL VEHICLE WASH SHALL PROVIDE THREE (3) STACKING**

SPACES IN  
ADVANCE  
OF THE  
WASHING  
BAY AND  
ONE (1)  
STACKING  
SPACE  
AFTER FOR  
DRYING

B. A TUNNEL  
VEHICLE  
WASH  
SHALL  
PROVIDE  
TEN (10)  
STACKING  
SPACES IN  
ADVANCE  
OF EACH  
WASH LINE  
AND TWO  
(2) AFTER  
FOR  
DRYING

V. PHARMACIES OR  
DRUG-STORES  
SHALL PROVIDE  
THREE (3)  
STACKING  
SPACES,  
INCLUSIVE OF  
THE SPACE AT  
THE WINDOW.

VI. AT DRIVE-  
THROUGH  
RESTAURANTS,  
THE LANE  
BETWEEN THE  
ORDER BOARD  
AND THE PICK-UP  
WINDOW SHALL  
HAVE FOUR (4)  
STACKING

SPACES, AND  
FOUR (4)  
STACKING  
SPACES SHALL BE  
STORED IN  
ADVANCE OF THE  
MENU BOARD  
(NOT INCLUDING  
THE VEHICLES  
AT THE PICK-UP  
WINDOW AND  
MENU BOARD).

VII. DRIVE-THROUGH  
STACKING LANES  
FOR USES NOT  
SPECIFICALLY  
MENTIONED  
SHALL PROVIDE  
A MINIMUM OF  
THREE (3)  
STACKING  
SPACES, NOT  
INCLUDING THE  
SPACE AT THE  
PICKUP  
LOCATION;

VIII. EACH DRIVE-  
THROUGH LANE  
SHALL BE  
STRIPED,  
MARKED OR  
OTHERWISE  
DISTINCTLY  
DELINEATED;  
AND

IX. LOCATED SUCH  
THAT THEY DO  
NOT IMPEDE  
PEDESTRIAN OR  
VEHICULAR  
CIRCULATION ON  
THE SITE, ANY  
ACCESS TO THE  
SITE OR ANY

**ABUTTING  
PUBLIC RIGHT-  
OF-WAY.**

- X. A 10 FOOT BYPASS  
LANE MUST ALSO  
BE PROVIDED.**
- XI. REQUIRED  
DRIVE-THROUGH  
STACKING LANES  
SHALL NOT  
INTERSECT WITH  
PEDESTRIAN  
ACCESS TO A  
PUBLIC  
ENTRANCE OF A  
BUILDING;**
- XII. DRIVE-THROUGH  
STACKING LANES  
SHALL NOT BE  
LOCATED IN  
PARKING SPACE  
MANEUVERING  
AISLES.**

**ATTACHMENT:**

**DIAGRAM 50-145I (EXHIBIT 68)**

**J. LANDSCAPING AND  
SCREENING**

- 1. PARKING AND  
LOADING FACILITIES  
SHALL CONFORM TO  
THE LANDSCAPING AND  
SCREENING  
REQUIREMENTS SET  
FORTH IN ARTICLE 13  
LANDSCAPING  
STANDARDS.**

**§ 50-146. REDUCTIONS IN PARKING  
REQUIREMENTS**

**A. REDUCTIONS**

**OFF-STREET PARKING  
REQUIREMENTS MAY BE  
REDUCED BASED ON THE  
REQUIREMENTS OF  
SUBSECTIONS (B), (C), (D), AND  
(E) BELOW.**

- 1. THE ZONING  
COORDINATOR MAY  
REDUCE OFF-STREET  
PARKING  
REQUIREMENTS BY  
FIFTY (50) PERCENT IF  
THE APPLICANT CAN  
DEMONSTRATE  
THROUGH SITE PLAN  
REVIEW THAT  
PARKING DEMAND  
WILL BE MET BY  
THROUGH EXISTING  
PARKING, AND/OR ONE  
OF OR A COMBINATION  
OF THE MEANS IN  
SUBSECTIONS BELOW.  
THE ZONING  
COORDINATOR MAY  
REFER THE DECISION  
OF ALLOWABLE OFF-  
STREET PARKING  
REDUCTIONS TO THE  
PLANNING  
COMMISSION, BASED  
ON NEIGHBORHOOD  
CHARACTER, ABSENCE  
OF PUBLIC PARKING OR  
THE RESULTS OF A  
PARKING DEMAND  
STUDY.**
- 2. THE PLANNING  
COMMISSION, USING  
SPECIAL LAND USE  
PROCEDURES, MAY**

ELIMINATE OR REDUCE UP TO ALL ONE HUNDRED (100) PERCENT OF REQUIRED OFF-STREET PARKING. THE APPLICANT MUST PRODUCE A PARKING DEMAND STUDY SHOWING THAT THE PARKING NEEDS EQUIVALENT TO THE REQUESTED REDUCTION WILL BE MET THROUGH EXISTING PARKING, AND/OR ONE OF OR A COMBINATION OF THE MEANS IN SUBSECTIONS BELOW.

**B. ALTERNATE MODES OF TRANSPORTATION. ONE OR MORE OF THE FOLLOWING METHODS MAY BE UTILIZED TO REDUCE OFF-STREET PARKING REQUIREMENTS.**

**1. TRANSIT PARKING REQUIREMENTS MAY BE REDUCED FOR BUILDINGS, STRUCTURES OR USES WITHIN THREE HUNDRED (300) FEET OF A BUS RAPID TRANSIT (BRT) STATION OR ONE HUNDRED (100) FEET OF A TRANSIT STOP. A TRANSPORTATION DEMAND MANAGEMENT (TDM) STUDY MAY BE REQUIRED TO DEMONSTRATE THAT A SUFFICIENT NUMBER OF VEHICLE DRIVERS**

**WOULD IMMEDIATELY OPT FOR TRANSIT, AND THEREFORE WOULD NOT RESULT IN ADVERSE PARKING IMPACTS ON SURROUNDING PROPERTIES. MTA SHALL VERIFY IN WRITING THAT THE TRANSIT STATION OR TRANSIT STOP IS IN A PERMANENT LOCATION.**

**2. ALTERNATIVE VEHICLES PARKING SPACES RESERVED, SIGNED, AND ENFORCED FOR LOW-EMITTING AND FUEL-EFFICIENT VEHICLES (VEHICLES THAT ARE EITHER CLASSIFIED AS ZERO EMISSION VEHICLES (ZEV) BY THE CALIFORNIA AIR RESOURCES BOARD OR HAVE ACHIEVED A MINIMUM GREEN SCORE OF 40 ON THE AMERICAN COUNCIL FOR AN ENERGY EFFICIENT ECONOMY (ACEEE) ANNUAL VEHICLE RATING GUIDE), OR FOR CAR-SHARING SERVICES, MAY COUNT AS FOUR (4) REGULAR PARKING SPACES. ELECTRIC CAR SPACES SHALL INCLUDE A POWER OUTLET FOR USE BY THE PARKED CAR. SUCH SPACES SHOULD**

BE CLOSEST TO THE  
MAIN ENTRANCE  
(EXCLUSIVE OF SPACES  
DESIGNATED FOR  
HANDICAPPED).  
PARKING SPACES  
RESERVED, SIGNED,  
AND ENFORCED FOR  
CARPOOLING OR  
VANPOOLING  
SERVICES MAY COUNT  
AS TWO (2) REGULAR  
PARKING SPACES.

### **3. BICYCLE**

**I. REQUIRED BIKE  
PARKING  
FOR PROPERTIES  
WITHIN THE MR-  
3, NC, UC, CC, IC  
AND DE ZONING  
DISTRICTS,  
DESIGNATED  
BICYCLE  
PARKING SPACES  
SHALL BE  
PROVIDED AT A  
RATE OF ONE (1)  
BICYCLE SPACE  
PER TWENTY (20)  
VEHICLE  
PARKING SPACES  
WITH A MINIMUM  
OF 5. BICYCLE  
FACILITIES  
SHALL BE OF  
HIGH QUALITY  
AND REFLECT  
THE  
ARCHITECTURE  
OF THE PRIMARY  
STRUCTURE.  
SHOULD THE  
PROPERTY  
OWNER BE  
UNABLE TO**

**PROVIDE THE  
REQUIRED  
NUMBER OF  
BICYCLE  
PARKING SPACES  
OR BELIEVE THIS  
REQUIREMENT  
TO BE  
INAPPROPRIATE,  
THEY MAY  
REQUEST A  
WAIVER OR  
RELIEF OF THIS  
REQUIREMENT  
FROM THE  
ZONING  
COORDINATOR.**

**II. VEHICULAR  
PARKING  
REDUCTION  
VEHICULAR  
PARKING  
REQUIREMENTS  
MAY BE  
REDUCED BY ONE  
(1) SPACE FOR  
EVERY FOUR (4)  
COVERED,  
SECURE BICYCLE  
PARKING SPACES.  
PARKING  
REQUIREMENTS  
MAY BE FURTHER  
REDUCED BY  
FOUR (4) SPACES  
WHERE FREE  
SHOWERS ARE  
AVAILABLE FOR  
EMPLOYEE USE  
WITHIN THE  
BUILDING.**

**C. ON-STREET AND BUSINESS  
DISTRICT PARKING**



**1. THE USE OF ON-STREET PARKING OR PUBLICLY-OWNED BUSINESS DISTRICT PARKING LOTS OR PARKING STRUCTURES TO MEET A PORTION OF THE MINIMUM OFF-STREET PARKING REQUIREMENTS SHALL BE PERMITTED, PROVIDED THE FOLLOWING CONDITIONS ARE MET:**

**I. ADEQUATE ON-STREET, DISTRICT LOTS OR PARKING STRUCTURES EXIST WITHIN FIVE HUNDRED (500) LINEAR FEET OF THE PRIMARY ENTRANCE OF THE MAIN BUILDING;**

**II. NO MORE THAN FIFTY (50) PERCENT OF THE OFF-STREET PARKING SPACE REQUIREMENT IS MET THROUGH THE USE OF ON-STREET, DISTRICT LOT OR STRUCTURE PARKING;**

**III. THE INTENSITY OF THE USE AND ITS PARKING REQUIREMENTS SHALL NOT**

**SUBSTANTIALLY ADVERSELY IMPACT SURROUNDING USES; AND**

**IV. THERE IS NO NEGATIVE IMPACT TO EXISTING OR PLANNED TRAFFIC CIRCULATION PATTERNS.**

**2. A PARKING DEMAND STUDY MAY BE REQUIRED TO DEMONSTRATE THAT ADEQUATE AVAILABLE SPACES EXIST ON STREET OR IN A DISTRICT LOT OR PARKING STRUCTURE.**

**D. SHARED PARKING**

**1. PURPOSE WHERE A MIX OF LAND USES CREATES STAGGERED PEAK PERIODS OF PARKING DEMAND, SHARED PARKING AGREEMENTS THAT HAVE THE EFFECT OF REDUCING THE TOTAL AMOUNT OF REQUIRED PARKING SPACES ARE ENCOURAGED. SHARED PARKING IS ENCOURAGED AS A MEANS OF CONSERVING SCARCE LAND RESOURCES, REDUCING STORMWATER**



**RUNOFF, REDUCING THE HEAT ISLAND EFFECT CAUSED BY LARGE PAVED AREAS AND IMPROVING COMMUNITY APPEARANCE. SHARED PARKING AGREEMENTS FOR OFF-STREET PARKING FOR TWO (2) OR MORE BUILDINGS OR USES IS PERMITTED SUBJECT TO THE FOLLOWING:**

- I. SHARED PARKING AREAS SHALL BE LOCATED WITHIN THREE HUNDRED (300) FEET OF ALL USES UTILIZING THE PARKING AREA.**
- II. EACH LOT SHALL BE INTERCONNECTED VIA SIDEWALKS AND CROSSINGS FOR PEDESTRIANS.**
- III. ADJACENT LOTS SHALL BE INTERCONNECTED FOR VEHICULAR PASSAGE.**
- IV. SHARED PARKING LEASES OR AGREEMENTS SHALL HAVE A TERM OF NOT LESS THAN FIVE**

**(5) YEARS, INCLUDING ANY RENEWALS AT THE OPTION OF THE LESSEE.**

**2. ZONING COORDINATOR REDUCTION AUTHORITY**  
**THE ZONING COORDINATOR MAY APPROVE SHARED PARKING FACILITIES, SUBJECT TO THE FOLLOWING STANDARDS:**

- I. ELIGIBLE USES SHARED PARKING IS ALLOWED AMONG DIFFERENT CATEGORIES OF USES OR AMONG USES WITH DIFFERENT HOURS OF OPERATION, BUT NOT BOTH.**
- II. INELIGIBLE USES ACCESSIBLE PARKING SPACES (FOR PERSONS WITH DISABILITIES) MAY NOT BE SHARED AND MUST BE LOCATED ON-SITE.**
- III. THE REQUESTED REDUCTION DOES NOT EXCEED**

TWENTY-FIVE  
(25) PERCENT OF  
THE REQUIRED  
NUMBER OF  
SPACES.

IV. APPLICANTS  
WISHING TO USE  
SHARED  
PARKING AS A  
MEANS OF  
SATISFYING  
PARKING  
REQUIREMENTS  
SHALL SUBMIT  
WITH THEIR SITE  
PLAN A SHARED  
PARKING STUDY  
PREPARED  
FOLLOWING  
METHODOLOGIE  
S ESTABLISHED  
BY THE URBAN  
LAND  
INSTITUTE'S  
PUBLICATION,  
SHARED  
PARKING, OR  
SIMILAR  
METHODOLOGIE  
S APPROVED BY  
THE ZONING  
COORDINATOR,  
THAT CLEARLY  
DEMONSTRATES  
THE FEASIBILITY  
OF SHARED  
PARKING. THE  
STUDY SHALL BE  
PROVIDED IN A  
FORM  
ESTABLISHED BY  
THE ZONING  
COORDINATOR  
AND MADE  
AVAILABLE TO  
THE PUBLIC. IT

SHALL ADDRESS,  
AT MINIMUM,  
THE SIZE AND  
TYPE OF THE  
PROPOSED  
DEVELOPMENT,  
THE  
COMPOSITION OF  
TENANTS, THE  
ANTICIPATED  
RATE OF  
PARKING  
TURNOVER AND  
THE  
ANTICIPATED  
PEAK PARKING  
AND TRAFFIC  
LOADS FOR ALL  
USES THAT WILL  
BE SHARING  
PARKING SPACES.

V. THE ZONING  
COORDINATOR  
MAY APPROVE  
REDUCTIONS UP  
TO TWENTY-FIVE  
(25) PERCENT  
BASED ON  
SHARED  
PARKING.  
REQUESTS FOR  
REDUCTIONS  
GREATER THAN  
TWENTY  
PERCENT BASED  
ON SHARED  
PARKING MUST  
BEFORE THE  
PLANNING  
COMMISSION  
FOR APPROVAL.

VI. THE ZONING  
COORDINATOR  
MAY APPROVE  
REDUCTIONS UP

TO FIFTY (50)  
PERCENT BASED  
ON SHARED  
PARKING AND  
ADDITIONAL  
REDUCTION  
METHODS IN THIS  
ARTICLE.

3. PLANNING  
COMMISSION  
REDUCTION  
AUTHORITY  
THE PLANNING  
COMMISSION MAY  
APPROVE SHARED  
PARKING FACILITIES  
THROUGH A SPECIAL  
LAND USE  
APPLICATION  
PROCESS, SUBJECT TO  
THE REQUIREMENTS IN  
SECTION 50-146A  
ABOVE.

4. ZONING  
CLASSIFICATION  
SHARED PARKING  
AREAS SERVING USES  
LOCATED IN  
NONRESIDENTIAL  
DISTRICTS SHALL BE  
LOCATED IN  
NONRESIDENTIAL  
DISTRICTS. SHARED  
PARKING AREAS  
SERVING USES  
LOCATED IN  
RESIDENTIAL  
DISTRICTS MAY BE  
LOCATED IN  
RESIDENTIAL OR  
NONRESIDENTIAL  
DISTRICTS. SHARED  
PARKING AREAS SHALL  
REQUIRE THE SAME OR  
A MORE INTENSIVE

ZONING  
CLASSIFICATION THAN  
THAT REQUIRED FOR  
THE MOST INTENSIVE  
OF THE USES SERVED  
BY THE SHARED  
PARKING AREA.

5. AGREEMENT  
APPLICANTS MUST  
PROVIDE A SHARED  
PARKING AGREEMENT  
EXECUTED BY THE  
PARTIES  
ESTABLISHING THE  
SHARED PARKING  
SPACES. SHARED  
PARKING PRIVILEGES  
WILL CONTINUE IN  
EFFECT ONLY AS LONG  
AS THE AGREEMENT,  
BINDING ON ALL  
PARTIES, REMAINS IN  
FORCE. SHOULD THE  
AGREEMENT CEASE TO  
BE IN FORCE, PARKING  
MUST BE PROVIDED AS  
OTHERWISE REQUIRED  
BY THIS SECTION.

§ 50-147. LOADING/UNLOADING  
SPACES

- A. PURPOSE  
IN ALL ZONE DISTRICTS,  
EVERY BUILDING OR PART  
THEREOF WHICH IS TO BE  
OCCUPIED BY ONE OR MORE  
USES THAT REQUIRE THE  
RECEIPT OR DISTRIBUTION  
OF MATERIALS OR  
MERCHANDISE BY VEHICLES  
SHALL PROVIDE AND  
MAINTAIN OFF-STREET  
LOADING SPACES AS  
REQUIRED BY THIS SECTION.

**B. LOADING FACILITIES  
REQUIRED**

1. OFF-STREET LOADING SPACES SHALL BE REQUIRED FOR USES THAT REGULARLY HANDLE OR RECEIVE THE SHIPMENT OF GOODS, EXCEPT IN THE D-C DISTRICT.
2. VEHICLE SALES OR RENTAL FACILITY OR SIMILAR USE REQUIRING DELIVERY OF VEHICLES BY TRUCK SHALL DEMONSTRATE THAT AN ADEQUATE ON-SITE AREA EXISTS FOR THE LOADING AND UNLOADING OF SUCH TRUCKS.
3. ANY CONVENIENCE STORE OR SIMILAR USE REQUIRING DELIVERIES BY TRUCK SHALL DEMONSTRATE THAT AN ADEQUATE ON-SITE AREA EXISTS FOR THE LOADING AND UNLOADING OF SUCH TRUCKS.

**C. DESIGN AND LAYOUT**

1. LOADING/UNLOADING AREAS AND DOCKS SHALL BE PROHIBITED IN THE FRONT YARD OR ON ANY BUILDING SIDE FACING AND DIRECTLY VISIBLE FROM A STREET.

2. LOADING/UNLOADING OPERATIONS SHALL NOT INTERFERE WITH THE NORMAL MOVEMENT OF VEHICULAR AND PEDESTRIAN TRAFFIC IN PUBLIC RIGHTS-OF-WAY, OFF-STREET PARKING AREAS OR INTERNAL DRIVES AND SIDEWALKS.
3. NO LOADING SPACE THAT IS ADJACENT TO A RESIDENTIAL ZONE DISTRICT SHALL NOT BE LOCATED CLOSER THAN THIRTY (30) FEET TO THE ZONE DISTRICT LINE UNLESS IT IS CONTAINED WITHIN A COMPLETELY ENCLOSED BUILDING, OR ENCLOSED ON ALL SIDES BY A WALL OR SOLID FENCE NOT LESS THAN SIX (6) FEET IN HEIGHT.
4. THE VEHICULAR PATH AND TURNING RADIUS TO THE LOADING AREA MUST BE SHOWN ON THE SITE PLAN TO VERIFY TRUCK MANEUVERABILITY FOR THE LARGEST TRUCK INTENDED TO SERVE THE USE.
5. WITH THE EXCEPTION OF THE D-E AND D-C ZONING DISTRICTS, LOADING AND UNLOADING ACTIVITY SHALL NOT BE

PERMITTED IN ANY PUBLIC RIGHT-OF-WAY. IN NO CASE SHALL LOADING AND UNLOADING ACTIVITY ENCROACH ON OR INTERFERE WITH THE PUBLIC USE OF STREETS, SIDEWALKS, AND LANES BY AUTOMOTIVE VEHICLES OR PEDESTRIANS. ADEQUATE SPACE SHALL BE MADE AVAILABLE FOR THE UNLOADING AND LOADING OF GOODS, MATERIALS, ITEMS OR STOCK FOR DELIVERY AND SHIPPING.

6. WHERE OFF-STREET LOADING FACILITIES ARE PROVIDED, THEY SHALL BE NOT LESS THAN 12 FEET IN WIDTH BY 35 FEET IN LENGTH, WITH NOT LESS THAN 14 FEET OF VERTICAL CLEARANCE.

- D. THE MINIMUM NUMBER OF LOADING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 50-147D. LOADING SPACE REQUIREMENTS BELOW.

**ATTACHMENT:**

**TABLE 50-147D (EXHIBIT 69)**

- E. IF A SINGLE LOADING SPACE IS REQUIRED, AN ALLEY MAY BE USED IN LIEU OF THE REQUIRED LOADING SPACE.

**F. ADMINISTRATIVE DEPARTURE**

AN ADMINISTRATIVE DEPARTURE MAY BE APPROVED TO MODIFY LOADING SPACE AND LOCATION REQUIREMENTS WHERE THE ZONING COORDINATOR FINDS THAT ANOTHER MEASURE OR LOCATION WOULD BE MORE APPROPRIATE DUE TO SITE CONSTRAINTS OR THE NUMBER OR TYPE OF DELIVERIES EXPERIENCED BY A PARTICULAR USE.

**§ 50-148. MOBILITY AND CIRCULATION**

**A. PURPOSE**

THE PURPOSE OF THIS SECTION IS TO ESTABLISH MOBILITY AND CIRCULATION STANDARDS THAT GIVE EQUAL TREATMENT TO ALTERNATIVE MODES OF TRAVEL; ALLOW REASONABLE ACCESS TO PROPERTIES; CREATE A CONTINUOUS NETWORK OF NON-MOTORIZED PATHWAYS WITHIN AND BETWEEN DEVELOPMENTS; MAINTAIN THE CAPACITY OF EXISTING PUBLIC INFRASTRUCTURE AS LAND DEVELOPMENT OCCURS; ENSURE SAFE ACCESS TO AND FROM STREETS BY EMERGENCY VEHICLES; AND REDUCE INTERFERENCE WITH THROUGH TRAFFIC BY OTHER VEHICLES, BICYCLES AND PEDESTRIANS.

**B. STREET CONNECTIVITY**

1. STREETS AND INTERNAL CIRCULATION DRIVES SHALL BE ARRANGED TO PROVIDE FOR THE ALIGNMENT AND CONTINUATION OF EXISTING OR PROPOSED STREETS AND DRIVES INTO ADJACENT LOTS, DEVELOPED OR UNDEVELOPED.

2. STREET AND SIDEWALK CONNECTIONS SHALL BE MADE BETWEEN NEIGHBORHOOD COMMERCIAL CENTERS AND ADJACENT RESIDENTIAL NEIGHBORHOODS.

3. THE FINAL SUBDIVISION PLAT OR SITE CONDOMINIUM AND THE DEEDS FOR ALL RESIDENTIAL DWELLINGS SHALL IDENTIFY ALL STUB STREETS AND INCLUDE A NOTATION THAT ALL STREET STUBS ARE INTENDED FOR CONNECTION WITH FUTURE STREETS ON ADJOINING PARCELS OF LAND.

4. CROSS ACCESS BETWEEN ADJACENT USES (DOES NOT APPLY TO DETACHED SINGLE FAMILY RESIDENTIAL USES)

I. INTERNAL VEHICULAR CIRCULATION AREAS SHALL BE DESIGNED TO ALLOW FOR CROSS ACCESS TO ADJACENT LOTS WITH RESIDENTIAL, NONRESIDENTIAL OR MIXED-USES.

II. A STUB FOR FUTURE CROSS ACCESS SHALL BE PROVIDED FROM THE VEHICULAR USE AREA TO ALL ADJACENT LOTS. WHERE CROSS ACCESS IS DEEMED IMPRACTICAL BY THE PLANNING COMMISSION OR ZONING COORDINATOR DURING SITE PLAN REVIEW OR DIRECTOR OF PLANNING AND DEVELOPMENT REVIEW ON THE BASIS OF TOPOGRAPHY, THE PRESENCE OF NATURAL FEATURES, OR VEHICULAR SAFETY FACTORS, THE REQUIREMENT FOR CROSS ACCESS MAY BE

WAIVED WHERE APPROPRIATE BICYCLE AND PEDESTRIAN CONNECTIONS ARE PROVIDED BETWEEN ADJACENT DEVELOPMENTS OR USES.

III. A CROSS-ACCESS EASEMENT SHALL BE RECORDED WITH THE GENESEE COUNTY REGISTER OF DEEDS PRIOR TO THE ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT.

5. BLOCK LENGTH EXCEPT FOR AREAS THAT CONTAIN ENVIRONMENTAL OR TOPOGRAPHIC CONSTRAINTS, THE AVERAGE BLOCK LENGTH IN A DEVELOPMENT SHALL NOT EXCEED SIX HUNDRED (600) LINEAR FEET BETWEEN THE RIGHT-OF-WAY LINES OF INTERSECTING STREETS. IN CASES WHERE A BLOCK LENGTH EXCEEDS SIX HUNDRED (600) FEET, SIDEWALKS IN EASEMENTS OR ON OPEN SPACE LOTS

SHALL BE PROVIDED MID-BLOCK TO CONNECT PARALLEL STREETS ON THE LONG SIDE OF THE BLOCK.

6. INTERNAL PEDESTRIAN CIRCULATION ALL ATTACHED SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL, NON-RESIDENTIAL AND MIXED-USE DEVELOPMENTS SHALL COMPLY WITH THE FOLLOWING STANDARDS:

I. CONTINUOUS INTERNAL PEDESTRIAN WALKWAYS SHALL BE PROVIDED TO CONNECT OFF-STREET SURFACE PARKING AREAS WITH THE PRIMARY ENTRANCES OF MAIN BUILDINGS.

II. AT LEAST ONE PEDESTRIAN WALKWAY WITH A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE INTERNAL PEDESTRIAN WALKWAY NETWORK TO THE PUBLIC SIDEWALK

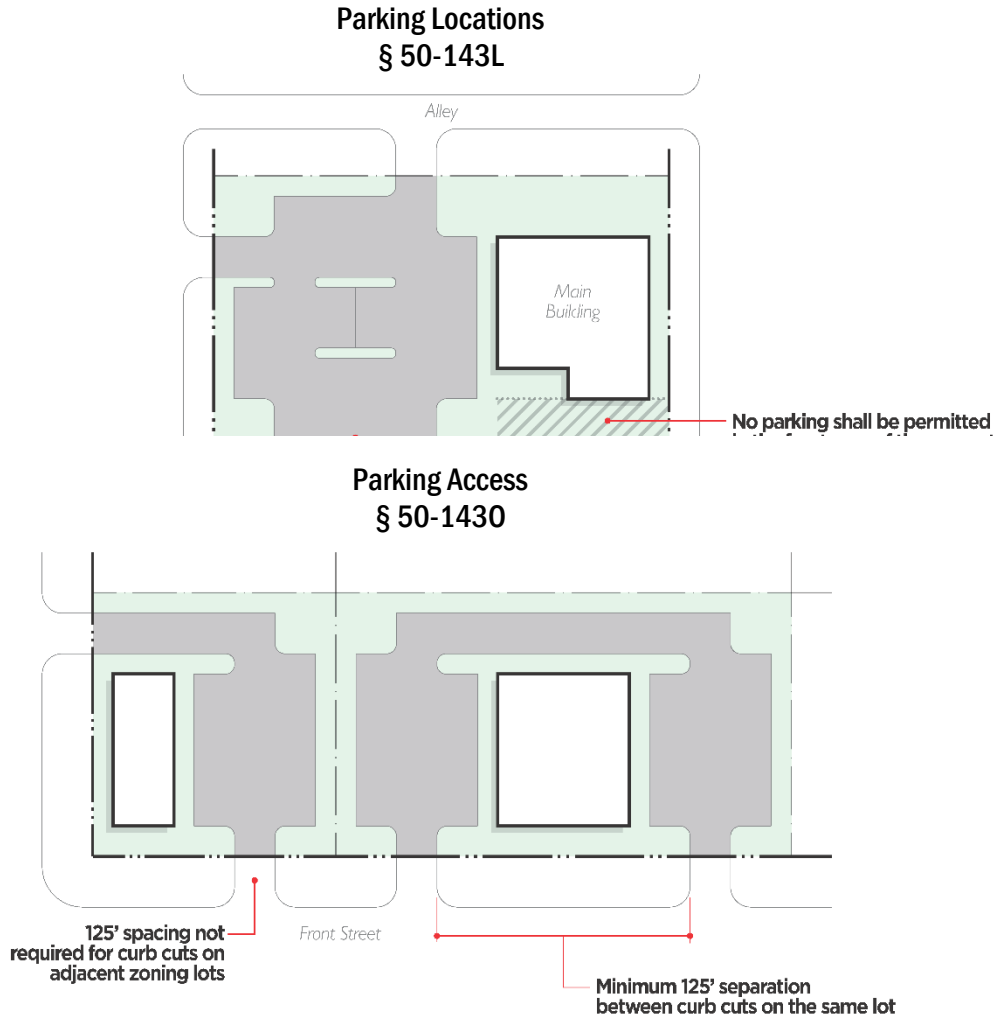
**SYSTEM. IN THE  
CASE OF CORNER  
LOTS,  
CONNECTIONS  
SHALL BE MADE  
TO THE  
SIDEWALKS OF  
BOTH STREETS.**

**III. ALL INTERNAL  
PEDESTRIAN  
WALKWAYS  
SHALL BE  
DISTINGUISHED  
FROM DRIVING  
SURFACES  
THROUGH THE  
USE OF DURABLE,  
LOW-  
MAINTENANCE  
SURFACE  
MATERIALS  
SUCH AS PAVERS,  
BRICKS, OR  
SCORED/STAMPE  
D CONCRETE OR  
ASPHALT.**



## § 50-143. GENERAL STANDARDS FOR OFF-STREET PARKING, STACKING AND LOADING AREAS

Diagram 50-143L (Exhibit 60):



## § 50-144. PARKING REQUIREMENTS

Table 50-144E-1 (Exhibit 62):

| Table 50-144E-1 Final Parking Requirement Multipliers   |              |        |      |      |      |      |      |     |    |     |     |    |     |     |     |     |     |
|---|--------------|--------|------|------|------|------|------|-----|----|-----|-----|----|-----|-----|-----|-----|-----|
| Zoning District   |              | G<br>N | TN-1 | TN-2 | MR-1 | MR-2 | MR-3 | NC  | CC | D-E | D-C | CE | PC  | GI  | IC  | UC  | OS  |
| Use<br>category<br>as per<br>Table<br>50.12.04. E-<br>2 | Residential  | 1      | 1    | 1    | .5   | .5   | .5   | .5  | 1  | .5  | 0   | 1  | N/A | N/A | N/A | .5  | N/A |
|   | Public/Civic | 1      | 1    | 1    | .75  | .75  | .5   | .75 | 1  | .5  | 0   | 1  | 1   | 1   | 1   | 1   | 1   |
|   | Commercial   | .5     | .5   | .5   | .5   | .5   | .5   | .5  | 1  | .5  | 0   | 1  | 1   | 1   | 1   | .75 | 1   |
|   | Industrial   | .5     | N/A  | N/A  | N/A  | N/A  | N/A  | .5  | 1  | .5  | 0   | 1  | 1   | 1   | N/A | 1   | N/A |
|   | Other        | .5     | .5   | .5   | .5   | .5   | .5   | .5  | 1  | .5  | 0   | 1  | 1   | 1   | 1   | 1   | 1   |

**Table 50-144E-2 (Exhibit 63):**

| Table 50-144E-2 Off-Street Parking Requirements |   |  |
|---|---|--|
| Use Categories                                  | Use Types   | General Requirement (GFA = Gross Floor Area)   |
| <b>Residential Uses</b>                         |   |  |
| Household living                                | Single-family dwellings   | 2 spaces per unit  |
|   | Two-family, multiple-family dwellings, or upper story residential | 1.5 spaces per efficiency or one bedroom unit<br>2 spaces per 2 or more bedroom units  |
|   | Accessory Dwelling Unit   | 1 space per unit   |
| Group living                                    | Nursing home  | 1 space per 5 beds   |
|   | Assisted living facility not having individual dwelling units     | 1 space per 4 beds   |
|   | All other group living uses                                       | 1 space per 2 beds   |
| <b>Public and Civic Uses</b>                    |   |  |
| Community service                               | All community service uses  | 15 spaces, plus one space for each 400 GFA   |
| Day care  | All day care  | 1 space per employee   |
| Educational facilities                          | High school   | 1 space per 4 seats in main assembly area, but not less than 5 per classroom   |
|   | All other educational facilities                                  | 1 space per 4 seats in main assembly area, but not less than 1 per classroom   |
| Government facilities                           | All government facilities   | 1 space per employee   |
| Medical Facilities                              | Hospitals   | 1 space per 2 beds   |
| Museums   | Museums and similar institutions                                  | 1 space per 400 GFA  |
| Parks and open space                            | All parks and open space uses                                     | Determined by Zoning Coordinator   |
| Passenger terminals and services                | All passenger terminals and services                              | 1 space per 400 feet passenger terminal area   |
| Religious institution                           | All religious institutions  | 1 space per 4 seats in main assembly area  |
| Utilities, minor                                | All minor utilities   | None   |
| Utilities, major                                | All major utilities   | Determined by Zoning Coordinator   |
| <b>Commercial Uses</b>                          |   |  |
| Eating and drinking establishments              | Fast Food   | 1 space per 100 GFA  |
|   | All other eating and drinking establishments                      | 1 space per 150 GFA  |
| Entertainment, indoor                           | Adult entertainment   | 1 space per 100 GFA  |
|   | Bowling alleys  | 3 spaces per lane  |
|   | Theaters, auditoriums   | 1 space per 4 seats  |
|   | All other indoor entertainment                                    | 1 space per 300 GFA  |
| Entertainment, outdoor                          | Arenas and stadiums   | 1 space per 4 seats  |
|   | Fairgrounds   | Determined by Zoning Coordinator   |
|   | Driving ranges  | 1 space per tee box  |
|   | Miniature golf courses  | 1 space per hole   |
|   | All other entertainment outdoor                                   | Determined by Zoning Coordinator   |
| Funeral Homes                                   | Funeral Homes/Mortuaries  | One space per 50 square feet of floor area used for viewing or services. Site must provide a separately designated off-street assembly area for the lead car, hearse and family vehicle to be used in funeral processions so that these vehicles do not interfere with off-site traffic or access to required parking spaces |
| Offices   | Medical or dental clinics   | 1 space per 250 GFA  |
|   | Banks and financial institutions                                  | 1 space per 300 GFA  |
|   | All other office uses   | 1 space per 400 GFA  |
| Overnight accommodations                        | Hotels and motels   | 1 space per room, plus 1 space per 200 GFA conference or   |

**Table 50-144E-2 Off-Street Parking Requirements**

| Use Categories  | Use Types  | General Requirement (GFA = Gross Floor Area)                                       |
|---|--|--|
|   |  | restaurant area  |
| Retail sales and service, sales-oriented                                | Artist studios or galleries  | 1 space per 400 GLA  |
|   | Building supply and lumber   | 1 space per 300 GFA  |
|   | All other retail sales and service   | 1 space per 200 GLA  |
| Retail sales and service, personal service-oriented and repair-oriented | All retail sales and service, personal service oriented and repair-oriented not listed below | 1 space per 250 GFA  |
| Self-service storage  | All self-service storage   | 1 space per employee   |
| Vehicle sales and service   | Fuel stations, including full-service, mini-service and self-service                         | 1 space per 250 GFA  |
|   | Vehicle service, general or limited  | 3 spaces per service bay   |
|   | Vehicle sales and rental   | 1 space per 500 GFA  |
| <b>Industrial Uses</b>  |  |  |
| Light industrial service  | Building, heating, plumbing or electrical contractors  | 1 space per 250 GFA  |
|   | Printing, publishing and lithography   | 1 space per 250 GFA  |
|   | All other light industrial   | 1 space per 600 GFA  |
| Heavy industrial  | All heavy industrial uses  | 1 space per 1,000 GFA  |
| Warehouse and freight movement  | All warehouse and freight movement uses  | 1 space per 1,000 GFA  |
| Waste-related service   | All waste service  | 1 space per 1,000 GFA  |
| Wholesale trade   | All wholesale trade uses   | 1 space per 1,000 GFA  |
| <b>Other Uses</b>   |  |  |
| Agriculture   | All agriculture uses not listed below  | Determined by Zoning Coordinator   |
|   | Greenhouse or nursery  | 1 space per 200 GFA  |
| Telecommunications facilities   | All telecommunications facilities (general)  | 1 per Section 50.9.51. Need for additional spaces determined by Zoning Coordinator |

**Table 50-144E-3 (Exhibit 64):****Table 50-144E-3 Example calculation for a mixed-use building in the NC Zoning District:**

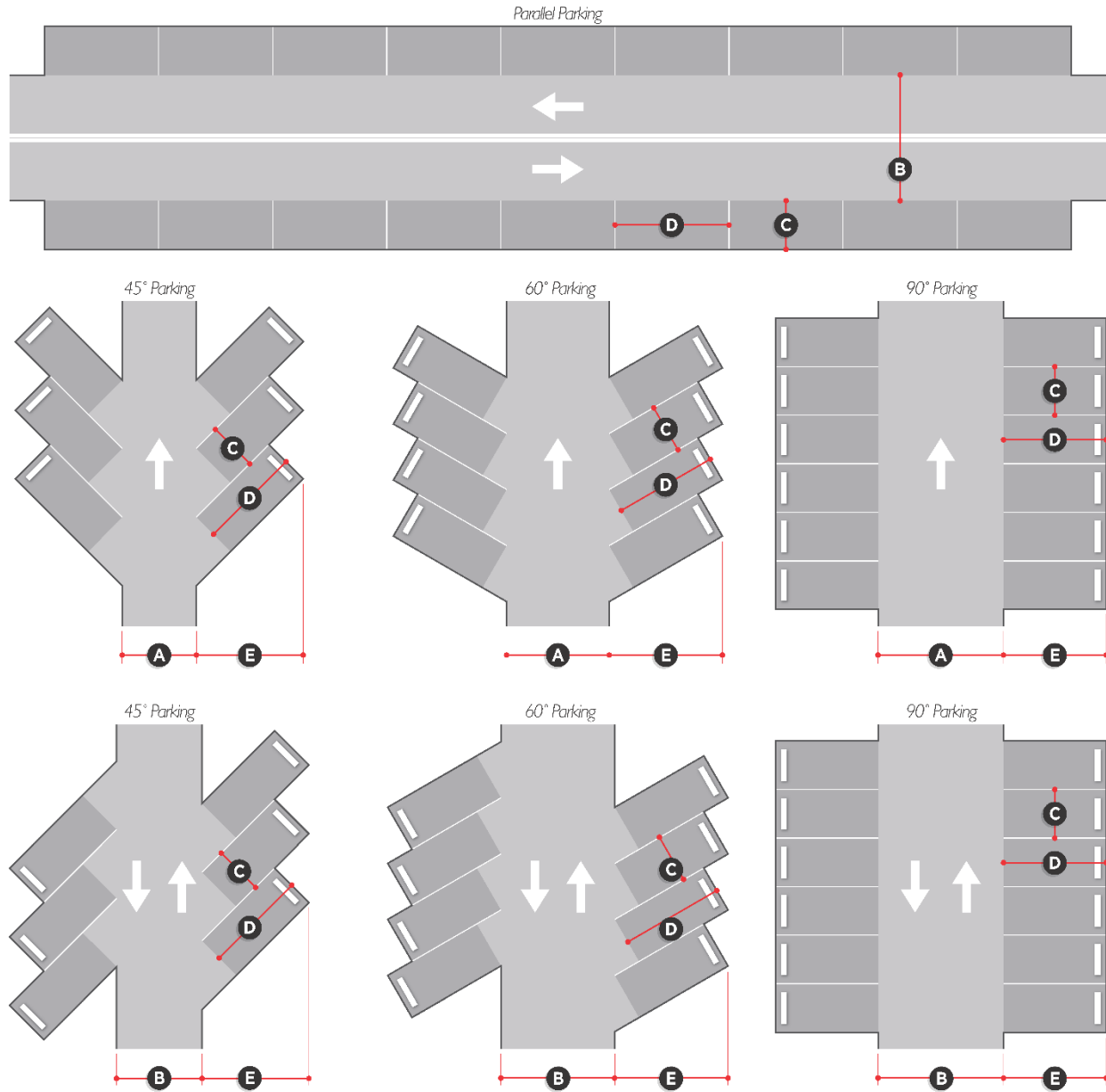
| Development Program           | Base Parking Ratio               | Base Parking Requirement | Final Parking Requirement Multiplier | Final Parking Requirement |
|-------------------------------|----------------------------------|--------------------------|--------------------------------------|---------------------------|
| 1,500 GFA of restaurant space | 1 space / 150 square feet of GFA | 10                       | .5                                   | 5 spaces                  |
| 2 residential units           | 2 spaces / unit                  | 4                        | .5                                   | 2 spaces                  |
| <b>Total</b>                  |                                  |                          |                                      | <b>7 spaces</b>           |

**§ 50-145. PARKING DESIGN STANDARDS****Table 50-145A (Exhibit 65):**

| <b>Table 50-145A. Dimensional Standards for Parking Spaces and Aisles (in feet)</b> |               |         |         |         |         |         |         |         |
|---|---------------|---------|---------|---------|---------|---------|---------|---------|
|   | 0° (PARALLEL) |         | 45°     |         | 60°     |         | 90°     |         |
|   | typical       | compact | typical | compact | typical | compact | typical | compact |
| A - Width of Aisle: One-Way   | 11            | 11      | 16      | 12      | 16      | 16      | 20      | 20      |
| B - Width of Aisle: Two-Way   | 12            | 16      | 20      | 18      | 20      | 20      | 24      | 22      |
| C - Width of Space  | 8.5           | 8       | 8.5     | 8       | 8.5     | 8       | 8.5     | 8       |
| D - Depth of Space  | 20            | 20      | 19      | 18      | 20      | 19      | 18      | 17      |

**Diagram 50-145 (Exhibit 66):**

**Parking Design Standards  
§ 50-145A**



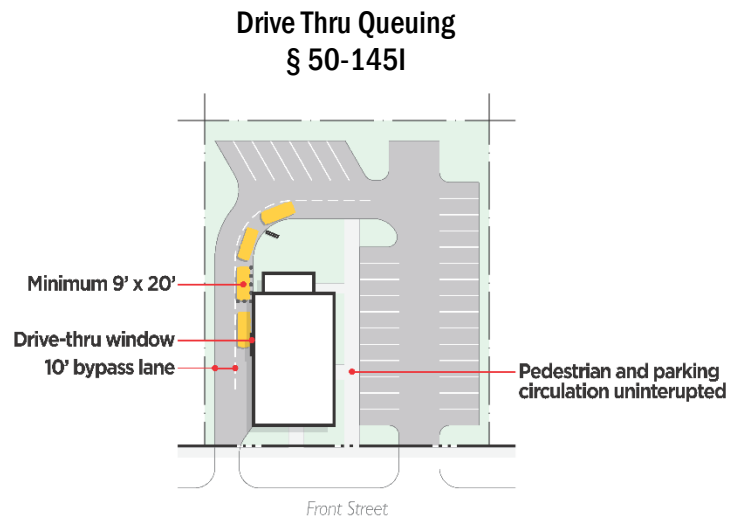
**Table 50-145F (Exhibit 67):**

| Table 50-145F Accessible Parking Spaces Required |   |   |   |
|--|---|---|---|
| Number of Parking Spaces Provided                | Total Number of Accessible Parking Spaces (60" & 96" aisles)<br>(Columns C + D) | Van Accessible Parking Spaces with min. 96" wide access aisle<br>(Column C) | Accessible Parking Spaces with min. 60" wide access aisle<br>(Column D) |
| 1-25   | 1   | 1   | 0   |
| 26-50  | 2   | 1   | 1   |
| 51-75  | 3   | 1   | 2   |
| 76-100   | 4   | 1   | 3   |
| 101-150  | 5   | 1   | 4   |
| 151-200  | 6   | 1   | 5   |
| 201-300  | 7   | 1   | 6   |
| 301-400  | 8   | 1   | 7   |
| 401-500  | 9   | 2   | 7   |
| 501-1000   | 2% of total parking provided in each lot  | 1/8 of Column A*  | 7/8 of Column A**   |
| 1001 and over                                    | 20 plus 1 for each 100 over 1000  | 1/8 of Column A*  | 7/8 of Column A**   |

**NOTES:**

1. \* one out of every 8 accessible spaces
2. \*\* 7 out of every 8 accessible parking spaces
3. Requirements from 2010 ADA Standards for Accessible Design Section 208.2

**Diagram 50-145I (Exhibit 68):**



**Table 50-147D (Exhibit 69):**

| Table 50-147D. Loading Space Requirements |                                |                  |
|---|--------------------------------|------------------|
| Use Type                                  | Size                           | Loading Space(s) |
| Residential                               | 0 – 24 Dwelling Units          | None             |
|   | 25 – 74 Dwelling Units         | 1                |
|   | 75 or More Dwelling Units      | 2                |
| Non-Residential Uses                      | Less than 20,000 sq. ft. GFA   | None             |
|   | 20,001-75,000 sq. ft. GFA      | 2                |
|   | 75,001-100,000 sq. ft. GFA     | 3                |
|   | 100,001 sq. ft. GFA and Larger | 5                |



**ARTICLE 13 LANDSCAPING  
STANDARDS**

**§ 50-149. PURPOSE AND INTENT**

**A. THE REGULATIONS OF THIS CHAPTER ESTABLISH MINIMUM REQUIREMENTS FOR LANDSCAPING AND SCREENING. THE REGULATIONS ARE INTENDED TO ADVANCE THE GENERAL PURPOSES OF THIS ORDINANCE AND SPECIFICALLY TO:**

- 1. ENHANCE THE QUALITY OF LIFE FOR RESIDENTS AND VISITORS;**
- 2. PROTECT PROPERTY VALUES;**
- 3. ENHANCE THE QUALITY AND APPEARANCE OF NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS;**
- 4. PROMOTE THE PRESERVATION, EXPANSION, PROTECTION AND PROPER MAINTENANCE OF EXISTING TREES AND LANDSCAPING;**
- 5. IMPROVE AIR QUALITY;**
- 6. PREVENT THE EROSION OF TOPSOIL;**
- 7. DECREASE THE AMOUNT OF ENERGY CONSUMPTION REQUIRED FOR**

**HEATING AND COOLING;**

- 8. PROTECT WATER QUALITY AND REDUCE THE RATE OF STORMWATER RUNOFF BY INCREASING PERVIOUS SURFACE AREAS AND PROVIDING VEGETATED AREAS TO RETAIN GREATER AMOUNTS OF STORMWATER ON SITE AND ALLOW DOWNWARD INFILTRATION;**

- 9. PROVIDE LANDSCAPED AREAS WITHIN PARKING LOTS TO PROVIDE SHADE AND VISUAL RELIEF, AND TO PROVIDE TRANSITIONAL AREAS FOR ADJACENT PROPERTIES WITH BUFFERS AND SCREENS FROM THE IMPACT OF NOISE, LIGHTS AND GLARE; AND**

- 10. PROMOTE SUSTAINABLE LANDSCAPE PRACTICES INCLUDING THE USE OF NON-INVASIVE NATIVE AND REGIONALLY ADAPTABLE PLANTS.**

**§ 50-150. APPLICABILITY**

- A. THE LANDSCAPING AND SCREENING REGULATIONS OF THIS ARTICLE APPLY AS SET FORTH IN THE INDIVIDUAL SECTIONS OF THESE REGULATIONS.**

**1. GENERAL**

**I. UNLESS OTHERWISE SPECIFIED, THE LANDSCAPING, SCREENING AND BUFFERING PROVISIONS OF THIS SECTION SHALL APPLY TO ALL NEW MULTI-FAMILY AND NONRESIDENTIAL DEVELOPMENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES.**

**II. BUILDINGS AND STRUCTURES LAWFULLY EXISTING AS OF THE EFFECTIVE DATE OF THIS ORDINANCE MAY BE REDEVELOPED, RENOVATED OR REPAIRED WITHOUT MODIFYING LANDSCAPING, SCREENING, AND BUFFERING IN CONFORMANCE WITH THIS SECTION, UNLESS A CHANGE OF USE**

**OR EXPANSION OCCURS REQUIRING**

**CONFORMANCE AS DESCRIBED IN SECTION 50.11.05 IN ARTICLE 11 OF THIS CHAPTER.**

**§ 50-151. LANDSCAPE PLAN SUBMITTAL REQUIREMENTS**

**A. LANDSCAPE PLAN SUBMITTALS. WHEN REQUIRED AS PART OF AN APPROVAL PROCESS DESCRIBED IN ARTICLE 17 OF THIS CHAPTER, LANDSCAPING PLANS MUST BE PROVIDED FOR EACH PHASE OF THE DEVELOPMENT REVIEW AND BUILDING PERMIT PROCESSES. AT A MINIMUM THE FINAL LANDSCAPE PLAN SHALL REQUIRE, BUT NOT NECESSARILY BE LIMITED TO, THE FOLLOWING:**



**B. CONTENT OF LANDSCAPE PLAN.**

- 1. THE APPLICANT'S NAME AND ADDRESS AND INTEREST IN THE PROPERTY;**
- 2. THE OWNER'S NAME AND ADDRESS, IF DIFFERENT FROM THE APPLICANT, AND THE OWNER'S SIGNED CONSENT TO THE FILING OF THE PLAN;**
- 3. THE STREET ADDRESS AND LEGAL DESCRIPTION OF THE PROPERTY;**
- 4. TITLE, SCALE, NORTH MARKER, AND DATE;**
- 5. ZONING OF SITE AND ALL ADJOINING PROPERTY(S);**
- 6. ALL LOT LINES, EASEMENTS AND RIGHTS-OF-WAY;**
- 7. ALL SURROUNDING ROADS INCLUDING NAMES;**
- 8. THE TOTAL SQUARE FOOT OF THE SITE AREA DEDICATED FOR VEHICLE USE, INCLUDING PARKING, LOADING, CIRCULATION, DROP-OFF/PICK-UP, ETC.;**
- 9. PROPOSED NEW AND EXISTING-TO-REMAIN LANDSCAPE**

**PLANTINGS BY LOCATION, SCIENTIFIC NAME AND COMMON NAME, PLANTING SIZE AND PLANTING DETAILS. A PLANT LIST SHOULD BE PROVIDED LISTING THIS INFORMATION AND KEYED TO PLANT LOCATION ON THE PLAN;**

- 10. METHODS AND DETAILS FOR PROTECTING EXISTING VEGETATION DURING CONSTRUCTION;**
- 11. IDENTIFICATION OF EXISTING TREES AND OTHER LANDSCAPE ELEMENTS TO BE REMOVED OR PRESERVED;**
- 12. EXISTING AND PROPOSED SITE CONTOURS ON THE PROJECT SITE AND ONE HUNDRED (100) FEET BEYOND THE SITE LOT LINES, AT INTERVALS NOT TO EXCEED TWO (1) FEET;**
- 13. TYPICAL CROSS SECTION, INCLUDING SLOPE, HEIGHT AND WIDTH, OF BERMS AND THE TYPE OF GROUND COVER TO BE PLACED ON THEM;**
- 14. ALL EXISTING AND PROPOSED DRAINAGE**

**AND DETENTION  
AREAS;**

**15. LOCATION, SIZE,  
SPACING, AND SPECIES  
OF PROPOSED PLANT  
MATERIAL, INCLUDING  
PLANT LISTS SHOWING  
THE REQUIRED AND  
PROPOSED  
QUANTITIES;**

**16. SIZE AND LOCATION OF  
BERMS, FENCES AND  
OTHER SCREENING OR  
SCREENING DEVICES;**

**17. CALCULATIONS  
VERIFYING THE  
MINIMUM  
LANDSCAPING  
REQUIRED FOR THE  
SITE UNDER THIS  
ARTICLE AND  
CALCULATIONS  
VERIFYING THE  
MINIMUM  
PERCENTAGE OF  
REQUIRED LANDSCAPE  
AREA(S);**

**18. DESCRIPTION OF  
IRRIGATION METHODS  
FOR LANDSCAPE  
AREAS;**

**19. DELINEATION OF  
WETLANDS, STREAMS  
AND OTHER WATER  
BODIES;**

**20. DESIGNATION OF  
AREA(S) TO BE USED  
FOR SNOW STORAGE;**

**21. DESCRIPTION OF  
LANDSCAPE**

**MAINTENANCE  
PROGRAM, INCLUDING  
STATEMENT THAT ALL  
DISEASED, DAMAGED  
OR DEAD MATERIALS  
SHALL BE REPLACED IN  
ACCORDANCE WITH  
THE REQUIREMENTS  
OF THIS ARTICLE; AND**

**22. OTHER INFORMATION  
OR DOCUMENTATION  
AS THE ZONING  
COORDINATOR MAY  
DEEM NECESSARY TO  
ALLOW A FULL AND  
PROPER  
CONSIDERATION AND  
DISPOSITION OF THE  
PARTICULAR PLAN,  
INCLUDING BUT NOT  
LIMITED TO SPECIAL  
FEATURES, SIGN  
LOCATIONS, LIGHTING,  
DECKS, PAVING,  
GAZEBOS, ETC.**

**C. MINOR CHANGES TO  
APPROVED LANDSCAPE  
PLANS. MINOR CHANGES TO  
THE LANDSCAPE PLAN THAT  
DO NOT RESULT IN A  
REDUCTION IN THE NET  
AMOUNT OF PLANT  
MATERIAL AS SPECIFIED ON  
THE APPROVED LANDSCAPE  
PLAN SHALL BE APPROVED  
BY THE ZONING  
ADMINISTRATOR. CHANGES  
TO THE SIZE AND AMOUNT OF  
PLANT MATERIALS OF AN  
APPROVED LANDSCAPE PLAN  
SHALL NOT BE CONSIDERED  
A MINOR CHANGE. MAJOR  
CHANGES SHALL BE  
APPROVED BY THE BODY  
GRANTING APPROVAL OF**

THE LANDSCAPE PLAN  
INITIALLY.

**§ 50-152. GENERAL LANDSCAPING  
REQUIREMENTS**

**A. PREVIOUSLY APPROVED SITE  
PLANS**

ANY SITE PLAN OR  
LANDSCAPING PLAN  
APPROVED BY THE ZONING  
COORDINATOR PRIOR TO  
THE EFFECTIVE DATE OF THE  
ORDINANCE CODIFIED IN  
THIS SECTION SHALL  
REMAIN ENFORCEABLE AND  
IN FORCE.

**B. REQUIRED VEGETATION**  
ALL AREAS NOT COVERED BY  
BUILDINGS, PARKING AREAS,  
DRIVEWAYS, WALKWAYS,  
PEDESTRIAN PLAZAS OR  
OTHER PEDESTRIAN-  
ORIENTED IMPERVIOUS  
SURFACES OR WATER  
SURFACES SHALL BE  
PLANTED WITH LIVING  
VEGETATION, INCLUDING  
TREES, SHRUBS, GRASSES,  
AND GROUNDCOVERS.

**C. TIMING OF PLANTING**  
ALL REQUIRED PLANT  
MATERIAL SHALL BE  
PLANTED PRIOR TO ISSUING  
A BUILDING CERTIFICATE OF  
OCCUPANCY. IN THE EVENT  
THAT THE PROJECT IS  
COMPLETED DURING A TIME  
OF YEAR WHEN PLANTING IS  
IMPRACTICAL, A  
PERFORMANCE GUARANTEE  
OR SURETY ACCEPTABLE TO  
THE CITY IN THE AMOUNT OF  
THE REMAINING

IMPROVEMENTS SHALL BE  
PROVIDED.

**D. COMPLETION OF  
IMPROVEMENTS**

TREE STAKES, GUY WIRES  
AND TREE WRAP SHALL BE  
REMOVED AFTER  
COMPLETION OF THE INITIAL  
GROWING SEASON.

**E. MAINTENANCE**

**1. GENERAL**

**I. THE PROPERTY  
OWNER SHALL BE  
RESPONSIBLE  
FOR THE  
MAINTENANCE  
OF ALL  
LANDSCAPE  
AREAS,  
INCLUDING  
GROUND COVER  
VEGETATION IN  
THE PUBLIC  
RIGHT-OF-WAY,  
BUT SHALL NOT  
BE RESPONSIBLE  
FOR THE  
MAINTENANCE  
OF TREES IN THE  
PUBLIC RIGHT-  
OF-WAY.**

**II. ALL LANDSCAPE  
AREAS AND  
PLANT  
MATERIALS  
SHALL BE  
MAINTAINED IN  
GOOD  
CONDITION,  
SHALL PRESENT  
A HEALTHY,  
NEAT AND**

ORDERLY  
APPEARANCE,  
AND SHALL BE  
KEPT FREE OF  
ORGANIC AND  
INORGANIC  
REFUSE AND  
DEBRIS NOT IN  
USE FOR SHEET  
MULCHING AND  
COMPOSTING IN  
ACCORDANCE  
WITH THE  
APPROVED SITE  
PLAN.

III. PLANTS SHALL  
BE CONTROLLED  
BY PRUNING,  
TRIMMING, OR  
OTHER SUITABLE  
METHODS SO  
THAT THEY DO  
NOT INTERFERE  
WITH PUBLIC  
UTILITIES,  
RESTRICT  
PEDESTRIAN OR  
VEHICULAR  
ACCESS, OR  
CONSTITUTE A  
TRAFFIC  
HAZARD.

IV. UNHEALTHY,  
WITHERED,  
SEVERELY  
PRUNED,  
DISEASED OR  
DEAD PLANTS  
SHALL BE  
REPLACED  
WITHIN ONE (1)  
YEAR OR THE  
NEXT  
APPROPRIATE  
PLANTING

PERIOD,  
WHICHEVER  
COMES FIRST.

V. FENCES, STEPS,  
RETAINING  
WALLS AND  
SIMILAR  
LANDSCAPING  
ELEMENTS  
SHALL BE  
MAINTAINED IN  
GOOD REPAIR.  
THE OWNER OF  
THE PREMISES  
SHALL BE  
RESPONSIBLE  
FOR THE  
MAINTENANCE,  
REPAIR, AND  
REPLACEMENT  
OF ALL  
LANDSCAPE  
MATERIALS,  
FENCES, STEPS,  
RETAINING  
WALLS AND  
SIMILAR  
LANDSCAPING  
ELEMENTS, AND  
REFUSE  
DISPOSAL AREAS.

VI. IRRIGATION  
SYSTEMS, WHEN  
PROVIDED,  
SHALL BE  
MAINTAINED IN  
GOOD  
OPERATING  
CONDITION TO  
PROMOTE THE  
HEALTH OF THE  
PLANT  
MATERIAL AND  
THE

**CONSERVATION  
OF WATER.**

**2. TREES DANGEROUS TO  
TRAFFIC OR  
PEDESTRIANS.**

**I. ANY PLANT  
MATERIAL ON  
PRIVATE  
PROPERTY  
WHICH  
OVERHANGS ANY  
PUBLIC WAY IN  
SUCH A MANNER  
AS TO IMPEDE OR  
INTERFERE WITH  
TRAFFIC OR  
TRAVEL ON SAID  
PUBLIC WAY OR  
WHICH  
OBSTRUCTS THE  
VIEW OF  
MOTORISTS AT  
THE  
INTERSECTION  
OF STREETS  
SHALL BE  
TRIMMED BY THE  
OWNER OF THE  
PROPERTY SO  
THAT THE  
INTERFERENCE  
OR  
OBSTRUCTION IS  
REMOVED.**

**II. ANY TREE OR  
LIMB OF A TREE  
WHICH HAS  
BECOME DEAD,  
DECAYED OR  
BROKEN AND IS  
LIKELY TO FALL  
ON OR ACROSS  
ANY PUBLIC WAY  
SHALL BE**

**REMOVED BY  
THE OWNER OF  
THE PROPERTY.**

**III. ANY TRIMMING  
OR REMOVAL  
SHALL BE  
COMPLETED  
WITHIN THIRTY  
(30) DAYS AFTER  
WRITTEN NOTICE  
REQUIRING SAID  
TRIMMING OR  
REMOVAL. SAID  
NOTICE SHALL  
BE SERVED UPON  
THE OWNER OF  
THE PROPERTY,  
AND WILL BE  
DELIVERED BY  
PERSONAL  
DELIVERY OR  
REGULAR MAIL.  
IT SHALL BE THE  
DUTY OF THE  
OWNER OF SUCH  
PROPERTY TO  
TRIM OR  
REMOVE THE  
TREE, SHRUB,  
BUSH OR PLANT.**

**§ 50-153. PLANT MATERIAL  
REQUIREMENTS**

**A. SCALE AND NATURE OF  
LANDSCAPE MATERIAL  
THE SCALE AND NATURE OF  
LANDSCAPE MATERIALS  
SHALL BE APPROPRIATE TO  
THE SIZE OF THE SITE AND  
RELATED STRUCTURES.**

**B. PLANT MATERIAL  
SELECTION  
THE SCALE AND NATURE OF  
LANDSCAPE MATERIALS**

SHALL BE APPROPRIATE TO THE SIZE OF THE SITE AND RELATED STRUCTURES. ALL PLANTING MATERIALS USED SHALL BE OF GOOD QUALITY, BE CAPABLE TO WITHSTAND THE SEASONAL TEMPERATURE VARIATIONS OF EASTERN MICHIGAN, AS WELL AS THE INDIVIDUAL SITE MICROCLIMATES, BE FREE OF DISEASE AND INSECTS, AND MEET THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERYMEN STANDARDS FOR MINIMUM ACCEPTABLE FORM, QUALITY AND SIZE FOR SPECIES SELECTED. THE USE OF SPECIES NATIVE TO EASTERN MICHIGAN SHALL BE ENCOURAGED. SIZE AND DENSITY OF PLANT MATERIAL, BOTH AT THE TIME OF PLANTING AND AT MATURITY, ARE ADDITIONAL CRITERIA THAT SHALL BE CONSIDERED WHEN SELECTING PLANT MATERIAL. WHERE APPROPRIATE, THE USE OF DROUGHT AND SALT TOLERANT PLANT MATERIAL IS PREFERRED.

C. SHADE TREES  
ALL DECIDUOUS SHADE TREES SHALL HAVE A MINIMUM TRUNK SIZE OF TWO AND A HALF (2.5) INCHES IN CALIPER AT PLANTING, UNLESS OTHERWISE SPECIFIED.

D. EVERGREEN TREES  
EVERGREENS TREES SHALL

HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AT PLANTING AND SHALL BE INCORPORATED INTO THE LANDSCAPE TREATMENT OF A SITE, PARTICULARLY IN THOSE AREAS WHERE YEAR-ROUND SCREENING AND BUFFERING IS REQUIRED.

E. ORNAMENTAL TREES  
SINGLE STEM ORNAMENTAL TREES SHALL HAVE A MINIMUM TRUNK SIZE OF TWO (2) INCHES IN CALIPER AT PLANTING, UNLESS OTHERWISE SPECIFIED. MULTIPLE STEM ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET AT PLANTING, UNLESS OTHERWISE SPECIFIED.

F. SHRUBS.

1. UNLESS OTHERWISE SPECIFIED, ALL LARGE DECIDUOUS AND EVERGREEN SHRUBS SHALL HAVE MINIMUM HEIGHT OF THREE (3) FEET AT INSTALLATION, AND ALL SMALL DECIDUOUS AND EVERGREEN SHRUBS SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (18) INCHES AT INSTALLATION.

2. LARGE SHRUBS SHALL BE CONSIDERED TO BE THOSE SHRUBS THAT REACH FIVE (5) OR MORE FEET IN HEIGHT AT MATURITY. SMALL

SHRUBS SHALL BE CONSIDERED TO BE THOSE SHRUBS THAT CAN GROW UP TO FIVE (5) FEET IN HEIGHT IF LEFT UNMAINTAINED, BUT ARE GENERALLY KEPT AT HEIGHTS OF EIGHTEEN (18) TO THIRTY (30) INCHES.

**G. TURF AND/OR LAWN GRASSES**  
LAWN GRASSES SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE FLINT AREA.

1. GENERALLY, GRASSES MAY BE PLUGGED, SPRIGGED, SEEDED OR SODDED. WHEN COMPLETE SODDING OR SEEDING IS NOT USED, NURSERY GRASS SEED SHALL BE SOWN AND MULCHED FOR IMMEDIATE PROTECTION UNTIL PERMANENT COVERAGE IS ACHIEVED. GRASS SOD AND SEED SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE.

2. IN SWALES AND OTHER AREAS SUSCEPTIBLE TO EROSION, ROLLED SOD, EROSION REDUCING NET OR SUITABLE MULCH SHALL BE USED, AND SHALL BE STAKED WHERE NECESSARY FOR STABILIZATION.

3. NO-MOW OR LOW-MOW ALTERNATIVES TO TURF SUCH AS CLOVER, FESCUE GRASSES, OR SIMILAR MAY BE USED.

**H. MINIMUM SIZES AND SPACING**  
MINIMUM PLANT SIZES AND SPACING FOR REQUIRED PLANT MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 50-153H.

**ATTACHMENT:**  
**TABLE 50-153H (EXHIBIT 70)**

**I. TOPSOIL**  
TOPSOIL SHALL BE INSTALLED WITH A MINIMUM DEPTH OF FOUR (4) INCHES FOR LAWN AREAS, AND EIGHT (8) TO TWELVE (12) INCHES WITHIN PLANTING BEDS.

**J. STABILIZATION**  
ALL LANDSCAPE PLANTING AREAS SHALL BE STABILIZED AND MAINTAINED WITH SEED, SOD, GROUND COVERS, MULCHES OR OTHER APPROVED MATERIALS TO PREVENT SOIL EROSION AND ALLOW RAINWATER INFILTRATION.

**K. SOFTENING OF WALLS AND FENCES**  
VEGETATION SHALL BE PLACED INTERMITTENTLY AGAINST LONG EXPANSES OF BUILDING WALLS, FENCES AND OTHER ARCHITECTURAL BARRIERS TO CREATE A SOFTENING EFFECT AND TO HELP BREAK



UP LONG EXPANSES OF  
BLANK WALLS.

L. PLANTING BEDS  
BARK USED AS MULCH SHALL  
BE MAINTAINED AT A  
MINIMUM DEPTH OF TWO (2)  
INCHES. PLANTING BEDS  
SHALL BE EDGED WITH  
PLASTIC, METAL, BRICK OR  
STONE IN RESIDENTIAL ZONE  
DISTRICTS AND METAL  
EDGING IN ALL OTHER ZONE  
DISTRICTS.

M. IRRIGATION  
LANDSCAPE DESIGN  
PURSUANT TO THE  
REQUIREMENTS OF THIS  
CHAPTER SHALL RECOGNIZE  
THE NEED FOR IRRIGATION  
AND WATER CONSERVATION.  
THE NEED FOR IRRIGATION  
SYSTEMS (SPRINKLER, DRIP  
OR ALTERNATIVE) SHALL BE  
DETERMINED BY THE TYPE  
OF PLANT MATERIAL AND  
THE CONDITION/GROWING  
MEDIUM THAT THEY ARE  
INSTALLED IN. ALL  
IRRIGATION SYSTEMS SHALL  
BE DESIGNED TO MINIMIZE  
THE USE OF WATER.

N. BERMING  
EARTHEN BERMS AND  
EXISTING TOPOGRAPHIC  
FEATURES SHALL BE  
INCORPORATED INTO THE  
LANDSCAPING OF A SITE  
WHERE THERE IS SUFFICIENT  
SPACE AND, IN PARTICULAR,  
WHEN BERMS AND EXISTING  
TOPOGRAPHIC FEATURES  
CAN BE COMBINED WITH  
PLANT MATERIAL TO  
FACILITATE EFFECTIVE

SCREENING. MINIMUM BERM  
SLOPES SHALL NOT EXCEED  
A 4:1 SLOPE RATIO TO  
PREVENT EROSION AND BE  
PROPERLY AND SAFELY  
MAINTAINED.

O. CREDIT FOR EXISTING  
VEGETATION  
EXISTING HEALTHY, WELL-  
FORMED TREES AND SHRUBS  
MAY BE CREDITED ONE FOR  
ONE TOWARD THE  
REQUIREMENTS OF THIS  
ARTICLE, PROVIDED THE  
VEGETATION IS IDENTIFIED  
ON THE LANDSCAPE PLAN,  
PROTECTED FROM HARM  
DURING CONSTRUCTION,  
LOCATED IN AN  
APPROPRIATE PLACE, AND  
MAINTAINED IN A HEALTHY  
GROWING CONDITION.

P. PLANT SPECIES DIVERSITY  
DIVERSITY AMONG  
REQUIRED PLANT MATERIAL  
IS REQUIRED NOT ONLY FOR  
VISUAL INTEREST, BUT TO  
REDUCE THE RISK OF LOSING  
A LARGE POPULATION OF  
PLANTS DUE TO DISEASE.  
TABLE 50.13.05.P. PLANT  
SPECIES DIVERSITY  
INDICATES THE PERCENTAGE  
OF DIVERSITY REQUIRED  
BASED ON THE TOTAL  
QUANTITY OF SPECIES BEING  
USED. AT LEAST SEVENTY-  
FIVE (75) PERCENT OF NEW  
PLANTINGS SHALL BE  
SPECIES NATIVE TO  
MICHIGAN.

ATTACHMENT:  
TABLE 50-153P (EXHIBIT 71)



**Q. UNACCREDITED TREES**  
UNACCREDITED TREES LISTS SPECIES THAT ARE PERMITTED BUT SHALL NOT BE CREDITED TOWARD REQUIRED LANDSCAPING BECAUSE OF THEIR BRITTLINESS, SUSCEPTIBILITY TO DISEASE AND INSECTS, OVERLY EXPANSIVE ROOT STRUCTURE, EXCESSIVE LITTER, AND OR OTHER UNDESIRABLE CHARACTERISTICS. THE PLANTING OF THESE SPECIES IS NOT ENCOURAGED.

**ATTACHMENT:**  
**TABLE 50-153Q (EXHIBIT 72)**

**R. PROHIBITED SPECIES**  
PLANTING THE SPECIES AS LISTED IN TABLE 50.13.05.R. IS PROHIBITED IN THE CITY DUE TO THEIR INVASIVE NATURE. OTHER SPECIES THAT SHALL BE AVOIDED MAY BE VIEWED AT  
**[HTTP://WWW.INVASIVESPECIESINFO.GOV/PLANTS/MAIN.HTML](http://www.invasivespeciesinfo.gov/plants/main.html)**

**ATTACHMENT:**  
**TABLE 50-153R (EXHIBIT 73)**

**§ 50-154. REQUIRED LANDSCAPE AND SCREENING ELEMENTS**

**A. DIAGRAM 50-154 REQUIRED LANDSCAPE AND SCREENING ELEMENTS** ILLUSTRATES THE LOCATION OF THE LANDSCAPE AND SCREENING REQUIREMENTS AS DISCUSSED IN SUBSEQUENT SECTIONS 50-155-50-157.

**ATTACHMENT:**  
**DIAGRAM 50-154 (EXHIBIT 74)**

**§ 50-155. BUILDING FOUNDATION ZONE LANDSCAPING**

**A. IF A MULTI-FAMILY RESIDENTIAL, NON-RESIDENTIAL OR MIXED-USE DEVELOPMENT MAINTAINS A FRONT OR CORNER SIDE YARD OR SETBACK OF TEN (10) FEET OR MORE, BUILDING FOUNDATION LANDSCAPING IN THE YARD/SETBACK IS REQUIRED.**

**B. FOUNDATION PLANTINGS SHALL BE DESIGNED TO SUPPLEMENT BUFFER YARD PLANTINGS TO FRAME IMPORTANT VIEWS, WHILE VISUALLY SOFTENING LONG EXPANSES OF WALLS. FOUNDATION PLANTINGS SHALL RESPOND TO THE WINDOWS AND MATERIALS OF THE BUILDING.**

**C. FOUNDATION PLANTINGS SHALL BE INSTALLED ACROSS SIXTY PERCENT (60%) OF THE LENGTH OF THE FAÇADE OF THE FRONT AND CORNER SIDE YARD(S) OF THE BUILDING, EXCEPT WHERE WALKWAYS AND DRIVEWAYS ARE LOCATED.**

**D. A MINIMUM FOUR (4) FOOT WIDE HEDGE ROW SHALL BE PLANTED WITH ONE (1) SHRUB EVERY THREE (3) FEET ON CENTER, SPACED LINEARLY. SUCH SHRUBS SHALL MEASURE A MINIMUM OF TWENTY-FOUR (24)**

INCHES AT PLANTING, AND SHALL BE A MINIMUM OF THIRTY-SIX (36) INCHES TO A MAXIMUM OF FORTY-EIGHT (48) INCHES IN HEIGHT AT MATURITY. FOUNDATION PLANTINGS MAY ALSO INCLUDE TREES, ADDITIONAL SHRUBS, GRASSES, PERENNIALS, AND GROUND COVER.

**§ 50-156. PARKING LOT PERIMETER AND INTERIOR ZONE LANDSCAPE REQUIREMENTS**

**A. PARKING LOT LANDSCAPE REQUIREMENTS**

ALL PARKING LOTS SHALL INCLUDE LANDSCAPING AND TREES LOCATED WITHIN THE PARKING AREA AS REQUIRED BY THIS SECTION. TREES REQUIRED BY THIS SECTION SHALL BE IN ADDITION TO TREES AND LANDSCAPING REQUIRED UNDER OTHER SECTIONS OF THIS ORDINANCE. IT IS THE OBJECTIVE OF THIS SECTION TO PROVIDE SHADE WITHIN PARKING AREAS, BREAK UP LARGE EXPANSES OF PARKING LOT PAVEMENT, AND PROVIDE A SAFE PEDESTRIAN ENVIRONMENT. BIOSWALES, RAIN GARDENS, AND OTHER STORMWATER CAPTURE TREATMENTS ARE ENCOURAGED AS PART OF LANDSCAPED AREA REQUIREMENTS. WHEN THE INCLUSION OF REQUIRED PARKING LOT LANDSCAPING ELEMENTS MAKES IT IMPOSSIBLE TO PROVIDE THE

REQUIRED NUMBER OF PARKING SPACES, THE ZONING COORDINATOR MAY WAIVE UP TO TEN PERCENT OF THE REQUIRED SPACES OR UP TO TEN SPACES IN ORDER TO FIT THE LANDSCAPING, WHICHEVER WOULD LEAD TO GREATEST COMPLIANCE WITH THE LANDSCAPING STANDARDS.

**B. PARKING LOT PERIMETER ZONE LANDSCAPING**

**1. APPLICABILITY**

THE PARKING LOT PERIMETER LANDSCAPING REGULATIONS OF THIS SECTION APPLY TO ALL OF THE FOLLOWING:

- I. THE CONSTRUCTION OR INSTALLATION OF ANY NEW SURFACE PARKING LOT OR VEHICULAR USE AREA THAT IS ADJACENT TO STREET RIGHT-OF-WAY; AND**
- II. THE EXPANSION OF ANY EXISTING SURFACE PARKING LOT OR VEHICULAR USE AREA THAT IS ADJACENT TO STREET RIGHT-OF-WAY, IN ACCORDANCE WITH ARTICLE**

**11, SECTION  
50.11.05.**

**2. EXEMPTIONS  
INSTALLATION OF  
PARKING LOT  
PERIMETER  
LANDSCAPING IS NOT  
REQUIRED WHEN THE  
PARKING LOT OR  
VEHICULAR USE AREA  
IS NOT VISIBLE FROM  
ADJACENT STREET  
RIGHT-OF-WAY.**

**3. REQUIREMENTS  
PERIMETER  
LANDSCAPING IS  
REQUIRED FOR ALL  
PARKING LOTS AND  
SHALL BE  
ESTABLISHED ALONG  
THE EDGE(S) OF THE  
PARKING LOT  
ABUTTING A STREET  
WITH A MINIMUM  
DEPTH OF SEVEN (7)  
FEET. THE LANDSCAPE  
TREATMENT SHALL  
RUN THE FULL LENGTH  
OF THE PARKING LOT  
AND SHALL BE  
LOCATED BETWEEN  
THE PROPERTY LINE  
AND THE EDGE OF THE  
PARKING LOT. ALL  
PERIMETER PARKING  
LOT SCREENING AREAS  
SHALL BE PROTECTED  
WITH RAISED  
CONCRETE CURBS.  
LANDSCAPED AREAS  
OUTSIDE OF SHRUB  
AND TREE MASSES  
SHALL BE PLANTED IN  
TURF OR OTHER LIVE  
GROUND COVER. THE**

**LANDSCAPED AREA  
SHALL BE IMPROVED  
AS FOLLOWS:**

**I. ONE SHRUB,  
MEASURING A  
MINIMUM OF 18  
INCHES AT  
PLANTING AND A  
MINIMUM OF  
THREE FEET AT  
MATURITY,  
SHALL BE  
PLANTED FOR  
EVERY THREE  
FEET OF  
LANDSCAPED  
AREA LENGTH,  
SPACED  
LINEARLY TO  
ADEQUATELY  
SCREEN VEHICLE  
BUMPERS  
(IDEALLY  
CREATING A  
SOLID HEDGE  
ROW).**

**II. ONE TREE SHALL  
BE PLANTED FOR  
EVERY NINE FEET  
OF LANDSCAPED  
AREA LENGTH,  
SPACED  
LINEARLY.**

**III. ALTERNATIVELY,  
A LOW  
PEDESTRIAN  
WALL THE  
HEIGHT OF  
WHICH  
PROVIDES  
EFFECTIVE  
SCREENING TO A  
MAXIMUM  
HEIGHT OF**

THREE FEET MAY  
BE USED INSTEAD  
OF SHRUBS.  
WHERE  
FEASIBLE, PLANT  
MATERIALS  
SHALL BE  
INSTALLED  
BETWEEN THE  
SIDEWALK AND  
THE WALL TO  
PROVIDE A  
SOFTENING  
EFFECT ON THE  
FENCE OR WALL.

IV. THE PERIMETER  
PARKING LOT  
LANDSCAPING  
AREA SHALL BE  
AT LEAST SEVEN  
(7) FEET IN  
WIDTH, AS  
MEASURED FROM  
THE BACK OF  
CURB, TO  
ACCOMMODATE  
VEHICLE  
BUMPER  
OVERHANG AND  
ENSURE  
PLANTING AREAS  
THAT ARE  
ADEQUATE IN  
SIZE.

**ATTACHMENT:**  
**DIAGRAM 50-156B (EXHIBIT 75)**

**C. PARKING LOT INTERIOR  
ZONE LANDSCAPING**

**1. APPLICABILITY**  
**THE PARKING LOT**  
**INTERIOR**  
**LANDSCAPING**  
**REGULATIONS OF THIS**

**SECTION APPLY TO ALL  
OF THE FOLLOWING:**

**I. THE**  
**CONSTRUCTION**  
**OR**  
**INSTALLATION**  
**OF ANY NEW**  
**SURFACE**  
**PARKING LOT**  
**CONTAINING 15**  
**OR MORE**  
**PARKING**  
**SPACES; AND**

**II. FOR EXISTING**  
**PARKING LOTS**  
**THAT**  
**CURRENTLY DO**  
**NOT COMPLY**  
**WITH THE**  
**REQUIRED**  
**PARKING LOT**  
**LANDSCAPING,**  
**SUCH**  
**LANDSCAPING**  
**SHALL BE**  
**PROVIDED IN**  
**ACCORDANCE**  
**WITH ARTICLE**  
**11, SECTION**  
**50.11.05.**

**2. REQUIREMENTS**  
**FOR PARKING LOTS**  
**CONSISTING OF 10 (10)**  
**OR MORE SPACES,**  
**INTERIOR PARKING**  
**LOT LANDSCAPING**  
**SHALL BE REQUIRED.**

**I. AMOUNT. ONE (1)**  
**PARKING LOT**  
**ISLAND SHALL BE**  
**PROVIDED**  
**BETWEEN EVERY**  
**FIFTEEN (10)**

PARKING SPACES.  
AS PART OF THE  
LANDSCAPE  
PLAN APPROVAL,  
PARKING LOT  
ISLAND  
LOCATIONS MAY  
BE VARIED BASED  
ON SPECIFIC SITE  
REQUIREMENTS  
OR DESIGN  
SCHEME, BUT  
THE TOTAL  
NUMBER OF  
ISLANDS SHALL  
BE NO LESS THAN  
THE AMOUNT  
REQUIRED ONE  
(1) ISLAND FOR  
EVERY FIFTEEN  
(10) SPACES.  
HOWEVER, ALL  
ROWS OF  
PARKING SPACES  
SHALL BE  
TERMINATED BY  
A PARKING LOT  
ISLAND OR  
LANDSCAPED  
AREA.

**ATTACHMENT:**

**DIAGRAM 50-156C-1 (EXHIBIT 76)**

II. SIZE AND  
PLANTING OF  
PARKING LOT  
ISLANDS.  
PARKING LOT  
END ISLANDS  
SHALL BE THE  
SAME WIDTH AS  
THE ADJACENT  
PARKING STALL,  
BUT BE TWO  
FEET SHORTER IN  
LENGTH.

INTERIOR  
ISLANDS SHALL  
BE EQUAL TO  
THE WIDTH OF  
THE ADJACENT  
STALL. DOUBLE  
ROWS OF  
PARKING SHALL  
PROVIDE  
PARKING LOT  
ISLANDS THAT  
ARE THE SAME  
DIMENSION AS  
THE DOUBLE  
ROW. IF THE  
ISLAND IS  
PLACED  
PERPENDICULAR  
TO THE STALLS,  
THE ISLAND  
SHALL BE AT  
LEAST EIGHT  
FEET IN WIDTH.

A MINIMUM OF  
ONE (1) SHADE  
TREE SHALL BE  
PROVIDED FOR  
EVERY PARKING  
LOT ISLAND OR  
LANDSCAPED  
AREA. IF THE  
ISLAND EXTENDS  
THE WIDTH OF A  
DOUBLE ROW,  
THEN TWO (2)  
SHADE TREES  
SHALL BE  
PROVIDED.

**ATTACHMENT:**

**DIAGRAM 50-156C-2 (EXHIBIT 77)**

III. DESIGN OF  
PLANTING  
AREAS. PARKING  
LOT END ISLANDS

SHALL BE AT  
LEAST ONE  
HUNDRED  
TWENTY (120)  
SQUARE FEET IN  
AREA. INTERIOR  
ISLANDS SHALL  
BE AT LEAST ONE  
HUNDRED  
THIRTY-SIX (136)  
SQUARE FEET IN  
AREA. ALL  
ISLANDS MUST BE  
LEAST SIX (6)  
INCHES ABOVE  
THE SURFACE OF  
THE PARKING  
LOT AND  
PROTECTED  
WITH CONCRETE  
CURBING,  
EXCEPT WHERE  
DESIGNED  
SPECIFICALLY  
FOR THE  
ABSORPTION OF  
STORMWATER.  
SUCH ISLANDS  
AND  
LANDSCAPED  
AREAS SHALL BE  
DESIGNED TO  
PROPERLY BE  
DRAINED AND  
IRRIGATED AS  
APPROPRIATE TO  
THE SITE  
CONDITIONS TO  
ENSURE  
SURVIVABILITY.  
RAIN GARDENS  
AND BIOSWALES  
ARE  
ENCOURAGED AS  
PARKING LOT  
ISLANDS.

IV. TYPE OF  
LANDSCAPE  
MATERIAL  
SHADE TREES  
SHALL BE THE  
PRIMARY PLANT  
MATERIALS USED  
IN PARKING LOT  
ISLANDS AND  
LANDSCAPED  
AREAS.  
ORNAMENTAL  
TREES, SHRUBS,  
HEDGES AND  
OTHER PLANT  
MATERIALS MAY  
BE USED TO  
SUPPLEMENT  
THE SHADE TREE  
PLANTINGS BUT  
SHALL NOT  
CREATE  
VISIBILITY  
CONCERNS FOR  
AUTOMOBILES  
AND  
PEDESTRIANS.

V. GROUND COVER  
A MINIMUM OF  
SEVENTY-FIVE  
PERCENT (75%)  
OF EVERY  
PARKING LOT  
ISLAND SHALL BE  
PLANTED IN TURF  
OR OTHER LIVE  
GROUND COVER,  
PERENNIALS OR  
ORNAMENTAL  
GRASSES.

#### § 50-157. TRANSITION YARDS

A. PURPOSE  
IT IS THE OBJECTIVE OF THE  
TRANSITION YARD TO

MINIMIZE THE LAND USE CONFLICTS BETWEEN INCOMPATIBLE USES. IT IS NOT EXPECTED THAT TRANSITION YARD WILL TOTALLY SCREEN SUCH USES. IT IS EXPECTED THAT THE TRANSITION YARD DESIGN ELEMENTS IDENTIFIED BELOW WILL MINIMIZE LAND USE CONFLICTS AND WILL ENHANCE OVER TIME AS LANDSCAPING MATURES. THE TRANSITION YARD LANDSCAPING REGULATIONS OF THIS SECTION APPLY ALONG INTERIOR PROPERTY LINES IN THOSE INSTANCES EXPRESSLY IDENTIFIED IN THIS ZONING ORDINANCE AND ONLY TO THE FOLLOWING ACTIVITIES:

1. THE CONSTRUCTION OR INSTALLATION OF ANY NEW PRINCIPAL BUILDING OR PRINCIPAL USE; AND
2. THE EXPANSION OF ANY EXISTING PRINCIPAL BUILDING OR PRINCIPAL USE THAT RESULTS IN AN INCREASE IN GROSS FLOOR AREA OR SITE AREA IMPROVEMENTS BY MORE THAN 5% OR 1,000 SQUARE FEET, WHICHEVER IS GREATER. IN THE CASE OF EXPANSIONS THAT TRIGGER COMPLIANCE WITH TRANSITION YARD REQUIREMENTS, TRANSITION YARD

LANDSCAPING IS REQUIRED ONLY IN PROPORTION TO THE DEGREE OF EXPANSION. ZONING COORDINATOR IS AUTHORIZED TO ALLOW THE TRANSITION YARD TO BE ESTABLISHED ADJACENT TO THE AREA OF EXPANSION OR TO DISPERSE TRANSITION YARD LANDSCAPING ALONG THE ENTIRE SITE TRANSITION AREA.

#### **B. TRANSITION YARD TYPES**

1. FOUR TRANSITION YARD TYPES ARE ESTABLISHED IN RECOGNITION OF THE DIFFERENT CONTEXTS THAT MAY EXIST. REQUIRED ZONING DISTRICT SETBACKS MAY BE COUNTED TOWARD SATISFYING TRANSITION YARD WIDTHS. SEE TABLE 50-157B.

#### **ATTACHMENT:** **TABLE 50-157B (EXHIBIT 78)**

2. TRANSITION YARDS MAY INCLUDE A COMBINATION OF ELEMENTS INCLUDING SETBACK DISTANCES FOR SEPARATION, TREE AND SHRUBS, FENCING, LIVE GROUNDCOVER, TURF, AND/OR BERMING. IT IS



ENCOURAGED THAT  
EXISTING  
TOPOGRAPHY AND  
VEGETATION BE  
INCLUDED IN THE  
DESIGN OF THE  
TRANSITION YARD AS  
APPROVED BY THE  
PLANNING  
DEPARTMENT.  
PRESERVATION OF  
EXISTING MATURES  
TREES IS STRONGLY  
ENCOURAGED IN  
MEETING THE  
REQUIREMENTS OF  
THIS CHAPTER.

**ATTACHMENTS:**

DIAGRAM 50-157B-1 (EXHIBIT 79)  
DIAGRAM 50-157B-2 (EXHIBIT 80)  
DIAGRAM 50-157B-3 (EXHIBIT 81)  
DIAGRAM 50-157B-4 (EXHIBIT 82)

C. WHEN AN ALLEY EXISTS  
BETWEEN TWO LOTS THAT  
WOULD TYPICALLY REQUIRE  
A TRANSITION YARD, THE  
WIDTH OF THE ALLEY CAN BE  
USED TOWARD THE  
REQUIRED TRANSITION  
YARD, PROVIDED THAT ALL  
REQUIRED LANDSCAPING IS  
PROVIDED FOR AT LEAST THE  
FIRST 5 FEET OF THE YARD,  
OR THE REMAINDER OF THE  
REQUIRED TRANSITION  
YARD, WHICHEVER IS  
GREATER.

D. APPLICATION OF  
TRANSITION YARD TYPES  
TRANSITION YARDS SHALL  
BE PROVIDED BASED ON  
TABLE 50-157D TRANSITION  
YARD TYPE REQUIREMENTS,  
EXCEPT WHERE ADJACENT

USES ARE OF A SIMILAR  
NATURE, SCALE AND  
INTENSITY. AS PER THE  
TABLE, THE TYPE OF  
REQUIRED TRANSITION YARD  
IS DEPENDENT UPON THE  
ZONING DISTRICT OF THE  
SUBJECT LOT AND THE  
ZONING DISTRICT OF THE  
ADJACENT LOT(S).

**ATTACHMENT:**

TABLE 50-157D (EXHIBIT 83)

**E. ADMINISTRATIVE  
DEPARTURE**

1. WHEN THE APPROVE  
USE OF A ZONING LOT  
WOULD TYPICALLY  
REQUIRE A  
TRANSITION YARD OF A  
CERTAIN TYPE BASED  
ON THE TABLE ABOVE,  
THE ZONING  
COORDINATOR MAY  
GRANT AN  
ADMINISTRATIVE  
DEPARTURE WHEN A  
USE IS DEEMED NOT OF  
A SIMILAR NATURE,  
SCALE OR INTENSITY,  
BUT AS A USE WITH  
NOMINAL IMPACT ON  
THE CHARACTER OF  
USES IN THE ADJACENT  
ZONING DISTRICT. IN  
THIS INSTANCE, THE  
DEPARTURE MAY BE  
GRANTED FOR ONE  
LESS INTENSE TYPE OF  
YARD.
2. WHEN A TRANSITION  
YARD REQUIREMENT  
CONFLICTS WITH  
ANOTHER SCREENING



REQUIREMENT OF A  
SPECIFIC USE, THE  
ZONING COORDINATOR  
MAY APPLY THE MOST  
PROTECTIVE  
SCREENING OR MAY  
GRANT AN  
ADMINISTRATIVE  
DEPARTURE TO A  
PROPOSAL OF SOME  
COMBINATION OF THE  
TRANSITION YARD AND  
SPECIFIC SCREENING  
REQUIREMENTS.

**§ 50-158. ADDITIONAL LANDSCAPE  
AND SCREENING REQUIREMENTS**

A. LANDSCAPE AND BUILDING  
ELEMENTS SHALL BE USED  
TO SCREEN AREAS OF LOW  
VISUAL INTEREST OR  
VISUALLY INTRUSIVE SITE  
ELEMENTS (SUCH AS TRASH  
COLLECTION, OPEN  
STORAGE, SERVICE AREAS,  
LOADING DOCKS AND BLANK  
WALLS) FROM OFF-SITE  
VIEW. SUCH SCREENING  
SHALL BE ESTABLISHED ON  
ALL SIDES OF SUCH  
ELEMENTS EXCEPT WHERE  
AN OPENING IS REQUIRED  
FOR ACCESS. IF ACCESS IS  
POSSIBLE ONLY ON A SIDE  
THAT IS VISIBLE FROM A  
PUBLIC STREET, A  
REMOVABLE OR OPERABLE  
SCREEN SHALL BE REQUIRED.

1. SCREENING OF TRASH  
AND RECYCLING  
RECEPTACLES  
FOR ALL USES, EXCEPT  
ANY INDIVIDUAL LOT  
OCCUPIED BY A  
SINGLE-FAMILY OR

TWO-FAMILY  
DWELLING, USING A  
COMMON TRASH  
RECEPTACLE AND ALL  
NONRESIDENTIAL  
USES:

I. SOLID MATERIAL  
SCREENING OR  
FULL SCREENING  
LANDSCAPING  
ON THREE SIDES  
TO A HEIGHT  
THAT SCREENS  
THE  
CONTAINERS,  
HAVING A  
MINIMUM  
HEIGHT OF SIX (6)  
FEET.

II. MATERIALS USED  
FOR SCREENING  
SHALL  
COMPLEMENT  
THE  
ARCHITECTURE  
OF THE  
PRINCIPAL  
STRUCTURE. THE  
USE OF  
MATERIALS  
THAT ARE NOT  
SOLID, SUCH AS  
SLATS IN CHAIN-  
LINK, SHALL NOT  
BE USED TO MEET  
THIS  
REQUIREMENT.

III. MATERIALS AND  
ELEVATIONS FOR  
ENCLOSURES  
THAT ARE  
ATTACHED TO  
BUILDINGS  
SHALL BE

DESIGNED TO BE  
COMPATIBLE  
WITH THE MAIN  
STRUCTURE.

IV. IF ENCLOSURES  
ARE TO BE  
ATTACHED TO  
BUILDINGS THEY  
SHALL COMPLY  
WITH  
APPLICABLE  
FIRE AND  
BUILDING CODES.

V. ENCLOSURE  
OPENINGS  
DIRECTLY  
VISIBLE FROM A  
PUBLIC RIGHT-  
OF-WAY AND/OR  
ADJOINING  
RESIDENTIAL  
AREAS SHALL  
HAVE A SOLID  
MATERIAL GATE.  
FOR LARGER  
ENCLOSURE  
AREAS, A  
SEPARATE GATE  
ACCESS IS  
ENCOURAGED.

VI. ACCESS DRIVES  
SHALL BE  
CONSTRUCTED  
OF MATERIAL  
AND THICKNESS  
TO  
ACCOMMODATE  
TRUCK LOADING.  
YEAR ROUND  
ACCESSIBILITY  
TO THE  
ENCLOSURE  
AREA FOR  
SERVICE TRUCKS

SHALL BE  
MAINTAINED BY  
THE PROPERTY  
OWNER OR  
TENANT.

VII. ENCLOSURES  
SHALL BE OF AN  
ADEQUATE SIZE  
TO  
ACCOMMODATE  
EXPECTED  
CONTAINERS. IT  
IS ENCOURAGED  
TO DESIGN THE  
ENCLOSURE  
AREA TO BE  
EXPANDABLE TO  
ACCOMMODATE  
FUTURE  
ADDITIONAL  
CONTAINERS.

VIII. ENCLOSURE  
STRUCTURES  
SHALL BE  
DESIGNED TO  
PROTECT THE  
WALLS FROM  
DAMAGE BY  
CONTAINERS.  
SUCH  
PROTECTION  
MAY BE  
PROVIDED BY  
USE OF BARRIER  
CURBING,  
REINFORCED  
MASONRY  
WALLS, OR  
OTHER SIMILAR  
MEANS.

IX. TRASH  
ENCLOSURES  
SHALL NOT BE  
LOCATED

WITHIN A  
REQUIRED  
STREET FRONT  
OR STREET SIDE  
SETBACKS OR  
OCCUPY AREA  
USED FOR  
REQUIRED  
PARKING SPACES.

II. GROWING AREAS  
FOR NURSERY  
STOCK LOCATED  
IN THE FRONT OR  
CORNER SIDE  
YARD ARE  
CONSIDERED TO  
MEET  
SCREENING  
REQUIREMENTS.

## **2. DISPLAY AREAS**

I. WHEN THE REAR  
OR INTERIOR  
SIDE YARD OF AN  
OUTDOOR  
DISPLAY AREA  
ABUTS A  
RESIDENTIAL  
DISTRICT, OR  
THE REAR YARD  
IS SEPARATED  
FROM A  
RESIDENTIAL  
DISTRICT BY AN  
ALLEY, THE  
OUTDOOR  
DISPLAY AREA  
MUST BE  
EFFECTIVELY  
SCREENED FROM  
VIEW BY AN  
OPAQUE  
MASONRY WALL  
(STONE, STUCCO  
OR BRICK), A  
SOLID WOOD OR  
SIMULATED  
WOOD SCREEN  
FENCE OR DENSE  
EVERGREEN  
HEDGE NO LESS  
THAN FIVE (5)  
FEET AND NO  
MORE THAN SIX  
(6) FEET IN  
HEIGHT.

3. SCREENING OF  
GROUND MOUNTED  
MECHANICAL UNITS  
FOR ALL USES, EXCEPT  
ANY INDIVIDUAL LOT  
OCCUPIED BY A  
SINGLE-FAMILY, TWO-  
FAMILY, OR THREE-  
FAMILY DWELLING,  
ALL GROUND-  
MOUNTED  
MECHANICAL UNITS,  
INCLUDING BUT NOT  
LIMITED TO: AIR-  
CONDITIONING  
CONDENSERS, HEAT  
PUMPS, VENTILATION  
UNITS, COMPUTER  
COOLING EQUIPMENT,  
ETC., AND ANY  
RELATED UTILITY  
STRUCTURES AND  
EQUIPMENT, THAT ARE  
VISIBLE FROM ANY  
ADJACENT PUBLIC  
THOROUGHFARE  
SHALL BE VISIBLY  
SCREENED FROM  
PUBLIC VIEW. THE  
SCREEN SHALL BE  
DESIGNED AND  
ESTABLISHED SO THAT  
THE AREA OR  
ELEMENT BEING  
SCREENED IS NO MORE  
THAN TWENTY (20)

**PERCENT  
THROUGH  
SCREEN.**

**VISIBLE  
THE**

**WAY OR ADJACENT  
LOTS.**

**4. SCREENING OF ROOF  
MOUNTED  
MECHANICAL UNITS  
ALL ROOF-MOUNTED  
MECHANICAL UNITS  
SHALL BE SCREENED  
FROM ADJACENT  
PUBLIC  
THOROUGHFARES BY  
THE USE OF AN OPAQUE  
SCREENING MATERIAL  
COMPATIBLE WITH  
THE ARCHITECTURE  
OF THE BUILDING OR  
ARCHITECTURALLY  
DESIGNED SCREENING  
SUCH AS A PARAPET  
WALL. THE SCREENING  
OF THE ROOF-  
MOUNTED UNITS  
SHALL BE DESIGNED TO  
BLEND WITH THE  
BUILDING AND ROOF  
MATERIALS.  
ADDITIONAL  
SCREENING MAY BE  
REQUIRED DUE TO  
TOPOGRAPHIC  
DIFFERENCES IN THE  
ADJOINING  
PROPERTIES.**

**5. LOADING DOCKS,  
SERVICE YARDS, AND  
EXTERIOR WORK OR  
STORAGE AREAS  
SERVICE YARDS,  
LOADING DOCKS AND  
EXTERIOR WORK OR  
STORAGE AREAS  
SHALL BE SCREENED  
FROM VIEW FROM  
PUBLIC RIGHTS-OF-**

**I. THE SCREENING  
SHALL CONSIST  
OF EITHER OF  
THE  
FOLLOWING:**

**A. OPAQUE  
MASONRY  
(STONE OR  
BRICK),  
SOLID  
WOOD OR  
SIMULATE  
D WOOD  
FENCE  
HAVING A  
MINIMUM  
HEIGHT OF  
SIX (6)  
FEET.**

**B. MULTI-  
STEMMED  
ORNAMENT  
AL TREES,  
EVERGREE  
N TREES,  
LARGE  
SHRUBS OR  
SOME  
COMBINAT  
ION  
THEREOF,  
PLANTED  
AT A  
MINIMUM  
RATIO OF  
FIFTY (50)  
PLANT  
UNITS FOR  
EACH ONE-  
HUNDRED  
(100)  
LINEAR**

FEET OF PERIMETER TO BE SCREENED. IF LARGE SHRUBS ARE USED, THEY SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT AT THE TIME OF INSTALLATION.

II. IF OUTDOOR STORAGE IS ALLOWED, SAID STORAGE AREAS SHALL BE SCREENED IN A MANNER SUCH THAT THE MATERIALS BEING STORED ARE COMPLETELY SCREENED FROM VIEW. IF STORAGE MATERIALS EXCEED THE ALLOWABLE MAXIMUM FENCE HEIGHT OF EIGHT (8) FEET, THEN A COMBINATION OF BERMING, FENCING AND LANDSCAPING SHALL BE USED TO ACCOMPLISH APPROPRIATE

SCREENING. IN NO CASE SHALL STORED MATERIALS EXCEED THE HEIGHT OF THE PROPOSED SCREENING METHOD.

6. DRIVE-THROUGH FACILITY DRIVE AISLES OF DRIVE-THROUGH FACILITIES MUST BE EFFECTIVELY SCREENED FROM VIEW ALONG THE PUBLIC RIGHT-OF-WAY AND AT THE EDGES OF SITES ADJACENT TO RESIDENTIAL PROPERTIES IN ORDER TO MINIMIZE THE IMPACT OF EXTERIOR SITE LIGHTING, HEADLIGHT GLARE AND ANY MENU INTERCOM DISPLAYS. SUCH SCREENING MUST BE APPROVED DURING THE SITE PLAN REVIEW PROCESS AND MUST CONSIST OF AN OPAQUE MASONRY WALL (STONE, STUCCO OR BRICK), A SOLID WOOD OR SIMULATED WOOD SCREEN FENCE, OR DENSE EVERGREEN HEDGE NO LESS THAN SIX (6) FEET. PLANT MATERIALS MUST BE INSTALLED ALONG THE FENCE OR WALL TO PROVIDE A SOFTENING EFFECT. ALL SERVICE

AREAS AND GROUND-  
MOUNTED  
MECHANICAL  
EQUIPMENT SHALL BE  
SCREENED FROM  
GROUND-LEVEL VIEW.

**ATTACHMENT:**  
**DIAGRAM 50-158 (EXHIBIT 84)**

**§ 50-159. SITE GRADING  
REQUIREMENTS**

**A. GRADING**

**1. PURPOSE**

THE GENERAL SITE  
TOPOGRAPHY AND ANY  
NATURAL LANDFORMS  
UNIQUE TO THE  
PROPERTY SHALL BE  
MAINTAINED AND  
MADE PART OF THE  
DEVELOPMENT TO  
REINFORCE THE  
NEIGHBORHOOD  
CHARACTER. PROPER  
GRADING AND  
ELEVATION  
RELATIONSHIPS TO  
ADJACENT  
PROPERTIES SHALL BE  
MAINTAINED. ALL  
NECESSARY GRADING  
SHALL COMPLEMENT  
NATURAL LANDFORMS.  
THE GRADING  
REGULATIONS OF THIS  
CHAPTER ARE  
INTENDED TO HELP:

**I. ENCOURAGE THE  
DESIGN OF  
GRADING PLANS  
TO PROVIDE THE  
NATURAL  
APPEARANCE OF**

**LAND CONTOURS  
AND TO PROVIDE  
EASE OF USE IN  
PUBLIC AREAS;**

**II. MINIMIZE THE  
ADVERSE  
EFFECTS OF  
LAND  
CLEARANCE AND  
GRADING ON  
EXISTING  
VEGETATION;**

**III. MINIMIZE THE  
ADVERSE  
EFFECTS OF  
LAND  
CLEARANCE AND  
GRADING ON THE  
DRAINAGE  
SYSTEM BY  
STRICT EROSION  
CONTROL AND  
SEDIMENTATION  
CONTROL  
MEASURES; AND**

**IV. MINIMIZE  
EROSION AND  
SHEAR FAILURE  
BY  
ENCOURAGING  
LIMITED  
CUTTING AND  
FILLING.**

**2. REGULATIONS.**

**I. BEFORE  
BEGINNING  
CONSTRUCTION  
ACTIVITY, THE  
FLOODPLAIN  
MUST BE  
IDENTIFIED  
THROUGHOUT**

THE ENTIRE DEVELOPMENT BY STAKING OR OTHER IDENTIFYING MECHANISMS NO LESS THAN EVERY 100 FEET. GRADING AND FILLING IN FLOODPLAINS IS PROHIBITED. SEE ARTICLE 14 OF THIS CHAPTER FOR WATER QUALITY ZONES.

II. GRADING MUST BE PERFORMED TO AVOID THE RESTRICTION OF DRAINAGE THROUGH DRAINAGEWAYS AND DRAINAGE EASEMENTS. GRADING MUST BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO STORM DRAINAGE INLETS, SWALES, CHANNELS, DITCHES OR GUTTERS.

III. LARGE-SCALE GENERAL GRADING MUST INCLUDE INSTALLATION OF APPROVED SOIL AND EROSION CONTROL

MEASURES AND BE LIMITED TO PHASES APPROVED BY THE ZONING COORDINATOR AND COMPLETED PRIOR TO COMMENCING BUILDING CONSTRUCTION.

I. THE BURYING, PILING, OR CONCEALING IN ANY WAY OF CONSTRUCTION WASTE IS PROHIBITED. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED UNTIL THE APPLICANT PROVIDES WRITTEN CERTIFICATION TO THE ZONING ADMINISTRATOR, ACCOMPANIED BY A LANDFILL RECEIPT, INDICATING THAT ALL CONSTRUCTION WASTE HAS BEEN REMOVED FROM THE PROPERTY.

B. SLOPES  
CUT AND FILL SLOPES SHALL BE MINIMIZED. UNSTABLE SLOPES OR SLOPES SUBJECT TO EROSION SHALL BE PROTECTED. SLOPES SHALL BE RE-VEGETATED USING LOW-MAINTENANCE

**TECHNIQUES. SEE ARTICLE 14  
OF THIS CHAPTER FOR  
CONSTRUCTION ON SLOPES.**

**C. BERMS**

**1. BERMS SHALL:**

- I. NOT EXCEED A  
THREE TO ONE  
(3:1)  
HORIZONTAL TO  
VERTICAL RATIO  
AND A MAXIMUM  
HEIGHT OF FIVE  
(5) FEET ABOVE  
THE BASE OF THE  
BERM.**
- II. BE STABILIZED  
WITH A GROUND  
COVER OR  
SUITABLE  
VEGETATION  
AND PROPERLY  
LOCATED  
OUTSIDE OF  
CLEAR VISION  
AREAS.**
- III. RETAIN IN GOOD  
CONDITION  
EXISTING  
HEALTHY  
VEGETATION  
DESIGNATED FOR  
PRESERVATION.**

**ATTACHMENT:**

**DIAGRAM 50-159 (EXHIBIT 85)**

**D. STORMWATER**

**STORMWATER RUNOFF THAT  
COULD RESULT FROM MAJOR  
CHANGES IN TOPOGRAPHY  
SHALL BE MINIMIZED.  
LANDSCAPE TREATMENTS**

**SUCH AS BIOSWALES AND  
RAIN GARDENS ARE  
ENCOURAGED AS WAYS TO  
TREAT STORMWATER.**

**E. ADAPTIVE ARCHITECTURE  
ARCHITECTURAL DESIGNS  
THAT RESPOND TO A SITE  
AND ITS TOPOGRAPHY SHALL  
BE USED.**

**F. PHASED CONSTRUCTION  
LARGE TRACTS SHALL BE  
GRADED IN WORKABLE  
UNITS FOLLOWING A  
SCHEDULED TIMELINE SO  
THAT CONSTRUCTION DOES  
NOT RESULT IN LARGE AREAS  
LEFT BARE AND EXPOSED TO  
SEASONAL RUNOFF.**



## § 50-153. PLANT MATERIAL REQUIREMENTS

**Table 50-153H (Exhibit 70):**

| <b>Table 50-153H. Minimum Sizes and Spacing</b> |   |                             |
|---|---|-----------------------------|
| <b>Type of Plant Material</b>                   | <b>Minimum Plant Sizes</b>  | <b>Spacing Requirements</b> |
| Canopy/Shade Trees                              | 2 inch caliper (balled & burlapped stock)<br>1.5 inch caliper (potted stock)      | 25 ft on-center             |
| Ornamental Trees                                | 1.5 inch caliper (balled & burlapped or potted stock)<br>6 ft height (clump form) | 15 ft on-center             |
| Evergreen Trees                                 | 5 ft height   | 15 ft on-center             |
| Small Shrubs                                    | 18 Inch height  | 3 ft-4 ft on-center         |
| Large Shrubs                                    | 3 ft height   | 3 ft-4 ft on-center         |

**Table 50-153P (Exhibit 71):**

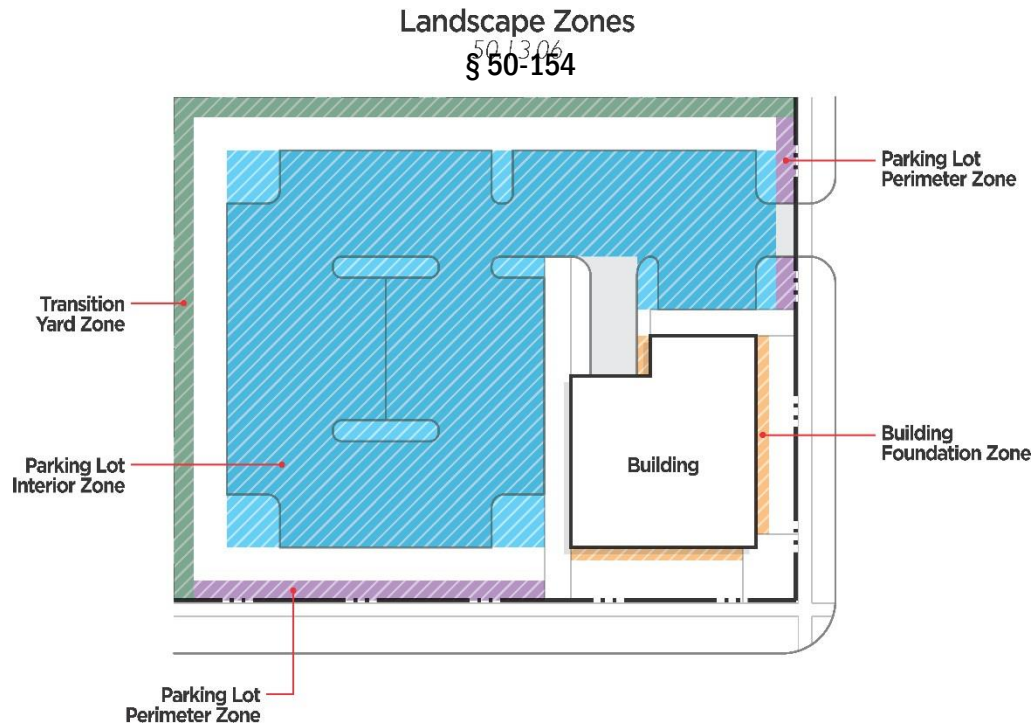
| <b>Table 50-153P. Plant Species Diversity</b> |                               |                               |                                  |
|---|-------------------------------|-------------------------------|----------------------------------|
| <b>Total Number of Plants Per Plant Type</b>  | <b>Maximum of Any Species</b> | <b>Minimum of Any Species</b> | <b>Minimum Number of Species</b> |
| 1-4   | 100%                          | Not Applicable                | 1                                |
| 5-10  | 60%                           | 40%                           | 2                                |
| 11-15   | 45%                           | 20%                           | 3                                |
| 16-75   | 40%                           | 10%                           | 5                                |
| 76-500  | 25%                           | 5%                            | 8                                |
| 500-1,000                                     | 30%                           | 5%                            | 10                               |
| 1,000+  | 15%                           | 4%                            | 15                               |

**Table 50-153Q (Exhibit 72):**

| <b>Table 50-153Q. Unaccredited Trees</b> |                           |
|--|---------------------------|
| <b>Botanical Name</b>                    | <b>Common Name</b>        |
| Fraxinus                                 | Ash                       |
| Robinia Spp.                             | Black Locust              |
| Juglans Nigra                            | Black Walnut              |
| Acer Negundo                             | Box Elder                 |
| Catalpa Speciosa                         | Catalpa                   |
| Populus Spp.                             | Cottonwood, Poplar, Aspen |
| Ginkgo Biloba (female)                   | Female Ginkgo             |
| Morus Spp.                               | Mulberry                  |
| Maclura Pomifera                         | Osage Orange              |
| Elaeagnus Angustifolia                   | Russian Olive             |
| Ulmus Pumila                             | Siberian Elm              |
| Acer Saccharinum                         | Silver Maple              |
| Ulmus Rubra                              | Slippery Elm              |
| Salix Spp.                               | Willow                    |

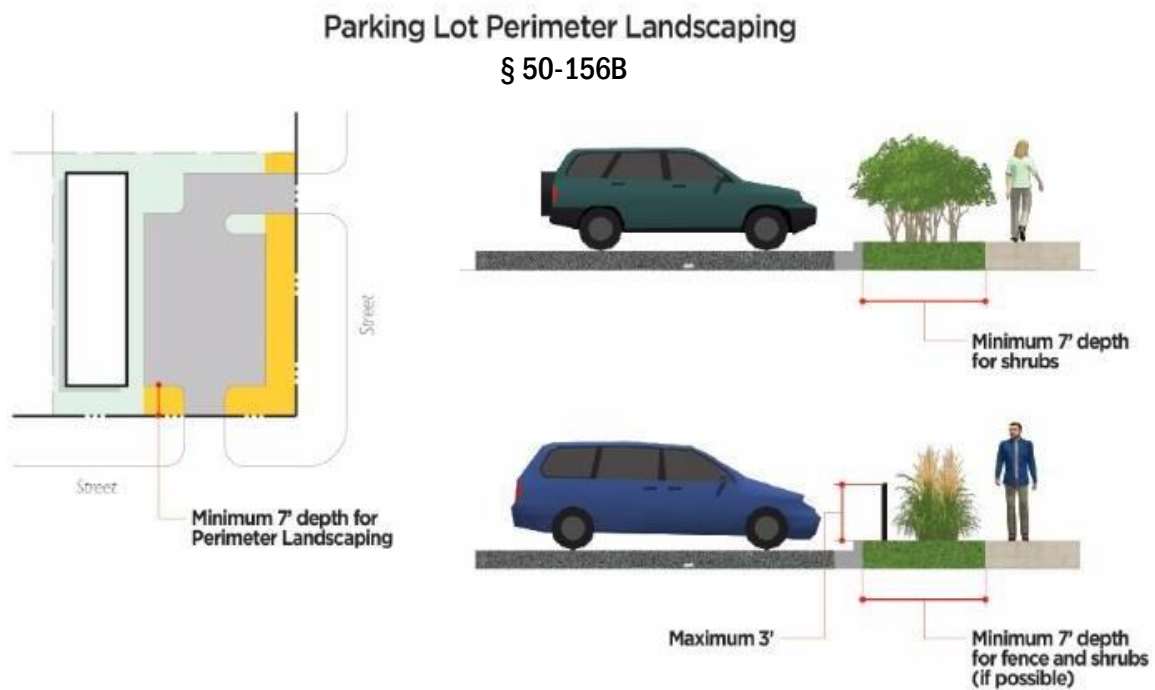
**Table 50-153R (Exhibit 73):**

| <b>Table 50-153R. Prohibited (Invasive) Species</b> |                           |
|---|---------------------------|
| <b>Botanical Name</b>                               | <b>Common Name</b>        |
| <b>Butomus umbellatus</b>                           | <b>Flowering Rush</b>     |
| <b>Alliaria petiolata</b>                           | <b>Garlic Mustard</b>     |
| <b>Populus nigra var. italica</b>                   | <b>Lombardy Poplar</b>    |
| <b>Acer platanoides</b>                             | <b>Norway Maple</b>       |
| <b>Rosa Multiflora</b>                              | <b>Multiflora Rose</b>    |
| <b>Phragmites australis</b>                         | <b>Common Reed</b>        |
| <b>Ailanthus Altissima</b>                          | <b>Tree of Heaven</b>     |
| <b>Polygonum Cuspidatum</b>                         | <b>Japanese Knotweed</b>  |
| <b>Berberis thunbergii</b>                          | <b>Japanese Barberry</b>  |
| <b>Polygonum Sachalinense</b>                       | <b>Giant Knotweed</b>     |
| <b>Lythrum salicaria</b>                            | <b>Purple Loosestrife</b> |
| <b>Centaurea Biebersteinii</b>                      | <b>Spotted Knapweed</b>   |
| <b>Elaeagnus Angustifolia</b>                       | <b>Russian Olive</b>      |
| <b>Acer Negundo</b>                                 | <b>Box Elder</b>          |
| <b>Eleagnus umbellata</b>                           | <b>Autumn Olive</b>       |
| <b>Rhamnus</b>                                      | <b>Common Buckthorn</b>   |
| <b>Frangula alnus</b>                               | <b>Glossy Buckthorn</b>   |

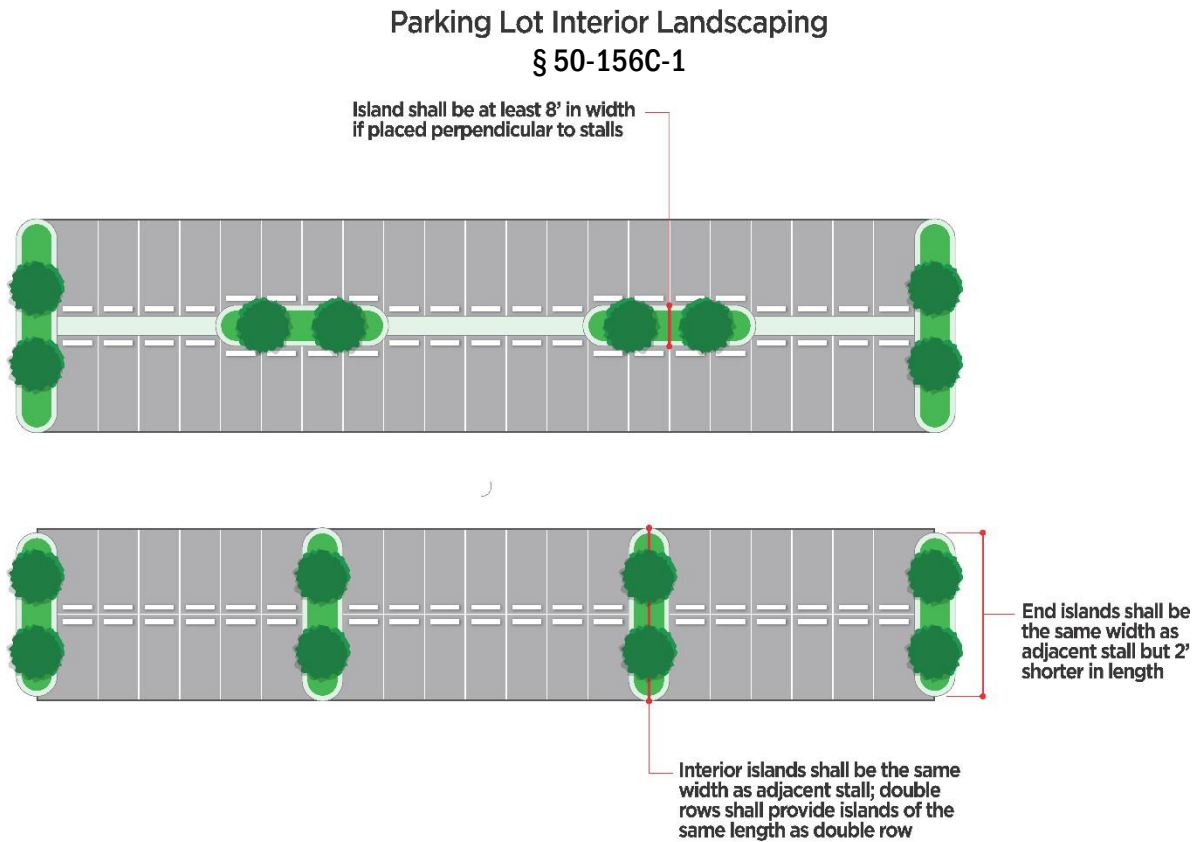
**§ 50-154. REQUIRED LANDSCAPE AND SCREENING ELEMENTS****Diagram 50-154 (Exhibit 74):**

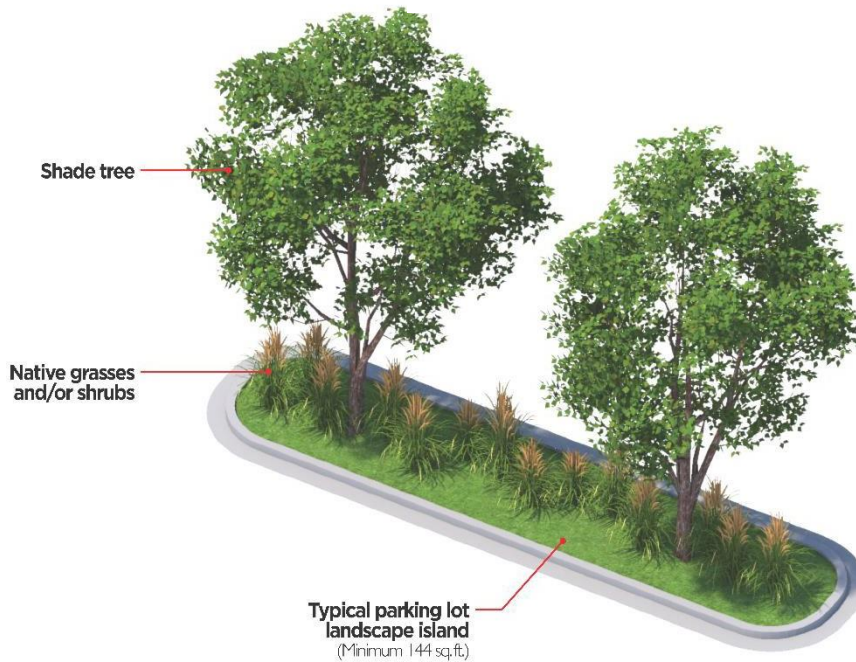
**§ 50-156. PARKING LOT PERIMETER AND INTERIOR ZONE LANDSCAPE REQUIREMENTS**

**Diagram 50-156B (Exhibit 75):**



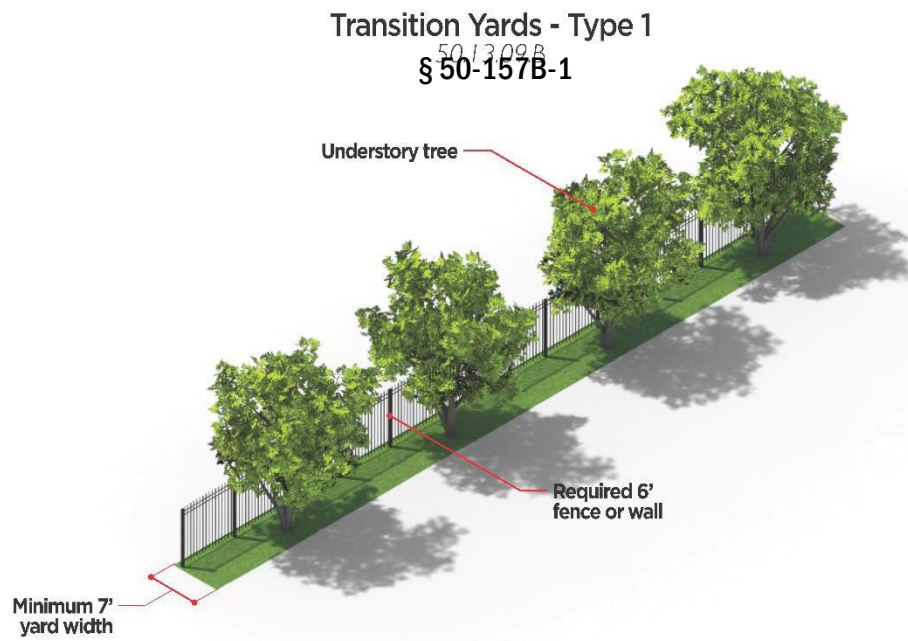
**Diagram 50-156C-1 (Exhibit 76):**



**Diagram 50-156C-2 (Exhibit 77):****Typical Parking Lot Landscape Island****§ 50-156C-2****§ 50-157. TRANSITION YARDS****Table 50-157B (Exhibit 78):**

| Table 50-157B. Transition Yards   |              |              |    |    |
|---|--------------|--------------|----|----|
| Specifications  | 1            | 2            | 3  | 4  |
| Min. Yard Width <sup>[1]</sup> (feet)   | 7            | 15           | 25 | 50 |
| Fence/Wall Height (feet)  | 6            | 6            | 6  | 6  |
| Min. Trees (per 100 feet)   |              |              |    |    |
| Canopy  | Not required | 3            | 4  | 4  |
| Understory  | 4            | 3            | 4  | 5  |
| Min. Shrubs (per 100 feet)  | Not required | Not required | 30 | 30 |
| <p>[1] Yard widths calculated on the basis of average per 100 feet, provided that the yard width at any point may not be less than 50% of the minimums stated in the table.</p> |              |              |    |    |

**Diagram 50-157B-1 (Exhibit 79):**

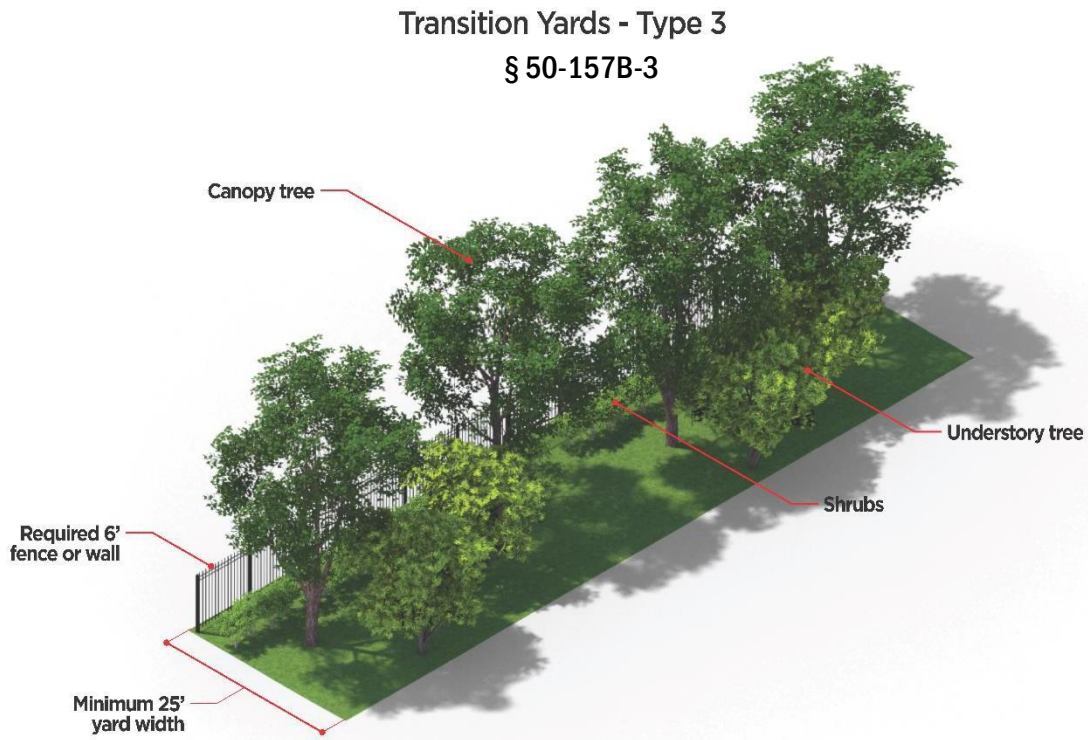


**Diagram 50-157B-2 (Exhibit 80):**

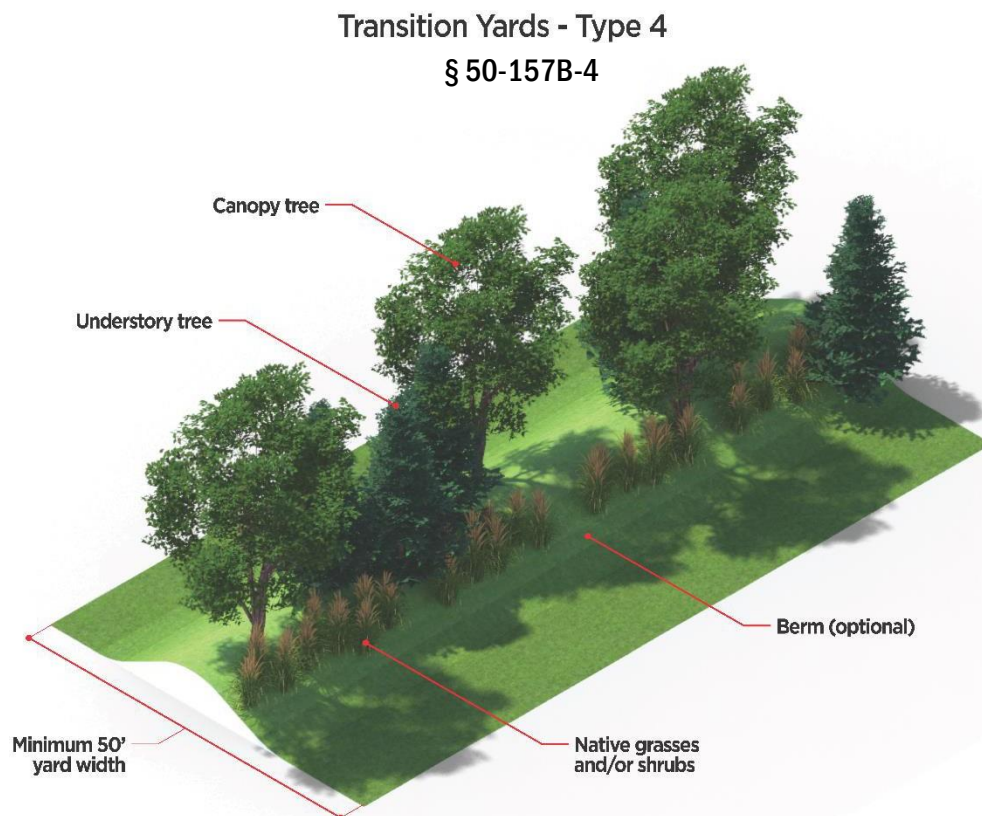




**Diagram 50-157B-3 (Exhibit 81):**



**Diagram 50-157B-4 (Exhibit 82):**



**Table 50-157D (Exhibit 83):**

| <b>Table 50-157D. Transition Yard Type Requirements [1]</b> |                                     |             |             |             |             |             |           |           |            |            |           |           |             |             |           |           |           |
|---|-------------------------------------|-------------|-------------|-------------|-------------|-------------|-----------|-----------|------------|------------|-----------|-----------|-------------|-------------|-----------|-----------|-----------|
| <b>Subject Lot Zoning District [1]</b>                      | <b>Adjacent Lot Zoning District</b> |             |             |             |             |             |           |           |            |            |           |           |             |             |           |           |           |
|   | <b>GN-1 or GN-2</b>                 | <b>TN-1</b> | <b>TN-2</b> | <b>MR-1</b> | <b>MR-2</b> | <b>MR-3</b> | <b>NC</b> | <b>CC</b> | <b>D-E</b> | <b>D-C</b> | <b>CE</b> | <b>PC</b> | <b>GI-1</b> | <b>GI-2</b> | <b>IC</b> | <b>UC</b> | <b>OS</b> |
| GN-1  | ----                                | ----        | ----        | ----        | ----        | ----        | ----      | ----      | ----       | ----       | ----      | ----      | ----        | ----        | ----      | ----      | TY 1      |
| GN-2  | ----                                | ----        | ----        | ----        | ----        | ----        | ----      | ----      | ----       | ----       | ----      | ----      | ----        | ----        | ----      | ----      | TY 1      |
| TN-1  | ----                                | ----        | ----        | ----        | ----        | ----        | ----      | ----      | ----       | ----       | ----      | ----      | ----        | ----        | ----      | ----      | TY 1      |
| TN-2  | ----                                | ----        | ----        | ----        | ----        | ----        | ----      | ----      | ----       | ----       | ----      | ----      | ----        | ----        | ----      | ----      | TY 1      |
| MR-1  | TY 1                                | TY1         | ----        | ----        | ----        | ----        | ----      | ----      | ----       | ----       | ----      | ----      | ----        | ----        | ----      | ----      | TY 1      |
| MR-2  | TY 1                                | TY1         | ----        | ----        | ----        | ----        | ----      | ----      | ----       | ----       | ----      | ----      | ----        | ----        | ----      | ----      | TY 1      |
| MR-3  | TY 2                                | TY2         | TY2         | TY2         | ----        | ----        | ----      | ----      | ----       | ----       | ----      | ----      | ----        | ----        | ----      | ----      | TY 2      |
| NC  | TY 1                                | TY2         | TY1         | ----        | ----        | ----        | ----      | ----      | ----       | ----       | ----      | ----      | ----        | ----        | ----      | ----      | TY 1      |
| CC  | TY 2                                | TY2         | TY2         | TY2         | TY2         | TY2         | TY2       | ----      | TY 1       | TY1        | ----      | ----      | ----        | ----        | ----      | ----      | TY 3      |
| D-E   | TY 2                                | TY2         | TY2         | TY1         | TY1         | TY1         | TY1       | TY 1      | ----       | ----       | ----      | ----      | ----        | ----        | ----      | ----      | TY 2      |
| D-C   | TY 2                                | TY2         | TY2         | TY2         | TY2         | TY2         | TY2       | ----      | ----       | ----       | ----      | ----      | ----        | ----        | ----      | ----      | TY 2      |
| CE  | TY 4                                | TY4         | TY4         | TY4         | TY4         | TY4         | TY3       | TY 3      | TY 3       | TY3        | ----      | ----      | ----        | ----        | TY3       | TY 3      | TY 4      |
| PC  | TY 4                                | TY4         | TY4         | TY4         | TY4         | TY4         | TY4       | TY 4      | TY 4       | TY4        | TY 4      | ----      | TY 3        | ----        | TY4       | TY 4      | TY 4      |
| GI-1  | TY 3                                | TY3         | TY3         | TY3         | TY3         | TY3         | TY3       | TY 3      | TY 3       | TY3        | TY 3      | TY 3      | ----        | ----        | TY3       | TY 3      | TY 3      |
| GI-2  | TY 4                                | TY4         | TY4         | TY4         | TY4         | TY4         | TY4       | TY 4      | TY 4       | TY4        | TY 3      | TY 3      | ----        | ----        | TY4       | TY 4      | TY 4      |
| IC  | TY 2                                | TY2         | TY2         | TY2         | TY2         | TY2         | TY2       | TY 3      | TY 2       | TY2        | ----      | ----      | ----        | ----        | ----      | ----      | TY 3      |
| UC  | TY 1                                | TY2         | TY1         | TY1         | ----        | ----        | TY2       | TY 3      | TY 1       | TY3        | ----      | ----      | ----        | ----        | ----      | ----      | TY 3      |
| OS  | ----                                | ----        | ----        | ----        | ----        | ----        | ----      | ----      | ----       | ----       | ----      | ----      | ----        | ----        | ----      | ----      | ----      |

[1] Zoning relationship indicated by “required setbacks and other landscaping requirements of this Chapter.

“ imply that no transition yard is required. However, lots are still subject to



**§ 50-158. ADDITIONAL LANDSCAPE AND SCREENING REQUIREMENTS**

**Diagram 50-158 (Exhibit 84):**

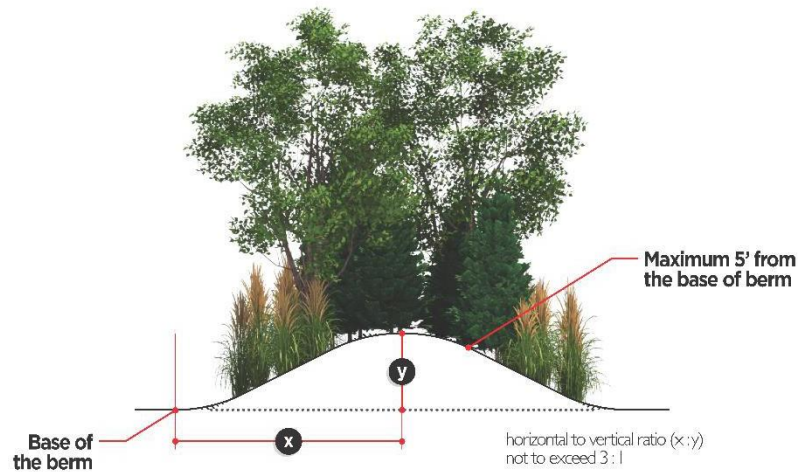
**Drive-Thru Facility  
§ 50-158**



**§ 50-159. SITE GRADING REQUIREMENTS**

**Diagram 50-159 (Exhibit 85):**

**Berms  
§ 50-159**



**ARTICLE 14 ENVIRONMENTAL PROTECTION**

**§ 50-160. INTENT**

THE STANDARDS OF THIS SECTION PRESENT AN INTEGRATED APPROACH TO PROMOTE AND PROTECT OF THE CITY'S UNIQUE NATURAL ENVIRONMENT, INCLUDING WATERWAYS, SOILS, TOPOGRAPHY, OPEN SPACE, AND LANDSCAPE. THE APPLICATION OF THESE STANDARDS IS INTENDED TO GUIDE THE DESIGN AND DEVELOPMENT OF PARCELS BY SERVING THE FOLLOWING GOALS.

- A. TO PRESERVE, PROTECT AND ENHANCE VALUABLE NATURAL RESOURCES
- B. TO APPROACH STORMWATER AS A RESOURCE AND ENCOURAGE INFILTRATION ONSITE, PREVENTING OR REDUCING EROSION AND FLOOD DAMAGE S, CONTROLLING RUNOFF POLLUTANTS, SAVING ENERGY AND COSTS OF MUNICIPALLY TREATING STORMWATER, AND IMPROVING WATER AND SOIL QUALITY.
- C. PROTECT AQUATIC AND RIPARIAN HABITAT.
- D. RECHARGE GROUNDWATER.
- E. PRESERVE THE NATURAL

AND BENEFICIAL FUNCTIONS OF WATERCOURSES STREAMS, LAKES, WETLANDS, AND FLOOD PRONE AREAS.

- F. SIMPLIFY AND REDUCE LONG-TERM MAINTENANCE OBLIGATIONS THROUGH BETTER DESIGN.
- G. ENSURE BUFFERING, VISUAL RELIEF, AND SCREENING TO REDUCE IMPACT OF NOISE, LIGHT POLLUTION AND GLARE THROUGH SUSTAINABLE AND CONTEXTUALLY APPROPRIATE LANDSCAPE AREAS.

**§ 50-161. APPLICABILITY**

THESE STANDARDS APPLY TO ALL SITES OR PARCELS PLANNED FOR DEVELOPMENT OR REDEVELOPMENT WITHIN THE CITY. HOWEVER, AN ADMINISTRATIVE DEPARTURE FROM THE REQUIREMENTS OF THIS ARTICLE MAY BE GRANTED BY THE ZONING COORDINATOR WHEN ALL OF THE FOLLOWING CONDITIONS ARE MET:

- A. THE REGULATIONS REQUIRE SITE DESIGN ELEMENTS THAT CANNOT BE ACCOMMODATED DUE TO PARCEL SIZE, CONFIGURATION, COULD CONSTITUTE A TAKING, OR OTHER UNIQUE AND EXTENUATING CIRCUMSTANCES,
- B. THE APPLICANT PROVIDES

ALTERNATIVE SOLUTIONS TO MITIGATE ENVIRONMENTAL IMPACTS IN A WAY THAT IS SIMILAR TO THE EXTENT OF THE REGULATION(S) FOR WHICH ADMINISTRATIVE DEPARTURE IS SOUGHT,

C. PROPOSED ALTERNATIVE SOLUTIONS INCLUDE ENGINEERING AND TECHNICAL ANALYSIS THAT DEMONSTRATES THEIR MITIGATING BENEFITS ON ENVIRONMENTAL FEATURES,

D. THE APPLICANT ATTENDS A MEETING WITH THE ZONING COORDINATOR AND CITY ENGINEER TO REVIEW THE PROPOSED ALTERNATIVE SOLUTIONS AND THEIR ANTICIPATED IMPACTS, AND

E. THE ZONING COORDINATOR AND CITY ENGINEER APPROVE THE ADMINISTRATIVE DEPARTURE.

§ 50-162. ESTABLISHMENT OF WATER QUALITY ZONES

A. INTENT. THE STANDARDS IN THIS SECTION ARE DESIGNED TO PRESERVE THE CHARACTER AND QUALITY OF THE RIVERS, LAKES, CREEKS, STREAMS AND WATERWAYS IN THE CITY BY MANAGING THE QUALITY OF SURFACE WATER RUNOFF ADJACENT TO THESE WATERWAYS THROUGH PROTECTION OF THEIR ADJACENT LANDS AND OPEN SPACE.

B. WATERWAY DESIGNATIONS. THE FOLLOWING DESIGNATIONS ARE ESTABLISHED FOR EXISTING WATERWAYS IN THE CITY:

1. FLINT RIVER. THE FLINT RIVER IS THE PRIMARY WATERWAY OF THE CITY.

I. MAJOR WATERWAYS. MAJOR WATERWAYS INCLUDE ALL STREAMS, LAKES, CREEKS OR DRAINAGE WAYS WITH WATERSHEDS ONE 100 ACRES AND LARGER.

- II. MINOR WATERWAYS. MINOR WATERWAYS INCLUDE ALL STREAMS, CREEKS OR DRAINAGE WAYS WITH WATERSHEDS UNDER 100 ACRES.**
- FOR THE FLINT RIVER IS NOT LESS THAN 30 FEET FROM THE FLOOD WAY.**
- 2. WATER QUALITY ZONES. THE FOLLOWING WATER QUALITY ZONES ARE ESTABLISHED:**
- I. CRITICAL WATER QUALITY ZONE. THE BOUNDARIES OF THE CRITICAL WATER QUALITY ZONE (CWQZ) COINCIDE WITH THE 1 PERCENT FLOODPLAIN, WHICH IS AN AREA THAT HAS A 1 PERCENT CHANCE OF FLOODING IN ANY GIVEN YEAR, EXCEPT:**
- A. FLINT RIVER. THE CWQZ**
- B. MAJOR WATER WAY. THE CWQZ OF A MAJOR WATER WAY IS NOT LESS THAN 30 FEET FROM THE CENTER LINE OF THE WATER WAY.**
- C. MINOR WATER WAY. THE CWQZ OF A MINOR WATER WAY IS NOT LESS THAN 20 FEET FROM**

THE  
CENTER  
LINE OF  
THE  
DRAINAGE  
WAY.

D. THE  
CWQZ  
DOES  
NOT  
EXTEND  
BEYOND  
THE  
CREST  
OF A  
BLUFF.

II. TRANSITIONAL  
WATER  
QUALITY  
ZONE. A  
TRANSITIONAL  
WATER  
QUALITY  
ZONE (TWQZ)  
IS  
ESTABLISHED  
ADJACENT TO  
THE OUTER  
BOUNDARY OF  
A CWQZ AS  
FOLLOWS:

A. FLINT  
RIVER.  
THE  
TWQZ  
FOR THE  
FLINT  
RIVER IS  
NOT  
LESS  
THAN  
250 FEET  
FROM  
THE

CWQZ  
OF THE  
RIVER.

B. MAJOR  
AND  
MINOR  
WATER  
WAYS.  
THE  
TWQZ  
FOR A  
MAJOR  
OR  
MINOR  
WATER  
WAY IS  
NOT  
LESS  
THAN 75  
FEET  
FROM  
THE  
CWQZ  
OF THE  
WATER  
WAY.

3. REGULATIONS. THE  
FOLLOWING  
REGULATIONS ARE  
ESTABLISHED  
WITHIN EACH  
WATER QUALITY  
ZONE:

I. CRITICAL  
WATER  
QUALITY  
ZONE. THE  
FOLLOWING  
REGULATIONS  
APPLY TO ALL  
CRITICAL  
WATER  
QUALITY  
ZONES.

**A. ALL  
DEVELOPMENT  
IS  
PROHIBITED IN  
THE  
CWQZ  
EXCEPT  
THE  
FOLLOWING:**

**OR  
RECREATION  
ON  
ALPA  
THWAYS.  
S.**

**1. UTILITIES  
LINES,  
OTHER  
RIGHTS  
AND  
WASTEWATER  
TREATMENT  
PLANTS.  
S.**

**3. DOCKS,  
MARINAS  
AND  
BOAT  
HARVEYS.  
ES.**

**4. OPEN  
ENCLOSURE  
SPACES  
E**

**2. TRAILS  
AND  
OTHER  
RECREATION  
DESTRUCTIVE  
AND**

**B. PRIVATE OPEN  
SPACE  
OF ANY  
TYPE,  
INCLUDING  
SPORTS  
FIELDS  
AND  
GOLF  
COURSES,  
DEVELOPMENT**

**PED  
WITHIN  
THE  
CWQZ,  
MUST  
SUBMIT  
A  
MAINTENANCE  
PROCESS  
S TO THE  
CITY  
OUTLINING THE  
LIMITATIONS OF  
THE  
USES OF  
FERTILIZERS,  
PESTICIDES AND  
HERBICIDES.**

**C. WASTE  
WATER  
LINES  
ARE  
PROHIBITED  
WITHIN  
THE  
CWQZ  
EXCEPT  
FOR  
NECESSARY  
CROSSINGS.**

**D. IN  
DETERMINING  
ALLOWABLE  
SITE**

**IMPERVIOUS AND  
SEMI-  
PERVIOUS  
REQUIREMENTS,  
THE  
CWQZ IS  
DEDUCTED  
FROM  
THE  
GROSS  
LOT  
AREA TO  
DETERMINE THE  
NET LOT  
AREA.**

**II. TRANSITIONAL WATER  
QUALITY  
ZONE. THE  
FOLLOWING  
REGULATIONS  
APPLY TO THE  
TWQZ:**

**A. THE  
FOLLOWING  
USES IN  
THE  
TRANSITIONAL  
WATER  
QUALITY ZONES  
MUST  
DEMONSTRATE  
THAT  
NO RUN-OFF OR  
EFFLUENT**



NCE  
FROM  
THE  
DEVELO  
PMENT  
WILL  
FLOW  
DIRECT  
LY INTO  
THE  
WATER  
WAY:

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OF  
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**§ 50-163. CONSTRUCTION ON SLOPES**

1. AL  
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**A. INTENT. THESE STANDARDS ARE INTENDED TO PRESERVE AND PROTECT THE UNIQUE TOPOGRAPHY OF FLINT AND LIMIT CHANGES TO ESTABLISHED WATERSHEDS. EXCESS RUNOFF FROM CONSTRUCTION ACTIVITIES ON SLOPES CAUSES LOSS OF TOPSOIL, SILTING OF STREAMS, FLOOD DAMAGES, AND EROSION. LEAVING WOODLANDS AND STEEP SLOPES UNDISTURBED AID THE CONTROL OF EROSION AND SEDIMENTATION, THE CAPABILITY OF THE UNDERLYING SOILS TO ABSORB AND RETAIN MOISTURE, AND THE PROTECTION OF THE QUALITY OF WATERSHED AND STREAMS.**

2. AL  
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ES

**B. APPLICABILITY. THE FOLLOWING REQUIREMENTS APPLY TO ALL CONSTRUCTION OR DISRUPTION ACTIVITIES ON ANY PRIVATE PARCEL.**

3. TE  
M  
PO  
RA  
RY  
ST  
OR  
AG

**C. NO DEVELOPMENT, GRADING OF THE LAND OR STRIPPING OF VEGETATION SHALL BE PERMITTED ON SLOPES OF 25% OR STEEPER.**

**D. PERMITTED MAXIMUM DISTURBANCE.**

1. SLOPE AREAS BETWEEN 20.0% TO 24.9% SHALL BE 10 %.
  2. SLOPE AREAS BETWEEN 15.0% AND 19.9% SHALL BE 20 %.
  3. SLOPE AREAS BETWEEN 0 AND 14.9% SHALL BE AS LIMITED BY THE SITE DEVELOPMENT STANDARDS PERTINENT TO THE ZONING, IF ANY, IN WHICH THE PROPERTY LIES.
- E. ALLOWABLE CUT AND FILL.
1. CUTS. CUTS MAY NOT EXCEED FOUR FEET OF DEPTH EXCEPT FOR CONSTRUCTION OF A BUILDING FOUNDATION, BASEMENT OR SWIMMING POOL EXCAVATION.
  2. ALL CUTS AND FILL MUST BE RESTORED AND STABILIZED.
  3. FILL. FILL MAY NOT EXCEED FOUR FEET OF DEPTH.
- § 50-164. SOIL EROSION & SEDIMENT CONTROLS
- A. INTENT. THE FOLLOWING STANDARDS ARE INTENDED TO PREVENT EROSION OF SOIL AND SEDIMENTATION
- OF WATERWAYS DURING CONSTRUCTION ACTIVITIES.
- B. APPLICABILITY. THESE STANDARDS APPLY TO ALL SITE AND PARCEL DEVELOPMENT AND REDEVELOPMENT.
- C. LOCAL ENFORCING AGENCY. THE COUNTY OF GENESEE IS THE LOCAL ENFORCING AGENCY TO IMPLEMENT AND ENFORCE THE PART 91, SOIL EROSION AND SEDIMENTATION CONTROL OF THE NATURAL RESOURCES PROTECTION ACT, 1994 PA 451, AS AMENDED.
- D. REVIEW. APPLICANTS SHALL PROVIDE PROOF TO THE ZONING COORDINATOR THAT THE PLANS HAVE BEEN REVIEWED AND APPROVED BY THE LOCAL ENFORCING AGENCY PRIOR TO CITY PERMIT APPROVAL.
- E. ADOPTION OF RULES OF STATE WATER RESOURCES COMMISSION. THE CITY HEREBY ADOPTS BY REFERENCE THE LATEST RULES PROMULGATED BY THE STATE WATER RESOURCES COMMISSION PURSUANT TO THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (MCL 282.101 ET SEQ., MSA 13.1820(1) ET SEQ.).
- F. CONTROL MEASURES. DURING NEW DEVELOPMENT, REDEVELOPMENT AND ANY

**OTHER LAND-DISTURBING ACTIVITIES, BEST MANAGEMENT PRACTICES SHALL BE USED TO ACCOMPLISH THE FOLLOWING:**

- 1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING ALL CONSTRUCTION THAT DISTURBS SOIL ON SITE. CONTROL MEASURES INCLUDE MULCHING, MATTING, COVERING, SILT FENCES, SEDIMENT TRAPS AND CATCH BASINS, SETTLING PONDS AND PROTECTIVE BERMS.**
- 2. CONTROLS MUST REMAIN IN PLACE UNTIL PERMANENT REVEGETATION IS ESTABLISHED.**
- 3. AREAS WITHIN THE CRITICAL WATER QUALITY ZONE MUST BE REVEGETATED WITHIN 18 MONTHS OF DISTURBANCE.**

**§ 50-165. SITE CLEARING & TREE REMOVAL**

**A. INTENT. THE REMOVAL OF TREES AND OTHER VEGETATION FROM PUBLIC OR PRIVATE PROPERTY SHALL BE REGULATED BY THE CITY TO MEET THE FOLLOWING GOALS.**

- 1. TO PRESERVE, PROTECT AND ENHANCE VALUABLE NATURAL RESOURCES, AND TO PROTECT THE HEALTH, SAFETY AND WELFARE OF RESIDENTS.**
- 2. TO ESTABLISH STANDARDS LIMITING THE REMOVAL OF AND INSURING THE REPLACEMENT OF TREES SUFFICIENT TO SAFEGUARD THE ECOLOGICAL AND AESTHETIC ENVIRONMENT OF A COMMUNITY.**
- 3. TO PREVENT THE UNNECESSARY CLEARING AND DISTURBING OF LAND SO AS TO PRESERVE, INsofar AS IS PRACTICABLE, THE NATURAL AND EXISTING GROWTH OF VEGETATION; AND TO REPLACE, WHEN FEASIBLE, THE REMOVED TREES WITH THE SAME, COMPARABLE OR IMPROVED SPECIES.**
- 4. TO PROVIDE PROTECTIVE REGULATIONS AGAINST HAZARDOUS TREES AND DISEASED TREES OR SHRUBS; TO CONTROL ACTIVITIES RELATIVE TO TREES AND TREE**

**CONTRACTORS AND TO  
PROVIDE FOR A TREE  
COMMISSION.**

**SHALL BE REVIEWED  
DURING THE SITE PLAN  
REVIEW PROCESS.**

**B. APPLICABILITY. THE  
STANDARDS OUTLINED  
APPLY AS FOLLOWS.**

- 1. THE FOLLOWING  
PROVISIONS APPLY TO  
ALL PROPERTY IN THE  
CITY, PUBLIC OR  
PRIVATE, UNLESS  
OTHERWISE STATED.**
- 2. A PERSON OPERATING  
A TREE FARM SHALL  
NOT BE REQUIRED TO  
OBTAIN A TREE  
REMOVAL PERMIT FOR  
TREES LOCATED ON  
THE FARM; A PERMIT  
WOULD BE REQUIRED  
IF THE PERSON IS  
REMOVING TREES  
FROM A PARCEL NOT  
PRIMARILY USED AS A  
TREE FARM.**

**C. SITE CLEARING  
REQUIREMENTS. THE  
FOLLOWING STANDARDS  
APPLY TO ALL  
CONSTRUCTION ACTIVITIES:**

- 1. SITE PLAN  
REQUIREMENTS. A SITE  
PLAN FOR ANY  
PROPOSED  
DEVELOPMENT, WHEN  
REQUIRED BY ARTICLE  
17 OF THIS CHAPTER,  
SHALL ILLUSTRATE  
THE AREA OF LAND TO  
BE CLEARED OF TREES  
AND OTHER  
VEGETATION. THIS**

**2. AREAS TO BE CLEARED.  
ANY AREA TO BE  
CLEARED SHALL BE  
LIMITED TO THOSE  
AREAS NEEDED FOR:**

- I. STREET  
CONSTRUCTION  
AND NECESSARY  
SLOPE  
CONSTRUCTION.**
- II. PUBLIC SERVICE  
OR UTILITY  
EASEMENTS AND  
RIGHTS-OF-WAY,  
INCLUDING  
AREAS FOR  
UTILITY LINE  
INSTALLATION  
AND  
MAINTENANCE.  
THESE  
EASEMENTS  
SHALL NOT BE  
CLEARED PRIOR  
TO ACTUAL LINE  
INSTALLATION.**
- III. BUILDING ROOF  
COVERAGE AREA  
AND ANCILLARY  
STRUCTURES  
SUCH AS PATIOS  
AND PORCHES  
PLUS 10 FEET ON  
ALL SIDES FOR  
CONSTRUCTION  
ACTIVITY.**
- IV. DRIVEWAYS,  
ALLEYWAYS,  
WALKWAYS,**

**PARKING LOTS  
AND OTHER LAND  
AREA  
NECESSARY TO  
THE  
INSTALLATION  
OF THE  
PROPOSED  
DEVELOPMENT  
OR USE.**

**V. THE AREA  
NECESSARY FOR  
CONSTRUCTION  
AND  
MAINTENANCE  
OF A SEDIMENT  
BASIN.**

**VI. THE AREA  
NECESSARY FOR  
GARDEN OR  
AGRICULTURAL  
PURPOSES.**

**D. TREE REMOVAL  
REQUIREMENTS. TREES 12  
INCHES IN CALIPER OR  
GREATER SHOULD BE  
PRESERVED. OTHERWISE, A  
TREE REMOVAL PERMIT  
SHALL BE REQUIRED BEFORE  
ANY TREE 12 INCHES IN  
CALIPER OR GREATER, MAY  
BE DESTROYED OR  
REMOVED.**

**1. SITE PLAN REQUIRED.  
WHEN A SITE PLAN  
REVIEW PROCESS IS  
REQUIRED, THE  
APPROVAL OF THE SITE  
PLAN SHALL SERVE AS  
THE APPROVAL OF THE  
TREE REMOVAL  
PERMIT.**

**2. SITE PLAN NOT  
REQUIRED. WHEN A  
SITE PLAN REVIEW  
PROCESS IS NOT  
REQUIRED, THE  
APPLICATION AND FEE  
INFORMATION FOR A  
TREE REMOVAL  
PERMIT SHALL BE  
OBTAINED FROM THE  
CITY.**

**3. REVIEW CRITERIA. ALL  
TREE REMOVAL  
PERMITS SHALL BE  
REVIEWED USING THE  
FOLLOWING CRITERIA.**

**I. THE EXTENT TO  
WHICH TREE  
CLEARING IS  
SHOWN TO AVOID  
EXCESSIVE  
CLEARING AND  
STILL PERMIT  
THE APPLICANT  
TO ACHIEVE THE  
PROPOSED  
DEVELOPMENT  
OR LAND USE.**

**II. THE  
DESIRABILITY OF  
PRESERVING ANY  
TREE BY REASON  
OF ITS SIZE, AGE  
OR SOME OTHER  
OUTSTANDING  
QUALITY, SUCH  
AS UNIQUENESS,  
RARITY OR  
STATUS AS A  
HISTORIC OR  
SPECIES  
SPECIMEN.**

- III. THE EXTENT TO WHICH THE AREA WOULD BE SUBJECT TO ENVIRONMENTAL DEGRADATION DUE TO REMOVAL OF THE TREES.**
- IV. THE HEIGHTENED DESIRABILITY OF PRESERVING TREE COVER IN DENSELY DEVELOPED OR DENSELY POPULATED AREAS.**
- V. WHETHER THE TREE IS DISEASED, INJURED BEYOND RESTORATION, IN DANGER OF FALLING, INTERFERE WITH UTILITY SERVICES OR CREATES UNSAFE VISUAL CLEARANCE.**
- VI. THE COMPLETENESS OF THE TREE REPLACEMENT SCHEDULE AND PLAN.**
- 4. TREE REPLACEMENT PLAN. THE APPLICANT SHALL SUBMIT A TREE REPLACEMENT PLAN INCLUDING THE**
- FOLLOWING INFORMATION:**
- I. EXISTING TREE COVERAGE, SIZE, AND TYPE.**
- II. NUMBER OF TREES TO BE REMOVED.**
- III. REPLACEMENT TREE SIZE AND TYPE.**
- IV. AREAS TO BE COVERED WITH STRUCTURES, WALKWAYS, PARKING, AND DRIVEWAYS.**
- V. GRADING AND DRAINAGE REQUIREMENTS.**
- E. REPLACEMENT OF TREES. ALL LEGALLY REMOVED, HEALTHY TREES GREATER THAN 12 INCHES IN DIAMETER, MEASURED AT FOUR FEET ABOVE GRADE SHALL BE REPLACED.**
- 1. SIZE. THE REPLACEMENT TREE(S) SHALL BE OF A CALIPER NO LESS THAN 25% OF THAT OF THE REMOVED TREE(S) OR 1-1/2 INCH CALIPER, WHICHEVER IS GREATER; OR WITH MULTIPLE TREES, THE COMBINED CALIPERS OF WHICH TOTAL NOT**

**LESS THAN 125% OF  
THE REMOVED TREE(S).**

- 2. LOCATION. THE REPLACEMENT TREE(S) SHALL BE PLANTED ON THE SAME LOT AS THE REMOVED TREE(S), UNLESS OTHERWISE APPROVED BY THE CITY.**
- 3. QUANTITY. THE NUMBER AND LOCATION OF REPLACEMENT TREES SHALL BE ILLUSTRATED ON THE SITE PLAN OR TREE REPLACEMENT PLAN AND SCHEDULE, AS REQUIRED.**
- 4. FEE IN-LIEU. WITH PERMISSION FROM THE CITY, TREES MAY BE REPLACED WITH A FEE IN LIEU OF PLANTING REPLACEMENT TREES. FEES SHALL BE EQUIVALENT TO THE COST OF PURCHASING AND PLANTING THE REQUIRED NUMBER AND SIZE OF REPLACEMENT TREES.**
- 5. CREDITS. WHEN A SIGNIFICANT NUMBER OF TREES ARE PRESERVED ON A LOT, THE ZONING COORDINATOR MAY COUNT UP TO 25% OF THE PRESERVED TREE CALIPER TOWARD THE**

**REQUIRED  
REPLACEMENT TREES.**

- F. VIOLATIONS. IF IT IS DETERMINED THAT THE APPLICANT IS NOT FOLLOWING THE APPROVED TREE REMOVAL TERMS, THE CITY SHALL REVOKE ALL PERMITS UNTIL THE MATTER IS RESOLVED.**
- 1. REPLACEMENT SIZE. ILLEGALLY REMOVED TREES SHALL BE REPLACED AS FOLLOWS WITH A TREE OF CALIPER NO LESS THAN 50% OF THAT OF THE ILLEGALLY REMOVED TREE OR WITH MULTIPLE TREES THE COMBINED CALIPERS OF WHICH TOTAL NOT LESS THAN 200% OF THE REMOVED TREE.**
- 2. LOCATION. TREES SHALL BE REPLACED ON THE SAME LOT AS THE REMOVED TREE, UNLESS OTHERWISE APPROVED BY THE CITY.**
- 3. REQUIRED REPLACEMENT. IMPOSITION OF ANY PENALTY FOR A VIOLATION OF THIS ARTICLE SHALL NOT BE CONSTRUED AS A WAIVER OF THE RIGHT OF THE CITY TO COLLECT FROM THE DEFENDANT THE COST**



OF TREE WORK DONE BY THE CITY WHICH THE DEFENDANT WAS REQUIRED BUT FAILED TO ACT UPON.

G. EXCEPTIONS. IN THE EVENT THAT ANY TREE IS DETERMINED TO BE IN A HAZARDOUS OR DANGEROUS CONDITION SO AS TO ENDANGER THE PUBLIC HEALTH, WELFARE OR SAFETY, AND REQUIRES IMMEDIATE REMOVAL WITHOUT DELAY, VERBAL AUTHORIZATION TO REMOVE THE TREE(S) WITHOUT A PERMIT MAY BE OBTAINED FROM THE CITY.

**§ 50-166. TREE PROTECTION DURING CONSTRUCTION**

A. INTENT. PROTECTION MEASURES SHALL BE UNDERTAKEN TO PRESERVE DESIGNATED TREES DURING SITE DEVELOPMENT OR CONSTRUCTION.

B. APPLICABILITY. TREES DETERMINED TO BE PRESERVED THROUGH THE SITE CLEARING AND TREE REMOVAL PROCESS THAT HAVE BEEN CERTIFIED AS HEALTHY PRIOR TO ANY CLEARING OR CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED UTILIZING THE PROVISION OF THIS SECTION.

C. TREE PROTECTION PLAN. PRIOR TO THE ISSUANCE OF PERMITS FOR SITE WORK OR

CONSTRUCTION, THE PROPERTY OWNER OR AGENT OF THE PROPERTY OWNER SHALL SUBMIT A PLAN DETAILING HOW EACH OF THE PRESERVED TREES SHALL BE PROTECTED FOR REVIEW AND APPROVAL.

D. PROTECTION FROM MECHANICAL AND CHEMICAL INJURY. PROTECTIVE BARRIERS ARE REQUIRED TO PREVENT MECHANICAL INJURIES CAUSED BY SOIL COMPACTION, UNNECESSARY CUTTING OF ROOTS, FIRE, COLLISIONS WITH HEAVY EQUIPMENT, CARELESSNESS WITH TOOLS OR GIRDING WITH GUY WIRES AND INJURY CAUSED BY SOLVENTS, PAINTS, OILS OR OTHER CHEMICALS.

1. PROTECT THE DRIP LINE. ENCLOSE THE DRIPLINE OF A TREE AND AREAS OF EXPOSED ROOTS OUTSIDE OF THIS AREA WITH FENCE, ROPING, FLAGGING OR OTHER PROTECTIVE BARRIER.

I. BARRIER SHALL BE EASILY VISIBLE TO EQUIPMENT OPERATORS.

II. HAND TOOLS ONLY SHALL BE UTILIZED TO REMOVE BRUSH OR WEEDS



- WITHIN THE BARRIER.
- III. STORAGE OF EQUIPMENT, MATERIALS, FILL OR DEBRIS WITHIN THE BARRIER IS PROHIBITED.
- IV. EQUIPMENT SHALL NOT BE CLEANED OR REPAIRED WITHIN THE BARRIER.
2. BARK PROTECTION. TRUNKS OF TREES TO BE PRESERVED WITHIN 15 FEET OF THE BUILDING SITE AND ACCESS ROADS SHALL BE WRAPPED WITH SECTIONS OF SNOW FENCE OR BOARDS WIRED TOGETHER.
- I. NO NAILS OR SPIKES SHALL BE DRIVEN INTO PRESERVED TREES.
- II. NO PRESERVED TREES SHALL BE USED FOR SIGNS, FENCING, ROPING OR CABLES.
3. HISTORIC OR SPECIMEN TREES. THE CITY MAY REQUIRE A FERTILIZATION PROCESS
- THROUGHOUT CONSTRUCTION TO FURTHER SUPPORT THE SURVIVAL OF A TREE.
- E. PROTECTION FROM GRADE CHANGES. PROTECT TREES FROM ANY GRADE CHANGES THAT CAN IMPAIR THE ABILITY OF ITS ROOTS TO OBTAIN NECESSARY AMOUNTS OF AIR, WATER AND LAND MINERALS.
1. RAISING OF GRADE. IF RAISING THE GRADE WITHIN THE DRIPLINE, THE FOLLOWING APPLIES.
- I. IF RAISING THE GRADE WITHIN THE DRIPLINE OF A TREE IS DETERMINED ABSOLUTELY NECESSARY FOR THE DEVELOPMENT OF THE SITE, THE CITY MAY REQUIRE ONE OF THE FOLLOWING PROTECTION METHODS.
- A. RELOCATE THE TREE.
- B. INSTALLATION OF AN AERATION SYSTEM CONSISTING OF A DRY WELL

AROUND  
THE TRUNK  
TOGETHER  
WITH A  
LAYER OF  
GRAVEL  
AND STONE  
AND A  
SYSTEM OF  
DRAIN  
TILES  
OVER THE  
ROOT  
SYSTEM AT  
THE LEVEL  
OF THE  
ORIGINAL  
GRADE TO  
ENSURE  
ADEQUATE  
AIR,  
WATER  
CIRCULATI  
ON AND  
DRAINAGE  
OF WATER  
AWAY  
FROM THE  
TRUNK.

**II. FOR EXCEPTION  
FROM THIS  
PROVISION, ALL  
OF THE  
FOLLOWING  
MUST BE MET:**

**A. FILL  
WITHIN  
THE  
DRIPLINE  
IS LESS  
THAN SIX  
INCHES OR  
LESS IN  
DEPTH.**

**B. FILL DOES  
NOT  
CONTAIN  
CLAY,  
MARL OR  
OTHER  
HEAVY  
IMPERVIOU  
S FILLS.**

**C. FILL  
CONSISTS  
ONLY OF  
POROUS,  
LOAMY OR  
GRAVELLY  
SOIL HIGH  
IN  
ORGANIC  
MATTER.**

**2. LOWERING OF GRADE.  
IF LOWERING THE  
GRADE WITHIN THE  
DRIPLINE, THE  
FOLLOWING APPLIES.**

**I. TO PROTECT  
TREES FROM  
REMOVAL OF OR  
DAMAGE TO  
FEEDER ROOTS  
OR CHANGES TO  
THE WATER  
TABLE, THE AREA  
WITHIN THE DRIP  
LINE SHALL NOT  
BE LOWERED.**

**II. TERRACING OR  
CONSTRUCTION  
OF A DRY  
RETAINING  
WALL FOR  
GRADE  
DIFFERENCES OF  
LESS THAN TWO**

**FEET MAY BE  
UTILIZED.**

- 3. POSITIVE DRAINAGE. WHEN REGRADING AROUND A PRESERVED TREE, SIGNIFICANT CHANGES IN DRAINAGE WITHIN THE CANOPY OF THE TREE SHALL BE RECTIFIED BY CUTTING SWALES OR OTHER MEANS.**
- F. EXCAVATION. MINIMIZE THE DAMAGE TO PROTECTED TREES BY LIMITING EXCAVATION AND PROVIDING PROPER ROOT CARE AFTER ANY EXCAVATION.**
  - 1. UTILITY PIPELINES SHALL NOT BE ROUTED WITHIN A DRIP LINE OF A PRESERVED TREE UNLESS OTHERWISE APPROVED BY THE CITY BECAUSE:**
    - I. NO OTHER ROUTE IS PRACTICAL.**
    - II. TUNNELLING UNDER THE ROOTS WITH A POWER-DRIVEN SOIL AUGUR IS IMPRACTICAL OR FINANCIALLY INFEASIBLE IN RELATION TO THE VALUE OF THE TREE.**
  - 2. ROOT PROTECTION. WHEN EXCAVATING IN A PROTECTED AREA, THE FOLLOWING CAUTIONARY STEPS SHALL BE TAKEN:**
    - I. MINIMIZE THE NUMBER OF ROOTS CUT, ESPECIALLY LARGE MAIN ROOTS.**
    - II. MAKE CLEAN CUTS WITH PROPER TOOLS AND RE-TRIM THE ROOTS AFTER EXCAVATION.**
    - III. PAINT CUTS OF ROOTS OF 1/4 INCH DIAMETER OR LARGER WITH A WOUND DRESSING, SUCH AS ORANGE SHELLAC.**
    - IV. TO MINIMIZE THE TIME ROOTS ARE EXPOSED TO THE AIR, BACKFILL THE TRENCH IMMEDIATELY AFTER EXCAVATION, LEAVING NO POCKETS OF AIR.**
    - V. MIX PEAT MOSS WITH FILL SOIL TO PROMOTE**

**NEW ROOT  
GROWTH.**

**ONE-HALF (2½) INCHES  
CALIPER.**

**G. DAMAGE MITIGATION.  
WHERE, DESPITE THE  
FOREGOING PROVISIONS,  
SIGNIFICANT DAMAGE HAS  
BEEN DONE TO THE ROOTS,  
THE TREE SHALL BE  
FERTILIZED AND EXCESS  
BRANCHES THAT CANNOT BE  
SUPPORTED BY THE  
REMAINING UNDAMAGED  
ROOTS SHALL BE PRUNED.  
TREE LIMBS DAMAGED  
DURING CONSTRUCTION  
SHALL BE PRUNED TO 1/4  
INCH OF THE BRANCH  
COLLAR.**

**H. REMOVAL OF TREE  
PROTECTION. PROTECTIVE  
FENCES AND BARRIERS  
AROUND TREES SHALL BE  
REMOVED ONLY AS THE  
FINAL STAGE OF POST-  
CONSTRUCTION CLEANUP.**

**I. REPLACEMENT TREES.  
SHOULD ANY TREE  
DESIGNATED FOR  
PRESERVATION AND  
INCLUDED AS PART OF  
MINIMUM REQUIRED  
LANDSCAPING UNDER THIS  
ARTICLE, BE DAMAGED,  
REMOVED OR DIE, THE  
OWNER SHALL REPLACE THE  
TREE WITH TWO (2) TREES OF  
EQUIVALENT SPECIES OR  
WITH TREES WHICH SHALL  
OBTAIN THE SAME HEIGHT,  
SPREAD AND GROWTH  
CHARACTERISTICS. THE  
REPLACEMENT TREES SHALL  
BE A MINIMUM OF TWO AND**

## **ARTICLE 15 SIGN REGULATIONS**

### **§ 50-167. PURPOSE AND OBJECTIVES**

**PURPOSE AND FINDINGS**  
THE CITY OF FLINT HAS EXPERIENCED YEARS OF POPULATION AND BUSINESS DECLINE, LOSING OVER 100,000 RESIDENTS AND ACCUMULATING THOUSANDS OF VACANT LOTS AND ABANDONED BUILDINGS. THE CITY HAS ALSO LACKED THE REGULATIONS NECESSARY TO ENFORCE CONSISTENT AND QUALITY SIGN DEVELOPMENT OVER THE YEARS. TOGETHER THESE FACTORS HAVE LED TO A BUILT ENVIRONMENT FEATURING MANY UNSAFE, UNSIGHTLY AND ABANDONED SIGNS.

**THE REGULATION OF SIGNS BY THIS CODE IS INTENDED TO PROMOTE AND PROTECT**

**THE PUBLIC HEALTH, SAFETY AND WELFARE; BY CREATING A MORE ATTRACTIVE ECONOMIC AND BUSINESS CLIMATE WITHIN THE CITY; BY ENHANCING AND PROTECTING THE PHYSICAL APPEARANCE OF ALL AREAS OF THE CITY; AND BY REDUCING THE DISTRACTIONS, OBSTRUCTIONS AND HAZARDS TO PEDESTRIAN AND AUTO TRAFFIC CAUSED BY THE INDISCRIMINATE PLACEMENT AND USE OF SIGNS.**

### **A. OBJECTIVES.**

**THE OBJECTIVES OF THIS ARTICLE ARE TO:**

- 1. GENERAL**  
**ENSURE THAT SIGNS ARE LOCATED, DESIGNED, CONSTRUCTED, INSTALLED AND MAINTAINED IN A WAY THAT PROTECTS LIFE, HEALTH, MORALS, PROPERTY AND THE PUBLIC WELFARE;**
- 2. PUBLIC SAFETY**  
**PROTECT PUBLIC SAFETY BY PROHIBITING SIGNS THAT ARE STRUCTURALLY UNSAFE OR POORLY MAINTAINED; THAT CAUSE UNSAFE TRAFFIC CONDITIONS THROUGH DISTRACTION OF MOTORISTS, CONFUSION WITH TRAFFIC SIGNS, OR HINDRANCE OF VISION; AND THAT IMPEDE SAFE MOVEMENT OF PEDESTRIANS OR SAFE INGRESS AND EGRESS FROM BUILDINGS OR SITES;**
- 3. PROTECT AESTHETIC QUALITY OF NEIGHBORHOODS**  
**PREVENT BLIGHT AND PROTECT AESTHETIC QUALITIES BY PREVENTING VISUAL CLUTTER AND PROTECTING VIEWS; AND ELIMINATING SIGNS AND SIGN**

STRUCTURES ON  
UNUSED COMMERCIAL  
PROPERTIES;

4. FREE SPEECH  
ENSURE THAT THE  
CONSTITUTIONALLY  
GUARANTEED RIGHT  
OF FREE SPEECH IS  
PROTECTED AND TO  
ALLOW SIGNS AS A  
MEANS OF  
COMMUNICATION;

5. REDUCE CONFLICT  
REDUCE CONFLICT  
AMONG SIGNS AND  
LIGHT AND BETWEEN  
PUBLIC AND PRIVATE  
INFORMATION  
SYSTEMS;

6. BUSINESS  
IDENTIFICATION  
ALLOW FOR ADEQUATE  
AND EFFECTIVE  
SIGNAGE FOR BUSINESS  
IDENTIFICATION AND  
OTHER COMMERCIAL  
SPEECH, NON-  
COMMERCIAL SPEECH,  
AND DISSEMINATION OF  
PUBLIC  
INFORMATION,  
INCLUDING BUT NOT LIMITED

#### § 50-168. APPLICABILITY

A. THE REGULATIONS OF  
THIS ARTICLE SHALL  
GOVERN AND  
CONTROL THE  
ERECTION,  
ENLARGEMENT,  
EXPANSION,  
ALTERATION,  
OPERATION,  
MAINTENANCE,  
RELOCATION AND

REMOVAL OF ALL SIGNS  
WITHIN THE CITY  
INTENDED TO BE  
VIEWED FROM ANY  
STREET, SIDEWALK OR  
PUBLIC OR PRIVATE  
COMMON OPEN SPACE.  
ANY SIGN NOT  
EXPRESSLY PERMITTED  
BY THESE REGULATIONS  
SHALL BE PROHIBITED.  
THE REGULATIONS OF  
THIS ARTICLE RELATE  
TO THE LOCATION OF  
SIGNS, TYPE, WITHIN  
ZONING DISTRICTS AND  
SHALL BE IN ADDITION  
TO PROVISIONS OF  
OTHER CHAPTERS OF THE  
MUNICIPAL

C  
ODE APPLICABLE TO THE  
CONSTRUCTION

A  
ND MAINTENANCE OF  
SIGNS.

B. THE EFFECT OF THIS  
ARTICLE IS:

1. TO REGULATE ANY  
SIGN, DISPLAY, FIGURE,  
PAINTING, DRAWING,  
MESSAGE, PLACARD,  
POSTER, BILLBOARD, OR  
OTHER THING, VISIBLE  
FROM A PUBLIC OR  
PRIVATE RIGHT-OF-WAY  
AND THAT IS USED OR  
HAS THE EFFECT OF  
BEING USED, TO  
ADVERTISE, ANNOUNCE  
OR  
IDENTIFY THE  
PURPOSE OF ANY  
BUSINESS,  
ESTABLISHMENT,  
PERSON, ENTITY,  
PRODUCT, SERVICE OR

ACTIVITY; TO  
COMMUNICATE  
INFORMATION OF ANY  
KIND TO THE PUBLIC,  
OR TO ATTRACT  
ATTENTION TO THE  
PREMISES.

2. TO ESTABLISH A  
PERMIT SYSTEM TO  
ALLOW A VARIETY OF  
SIGN TYPES IN  
COMMERCIAL AND  
INDUSTRIAL ZONES AND  
A LIMITED VARIETY OF  
SIGNS IN OTHER ZONES,  
SUBJECT TO THE  
STANDARDS AND THE  
PERMIT PROCEDURES  
OF THIS CHAPTER;

3. TO ALLOW CERTAIN  
SIGNS THAT ARE  
SMALL, UNOBTRUSIVE,  
AND INCIDENTAL TO  
THE PRINCIPAL USE OF  
THE RESPECTIVE LOTS  
ON WHICH THEY ARE  
LOCATED, SUBJECT TO  
THE REQUIREMENTS OF  
THIS CHAPTER, BUT  
WITHOUT  
REQUIREMENT OF A  
PERMIT;

4. TO PROHIBIT ALL  
SIGNS NOT  
EXPRESSLY  
PERMITTED BY  
THIS ARTICLE;  
AND

5. TO PROVIDE FOR  
ENFORCEMENT  
OF THE  
PROVISIONS OF  
THIS ARTICLE.

#### C. CONFLICT WITH OTHER

REGULATIONS  
IN THE EVENT OF  
CONFLICT BETWEEN  
THE REGULATIONS OF  
THIS CHAPTER AND  
THOSE OF OTHER  
LOCAL, STATE OR  
FEDERAL  
REGULATIONS, THE  
MORE RESTRICTIVE  
REGULATION SHALL  
GOVERN.

#### § 50-169. SIGN PERMIT REQUIRED

A. SIGN  
PERMIT  
EXCEPT AS EXPRESSLY  
PROVIDED IN SECTION  
50-172 HEREOF, NO SIGN  
SHALL BE ERECTED,  
ENLARGED,  
EXPANDED,  
ALTERED, OR  
RELOCATED UNLESS A  
SIGN PERMIT  
EVIDENCING THE  
COMPLIANCE OF SUCH  
WORK WITH THE  
PROVISIONS OF THIS  
ARTICLE AND OTHER  
APPLICABLE  
PROVISIONS OF THIS  
CODE SHALL HAVE  
FIRST BEEN ISSUED IN  
ACCORDANCE WITH THE  
PROVISIONS OF  
ARTICLE 15 OF THIS  
CODE; PROVIDED,  
HOWEVER, THAT  
ROUTINE SIGN  
MAINTENANCE, CHANGING OF  
PARTS DESIGNED TO BE  
CHANGED AND SHALL  
NOT, STANDING ALONE,  
BE CONSIDERED AN  
ALTERATION OF THE  
SIGN REQUIRING THE



**ISSUANCE OF A SIGN  
ZONING PERMIT  
HEREUNDER.**

WHEN A SIGN IS TO BE ERECTED AS PART OF A NEW DEVELOPMENT OR A REDEVELOPMENT REQUIRING ZONING APPROVAL FROM THE DEPARTMENT OF PLANNING AND DEVELOPMENT UNDER ARTICLE 50.17 OF THIS CODE, THE MATERIALS REQUIRED BELOW MAY BE INCLUDED IN THE APPLICATION AND WOULD BE REVIEWED CONCURRENTLY WITH THE OVERALL PROJECT. APPROVAL OF THE PROJECT WOULD SERVE AS THE APPROVAL FOR THE SIGN ZONING PERMIT.

WHEN SIGNAGE IS OTHERWISE ERECTED, ENLARGED, EXPANDED, ALTERED OR RELOCATED, A SEPARATE APPLICATION FOR A SIGN ZONING PERMIT IS REQUIRED. SIGN ZONING PERMITS MAY BE APPROVED BY THE ZONING COORDINATOR OR TRAINED DEPARTMENT OF PLANNING AND DEVELOPMENT STAFF DESIGNATED BY THE ZONING COORDINATOR. REVIEW OF AN APPLICATION FOR A SIGN ZONING PERMIT SHALL BE COMPLETED WITHIN 15 DAYS OF RECEIPT OF ALL MATERIALS AND APPROPRIATE PAYMENT. IF THE APPLICATION IS MISSING MATERIALS NECESSARY TO DETERMINE IF THE PROPOSED SIGNAGE SATISFIES ALL NECESSARY REGULATIONS THE REVIEW TIMEFRAME WILL PAUSE UNTIL THE OUTSTANDING

**MATERIALS ARE PROVIDED.**

ONCE THE OUTSTANDING MATERIALS ARE SUBMITTED THE TIMEFRAME WILL RESUME BUT REVIEWING OFFICIALS SHALL HAVE AN EXTRA SEVEN (7) DAYS TO COMPLETE THE REVIEW. IF THE PROPOSED SIGNAGE SATISFIES ALL THE REQUIREMENTS OF THIS CHAPTER THE REVIEWING OFFICIAL SHALL APPROVE THE APPLICATION AND ISSUE A SIGN ZONING PERMIT.

APPEALS, VARIANCES OR SIMILAR ACTIONS SHALL FOLLOW THE PROCEDURES OF ARTICLE 50.17 OF THIS CODE.

**B. APPLICATION  
REQUIREMENTS**  
APPLICATIONS FOR A SIGN PERMIT FOR A SIGN SHALL BE ACCOMPANIED BY:

1. PLANS AND SPECIFICATIONS SHOWING THE LOCATION ON THE LOT OR BUILDING AND THE METHOD OF CONSTRUCTION, ILLUMINATION AND SUPPORT OF SUCH SIGN;
2. A SCALE DRAWING SHOWING SIGN FACES, EXPOSED SURFACES AND THE PROPOSED LETTERING AND DESIGN, ACCURATELY REPRESENTED AS TO SIZE, AREA, PROPORTION AND COLOR;
3. PHOTOGRAPHS OF THE



**STREET SIDES OF THE  
PROPERTY IN  
QUESTION, SHOWING  
ALL EXISTING SIGNS  
ON THE PROPERTY;**

- 4. A CALCULATION OF  
THE TOTAL AMOUNT  
OF SIGN AREA  
PRESENTLY EXISTING  
ON THE PROPERTY;**
- 5. THE APPLICANT'S  
ATTESTATION THAT  
THE SUM OF THE AREAS  
OF THE REQUESTED  
SIGN OR SIGNS AND THE  
EXISTING SIGNS DOES  
NOT EXCEED THE  
MAXIMUM ALLOWED  
BY THE PROVISIONS OF  
THIS CODE; AND,**
- 6. SIGN INSTALLATION  
AND LANDSCAPING  
MUST BE COMPLETED  
WITHIN ONE (1) YEAR  
FOLLOWING ISSUANCE  
OF A SIGN PERMIT.**
- 7. EACH APPLICATION  
SHALL BE  
ACCOMPANIED BY  
PAYMENT, TO COVER  
THE COST OF REVIEW  
AND ANY NECESSARY  
PUBLICATIONS,  
POSTINGS, AND  
HEARINGS. AMOUNT OF  
SAID PAYMENT SHALL  
BE ESTABLISHED FROM  
TIME TO TIME BY  
RESOLUTION OF THE  
CITY COUNCIL, KEPT  
ON FILE BY THE CITY  
CLERK, AND  
CONTAINED IN  
APPENDIX A OF THE  
CITY CODE.**

**§ 50-170. GENERAL  
STANDARDS THE FOLLOWING  
GENERAL STANDARDS SHALL  
APPLY TO ALL SIGNS.**

**A. MESSAGE**

**SUBSTITUTION THE  
MESSAGE ON ANY  
COMMERCIAL SIGN MAY  
BE  
REPLACED WITH A NON-  
COMMERCIAL  
MESSAGE PROVIDED THAT THE  
SIGN OTHERWISE MEETS  
THE REQUIREMENTS OF  
THIS CHAPTER.**

**B. ILLUMINATION**

- 1. LOCATION AND DESIGN  
OF LIGHT SOURCE  
WHenever AN  
EXTERNAL ARTIFICIAL  
LIGHT SOURCE IS USED  
FOR A SIGN, SUCH  
SOURCE SHALL BE  
LOCATED, SHIELDED  
AND DIRECTED SO AS  
NOT TO BE DIRECTLY  
VISIBLE FROM ANY  
PUBLIC STREET OR  
PRIVATE RESIDENCE. NO  
RECEPTACLE OR DEVICE  
HOUSING A PERMITTED  
LIGHT SOURCE FOR A  
SIGN SHALL PROTRUDE  
MORE THAN  
EIGHTEEN(18) INCHES  
FROM THE FACE OF THE  
SIGN OR BUILDING TO  
WHICH IT IS ATTACHED;  
PROVIDED, HOWEVER,  
THAT A RECEPTACLE OR  
DEVICE HOUSING A  
PERMITTED LIGHT**

SOURCE FOR A SIGN MAY BE LOCATED MORE THAN EIGHTEEN (18) INCHES FROM THE FACE OF THE SIGN IF SUCH LIGHT SOURCE IS GROUND MOUNTED, LOCKED IN PLACE, AND CANNOT BE REDIRECTED.

2. LEVEL OF ILLUMINATION IN NO EVENT SHALL THE ILLUMINATION OF ANY SIGN, RESULTING FROM ANY INTERNAL OR EXTERNAL ARTIFICIAL LIGHT SOURCE, EXCEED ONE-HUNDRED SEVENTY FIVE (175) FOOTCANDLES WHEN MEASURED WITH A STANDARD LIGHT METER HELD PERPENDICULAR TO THE SIGN FACE AT A DISTANCE EQUAL TO THE NARROWEST DIMENSION OF SUCH SIGN FACE. ALL ARTIFICIAL ILLUMINATION SHALL BE SO DESIGNED, LOCATED, SHIELDED, AND DIRECTED AS TO PREVENT THE CASTING OF GLARE OR DIRECT LIGHT UPON ADJACENT PROPERTY OR STREETS. ILLUMINATION RESULTING FROM ANY INTERNAL OR EXTERNAL ARTIFICIAL LIGHT SOURCE SHALL NOT EXCEED 0.5 FOOT CANDLES

AS MEASURED AT THE PROPERTY LINE OF THE SUBJECT PROPERTY. ILLUMINATION LEVELS FOR ELECTRONIC MESSAGE CENTERS SIGNS SHALL BE PRESCRIBED IN PARAGRAPH G OF THIS SECTION.

3. FLASHING LIGHTS PROHIBITED EXCEPT FOR PUBLIC SERVICE SIGNS WHEN EXPRESSLY PERMITTED BY THIS SECTION, NO FLASHING, BLINKING OR INTERMITTENT LIGHTS SHALL BE PERMITTED.
4. LIGHT FIXTURE SCREENING LIGHT FIXTURES PLACED ALONG THE BASE OF THE SIGN SHALL BE SCREENED FROM VIEW BY SITE GRADING OR EVERGREEN SHRUBS. NO UNSCREENED LIGHT SOURCES ARE PERMITTED. TEMPORARY HOLIDAY DISPLAYS, WHICH CONTAIN LIGHTS, ARE EXEMPT FROM THESE PROVISIONS.
5. EXTERNAL ILLUMINATION EXTERNAL ILLUMINATION SHALL BE PROVIDED BY

STEADY, STATIONARY  
LIGHT OF REASONABLE  
INTENSITY, DIRECTED  
SOLELY AT THE SIGN  
AND SHIELDED OR  
OTHERWISE  
PREVENTED FROM  
SHINING DIRECTLY  
ONTO ADJACENT  
PROPERTIES OR  
RIGHTS OF WAY.

PERMITS: SIGNS  
PERMITTED  
PURSUANT TO  
SECTION 50-127  
OF THIS ARTICLE  
SHALL BE  
ILLUMINATED  
ONLY AS  
PERMITTED IN  
THAT SECTION.

6. INTERNAL  
ILLUMINATION  
INTERNAL  
ILLUMINATION SHALL  
BE PROVIDED BY  
INTERIOR WHITE  
LIGHTING OF  
REASONABLE  
INTENSITY WITH  
PRIMARY AND  
SECONDARY IMAGES  
LIT OR SILHOUETTED  
(I.E., BACKLIT) ON AN  
OPAQUE  
BACKGROUND. THE  
BACKGROUND OF ALL  
SIGNS MUST BE  
OPAQUE. NO  
ADDITIONAL  
BACKGROUND  
LIGHTING OR  
ILLUMINATED  
BORDERS OR  
OUTLINES SHALL BE  
PERMITTED.

II. AWNING AND  
CANOPY SIGNS:  
SHALL BE  
ILLUMINATED  
USING A DIRECT  
LIGHT SOURCE.  
DIRECT  
ILLUMINATION  
SHALL BE AIMED  
AT THE  
EXTERIOR OF  
THE  
AWNING/CANOPY  
, NOT THE  
UNDERSIDE.

III. MONUMENT  
SIGNS:  
MONUMENT  
SIGNS SHALL BE  
BACKLIT,  
DIRECTLY-LIT,  
OR INTERNALLY  
ILLUMINATED.  
ALL LETTERS

7. ADDITIONAL  
LIGHTING STANDARDS  
THE FOLLOWING ARE  
ADDITIONAL  
LIGHTING STANDARDS  
FOR  
R SPECIFIC SIGN  
TYPES:

I. SIGNS  
WITHOUT

- MUST BE INDIVIDUALLY AFFIXED. ANY DIRECT LIGHT SOURCE SHALL BE CONCEALED FROM VIEW FROM THE RIGHT-OF-WAY.**
- IV. WALL SIGNS: LETTERS SHALL BE INDIVIDUALLY AFFIXED TO WALLS OF A BUILDING AND BE EITHER INTERNALLY ILLUMINATED OR BACKLIT.**
- V. ELECTRONIC MESSAGE CENTER SIGNS:**
- 1. ALL ELECTRONIC MESSAGE CENTERS SHALL COME EQUIPPED WITH AUTOMATIC DIMMING TECHNOLOGY WHICH AUTOMATICALLY ADJUSTS THE SIGN'S BRIGHTNESS BASED ON AMBIENT LIGHT**
  - 2. NO ELECTRONIC MESSAGE CENTER SHALL EXCEED A BRIGHTNESS LEVEL OF 0.3 FOOT CANDLES ABOVE AMBIENT LIGHT AS MEASURED USING A FOOT CANDLE (LUX) METER AT A PRESET DISTANCE DEPENDING ON SIGN AREA, MEASURED ACCORDING TO TABLE 50-170.**
- ATTACHMENT:**  
**TABLE 50-170 (EXHIBIT 86)**
- C. LANDSCAPING**  
**THE BASE OF ALL PERMANENT GROUND SIGNS SHALL BE EFFECTIVELY LANDSCAPED AND MAINTAINED IN GOOD CONDITION AT ALL TIMES. THE MINIMUM LANDSCAPED AREA SHALL EXTEND AT LEAST THREE (3) FEET BEYOND ALL SIGN FACES OR**

SUPPORTING STRUCTURES IN ALL DIRECTIONS. EXPOSED FOUNDATIONS MUST BE CONSTRUCTED WITH A FINISHED MATERIAL SUCH AS BRICK, STONE, ARCHITECTURAL METAL, OR WOOD. LANDSCAPING MUST BE MAINTAINED IN A MANNER THAT PREVENTS THE SCREENING OR BLOCKING OF ADDRESSES AND OTHER INFORMATION PROVIDED ON THE MONUMENT SIGN.

- D. MINIMUM ELEVATION OF CERTAIN SIGNS  
THE BOTTOM OF EVERY AWNING, CANOPY, PROJECTING, MARQUEE AND BILLBOARD SIGN SHALL BE ELEVATED AT LEAST EIGHT (8) FEET ABOVE GRADE.

**ATTACHMENT:**

**DIAGRAM 50-170D (EXHIBIT 87)**

- E. OBSTRUCTION OF ACCESS WAYS  
NO SIGN OR SIGN STRUCTURE SHALL OBSTRUCT FREE INGRESS TO OR EGRESS FROM A FIRE ESCAPE, DOOR, WINDOW OR OTHER REQUIRED ACCESS WAY.
- F. OBSTRUCTION OF WINDOW SURFACE  
NO SIGN SHALL PROJECT OVER, OCCUPY OR OBSTRUCT ANY WINDOW SURFACE REQUIRED FOR LIGHT OR VENTILATION BY ANY APPLICABLE PROVISION OF THE MUNICIPAL CODE.

**G. TRAFFIC SAFETY**

1. CONFUSION WITH TRAFFIC SIGNALS  
NO SIGN SHALL BE MAINTAINED AT ANY LOCATION WHERE BY REASON OF ITS POSITION, SIZE, SHAPE, CONTENT, COLOR, OR ILLUMINATION IT MAY OBSTRUCT, IMPAIR, OBSCURE, INTERFERE WITH THE VIEW OF, OR BE CONFUSED WITH, ANY TRAFFIC CONTROL SIGN, SIGN OR DEVICE, OR WHERE IT MAY INTERFERE WITH, MISLEAD OR CONFUSE TRAFFIC.
2. CORNER VISUAL CLEARANCE  
AT ALL INTERSECTIONS, AT A POINT OF TWENTY (20) FEET IN ANY DIRECTION FROM THE POINT OF INTERSECTION OF THE STREET RIGHT-OF-WAY, NO SIGN, NOR ANY PART OF A SIGN OTHER THAN A SUPPORTING POLE OR BRACE NO GREATER THAN EIGHTEEN (18) INCHES IN WIDTH OR DIAMETER SHALL BE LOCATED LOWER THAN EIGHT (8) FEET FROM GRADE.

**ATTACHMENT:**

**DIAGRAM 50-170G**

**H. SIGNS IN RIGHTS-OF-WAY EXCEPT AS PROVIDED IN THIS ARTICLE OR ARTICLE 8, NO SIGN EXCEPT GOVERNMENTAL SIGNS OR OTHER SIGNS AUTHORIZED IN THIS ARTICLE SHALL BE PLACED IN OR EXTEND INTO OR OVER ANY RIGHT-OF-WAY.**

**I. SIGNS ON LOTS WITH MULTIPLE USERS WHERE MORE THAN ONE USER OCCUPIES A ZONING LOT, THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR ALLOCATING PERMITTED SIGNAGE AMONG SUCH USERS**

**J. SIGN MAINTENANCE THE OWNER OF A SIGN AND THE OWNER OF THE PREMISES ON WHICH SUCH SIGN IS LOCATED SHALL BE JOINTLY AND SEVERALLY LIABLE TO MAINTAIN SUCH SIGN, INCLUDING ITS ILLUMINATION SOURCES, IN COMPLIANCE WITH THIS CODE AND ALL APPLICABLE LAWS, IN A SAFE AND SECURE CONDITION, AND IN A NEAT AND ORDERLY CONDITION AND GOOD WORKING ORDER AT ALL TIMES, AND TO PREVENT THE DEVELOPMENT OF ANY RUST, CORROSION, ROTTING OR OTHER DETERIORATION IN THE PHYSICAL APPEARANCE OR SAFETY OF SUCH SIGN. THE PREMISES AROUND GROUND AND PYLON SIGNS SHALL BE KEPT CLEAN AND**

**FREE OF ALL RUBBISH AND WEEDS.**

**K. SIGN MEASUREMENT.**

**1. AREA TO BE INCLUDED THE SUPPORTING STRUCTURE OR BRACING OF A SIGN SHALL BE OMITTED IN MEASURING THE AREA OF THE SIGN UNLESS SUCH STRUCTURE OR BRACING IS MADE PART OF THE MESSAGE OR FACE OF THE SIGN. WHERE A SIGN HAS MORE THAN ONE DISPLAY FACE.**

**2. AREA OF SIGNS WITH BACKING THE AREA OF ALL SIGNS WITH BACKING SHALL BE MEASURED BY COMPUTING THE AREA OF THE SIGN BACKING.**

**3. AREA OF SIGNS WITHOUT BACKING THE AREA OF ALL SIGNS WITHOUT BACKING SHALL BE MEASURED BY COMPUTING THE AREA OF THE SMALLEST REGULAR GEOMETRIC FIGURE THAT CAN ENCOMPASS ALL WORDS, LETTERS, FIGURES, EMBLEMS AND OTHER ELEMENTS OF THE SIGN MESSAGE.**

**ATTACHMENT:  
DIAGRAM 50-170K**

- 4. AREA OF SIGNS WITH AND WITHOUT BACKING**  
THE AREA OF ALL SIGNS FORMED BY A COMBINATION OF ELEMENTS WITH AND WITHOUT BACKING SHALL BE MEASURED BY COUNTING THE AREA OF SUCH ELEMENTS MEASURED IN ACCORDANCE THE FOREGOING SUBPARAGRAPHS.
- L. PORNOGRAPHIC CONTENT.**  
NO SIGN SHALL DEPICT 1) PATENTLY OFFENSIVE REPRESENTATIONS OR DESCRIPTIONS OF ULTIMATE SEXUAL ACTS, NORMAL OR PERVERTED, ACTUAL OR SIMULATED; OR 2) PATENTLY OFFENSIVE REPRESENTATION OR DESCRIPTIONS OF MASTURBATION, EXCRETORY FUNCTIONS, AND LEWD EXHIBITION OF THE GENITALS.
- M. CLEAR VISION AREA**  
SEE SECTION 50-66 OF THIS CHAPTER.
- N. GENERAL SAFETY**  
NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION, NO SIGN SHALL BE LOCATED IN ANY AREA OR IN ANY MANNER SO AS TO CREATE A NUISANCE OR A THREAT TO THE PUBLIC SAFETY AND WELFARE.

**§ 50-171. CLASSIFICATION OF SIGNS**

- A. FUNCTIONAL TYPES FOR PURPOSES OF THIS CODE, SIGNS SHALL BE CLASSIFIED AS FOLLOWS ACCORDING TO FUNCTION:**
- 1. ATTENTION-GETTING DEVICE.** A SIGN DESIGNED TO ATTRACT ATTENTION BY MEANS OF FLASHING OR MOVING PARTS, BRIGHT COLOR OR LIGHT, OR MOVEMENT OF ANY KIND. EXAMPLES OF SUCH SIGNS INCLUDE PENNANTS HUNG IN SERIES, WHIRLIGIGS, SPINNERS, STREAMERS, FLASHING LIGHTS, SEARCH LIGHTS AND BALLOONS.
  - 2. GOVERNMENTAL SIGNS.** A SIGN ERECTED AND MAINTAINED PURSUANT TO AND IN DISCHARGE OF ANY GOVERNMENTAL FUNCTION OR REQUIRED BY ANY LAW, ORDINANCE OR GOVERNMENTAL REGULATION THAT RELATES TO TRAFFIC DIRECTION OR SAFETY.
  - 3. PRIVATE WARNING SIGN.** A SIGN LIMITED IN CONTENT TO MESSAGES WARNING CAUTION OR DANGER.



**B. STRUCTURAL TYPES  
FOR PURPOSES OF THIS  
CODE, SIGNS SHALL BE  
CLASSIFIED AS FOLLOWS  
ACCORDING TO STRUCTURE:**

- 1. AWNING, CANOPY OR  
MARQUEE SIGN. A SIGN  
THAT IS MOUNTED OR  
PAINTED ON OR  
ATTACHED TO AN  
AWNING, CANOPY OR  
MARQUEE THAT IS  
OTHERWISE  
PERMITTED BY THIS  
CODE. NO SUCH SIGN  
SHALL PROJECT  
ABOVE, BELOW, OR  
BEYOND THE PHYSICAL  
DIMENSIONS OF SUCH  
AWNING, CANOPY OR  
MARQUEE.**

**ATTACHMENTS:**

**DIAGRAM 50-171B-1 (EXHIBIT 90)  
DIAGRAM 50-171B-2 (EXHIBIT 91)  
DIAGRAM 50-171B-3 (EXHIBIT 92)**

- 2. BANNER SIGN. A SIGN  
MADE OF FABRIC OR  
OTHER SIMILAR NON-  
RIGID MATERIAL WITH  
NO ENCLOSING  
FRAMEWORK OR  
ELECTRICAL  
COMPONENTS THAT IS  
SUPPORTED OR  
ANCHORED ON TWO OR  
MORE EDGES OR AT  
ALL FOUR CORNERS.**

**ATTACHMENT:**

**DIAGRAM 50-171B-4 (EXHIBIT 93)**

- 3. BILLBOARD SIGN. A  
BOARD, PANEL, OR**

**TABLET USED FOR THE  
DISPLAY OF POSTERS,  
PRINTED OR PAINTED  
ADVERTISING MATTER,  
EITHER ILLUMINATED  
OR NON-ILLUMINATED.**

**ATTACHMENT:**

**DIAGRAM 50-171B-5 (EXHIBIT 94)**

- 4. BOX SIGN. A SIGN THAT  
IS SELF-ENCLOSED IN A  
TYPICALLY SQUARE OR  
RECTANGULAR  
STRUCTURE WITH OR  
WITHOUT INTERNAL  
LIGHTING. A BOX SIGN  
CAN BE SINGLE-OR  
DOUBLE-SIDED.  
INTERNALLY  
ILLUMINATED  
CHANNELIZED  
LETTERING, LOGO, OR  
GROUPINGS OF  
LETTERS AND/OR  
LOGOS, NOT  
PROVIDING ANY  
ADDITIONAL SIGN  
FACE, SHALL NOT BE  
CONSIDERED A BOX  
SIGN.**

**ATTACHMENT:**

**50-171B-6 (EXHIBIT 95)**

- 5. ELECTRONIC MESSAGE  
CENTER / MANUAL  
CHANGEABLE COPY  
SIGN. IS A SIGN OR  
PORTION THEREOF  
DESIGNED TO  
ACCOMMODATE  
FREQUENT MESSAGE  
CHANGES COMPOSED  
OF CHARACTERS, OR  
LETTERS, OR  
ILLUSTRATIONS AND**



THAT CAN BE  
CHANGED OR  
REARRANGED, EITHER  
MANUALLY OR  
ELECTRONICALLY,  
WITHOUT ALTERING  
THE FACE OR SURFACE  
OF SUCH SIGN.

DEPENDENT UPON A  
BUILDING FOR  
SUPPORT AND THAT  
PROJECTS MORE THAN  
TWELVE (12) INCHES  
FROM SUCH BUILDING.

**ATTACHMENT:**

**DIAGRAM 50-171B-9 (EXHIBIT 98)**

6. MONUMENT SIGN. A  
FREESTANDING SIGN  
DEFINED BY A SOLID  
SUPPORT STRUCTURE  
(OTHER THAN SUPPORT  
POLES) WITH EQUAL  
TO OR GREATER  
WIDTH THAN THE  
FACEPLATE.

10. PYLON SIGN. A SIGN  
THAT IS MOUNTED ON A  
FREESTANDING POLE  
OR OTHER SUPPORTS.

**ATTACHMENT:**

**50-171B-10 (EXHIBIT 99)**

**ATTACHMENTS:**

**50-171B-7 (EXHIBIT 96)**

**50-171B-8 (EXHIBIT 97)**

7. MOVING OR ANIMATED  
SIGN. ANY SIGN OR  
PART OF A SIGN THAT  
CHANGES PHYSICAL  
POSITION BY ANY  
MOVEMENT OR  
ROTATION OR THAT  
GIVES THE VISUAL  
IMPRESSION OF SUCH  
MOVEMENT OR  
ROTATION.

11. ROOF SIGN. A SIGN  
THAT IS MOUNTED OR  
PAINTED ON THE ROOF  
OF A BUILDING, OR  
THAT IS WHOLLY  
DEPENDENT UPON A  
BUILDING FOR  
SUPPORT AND THAT  
PROJECTS ABOVE THE  
HIGHEST POINT OF A  
BUILDING WITH A FLAT  
ROOF, THE EAVE LINE  
OF A BUILDING WITH  
GAMBREL, GABLE OR  
HIP ROOF OR THE DECK  
LINE OF A BUILDING  
WITH A MANSARD  
ROOF.

8. PAINT ON WALL SIGN. A  
SIGN PAINTED ON THE  
WALL OF A BUILDING  
OR STRUCTURE WITH  
THE EXPOSED FACE OF  
THE SIGN IN A PLACE  
PARALLEL TO THE  
FACE OF THE WALL.

**ATTACHMENT:**

**50-171B-11 (EXHIBIT 100)**

9. PROJECTING SIGN. A  
SIGN THAT IS WHOLLY  
OR PARTIALLY

12. SANDWICH BOARD  
SIGN. A MOVABLE SIGN  
NOT SECURED OR  
ATTACHED TO THE  
GROUND OR SURFACE  
UPON WHICH IT IS  
LOCATED.

**ATTACHMENT:**  
**50-171B-12 (EXHIBIT 101)**

**13. TEMPORARY SIGN. A SIGN OR ADVERTISING DISPLAY CONSTRUCTED OF CLOTH, CANVAS, FABRIC, PAPER, PLYWOOD OR OTHER LIGHT MATERIAL AND INTENDED TO BE DISPLAYED FOR A SHORT PERIOD OF TIME AS DESCRIBED IN THIS CHAPTER.**

**14. VEHICLE/TRAILER SIGN. A SIGN THAT IS ATTACHED TO OR PAINTED ON A VEHICLE OR TRAILER THAT IS PARKED ON OR ADJACENT TO ANY PROPERTY.**

**15. WALL SIGN. A SIGN FASTENED TO THE WALL OF A BUILDING OR STRUCTURE IN SUCH A MANNER THAT THE WALL BECOMES THE SUPPORTING STRUCTURE FOR, OR FORMS THE BACKGROUND SURFACE OF, THE SIGN AND THAT DOES NOT PROJECT MORE THAN EIGHTEEN (18) INCHES FROM SUCH BUILDING OR STRUCTURE, TWENTY-FOUR (24) INCHES.**

**ATTACHMENT:**  
**50-171B-13 (EXHIBIT 102)**

**16. WINDOW SIGN. A SIGN THAT IS APPLIED OR ATTACHED TO THE EXTERIOR OR INTERIOR OF A WINDOW OR LOCATED WITHIN THE INTERIOR OF A STRUCTURE SO THAT ITS MESSAGE CAN BE READ FROM THE EXTERIOR OF THE STRUCTURE.**

**ATTACHMENT:**  
**DIAGRAM 50-171B-14 (EXHIBIT 103)**

**§ 50-172. SIGNS PERMITTED IN ANY DISTRICT WITHOUT A PERMIT EXCEPT AS REGULATED BY SECTION 50-174 THROUGH SECTION 50-177, AND NOTWITHSTANDING ANY OTHER CONTRARY PROVISIONS OF THIS CODE, THE FOLLOWING SIGNS MAY, SUBJECT TO THE FOLLOWING LIMITATIONS, BE ERECTED AND MAINTAINED IN ANY DISTRICT WITHOUT OBTAINING A CITY SIGN PERMIT.**

**A. GOVERNMENTAL SIGNS. THE CONTENT AND SIZE OF ANY SUCH SIGN SHALL NOT EXCEED THE REQUIREMENTS OF THE LAW, ORDINANCE OR REGULATION PURSUANT TO WHICH SUCH SIGN IS ERECTED. THIS INCLUDES BANNER SIGNS FOR EVENTS OR PROMOTIONAL CAMPAIGNS ORGANIZED BY THE CITY.**

**B. ON-SITE TRAFFIC SIGNS. SUCH SIGNS SHALL BE LIMITED TO WALL OR FREESTANDING SIGNS OF NOT MORE THAN SIX (6)**

SQUARE FEET IN AREA; SHALL BE, IF A FREESTANDING SIGN, NOT MORE THAN FOUR (4) FEET IN HEIGHT; AND SHALL BE ILLUMINATED ONLY AS NECESSARY TO ACCOMPLISH THEIR INTENDED PURPOSE.

C. PRIVATE WARNING SIGNS. SUCH SIGNS SHALL BE NO MORE THAN TWO (2) SQUARE FEET IN AREA AND SHALL BE LIMITED TO THE NUMBER NECESSARY TO ACCOMPLISH THE INTENDED PURPOSE AND SHALL BE ILLUMINATED ONLY AS REQUIRED TO ACCOMPLISH SUCH PURPOSE.

D. YARD SIGNS, TEMPORARY. SUCH SIGNS SHALL BE NO MORE THAN THREE (3) FEET IN HEIGHT AND THE AGGREGATE AREA OF ALL SUCH SIGNS SHALL NOT EXCEED TWELVE (12) SQUARE FEET. A TEMPORARY YARD SIGN MAY BE DISPLAYED FOR UP TO 90 DAYS PER CALENDAR YEAR.

§ 50-173. SIGNS SPECIFICALLY PROHIBITED IN ALL DISTRICTS

THE FOLLOWING SIGNS, AS WELL AS ALL OTHER SIGNS NOT EXPRESSLY PERMITTED BY THIS SECTION, ARE PROHIBITED IN ALL DISTRICTS AND SHALL NOT BE ERECTED, MAINTAINED OR, EXCEPT AS PROVIDED FOR ELSEWHERE IN THIS CODE, PERMITTED TO CONTINUE IN ANY DISTRICT:

A. ATTENTION-

GETTING DEVICES.

B. MOVING OR ANIMATED SIGNS

C. ROOF SIGNS.

D. TEMPORARY SIGNS, EXCEPT AS EXPRESSLY AUTHORIZED IN THIS ARTICLE.

E. VEHICLE/TRAILER SIGNS

F. ANY SIGN ON A TREE OR UTILITY POLE, WHETHER ON PUBLIC OR PRIVATE PROPERTY.

G. ANY SIGN PAINTED DIRECTLY ON A WALL, ROOF OR FENCE.

§ 50-174. PERMITTED SIGN TYPES BY DISTRICT

FUNCTIONAL SIGN TYPES AND STRUCTURAL SIGN TYPES SHALL BE PERMITTED IN VARIOUS ZONING DISTRICTS AS IDENTIFIED IN TABLE 50-174 BELOW. THESE TYPES ARE PERMITTED IN ADDITION TO WHAT IS PERMITTED IN SECTION 50-172.

**ATTACHMENT:**

**TABLE 50-174 (EXHIBIT 104)**

**§ 50-175. DISTRICT REGULATIONS –  
NC, CC, DE, DC, UC AND IC**

**SIGNS SHALL BE PERMITTED IN THE  
NC, CC, DE, DC, UC AND IC  
DISTRICTS AS FOLLOWS:**

**A. NUMBER OF SIGNS  
PERMITTED PER LOT  
THE NUMBER OF SIGNS  
PERMITTED MUST BE WITHIN  
THE MAXIMUM TOTAL SIGN  
AREA. ALL SIGNS PERMITTED  
SECTION 50-172 OF THIS  
ARTICLE; PLUS**

- 1. ONE (1) MONUMENT  
SIGN PER STREET  
FRONTAGE FOR  
ZONING LOT  
FRONTAGE THAT IS  
LESS THAN FIVE  
HUNDRED (500) FEET IN  
LENGTH, AND UP TO  
TWO (2) MONUMENTS  
SIGNS PER STREET  
FRONTAGE FOR  
ZONING LOT  
FRONTAGE THAT IS  
FIVE HUNDRED (500)  
FEET OR MORE IN  
LENGTH. MONUMENT  
SIGNS MUST BE SPACED  
AT LEAST THREE-  
HUNDRED (300) FEET  
APART ON A ZONING  
LOT WHEN A ZONING  
LOT CONTAINS TWO (2)  
MONUMENT SIGNS PER  
STREET FRONTAGE,  
AND THE SIGN MUST BE**

**A JOINT  
IDENTIFICATION SIGN;  
PLUS**

- 2. ONE (1) ELECTRONIC  
MESSAGE CENTER /  
MANUAL CHANGEABLE  
COPY SIGN PER ZONING  
LOT FRONTAGE.**
- 3. ONE (1) WALL SIGN  
OVER FIVE (5) SQUARE  
FEET IN SIGN FACE  
AREA PER ZONING LOT  
FRONTAGE FOR  
BUILDINGS WITH A  
SINGLE GROUND  
FLOOR TENANT, OR  
ONE (1) WALL SIGN  
OVER FIVE (5) SQUARE  
FEET IN SIGN FACE  
AREA PER GROUND  
FLOOR BUSINESS  
TENANT (SEE TABLE  
50.15.09.C FOR MAX SIZE  
IN DISTRICT); PLUS**
- 4. FIVE (5) WALL SIGNS  
WITH SIGN FACE AREAS  
EQUAL TO OR LESS  
THAN FIVE (5) SQUARE  
FEET; PLUS**
- 5. ONE (1) PROJECTING  
SIGN; PLUS**
- 6. ONE (1) PYLON SIGN;  
PLUS**
- 7. ONE (1) WINDOW SIGN;  
PLUS**
- 8. ONE (1) SANDWICH  
BOARD SIGN PER  
GROUND FLOOR  
TENANT; PLUS**

9. ONE (1) BILLBOARD SIGN, PER ZONING LOT (LOT MUST BE WITHIN 300 FEET OF INTERSTATE 69 OR INTERSTATE 475). A BILLBOARD SIGN MUST BE LOCATED AT LEAST ONE THOUSAND (1,000) FEET FROM ANY OTHER BILLBOARD SIGN, INCLUDING BILLBOARDS SIGNS LOCATED IN ADJACENT JURISDICTIONS. ALL SUCH SIGNS SHALL BE DISPLAYED IN ANY OF THE FOLLOWING MANNERS:

I. ONE (1) SINGLE-FACED PAINTED BULLETIN, POSTER PANEL DISPLAY, OR ELECTRONIC MESSAGE CENTER / MANUAL CHANGEABLE COPY SIGN.

II. A DISPLAY OF TWO (2) POSTER PANELS PLACED SIDE-BY-SIDE IN A STRAIGHT LINE.

III. A DOUBLE-FACED DISPLAY OF PAINTED BULLETINS, POSTER PANELS, OR ELECTRONIC MESSAGE CENTER / MANUAL

CHANGEABLE COPY SIGN AS PREVIOUSLY DESCRIBED IN (1) AND (2).

IV. FORMING AN ANGLE OF LESS THAN FORTY-FIVE (45) DEGREES, UP TO TWO (2) SIDE-BY-SIDE POSTER PANELS MAY BE BACKED BY THE SAME OR ONE (1) PAINTED BULLETIN, OR ONE (1) PAINTED BULLETIN MAY BE BACKED UP BY THE SAME OR A DISPLAY OF UP TO TWO (2) SIDE-BY-SIDE POSTER PANELS.

V. NO STACKING OF POSTER PANELS OR PAINTED BULLETINS IN WHATEVER MANNER SHALL BE PERMITTED.

#### B. MAXIMUM GROSS SURFACE AREA OF SIGNS PERMITTED

1. TOTAL SIGN AREA: THE TOTAL AREA OF ALL SIGNS ON A LOT SHALL NOT EXCEED ONE (1) SQUARE FOOT PER LINEAR FOOT OF ZONING LOT FRONTAGE; PROVIDED, HOWEVER, SIGNS

ALLOWED WITHOUT PERMITS SHALL NOT BE COUNTED TOWARD THE TOTAL ALLOWANCE GROSS SIGN SURFACE AREA PERMITTED ON A ZONING LOT. THE MAXIMUM AMOUNT OF SIGN AREA SHALL BE ALLOCATED PROPORTIONALLY BASED ON THE LINEAR ZONING LOT FRONTAGE. ALL ZONING LOTS SHALL BE ALLOTTED A MINIMUM TOTAL SIGN AREA OF SIXTY (60) SQUARE FEET.

C. SIGN AREA, HEIGHT, AND SETBACKS. SIGNS IN THE NC, CC, DE, DC, UC AND IC DISTRICTS SHALL CONFORM WITH THE REQUIREMENTS OF TABLE 50-175.

**ATTACHMENT:**

**TABLE 50-175 (EXHIBIT 105)**

**§ 50-176. DISTRICT REGULATIONS – CE, PC, GI-1 AND GI-2 DISTRICTS**

**SIGNS SHALL BE PERMITTED IN THE CE, PC, GI-1 AND GI-2 DISTRICTS AS FOLLOWS:**

A. NUMBER OF SIGNS PERMITTED PER ZONING LOT.  
ALL SIGNS PERMITTED BY SECTION 50-174 OF THIS ARTICLE; PLUS

1. ONE (1) AWNING SIGN PER ENTRANCE; PLUS

2. ONE (1) PROJECTING SIGN; PLUS

3. ONE (1) PYLON SIGN; PLUS

4. ONE (1) WINDOW SIGN; PLUS

5. ONE (1) MONUMENT SIGN PER STREET FRONTAGE FOR ZONING LOT FRONTAGE THAT IS LESS THAN FIVE HUNDRED (500) FEET IN LENGTH, AND UP TO TWO (2) MONUMENT SIGNS PER STREET FRONTAGE FOR ZONING LOT FRONTAGE THAT IS FIVE HUNDRED (500) FEET OR MORE IN LENGTH. MONUMENT SIGNS MUST BE SPACED AT LEAST THREE-HUNDRED (300) FEET APART ON A ZONING LOT WHEN A ZONING LOT CONTAINS TWO (2) MONUMENT SIGNS PER STREET FRONTAGE; PLUS

6. ONE (1) ELECTRONIC MESSAGE CENTER / MANUAL CHANGEABLE COPY SIGN PER ZONING LOT LOCATED IN EITHER A MONUMENT SIGN OR BILLBOARD SIGN; PLUS

7. ONE (1) WALL SIGN OVER FIVE (5) SQUARE FEET IN SIGN FACE

AREA PER ZONING LOT  
FRONTAGE FOR  
BUILDINGS WITH A  
SINGLE GROUND  
FLOOR TENANT, OR  
ONE (1) WALL SIGN  
OVER FIVE (5) SQUARE  
FEET IN SIGN FACE  
AREA PER GROUND  
FLOOR BUSINESS  
TENANT (SEE TABLE  
50.15.10.B FOR MAX SIZE  
IN DISTRICT); PLUS

8. FIVE (5) WALL SIGNS  
WITH SIGN FACE AREAS  
EQUAL TO OR LESS  
THAN FIVE (5) SQUARE  
FEET; PLUS

9. ONE (1) BILLBOARD  
SIGN, PER ZONING LOT  
(LOT MUST BE WITHIN  
300 FEET OF  
INTERSTATE 69 OR  
INTERSTATE 475). A  
BILLBOARD SIGN MUST  
BE LOCATED AT LEAST  
ONE THOUSAND (1,000)  
FEET FROM ANY  
OTHER BILLBOARD  
SIGN, INCLUDING  
BILLBOARDS SIGNS  
LOCATED IN ADJACENT  
JURISDICTIONS. ALL  
SUCH SIGNS SHALL BE  
DISPLAYED IN ANY OF  
THE FOLLOWING  
MANNERS:

I. ONE (1) SINGLE-  
FACED PAINTED  
BULLETIN,  
POSTER PANEL  
DISPLAY, OR  
ELECTRONIC  
MESSAGE

CENTER /  
MANUAL  
CHANGEABLE  
COPY SIGN.

II. A DISPLAY OF  
TWO (2) POSTER  
PANELS PLACED  
SIDE-BY-SIDE IN A  
STRAIGHT LINE.

III. A DOUBLE-FACED  
DISPLAY OF  
PAINTED  
BULLETINS,  
POSTER PANELS,  
OR ELECTRONIC  
MESSAGE  
CENTER /  
MANUAL  
CHANGEABLE  
COPY SIGN AS  
PREVIOUSLY  
DESCRIBED IN (A)  
AND (B).

IV. FORMING AN  
ANGLE OF LESS  
THAN FORTY-  
FIVE (45)  
DEGREES, UP TO  
TWO (2) SIDE-BY-  
SIDE POSTER  
PANELS MAY BE  
BACKED BY THE  
SAME OR ONE (1)  
PAINTED  
BULLETIN, OR  
ONE (1) PAINTED  
BULLETIN MAY  
BE BACKED UP BY  
THE SAME OR A  
DISPLAY OF UP  
TO TWO (2) SIDE-  
BY-SIDE POSTER  
PANELS.



V. NO STACKING OF POSTER PANELS OR PAINTED BULLETINS IN WHATEVER MANNER SHALL BE PERMITTED.

SIGN AREA OF SIXTY (60) SQUARE FEET.

C. SIGN AREA, HEIGHT, AND SETBACKS. SIGNS IN THE CE, PC, GI-1 AND GI-2 DISTRICTS SHALL CONFORM WITH THE REQUIREMENTS OF TABLE 50-176.

**B. MAXIMUM GROSS SURFACE AREA OF SIGNS PERMITTED**

1. TOTAL SIGN AREA: THE TOTAL AREA OF ALL SIGNS ON A ZONING LOT SHALL NOT EXCEED ONE (1) SQUARE FOOT PER LINEAR FOOT OF ZONING LOT FRONTAGE; PROVIDED, HOWEVER, SIGNS ALLOWED WITHOUT PERMITS SHALL NOT BE COUNTED TOWARD THE TOTAL ALLOWANCE GROSS SIGN SURFACE AREA PERMITTED ON A ZONING LOT. THE MAXIMUM AMOUNT OF SIGN AREA SHALL BE ALLOCATED PROPORTIONALLY BASED ON THE LINEAR ZONING LOT FRONTAGE. ALL ZONING LOTS SHALL BE ALLOTTED A MINIMUM TOTAL

**ATTACHMENT:**

**TABLE 50-176 (EXHIBIT 106)**

**§ 50-177. DISTRICT REGULATIONS – GN-1, GN-2, TN-1, TN-2, MR-1, MR-2, MR-3 AND OS DISTRICTS**

**EXCEPT WHERE EXEMPTED BY THIS CHAPTER, ALL OF THE FOLLOWING SIGNS REQUIRE PERMITS FROM THE CITY:**

A. SIGNS SHALL BE PERMITTED IN THE GN-1, GN-2, TN-1, TN-2, MR-1, MR-2, MR-3 AND OS DISTRICTS AS FOLLOWS. THE NUMBER OF SIGNS PERMITTED MUST BE WITHIN THE MAXIMUM TOTAL SIGN AREA. ALL SIGNS PERMITTED SECTION 50-172 OF THIS ARTICLE; PLUS

1. SIGNS FOR GN-1, GN-2, TN-1, TN-2 AND MR-1 LOTS UNDER 30,000 SQUARE FEET

I. ONE WALL SIGN, SIGN FACE AREA NOT TO EXCEED EIGHT (8) SQUARE FEET; PLUS



- II. ONE AWNING SIGN PER ENTRANCE, SIGN FACE AREA NOT TO EXCEED SIX (6) SQUARE FEET.
- 2. SIGNS FOR GN-1, GN-2, TN-1, TN-2 AND MR-1 LOTS OVER 30,000 SQUARE FEET
  - I. ALL GROUND-MOUNTED SIGNS MUST BE AT LEAST 10 FEET FROM ANY LOT LINE.
  - II. ONE (1) AWNING SIGN PER ENTRANCE, SIGN FACE AREA NOT TO EXCEED 50 SQUARE FEET; PLUS
  - III. ONE (1) MONUMENT SIGN PER STREET FRONTAGE FOR ZONING LOT FRONTAGE THAT IS LESS THAN FIVE HUNDRED (500) FEET IN LENGTH, AND UP TO TWO (2) MONUMENTS SIGNS PER STREET FRONTAGE FOR ZONING LOT FRONTAGE THAT IS FIVE HUNDRED (500) FEET OR MORE IN LENGTH. MONUMENT SIGNS MUST BE SPACED AT LEAST THREE-HUNDRED (300) FEET APART ON A ZONING LOT WHEN A ZONING LOT CONTAINS TWO (2) MONUMENT SIGNS PER STREET FRONTAGE, EACH SIGN FACE MUST NOT EXCEED 80 SQUARE FEET, EACH SIGN MAY BE NO MORE THAN FIVE FEET TALL; PLUS
  - IV. ONE (1) ELECTRONIC MESSAGE CENTER / MANUAL CHANGEABLE COPY SIGN PER ZONING LOT IF MOUNTED IN A MONUMENT SIGN; PLUS
  - V. ONE (1) WALL SIGN PER ZONING LOT FRONTAGE, EACH SIGN FACE MUST NOT EXCEED 100 SQUARE FEET.

**3. SIGNS IN MR-2, MR-3  
AND OS DISTRICTS**

**I. TOTAL SIGN  
AREA: THE  
TOTAL AREA OF  
ALL SIGNS ON A  
ZONING LOT  
SHALL NOT  
EXCEED ONE (1)  
SQUARE FOOT  
PER LINEAR  
FOOT OF ZONING  
LOT FRONTAGE;  
PROVIDED,  
HOWEVER, SIGNS  
ALLOWED  
WITHOUT  
PERMITS SHALL  
NOT BE COUNTED  
TOWARD THE  
TOTAL  
ALLOWANCE  
GROSS SIGN  
SURFACE AREA  
PERMITTED ON A  
ZONING LOT. THE  
MAXIMUM  
AMOUNT OF SIGN  
AREA SHALL BE  
ALLOCATED  
PROPORTIONALL  
Y BASED ON THE  
LINEAR ZONING  
LOT FRONTAGE.  
ALL ZONING  
LOTS SHALL BE  
ALLOTTED A  
MINIMUM TOTAL  
SIGN AREA OF  
FORTY (40)  
SQUARE FEET.**

**II. ONE (1) AWNING  
SIGN PER  
ENTRANCE, SIGN  
FACE AREA NOT  
TO EXCEED 50  
SQUARE FEET;  
PLUS**

**III. ONE (1)  
MONUMENT SIGN  
PER STREET  
FRONTAGE FOR  
ZONING LOT  
FRONTAGE THAT  
IS LESS THAN  
FIVE HUNDRED  
(500) FEET IN  
LENGTH, AND UP  
TO TWO (2)  
MONUMENTS  
SIGNS PER  
STREET  
FRONTAGE FOR  
ZONING LOT  
FRONTAGE THAT  
IS FIVE HUNDRED  
(500) FEET OR  
MORE IN  
LENGTH.  
MONUMENT  
SIGNS MUST BE  
SPACED AT  
LEAST THREE-  
HUNDRED (300)  
FEET APART ON A  
ZONING LOT  
WHEN A ZONING  
LOT CONTAINS  
TWO (2)  
MONUMENT  
SIGNS PER  
STREET  
FRONTAGE, EACH  
SIGN FACE MUST**

NOT EXCEED 80  
SQUARE FEET,  
EACH SIGN MAY  
BE NO MORE  
THAN SIX FEET  
TALL; PLUS

THAT ARE NO  
MORE THAN SIX  
FEET SIX INCHES  
(6.5') TALL AND  
HAVE A SIGN  
FACE AREA OF  
NO MORE THAN  
TWELVE (12)  
SQUARE FEET.

IV. ONE (1)  
ELECTRONIC  
MESSAGE  
CENTER /  
MANUAL  
CHANGEABLE  
COPY SIGN PER  
ZONING LOT IF  
MOUNTED IN A  
MONUMENT  
SIGN; PLUS

V. ONE (1) WALL  
SIGN PER ZONING  
LOT FRONTAGE  
FOR BUILDINGS  
WITH A SINGLE  
GROUND FLOOR  
TENANT, OR ONE  
(1) WALL SIGN  
PER GROUND  
FLOOR BUSINESS  
TENANT. EACH  
SIGN FACE MUST  
NOT EXCEED 100  
SQUARE FEET.

VI. IN OS DISTRICTS  
ONLY:  
UNLIMITED  
FREESTANDING  
(PYLON,  
MONUMENT,  
ETC.) SIGNS  
MORE THAN 25'  
FROM ANY  
STREET EDGE

**§ 50-178. PLANNED SIGN PROGRAM**

A. IN LIEU OF THE SPECIFIC  
SIGN REQUIREMENTS OF A  
PARTICULAR ZONE DISTRICT,  
THE PLANNING COMMISSION  
MAY REVIEW AND APPROVE  
A PLANNED SIGN PROGRAM  
FOR TEMPORARY OR  
PERMANENT SIGNS IN ALL  
ZONE DISTRICTS. THE  
APPROVED PLANNED SIGN  
PROGRAM MAY DEVIATE  
FROM THE LIMITS IMPOSED  
BY THE STANDARD SIGN  
REQUIREMENTS.

1. DEMONSTRATED NEED.  
THE APPLICANT SHALL  
DEMONSTRATE THE  
FOLLOWING:

I. A DEVIATION  
FROM THE  
SPECIFIC SIGN  
REQUIREMENTS  
OF THE ZONE  
DISTRICT IS  
NEEDED;

II. THE  
APPLICANT'S  
PROPERTY IS  
UNIQUE WHEN  
COMPARED TO  
OTHER PARCELS

IN THE SAME  
ZONE DISTRICT  
AND IN THE SAME  
VICINITY;

III. THE PROPOSED  
PLAN SHALL BE  
CONSISTENT  
WITH THE  
PURPOSES AND  
INTENT OF THIS  
CHAPTER AND  
THIS ARTICLE;

IV. THE PROPOSED  
PLAN SHALL NOT  
CREATE A  
DANGER TO  
PUBLIC SAFETY;

V. THE APPROVAL  
OF THE PLANNED  
SIGN PROGRAM  
SHALL NOT HAVE  
AN ADVERSE  
IMPACT ON  
PROPERTY IN  
THE VICINITY;

VI. THE PROPOSED  
SIGNS ARE  
COMPATIBLE  
WITH  
SURROUNDING  
BUILDINGS AS  
WELL AS THE  
BUILDINGS ON  
SITE; AND

VII. THE PROPOSED  
SIGNS WILL BE  
CONSTRUCTED  
OUT OF HIGH  
QUALITY  
MATERIAL.

B. A PUBLIC HEARING IS  
REQUIRED AND NOTICE  
SHALL BE GIVEN ACCORDING  
TO SECTION 50-189 OF THIS  
CHAPTER.

C. REQUIREMENTS OF  
APPROVAL. THE FOLLOWING  
RULES SHALL APPLY:

1. THE PROJECT SITE  
SHALL BE LARGER  
THAN 2 ACRES IN SIZE,  
OR THE BUILDING  
SHALL HAVE FOUR (4)  
OR MORE TENANTS OR  
UNITS.

D. THE DURATION OF THE  
DISPLAY PERIOD FOR  
TEMPORARY SIGNS SHALL BE  
SPECIFIED BY THE PLANNING  
COMMISSION.

E. DEVIATIONS FROM A  
PLANNED SIGN PROGRAM.  
DEVIATIONS FROM AN  
APPROVED PLANNED SIGN  
PROGRAM SHALL BE  
APPROVED BY THE PLANNING  
COMMISSION.

F. THE APPLICANT MAY APPEAL  
A DECISION OF THE  
PLANNING COMMISSION TO  
THE ZONING BOARD OF  
APPEALS.

#### **§ 50-179. CLASSIC SIGNS**

THE DESIGNATION OF A SIGN AS A  
CLASSIC SIGN IS INTENDED TO  
PERMIT THE RECONSTRUCTION OR  
REINVESTMENT IN A WAY THAT IS  
NOT COMPLIANT WITH THE  
REQUIREMENTS OF THIS ARTICLE

**FOR SIGNS THAT ARE DEEMED TO HAVE ESPECIALLY SIGNIFICANT AESTHETIC OR HISTORIC CHARACTER.**

**A. ELIGIBILITY:**

**1. ANY PERSON OF THE CITY MAY APPLY FOR DESIGNATION OF AN EXISTING SIGN, AS OF THE DATE OF ADOPTION OF THIS ARTICLE, AS A CLASSIC SIGN. CLASSIC SIGNS ARE EXEMPT FROM AREA, SETBACK, HEIGHT, LIGHTING, MOVEMENT, FLASHING, PLACEMENT, TYPE, CONTENT, AND CONSTRUCTION MATERIALS REQUIREMENTS OF THIS ARTICLE.**

**2. TO QUALIFY FOR DESIGNATION AS A CLASSIC SIGN, THE SIGN MUST:**

**I. BE AT LEAST TWENTY-FIVE (25) YEARS OLD OR A DUPLICATE OF AN ORIGINAL SIGN WHERE THE COMBINED AGE OF THE DUPLICATE AND ORIGINAL SIGN IS AT LEAST TWENTY-FIVE (25) YEARS.**

**II. POSSESS UNIQUE PHYSICAL DESIGN CHARACTERISTICS, SUCH AS CONFIGURATION, MESSAGE, COLOR, TEXTURE, ETC.**

**III. BE OF EXTRAORDINARY SIGNIFICANCE TO THE CITY, REGARDLESS OF THE USE IDENTIFIED BY THE SIGN.**

**A. APPLICATION**

**1. AN APPLICATION FOR CLASSIC SIGN STATUS MUST INCLUDE PLANS FOR SIGN MAINTENANCE, RENOVATION OR POSSIBLE RECONSTRUCTION, ACCEPTABLE TO THE ZONING COORDINATOR.**

**2. APPLICATION FOR CLASSIC SIGN STATUS MUST BE MADE TO THE ZONING COORDINATOR, WHO SCHEDULES A PUBLIC HEARING OF THE PLANNING COMMISSION IN ACCORDANCE WITH SECTION 50-189 OF THIS CHAPTER AND PRESENTS HIS/HER RECOMMENDATIONS**

TO THE PLANNING COMMISSION AT THE PUBLIC HEARING.

3. THE PLANNING COMMISSION SHALL APPROVE OR DENY THE APPLICATION BASED ON THE QUALIFICATIONS ABOVE.
  4. THE APPLICANT MAY APPEAL A DECISION OF THE PLANNING COMMISSION TO THE ZONING BOARD OF APPEALS.
- B. MAINTENANCE**  
THE OWNER OF A CLASSIC SIGN MUST ENSURE THAT THE SIGN IS NOT STRUCTURALLY DANGEROUS, A FIRE HAZARD, AN ELECTRICAL SHOCK HAZARD, OR ANY OTHER KIND OF HAZARD. CLASSIC SIGNS MAY BE REBUILT IF DAMAGED.
- C. DESIGNATED**  
CLASSIC/MURAL SIGNS THE CITY SHALL KEEP A LIST OF SIGNS DEEMED TO BE OF SPECIAL SIGNIFICANCE IN THE CITY AND ARE, THEREFORE, EXEMPTED FROM THE PROVISIONS OF THIS ARTICLE. THIS LIST WILL BE AVAILABLE TO THE PUBLIC UPON REQUEST.

**§ 50-180. TEMPORARY SIGNS**

- A. GENERAL REGULATIONS FOR ALL TEMPORARY SIGNS:**

1. ANY SIGN LISTED IN SECTION 50-173 OF THIS ARTICLE IS PROHIBITED.
2. TEMPORARY SIGNS MUST BE RELATED TO GOODS AND/OR SERVICES SOLD ON THE PREMISES, EXCEPT FOR REAL ESTATE, NONCOMMERCIAL OR POLITICAL MESSAGES. TEMPORARY OFF PREMISES SIGNS ARE PROHIBITED.
3. NO TEMPORARY SIGN MAY BE ILLUMINATED.
4. ALL TEMPORARY SIGNS MUST REMAIN IN GOOD CONDITION DURING THE DISPLAY PERIOD. THROUGHOUT THE DISPLAY PERIOD, CORRECTIVE ACTION MUST BE TAKEN IMMEDIATELY SHOULD THERE BE ANY PROBLEMS WITH THE APPEARANCE, CONDITION OR MAINTENANCE OF THE SIGN AND/OR SUPPORT HARDWARE.
5. CERTAIN TYPES OF TEMPORARY SIGNS ARE SUBJECT TO OTHER PROVISIONS CONTAINED IN THIS ARTICLE.

- B. REGULATIONS BY TEMPORARY SIGN TYPE:**  
TEMPORARY SIGNS MUST

COMPLY WITH THE REGULATIONS CONTAINED IN SECTION 50-180A, "GENERAL REGULATIONS FOR ALL TEMPORARY SIGNS", OF THIS ARTICLE AND THE FOLLOWING:

1. TEMPORARY SANDWICH BOARD SIGNS:

- I. TEMPORARY SANDWICH BOARD SIGNS ARE PERMITTED ONLY WITHIN THE NC, DC, DE, UC, IC, CC, MR-2, MR-3 AND OS DISTRICTS.
- II. TEMPORARY SANDWICH BOARD SIGNS ARE LIMITED TO SIX (6) SQUARE FEET IN AREA AND FOUR FEET (4') IN HEIGHT.
- III. THE USE OF TEMPORARY SANDWICH BOARD SIGNS IS LIMITED TO BUSINESS HOURS ONLY. SIGNS MUST BE STORED INDOORS AT ALL OTHER TIMES. TEMPORARY SANDWICH BOARD SIGNS MUST NOT BE USED OUTDOORS

WHEN HIGH WINDS OR HEAVY SNOW CONDITIONS EXIST.

IV. ONLY ONE TEMPORARY SANDWICH BOARD SIGN IS PERMITTED PER BUSINESS. A MINIMUM TWENTY FOOT (20') SEPARATION IS REQUIRED BETWEEN ALL TEMPORARY SANDWICH BOARD SIGNS.

V. A TEMPORARY SANDWICH BOARD SIGN MUST BE PLACED WITHIN FIFTEEN FEET (15') OF THE PRIMARY ENTRANCE OF THE BUSINESS, AND MUST NOT INTERFERE WITH PEDESTRIAN TRAFFIC OR VIOLATE STANDARDS OF ACCESSIBILITY AS REQUIRED BY THE ADA OR OTHER ACCESSIBILITY CODES. PLACEMENT OF TEMPORARY SANDWICH BOARD SIGNS MUST MAINTAIN

**A FIVE FOOT (5')  
SIDEWALK  
CLEARANCE AT  
ALL TIMES.**

**VI. TEMPORARY  
SANDWICH  
BOARD SIGNS  
ARE EXEMPT  
FROM SIGN  
PERMIT  
REQUIREMENTS.**

**2. TEMPORARY BANNERS:**

**I. TEMPORARY  
BANNERS ARE  
PERMITTED  
FOR IN THE CC,  
NC, DE, DC, UC,  
IC, OS, CE, AND  
PC DISTRICTS.**

**II. TEMPORARY  
BANNERS ARE  
LIMITED TO  
THIRTY-TWO  
(32) SQUARE  
FEET IN AREA.  
FOR BUILDINGS  
THREE (3) OR  
MORE STORIES  
IN HEIGHT,  
BANNERS HUNG  
ON THE SIDE OF  
THE BUILDING  
ARE  
CONSIDERED  
TEMPORARY  
WALL SIGNS.**

**III. ONLY TWO  
BANNERS ARE  
PERMITTED PER  
ZONING LOT.**

**IV. NO TEMPORARY  
BANNER MAY  
BE LOCATED  
HIGHER THAN  
THE ROOFLINE  
OF THE  
BUILDING TO  
WHICH IT IS  
ATTACHED OR,  
IF ATTACHED  
TO A  
PERMANENT  
SIGN, HIGHER  
THAN THE SIGN.  
THERE MUST BE  
NO  
ENCROACHMEN  
T INTO THE  
PUBLIC RIGHT  
OF WAY.**

**V. TEMPORARY  
BANNERS  
REQUIRE A SIGN  
PERMIT.**

**VI. TEMPORARY  
BANNERS ARE  
LIMITED TO A  
DISPLAY OF  
NINETY (90)  
DAYS WHEN  
NOT RELATED  
TO A DATE  
SPECIFIC OR, IF  
DATE SPECIFIC,  
MAY BE  
ERECTED NO  
EARLIER THAN  
14 DAYS PRIOR  
TO THE EVENT  
PLUS THE  
DURATION OF  
THE EVENT AND  
MUST BE  
REMOVED  
WITHIN SEVEN**



- (7) DAYS AFTER THE EVENT. DOES NOT INCLUDED BANNERS MOUNTED ON LIGHT POLES OR CITY-OWNED STRUCTURES.
- VII. TEMPORARY BANNERS MOUNTED ON LIGHT POLES OR CITY-OWNED STRUCTURES WITHIN THE CITY ARE SUBJECT TO THE FOLLOWING REQUIREMENTS .
- A. NO BANNER SHALL BE AFFIXED TO ANY LIGHT POLE OR STRUCTURE EXCEPT BY AUTHORIZATION OF THE DIRECTOR OF PLANNING AND DEVELOPMENT.
  - B. BANNERS MAY NOT BLOCK ANY PUBLIC SIGNS OR LIGHTING .
  - C. NO BANNER SHALL EXCEED A MAXIMUM SIZE OF THIRTY INCHES (30") IN WIDTH AND SEVENTY-TWO INCHES (72") IN LENGTH.
  - D. BANNERS MAY REMAIN IN PLACE AS LONG AS THEY ARE STILL IN SERVICEABLE CONDITION.
  - E. BANNER MATERIAL SHALL BE OF A DURABLE, WEATHER RESISTANT

**MATERIAL LIKE CANVAS, NYLON OR VINYL COATED FABRIC. GROMMETS MUST BE INSTALLED IN THE TOP AND BOTTOM CORNERS OF THE BANNER ONE INCH (1") ABOVE THE BOTTOM ROD POCKET AND ONE INCH (1") BELOW THE TOP ROD POCKET.**

**F. IF THE CITY MUST REMOVE A BANNER OR PERFORM MAINTENANCE WORK ON A BANNER, THE COST FOR SUCH WORK WILL BE**

**BILLED TO THE ORGANIZATION FOR WHICH THE BANNERS ARE BEING INSTALLED.**

**G. THE APPLICANT SHALL SUBMIT THE FOLLOWING INFORMATION TO THE CITY AS PART OF THE SIGN PERMIT APPLICATION:**

**1. THE NAME OF COMPANY THAT WILL PERFORM THE INS**

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|    | <b>TAL<br/>LAT<br/>ION<br/>WO<br/>RK.</b>  |  | <b>ITIO<br/>NAL<br/>LY<br/>INS<br/>URE<br/>D<br/>ON<br/>THE<br/>LIA<br/>BILI<br/>TY<br/>POL<br/>ICY<br/>OF<br/>THE<br/>OR<br/>GAN<br/>IZA<br/>TIO<br/>N<br/>FOR<br/>WHI<br/>CH<br/>THE<br/>BAN<br/>NER<br/>S<br/>ARE<br/>INS<br/>TAL<br/>LED<br/>.<br/>MIN<br/>IMU<br/>M<br/>COV<br/>ERA<br/>GE<br/>MUS<br/>T BE<br/>ONE<br/>MIL<br/>LIO<br/>N<br/>DOL<br/>LAR</b> |
| 2. | <b>A<br/>SKE<br/>TCH<br/>OR<br/>COP<br/>Y<br/>OF<br/>ART<br/>WO<br/>RK<br/>THA<br/>T<br/>WIL<br/>L<br/>APP<br/>EAR<br/>ON<br/>THE<br/>BAN<br/>NER<br/>S.</b> |  |  |
| 3. | <b>A<br/>COP<br/>Y<br/>OF<br/>AN<br/>INS<br/>URA<br/>NCE<br/>CER<br/>TIFI<br/>CAT<br/>E<br/>NA<br/>MIN<br/>G<br/>THE<br/>CIT<br/>Y AS<br/>ADD</b>            |  |  |

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| <p><b>S</b><br/><b>(\$1,0</b><br/><b>00,00</b><br/><b>0.00)</b><br/><b>.</b><br/><b>THI</b><br/><b>S</b><br/><b>INS</b><br/><b>URA</b><br/><b>NCE</b><br/><b>COV</b><br/><b>ERA</b><br/><b>GE</b><br/><b>IS</b><br/><b>IND</b><br/><b>EPE</b><br/><b>NDE</b><br/><b>NT</b><br/><b>OF</b><br/><b>THE</b><br/><b>INS</b><br/><b>URA</b><br/><b>NCE</b><br/><b>REQ</b><br/><b>UIR</b><br/><b>ED</b><br/><b>BY</b><br/><b>THE</b><br/><b>CON</b><br/><b>TRA</b><br/><b>CTO</b><br/><b>R</b><br/><b>INS</b><br/><b>TAL</b><br/><b>LIN</b><br/><b>G</b><br/><b>THE</b><br/><b>BAN</b><br/><b>NER</b><br/><b>S.</b></p> <p><b>4. THE</b><br/><b>NA</b><br/><b>ME,</b><br/><b>ADD</b><br/><b>RES</b><br/><b>S</b></p> | <p><b>AND</b><br/><b>PHO</b><br/><b>NE</b><br/><b>NU</b><br/><b>MB</b><br/><b>ER</b><br/><b>OF</b><br/><b>CON</b><br/><b>TAC</b><br/><b>T</b><br/><b>PER</b><br/><b>SON</b><br/><b>FOR</b><br/><b>MAI</b><br/><b>NTE</b><br/><b>NAN</b><br/><b>CE</b><br/><b>OF</b><br/><b>BAN</b><br/><b>NER</b><br/><b>S OR</b><br/><b>EM</b><br/><b>ERG</b><br/><b>ENC</b><br/><b>Y</b><br/><b>REL</b><br/><b>ATI</b><br/><b>NG</b><br/><b>TO</b><br/><b>BAN</b><br/><b>NER</b><br/><b>S.</b></p> <p><b>5. A</b><br/><b>TIM</b><br/><b>ETA</b><br/><b>BLE</b><br/><b>FOR</b><br/><b>THE</b><br/><b>INS</b><br/><b>TAL</b><br/><b>LAT</b><br/><b>ION</b><br/><b>AND</b><br/><b>RE</b><br/><b>MO</b><br/><b>VAL</b></p> |
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**3. TEMPORARY WALL SIGNS:**

- I. TEMPORARY WALL SIGNS ARE PERMITTED FOR IN THE CC, NC, DE, DC, CE, PC, UC, AND GI DISTRICTS.**
- II. TEMPORARY WALL SIGNS ARE LIMITED TO 100 SQUARE FEET IN AREA. FOR BUILDINGS OF THREE OR MORE STORIES IN HEIGHT, THE MAXIMUM AREA IS LIMITED TO 600 SQUARE FEET**

**III. NO TEMPORARY WALL SIGN MAY BE LOCATED HIGHER THAN THE ROOFLINE OF THE BUILDING TO WHICH IT IS ATTACHED. THERE MUST BE NO ENCROACHMENT INTO THE PUBLIC RIGHT OF WAY. NO TEMPORARY WALL SIGN MAY COVER WINDOWS, DOORS OR ARCHITECTURAL FEATURES.**

**IV. TEMPORARY WALL SIGNS REQUIRE A SIGN PERMIT.**

**V. TEMPORARY WALL SIGNS ARE LIMITED TO A DISPLAY OF NINETY (90) DAYS WHEN NOT RELATED TO A DATE SPECIFIC OR, IF DATE SPECIFIC, MAY BE ERECTED NO EARLIER THAN FOURTEEN (14) DAYS PRIOR TO THE EVENT PLUS THE DURATION OF**

THE EVENT AND MUST BE REMOVED WITHIN SEVEN (7) DAYS AFTER THE EVENT. TEMPORARY WALL SIGNS MAY BE ERECTED ON A ZONING LOT NO MORE THAN FOUR (4) TIMES IN A YEAR.

**4. TEMPORARY WINDOW SIGNS:**

**I. TEMPORARY WINDOW SIGNS ARE PERMITTED IN THE CC, NC, DE, DC, CE, PC, UC, AND GI-1 AND GI-2 DISTRICTS.**

**II. TEMPORARY WINDOW SIGNS ARE LIMITED TO TWENTY PERCENT (20%) OF THE WINDOW AREA. WINDOW AREA IS COUNTED AS A CONTINUOUS SURFACE UNTIL DIVIDED BY AN ARCHITECTURAL OR STRUCTURAL ELEMENT. MULLIONS ARE NOT CONSIDERED AN ELEMENT**

**THAT DIVIDES WINDOW AREA.**

**III. A SIGN ATTACHED TO, PLACED UPON OR PRINTED ON THE INTERIOR OF A WINDOW OR DOOR OF A BUILDING INTENDED FOR VIEWING FROM THE EXTERIOR OF SUCH A BUILDING IS CONSIDERED A TEMPORARY WINDOW SIGN.**

**IV. TEMPORARY WINDOW SIGNS ARE EXEMPT FROM SIGN PERMIT REQUIREMENTS**

**.**

**V. BUSINESSES MUST ROTATE AND REFRESH WINDOW SIGNS. SIGNS ARE LIMITED TO A DISPLAY OF NINETY (90) DAYS PER CALENDAR YEAR WHEN NOT RELATED TO A DATE SPECIFIC OR, IF DATE SPECIFIC, MAY BE ERECTED NO EARLIER THAN FOURTEEN (14)**

DAYS PRIOR TO THE EVENT PLUS THE DURATION OF THE EVENT AND MUST BE REMOVED WITHIN SEVEN (7) DAYS AFTER THE EVENT.

NONCONFORMING SIGN MAY BE DIMINISHED IN SIZE OR DIMENSION WITHOUT JEOPARDIZING ITS NONCONFORMING STATUS.

C. MAINTENANCE  
NONCONFORMING SIGNS MAY BE MAINTAINED AND REPAIRED SO AS TO CONTINUE THE USEFUL LIFE OF THE SIGN.

**§ 50-181. NONCONFORMING SIGNS**

A. APPLICABILITY  
EVERY PERMANENTLY AFFIXED SIGN WHICH WAS LEGALLY ERECTED, CONSTRUCTED, INSTALLED, PLACED OR LOCATED, AND WHICH LAWFULLY EXISTED ON THE EFFECTIVE DATE OF THIS CHAPTER, BUT WHICH DOES NOT CONFORM TO THE TYPE, HEIGHT, SIZE, AREA, OR LOCATION REQUIREMENTS OF THIS ARTICLE SHALL BE DEEMED TO BE LEGALLY NONCONFORMING. THIS STATUS SHALL NOT BE GRANTED TO ANY TEMPORARY SIGN, BANNER, PLACARD, INCLUDING SIGNS AFFIXED TO THE INTERIOR OR EXTERIOR OF WINDOWS.

B. EXPANSION OR EXTENSION PROHIBITED  
NONCONFORMING SIGNS SHALL NOT BE EXPANDED, ENLARGED, EXTENDED OR STRUCTURALLY ALTERED TO CREATE AN ADDITIONAL NONCONFORMITY OR TO INCREASE THE EXTENT OF THE EXISTING NONCONFORMITY. A

1. MAINTENANCE AND REPAIR INCLUDES RE-FACING, PAINTING OF CHIPPED OR FADED SIGNS; REPLACEMENT OF FADED OR DAMAGED SURFACE PANELS; OR REPAIR OR REPLACEMENT OF ELECTRICAL WIRING OR ELECTRICAL DEVICES. A SIGN ZONING PERMIT APPLICATION SHALL BE SUBMITTED FOR SIGN RE-FACING, HOWEVER, IT IS NOT REQUIRED THAT A PERMIT BE ISSUED FOR NORMAL REPAIRS AND MAINTENANCE.

2. EXCLUDING  
MAINTENANCE AND REPAIR, MODIFICATIONS TO NONCONFORMING SIGNS SHALL BE PROHIBITED UNLESS THE SIGNS ARE BROUGHT CLOSER TO CONFORMANCE WITH THIS CHAPTER.

**D. DAMAGE OR DESTRUCTION**  
SHOULD A NONCONFORMING SIGN BE DESTROYED TO AN EXTENT OF MORE THAN FIFTY (50) PERCENT OF ITS REPLACEMENT COST, EXCLUSIVE OF THE FOUNDATION, THE SIGN SHALL NOT BE RESTORED OR REBUILT.

**E. SITE REDEVELOPMENT**  
NONCONFORMING SIGNS MAY BE ELIMINATED AS PART OF DIRECTOR OF PLANNING AND DEVELOPMENT, DIRECTOR'S DESIGNEE, PLANNING COMMISSION OR BOARD OF ZONING APPEALS APPROVALS INVOLVING THE REDEVELOPMENT OF A SITE, INCLUDING BUT NOT LIMITED TO DIRECTOR REVIEW, SITE PLAN REVIEW, SPECIAL LAND USE, ZONE CHANGE OR USE VARIANCE APPLICATIONS.

**F. NONCONFORMING USE**  
A SIGN ON A LOT WITH A NONCONFORMING USE MAY BE ERECTED IN THE CITY IN ACCORDANCE WITH THE SIGN REGULATIONS FOR THE DISTRICT IN WHICH THE PROPERTY IS LOCATED.

**§ 50-182. MAINTENANCE OF SIGNS  
AND PRIVILEGE FEES**

**A. RESPONSIBILITY FOR**  
KEEPING SIGNS IN GOOD REPAIR AND IN GOOD CONDITION RESTS ENTIRELY WITH THE OWNER OR OWNERS OF THE SIGN.

**B. SIGNS OR SIGN STRUCTURES**  
THAT HAVE BEEN ABANDONED SHALL BE REMOVED WITHIN THREE (3) MONTHS AFTER NOTIFICATION OF THE PROPERTY OWNER BY THE ZONING COORDINATOR.

**1. STANDARDS FOR**  
DETERMINING  
ABANDONMENT:

**I. SIGN OR SIGN**  
STRUCTURE HAS BEEN LEFT VACANT FOR MORE THAN SIX (6) MONTHS.

**II. THE BUSINESS OR**  
SERVICE THE SIGN REFERS TO HAS NOT BEEN IN OPERATION FOR MORE THAN SIX MONTHS.

**III. THE PROPERTY**  
WAS FORECLOSED.

**IV. OTHER ACTIONS**  
BY THE PROPERTY OWNER OR TENANT THAT DEMONSTRATE THE INTENT TO ABANDON THE SIGN OR SIGN STRUCTURE.

**2. NOTICE AND**  
OPPORTUNITY FOR  
HEARING:



- I. THE ZONING COORDINATOR SHALL NOTIFY THE PROPERTY OWNER OF THE ORDER TO REMOVE THE ABANDONED SIGN BY CERTIFIED MAIL. MONTHS OF THEIR HEARING THEY SHALL REMOVE THE SIGN/SIGN STRUCTURE WITHIN 30 DAYS. IF THE PROPERTY OWNER DOES NOT COMPLY, THE CITY MAY REMOVE THE SIGN/SIGN STRUCTURE AT THE OWNER'S EXPENSE.**
- II. THE PROPERTY OWNER MAY SUBMIT AN APPLICATION FOR A HEARING TO APPEAL THE DETERMINATION OF ABANDONMENT TO THE ZONING BOARD OF APPEALS WITHIN TWO (2) MONTHS OF RECEIVING THE NOTICE AND MUST DEMONSTRATE THAT THE FINDINGS OF THE ZONING COORDINATOR ARE FALSE OR PROVIDE A PLAN TO OCCUPY THE SIGN/SIGN STRUCTURE WITHIN THREE (3) MONTHS.**
- III. IF THE PROPERTY OWNER DOES NOT OCCUPY THE SIGN/SIGN STRUCTURE WITHIN THREE (3) MONTHS OF THEIR HEARING THEY SHALL REMOVE THE SIGN/SIGN STRUCTURE WITHIN 30 DAYS. IF THE PROPERTY OWNER DOES NOT COMPLY, THE CITY MAY REMOVE THE SIGN/SIGN STRUCTURE AT THE OWNER'S EXPENSE.**
- C. ANNUAL PRIVILEGE FEES SHALL BE PAYABLE ON OR BEFORE MAY 1 OF EACH YEAR AT THE DIVISION OF BUILDING AND SAFETY INSPECTION. PERSONS WITH DELINQUENT SIGN PRIVILEGE FEES SHALL BE CHARGED A SERVICE CHARGE OF 1½% PER MONTH BEGINNING 30 DAYS AFTER THE DUE DATE.**
- D. CHARGES FOR USE OF THE CITY PROPERTY FOR SIGNS SHALL BE A LIEN THEREON AND DURING THE MONTH OF APRIL OF EACH YEAR THE ZONING COORDINATOR SHALL CERTIFY ANY SUCH CHARGES WHICH, AS OF APRIL 1 OF THAT YEAR, HAVE BEEN DELINQUENT SIX MONTHS OR MORE TO THE CITY ASSESSOR, WHO SHALL ENTER THE SAME UPON THE CITY TAX ROLL OF THAT YEAR AGAINST THE PREMISES TO WHICH THE CITY PROPERTY WAS USED**

**FOR THE SIGN, AND THE CHARGES SHALL BE COLLECTED AND THE LIEN SHALL BE ENFORCED IN THE SAME MANNER AS PROVIDED WITH RESPECT TO TAXES ASSESSED UPON SAID ROLL; PROVIDED, THAT WHEN A TENANT IS RESPONSIBLE FOR PAYMENT OF ANY SUCH CHARGES AND THE CITY COUNCIL IS SO NOTIFIED IN WRITING WITH A TRUE COPY OF THE LEASE OF THE PREMISES ATTACHED (IF THERE IS ONE), THEN NO SUCH CHARGE SHALL BECOME A LIEN AGAINST SUCH PREMISES FROM AND AFTER THE DATE OF SUCH NOTICE. HOWEVER, IN THE EVENT OF THE FILING OF SUCH NOTICE, THE OWNER OF THE PREMISES SHALL CAUSE THE SIGN TO BE REMOVED AND NO PERMIT SHALL BE ISSUED FOR THE ERECTION OF A SIGN ON CITY PROPERTY FOR SUCH PREMISES UNTIL THE DELINQUENT CHARGES HAVE BEEN PAID AND A ONE YEAR ADVANCE DEPOSIT IS MADE.**

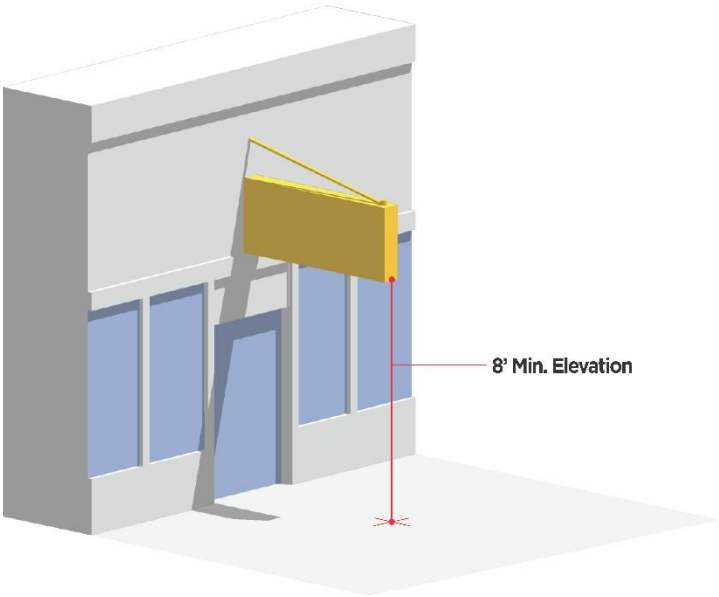
§ 50-170. GENERAL STANDARDS

Table 50-170 (Exhibit 86):

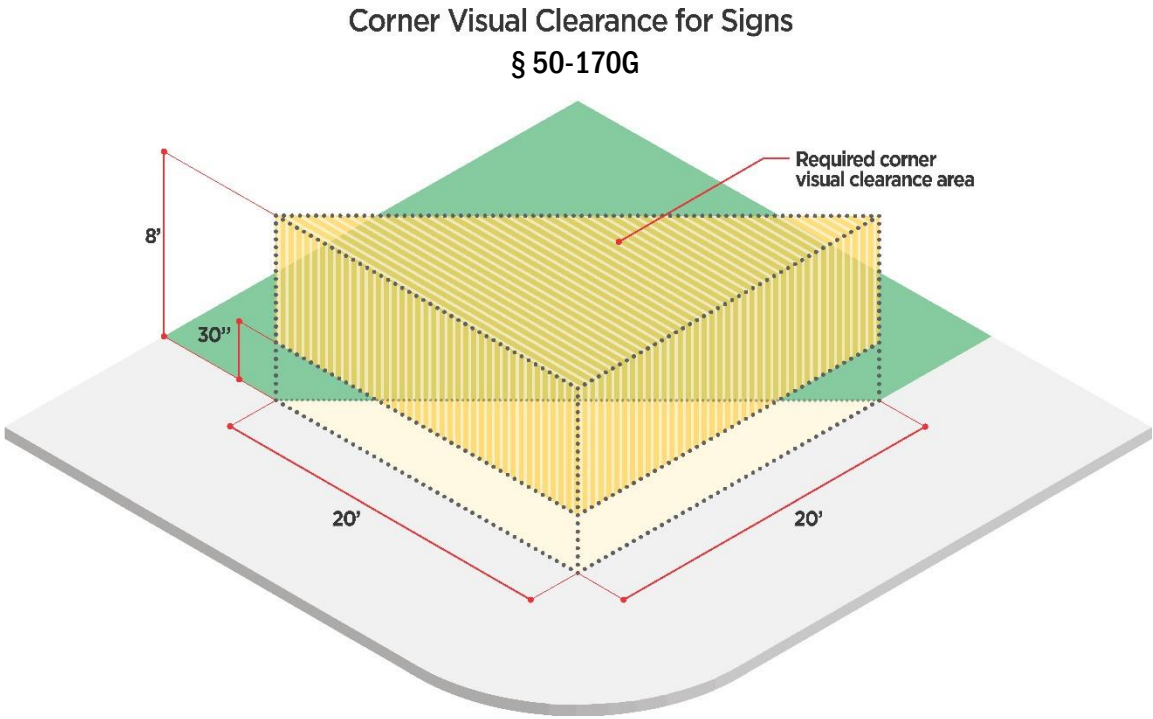
| Table 50-170. Ambient Light Measurement Distance by Sign Area |                            |
|---|----------------------------|
| Area of Sign (sq. ft.)  | Measurement Distance (ft.) |
| 10  | 32                         |
| 15  | 39                         |
| 20  | 45                         |
| 25  | 50                         |
| 30  | 55                         |
| 35  | 59                         |
| 40  | 63                         |
| 45  | 67                         |
| 50  | 71                         |
| 55  | 74                         |
| 60  | 77                         |
| 65  | 81                         |
| 70  | 84                         |
| 75  | 87                         |
| 80  | 89                         |
| 85  | 92                         |
| 90  | 95                         |
| 95  | 97                         |
| 100   | 100                        |

Diagram 50-170D (Exhibit 87):

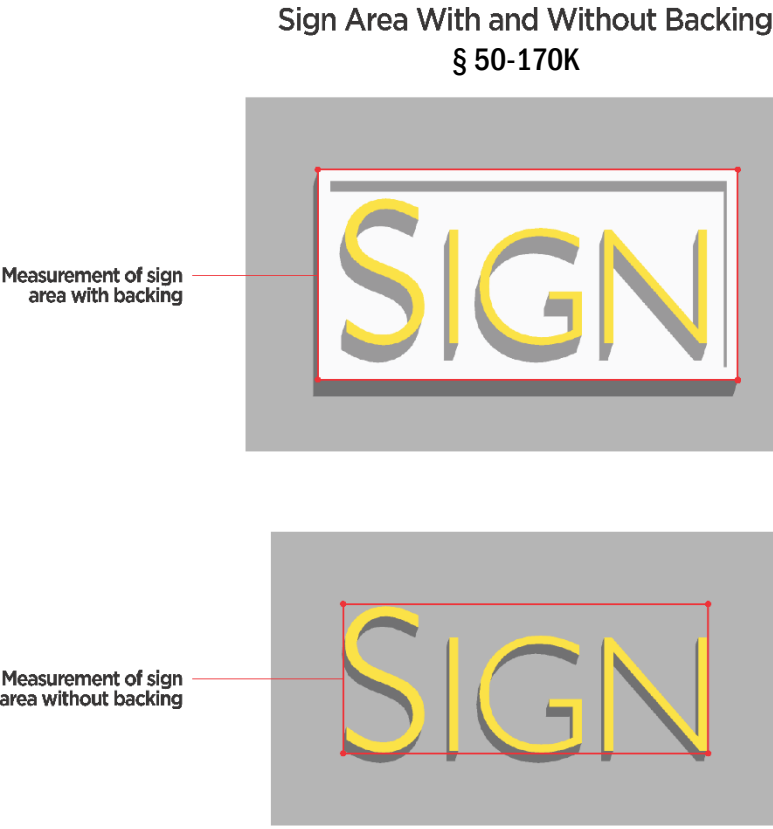
Minimum Elevation of Certain Signs  
§ 50-170D



**Diagram 50-170G (Exhibit 88):**

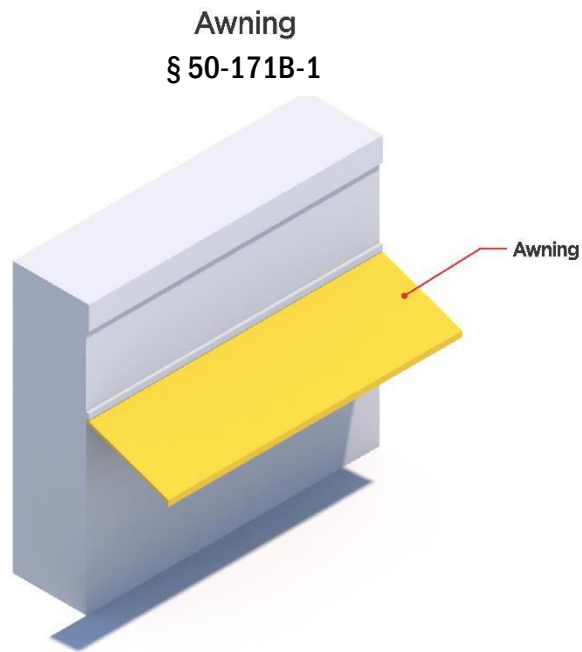


**Diagram 50-170K (Exhibit 89):**

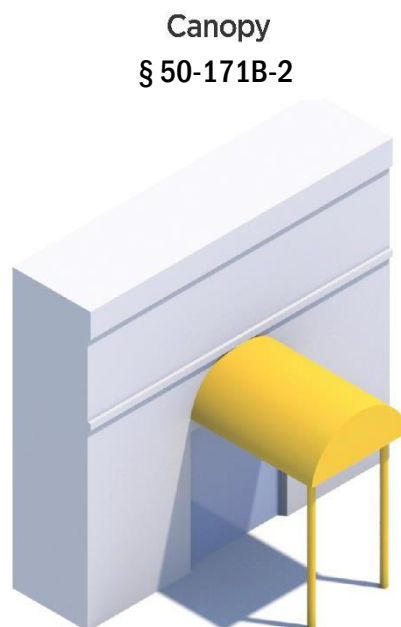


**§ 50-171. CLASSIFICATION OF SIGNS**

**Diagram 50-171B-1 (Exhibit 90):**

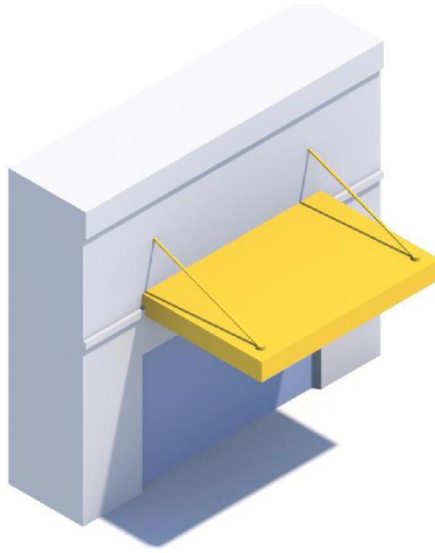


**Diagram 50-171B-2 (Exhibit 91):**



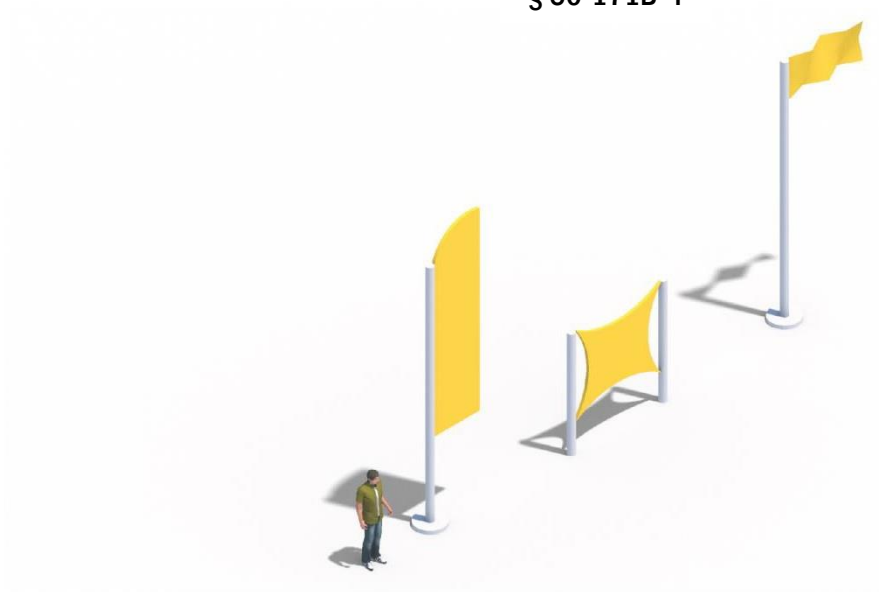
**Diagram 50-171B-3 (Exhibit 92):**

**Marquee**  
**§ 50-171B-3**



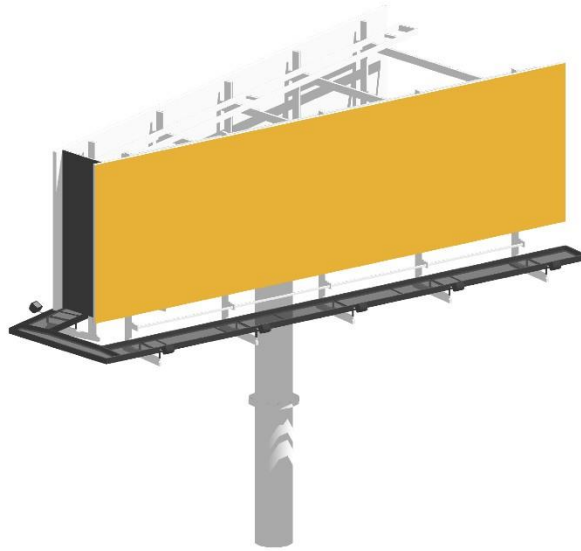
**Diagram 50-171B-4 (Exhibit 93):**

**Banners**  
**§ 50-171B-4**



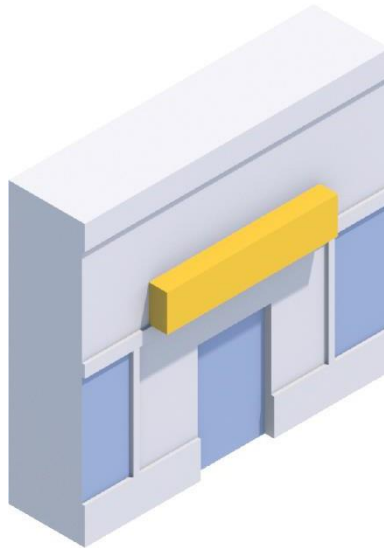
**Diagram 50-171B-5 (Exhibit 94):**

**Billboard Sign**  
**§ 50-171B-5**



**Diagram 50-171B-6 (Exhibit 95):**

**Box Sign**  
**§ 50-171B-6**



**Diagram 50-171B-7 (Exhibit 96):**

Electronic Message Center / Manual Changeable Copy Sign  
§ 50-171B-7



**Diagram 50-171B-8 (Exhibit 97):**

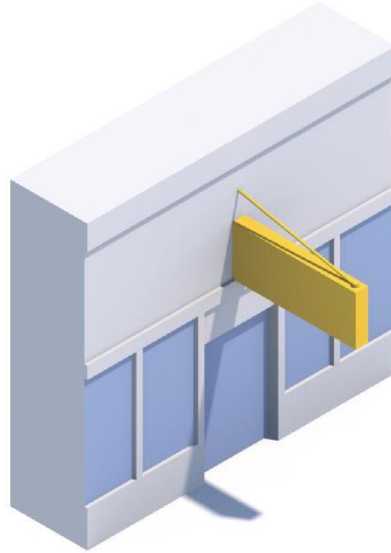
Monument Sign  
§ 50-171B-8





**Diagram 50-171B-9 (Exhibit 98):**

**Projecting Sign**  
**§ 50-171B-9**

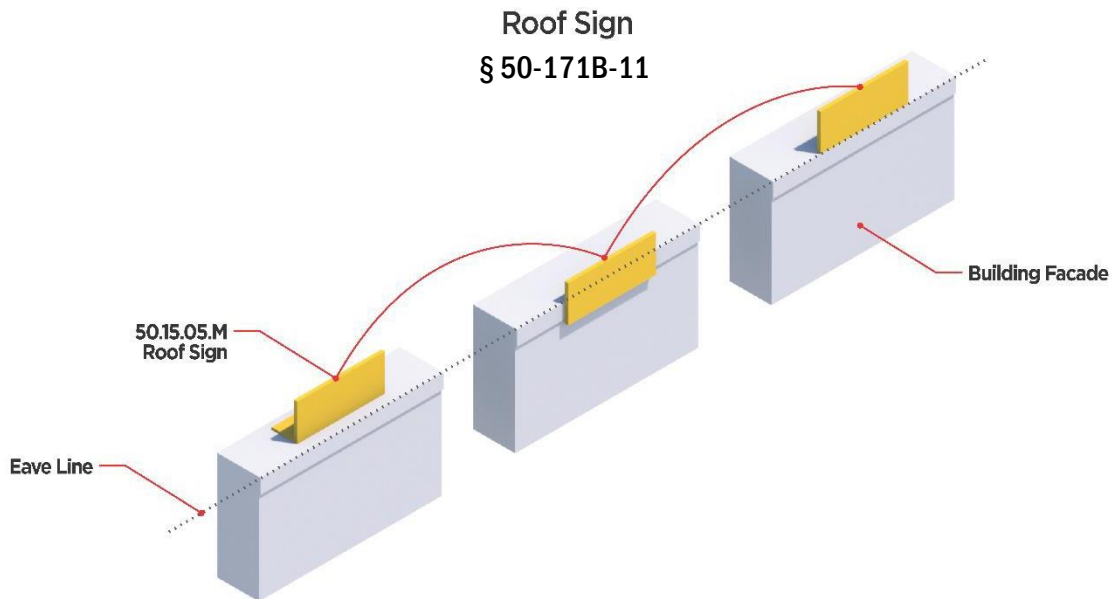


**Diagram 50-171B-10 (Exhibit 99):**

**Pylon Sign**  
**§ 50-171B-10**



**Diagram 50-171B-11 (Exhibit 100):**

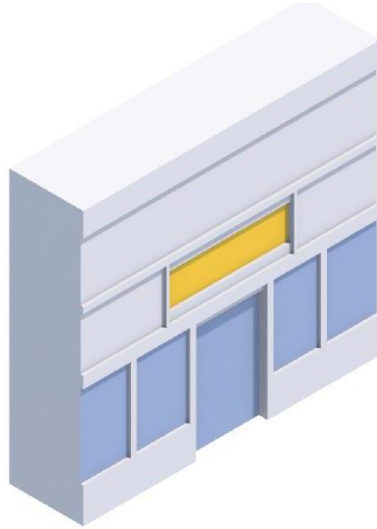


**Diagram 50-171B-12 (Exhibit 101):**



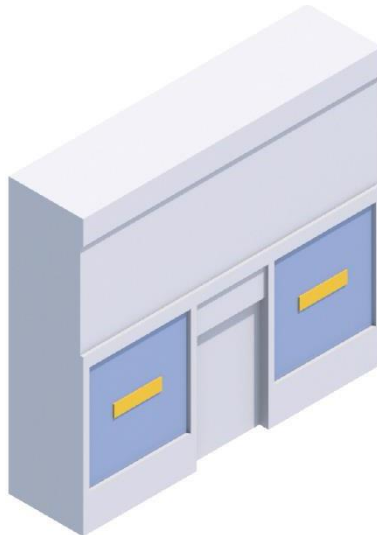
**Diagram 50-171B-13 (Exhibit 102):**

Wall Sign  
§ 50-171B-13



**Diagram 50-171B-14 (Exhibit 103):**

Window Sign  
§ 50-171B-14



# § 50-174. PERMITTED SIGN TYPES BY DISTRICT

**Table 50-174 (Exhibit 104):**

| Table 50-174. Permitted Sign Types by District   |                            |                       |                               |            |          |
|--|----------------------------|-----------------------|-------------------------------|------------|----------|
| Sign Type  | District                   |                       |                               |            |          |
|  | NC, CC, UC, IC, DE and DC  | CE, PC, GI-1 and GI-2 | GN-1, GN-2, TN-1, TN- 2, MR-1 | MR-2, MR-3 | OS       |
| <b>P = Permitted</b>   |                            |                       |                               |            |          |
| <b>Structural Types</b>  |                            |                       |                               |            |          |
| <b>Awning</b>  | <b>P</b>                   | <b>P</b>              | <b>P</b>                      | <b>P</b>   | <b>P</b> |
| <b>Billboard Signs<sup>[1]</sup></b>   | <b>P</b>                   | <b>P</b>              |                               |            |          |
| <b>Box Sign</b>  |                            | <b>P</b>              |                               |            |          |
| <b>Electronic Message Center/Manual Changeable Copy Sign <sup>[2]</sup></b>  | <b>P</b>                   | <b>P</b>              |                               | <b>P</b>   | <b>P</b> |
| <b>Monument Sign</b>   | <b>P</b>                   | <b>P</b>              |                               | <b>P</b>   | <b>P</b> |
| <b>Projecting Sign</b>   | <b>P</b>                   | <b>P</b>              |                               |            |          |
| <b>Pylon Sign</b>  | <b>P</b>                   | <b>P</b>              |                               |            |          |
| <b>Temporary Sign (including temporary sandwich board signs, banners, wall signs and window signs)</b>   | See Section 50.15.14 below |                       |                               |            |          |
| <b>Wall Sign</b>   | <b>P</b>                   | <b>P</b>              | <b>P</b>                      | <b>P</b>   | <b>P</b> |
| <b>Window Sign</b>   | <b>P</b>                   | <b>P</b>              |                               |            |          |
| <p>[1]: Only permitted when within 300 feet of Interstate 69 or Interstate 475</p> <p>[2]: Only permitted if the following conditions are met (conditions apply in all districts when permitted):</p> <ul style="list-style-type: none"> <li>• Copy shall not be changed more than once every two minutes; or</li> <li>• Such a sign is located within a permitted billboard sign. Copy shall not be changed more than once every 10 seconds.</li> </ul> |                            |                       |                               |            |          |

## § 50-175. DISTRICT REGULATIONS – NC, CC, DE, DC, UC, AND IC

Table 50-175 (Exhibit 105):

| Table 50-175. Sign Area, Height and Setback Requirements for the NC, CC, DE, DC, UC and IC Districts |   |  |   |
|--|---|--|---|
| Sign Type  | Max. Sign Area  | Max Sign Height  | Min. Required Setback   |
| Awning and Canopy Signs  | 50 sq. ft. per sign face; No sign identifying an individual tenant of a multi-tenant building shall cover more than 10% of the canopy to which it is affixed  | 20 ft., must be 8 ft. above grade; signs for individual tenants of a multi-tenant building shall be the same heights on the building to which they are affixed   |   |
| Billboard Signs  | Not to exceed 48 ft. by 14 ft. per sign face, must be freestanding type display   | 24 ft. above grade for highest edge of display face, no less than 10 ft. above grade for lowest edge of display face; supports of billboard must be covered and hidden from view of public rights-of-way; regulation does not apply where road design, natural topography, buildings, and other objects provide screen to backs of any graphic | All parts at least 15 ft. from the property line.   |
| Electronic Message Center/Manual Changeable Copy Signs   | If located within a monument sign, not to exceed 30% of the gross surface area of the monument sign face, as regulated under monument signs. If located within a billboard sign, not to exceed the sign area limitations as regulated under billboard signs | Not to extend beyond the sign face of the monument sign within which a sign is incorporated more than 4 inches, not to exceed the height of said monument signs as regulated under monument signs  | Shall adhere to the setback requirements established for the permitted monument sign or billboard sign within which they are incorporated as regulated under monument signs or billboard signs respectively |
| Monument Signs   | 80 sq. ft. per sign face, 180 sq. ft. total for lots in the CC district; 60 sq. ft. per face, 120 sq. ft. total for lots in NC, DE, DC, UC and IC districts   | 10 ft. for lots in CC district, 6 ft. for lots in NC, DE, DC, UC and IC districts  | 5 ft. from "right-of-way", 6 ft. from all other lot lines; must be perpendicular to the street and not within clear vision areas at intersections.  |
| Projecting Signs   | 40 sq. ft.  | Not to extend more than 6 feet. Minimum 8 feet of clearance from bottom of sign to ground; must be erected on the signable area of a structure, not to project over the roof line or parapet wall elevation of structure   |   |
| Pylon Signs  | 20 sq. ft. per sign face, 80 sq. ft. total in CC, 40 sq. ft. total in NC, DE, DC,   | 12 ft. in CC, 8 ft. in NC, DE, DC, UC and IC districts.  | All parts at least five ft. from the property line and not within clear vision areas.   |

|              |  |   |  |
|--------------|--|---|--|
| Wall Signs   | 200 sq. ft. per sign or not to exceed 10% coverage of wall to which it is affixed, whichever is less, for lots in CC district; 100 sq. ft. per sign or not to exceed 10% coverage of wall to which it is affixed, whichever is less, for lots in D-E, D-C, NC, UC and IC districts | Not to extend beyond the roof line or parapet of building to which it is affixed; Not to cover any architectural features (including, but not limited to, pediment, cornice, belt course, pier, windows, pilaster, roof, decorative stone or tile inlay, kick plate/bulkhead, raised or colored brick pattern, and corbel) of the building to which it is affixed; Not to be affixed to HAVC screening, elevator overrun, or other features protruding from the roof of the structure, with the exception of building parapets which have been designed and integrated into the building's architecture and which are in line with and not set back from the perimeter facade of the building; for multiple story-buildings, not to exceed 30 ft. |  |
| Window Signs | 20% of the window area. One sign per ground floor tenant   | Limited to ground floor windows   |  |

**Table 50-176 (Exhibit 106):**

| <b>Table 50-176. Sign Area, Height and Setback Requirements for the CE, PC, GI-1 and GI-2 Districts</b> |   |   |  |
|---|---|---|--|
| <b>Sign Type</b>  | <b>Max. Sign Area</b>   | <b>Max Sign Height</b>  | <b>Min. Required Setback</b>   |
| <b>Awning and Canopy Signs</b>  | 50 sq. ft. per sign face; No sign identifying an individual tenant of a multi-tenant building shall cover more than 10% of the canopy to which it is affixed  | 20 ft., minimum height of 8 ft. above grade   |  |
| <b>Billboard Signs</b>  | Not to exceed 48 ft. by 14 ft. per sign face, must be freestanding type display   | 24 ft. above grade for highest edge of display face, no less than 10 ft. above grade for lowest edge of display face; supports of billboard must be covered and hidden from view of public rights- of-way; regulation does not apply where road design, natural topography, buildings, and other objects provide screen to backs of any graphic | shall be erected in compliance with the building setback requirements of the underlying zoning district  |
| <b>Electronic Message Center/Manual Changeable Copy Signs</b>   | If located within a monument sign, not to exceed 30% of the gross surface area of the monument sign face, as regulated under monument signs. If located within a billboard sign, not to exceed the sign area limitations as regulated under billboard signs | Not to extend beyond the sign face of the monument sign or billboard within which sign is incorporated, therefore not to exceed height of said monument or billboard signs as regulated under monument signs and billboard signs respectively   | shall adhere to the setback requirements established for the permitted monument sign or billboard sign within which they are incorporated as regulated under monument signs or billboard signs respectively                        |
| <b>Monument Signs</b>   | 100 sq. ft. per sign face, 200 sq. ft. total  | 12 ft.  | 5 ft. from "right-of-way", 6 ft. from all other lot lines; must be perpendicular to the street and not within clear vision areas at intersections.   |
| <b>Projecting Signs</b>   | 40 sq. ft. per sign face  | Not to extend more than 6 feet. Minimum 8 feet of clearance from bottom of sign to ground; must be erected on the signable area of a structure, not to project over the roof line or parapet wall elevation of structure  |  |
| <b>Pylon Signs</b>  | 50 sq. ft. per sign face  | 20 ft.  | All parts at least ten ft. from the property line.   |
| <b>Sandwich Board Signs</b>   | 6 sq. ft. per sign face, not to exceed 12 sq. ft. total   | 4 ft.   | Cannot be more than 3 ft. from the building or curb and cannot impede pedestrian movement; must be perpendicular to the street, clear vision areas at intersections must be maintained; only to be displayed during business hours |
| City of Flint   Zoning Code   March 28, 2017<br>Article 15 – Page 282                                   |   |   |  |

|                             |   |  |  |
|-----------------------------|---|--|--|
| <b>Wall Signs/Box Signs</b> | <b>200 sq. ft. per sign face</b>                                | <b>Not to extend beyond the roof line or parapet of building to which it is affixed; Not to cover any architectural features (including, but not limited to, pediment, cornice, belt course, pier, windows, pilaster, roof, decorative stone or tile inlay, kick plate/bulkhead, raised or colored brick pattern, and corbel) of the building to which it is affixed; Not to be affixed to HAVC screening, elevator overrun, or other features protruding from the roof of the structure, with the exception of building parapets which have been designed and integrated into the building's architecture and which are in line with and not set back from the perimeter facade of the building; for multiple story-buildings, not to exceed 30 ft.</b> |  |
| <b>Window Signs</b>         | <b>20% of the window area. One sign per ground floor tenant</b> | <b>Limited to ground floor windows</b>   |  |



## **ARTICLE 16. DEFINITIONS**

### **§ 50-183. RULES OF CONSTRUCTION AND ORGANIZATION.**

- A. THE FOLLOWING WORDS, TERMS AND PHRASES, WHEN USED IN THIS ARTICLE, SHALL HAVE THE MEANINGS ASCRIBED TO THEM IN THIS CHAPTER, EXCEPT WHERE THE CONTEXT CLEARLY INDICATES A DIFFERENT MEANING.**
- B. RULES OF CONSTRUCTION: THE FOLLOWING RULES OF CONSTRUCTION APPLY TO THIS CHAPTER:**
  - 1. THE LANGUAGE OF THIS CHAPTER SHALL BE READ LITERALLY. REGULATIONS ARE NO MORE OR LESS STRICT THAN STATED.**
  - 2. THE PARTICULAR SHALL CONTROL THE GENERAL. FOR TERMS USED IN THIS CHAPTER, THE USE OF A GENERAL OR SIMILAR TERM SHALL NOT BE TAKEN TO BE THE SAME AS THE USE OF ANY OTHER SPECIFIC TERM.**
  - 3. IN CASE OF ANY DIFFERENCE OF MEANING OR IMPLICATION BETWEEN THE TEXT OF THIS CHAPTER AND ANY CAPTION OR ILLUSTRATION, THE TEXT SHALL CONTROL.**
  - 4. A BUILDING OR STRUCTURE INCLUDES ANY PART THEREOF.**

- 5. THE TERM "USED" INCLUDES THE FOLLOWING MEANINGS: ARRANGED, DESIGNED, CONSTRUCTED, ALTERED, RENTED, LEASED, SOLD, OCCUPIED, AND INTENDED TO BE OCCUPIED.**
- 6. UNLESS THE CONTEXT CLEARLY INDICATES THE CONTRARY, WHERE A REGULATION INVOLVES TWO OR MORE ITEMS, CONDITIONS, PROVISIONS OR EVENTS CONNECTED BY THE CONJUNCTIONS "AND," "OR" OR "EITHER . . . OR," THE CONJUNCTION SHALL BE INTERPRETED AS FOLLOWS:**
  - I. "AND" INDICATES THAT THE CONNECTED ITEMS, CONDITIONS, PROVISIONS OR EVENTS APPLY.**
  - II. "OR" INDICATES THAT THE CONNECTED ITEMS, CONDITIONS, PROVISIONS OR EVENTS MAY APPLY SINGLY OR IN ANY COMBINATION.**
  - III. "EITHER . . . OR" INDICATES THAT**

**THE CONNECTED ITEMS, CONDITIONS, PROVISIONS OR EVENTS APPLY SINGLY BUT NOT IN COMBINATION.**

- 7. TERMS NOT DEFINED IN THIS ARTICLE SHALL HAVE THE MEANING GIVEN IN THE LATEST EDITION OF MERRIAM WEBSTER'S COLLEGIATE DICTIONARY.**

**§ 50-184. DEFINITIONS**

**ABUTTING - THE CONDITION OF TWO ADJOINING PARCELS HAVING A COMMON PROPERTY LINE OR BOUNDARY BUT NOT INCLUDING CASES WHERE ADJOINING LOTS ARE SEPARATED BY A STREET OR ALLEY**

**ACCESS - THE WAY BY WHICH VEHICLES SHALL INGRESS TO AND EGRESS FROM A LAND PARCEL OR PROPERTY AND THE EITHER STREET FRONTING ALONG SAID PROPERTY OR PARCEL OR AN ABUTTING ALLEY.**

**ACCESSORY USE - A USE WHICH IS CLEARLY INCIDENTAL TO OR CUSTOMARILY CARRIED ON IN CONNECTION WITH THE PRINCIPAL USE ON THE SAME LOT OR ON A DIFFERENT LOT TO WHICH THE USE HAS BEEN EXTENDED; SYNONYMOUS WITH ANCILLARY USE.**

**ACCESSORY BUILDING - A BUILDING OR PORTION OF A BUILDING SUBORDINATE TO A MAIN BUILDING ON THE SAME LOT**

**THAT IS OCCUPIED BY OR DEVOTED EXCLUSIVELY TO AN ACCESSORY USE.**

**ACCESSORY STRUCTURE - SEE ACCESSORY BUILDING.**

**ACREAGE - ANY TRACT OR PARCEL OF LAND WHICH HAS NOT BEEN SUBDIVIDED OR PLATTED.**

**ADAPTIVE REUSE - REUSING AN OLD SITE OR BUILDING FOR A PURPOSE OTHER THAN WHICH IT WAS BUILT OR DESIGNED FOR.**

**ADDITION - AN EXTENSION OR INCREASE IN FLOOR AREA OR HEIGHT OF A BUILDING OR STRUCTURE.**

**ADJACENT - THE CONDITION OF WHERE TWO OR MORE PARCELS SHARE COMMON PROPERTY LINES OR WHERE TWO PARCELS ARE SEPARATED ONLY BY AN ALLEY, EASEMENT OR STREET; SYNONYMOUS WITH ADJOINING.**

**ADMINISTRATIVE WAIVER - A MINOR DEVIATION FROM THE REQUIREMENTS OF THIS CHAPTER, AS PROVIDED FOR IN INDIVIDUAL SECTIONS.**

**ADULT ENTERTAINMENT USES - ANY USE THAT PROVIDES SERVICES, MATERIALS OR ENTERTAINMENT TO ADULTS INVOLVING "SPECIFIED SEXUAL ACTIVITIES" OR "SPECIFIED ANATOMICAL AREAS." ADULT ENTERTAINMENT USES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:**

- ADULT BOOKSTORE - AN ESTABLISHMENT THAT DEVOTES MORE THAN AN**

**INCIDENTAL PORTION OF ITS FLOOR AREA TO THE SALE OR DISPLAY OF PORNOGRAPHY. ESTABLISHMENTS THAT DISPLAY, SELL OR RENT SUCH MATERIAL WITHIN AN ENCLOSED AREA THAT IS ACCESSIBLE ONLY TO ADULTS AND THAT COMPRISES NO MORE THAN 5 PERCENT OF THE FLOOR AREA SHALL NOT BE INCLUDED WITHIN THIS DEFINITION.**

**ADULT NIGHTCLUB – A CLUB, CABARET, BAR, JUICE BAR, RESTAURANT BOTTLE CLUB, OR SIMILAR COMMERCIAL ESTABLISHMENT, WITH OR WITHOUT**

**ALCOHOLIC BEVERAGES, WHICH REGULARLY FEATURES:**

- **PERSONS WHO APPEAR NUDE OR SEMI-NUDE,**
- **LIVE PERFORMANCES WHICH ARE CHARACTERIZED BY THE EXPOSURE OF "SPECIFIED ANATOMICAL AREAS" OR "SPECIFIED SEXUAL ACTIVITIES," OR**
- **FILMS, MOTION PICTURES, SLIDES, ELECTRONIC, DIGITAL OR OTHER PHOTOGRAPHIC REPRODUCTIONS WHICH ARE CHARACTERIZED BY THEIR EMPHASIS**

**UPON THE EXHIBITION OR DESCRIPTION OF "SPECIFIED SEXUAL ACTIVITIES" OR "SPECIFIED ANATOMICAL AREAS."**

- **ADULT MOVIE THEATER OR ARCADE - A BUILDING USED FOR PRESENTING PORNOGRAPHIC MOTION PICTURES OR VISUAL IMAGES BY ANY MEANS OR DEVICE.**
- **ADULT NOVELTY BUSINESS - ANY ESTABLISHMENT THAT SELLS DEVICES DESIGNED FOR SEXUAL STIMULATION.**
- **ADULT PERSONAL SERVICE ESTABLISHMENT - ANY ESTABLISHMENT THAT PROVIDES MESSAGES, BATHS, TATTOOS, OR SIMILAR SERVICES, OR THAT ARRANGES, SOLICITS OR PROVIDES ESCORTS, DATES, MODELS, UNLICENSED THERAPISTS, COMPANIONS OR ENTERTAINERS, EITHER ON OR OFF THE PREMISES. THE FOLLOWING ARE NOT INCLUDED WITHIN THE DEFINITION OF AN "ADULT PERSONAL SERVICES ESTABLISHMENT:"**
  - **ESTABLISHMENTS THAT ROUTINELY PROVIDE ANY SUCH SERVICES BY A LICENSED OR CERTIFIED HEALTH PROFESSIONAL OR MASSAGE THERAPIST ACTING WITHIN THE STANDARDS AND SCOPE OF A GENERALLY RECOGNIZED HEALTH PROFESSION OR**

**ORGANIZATION;**

- PUBLIC OR NON-PROFIT ORGANIZATIONS SUCH AS SCHOOLS, PARKS, AND COMMUNITY RECREATION CENTERS;
- STUDIOS, CLUBS, AND GYMNASIUMS OFFERING CONTINUING INSTRUCTION IN MARTIAL OR PERFORMING ARTS OR PROVIDING FACILITIES FOR ORGANIZED ATHLETIC ACTIVITIES TO THE GENERAL PUBLIC;
- HOSPITALS, NURSING HOMES, MEDICAL CLINICS, AND MEDICAL OFFICES;
- BARBER SHOPS, BEAUTY PARLORS, HEALTH SPAS, AND SALONS THAT ADMINISTER MASSAGE ONLY TO THE NECK, SHOULDER, SCALP, AND FACE OR BY A LICENSED OR CERTIFIED THERAPIST ACTING WITHIN THE STANDARDS OF A GENERALLY RECOGNIZED LICENSING OR CERTIFYING ORGANIZATION.

- NUDE OR SEMI-NUDE MODEL STUDIOS - ANY BUILDING, STRUCTURE, PREMISES OR PART THEREOF REGULARLY USED SOLELY OR PRIMARILY AS A PLACE WHICH OFFERS AS ITS PRINCIPAL ACTIVITY THE PROVIDING OF MODELS TO DISPLAY ANY "SPECIFIED ANATOMICAL AREAS" AS DEFINED HERE FOR PATRONS FOR A FEE OR CHARGE.
- REGULARLY FEATURES OR REGULARLY SHOWN- A CONSISTENT AND SUBSTANTIAL COURSE OF CONDUCT SUCH THAT THE FILMS OR PERFORMANCES EXHIBITED ON THE PREMISES CONSTITUTE A SUBSTANTIAL OR SIGNIFICANT PORTION OF THE FILMS OR PERFORMANCES CONSISTENTLY OFFERED AS A PART OF THE ONGOING BUSINESS OF THE ADULT ENTERTAINMENT BUSINESS.
- RESTRICTED ADULT BUSINESS - ANY ADULT ENTERTAINMENT USE THAT IS CUSTOMARILY OPEN ONLY TO ADULTS.
- SEXUALLY ORIENTED BUSINESS - AN ADULT BOOKSTORE, VIDEO STORE, OR NOVELTY STORE, ADULT CABARET, ADULT MOTION PICTURE THEATER, OR A COMMERCIAL ESTABLISHMENT THAT REGULARLY FEATURES THE SALE, RENTAL, OR EXHIBITION FOR ANY FORM OF CONSIDERATION, OF BOOKS, FILMS, VIDEOS, DVDS,

**MAGAZINES, OR OTHER VISUAL REPRESENTATION OF LIVE PERFORMANCES WHICH ARE CHARACTERIZED BY AN EMPHASIS ON THE EXPOSURE OF DISPLAY OF SPECIFIED SEXUAL ACTIVITIES OR SPECIFIED ANATOMICAL AREAS.**

- **SPECIFIED SEXUAL ACTIVITIES –**

**SPECIFIED SEXUAL ACTIVITIES ARE DEFINED AS:**

- **HUMAN GENITALS IN A STATE OF SEXUAL STIMULATION OR AROUSAL;**
- **ACTS OF HUMAN MASTURBATION, SEXUAL INTERCOURSE OR SODOMY;**
- **FONDLING OR OTHER EROTIC TOUCHING OF HUMAN GENITALS, PUBIC REGION, BUTTOCK OR FEMALE BREAST.**

- **SPECIFIED ANATOMICAL AREAS -**

**SPECIFIED ANATOMICAL AREAS ARE DEFINED AS:**

- **LESS THAN COMPLETELY AND OPAQUELY COVERED:**
- **HUMAN GENITALS, PUBIC REGION,**
- **BUTTOCK, AND**
- **THE NIPPLE AND/OR**

**AREOLA OF THE FEMALE BREAST.**

- **HUMAN MALE GENITALS IN A DISCERNIBLE TURGID STATE, EVEN IF COMPLETELY AND OPAQUELY COVERED.**

#### **AGRICULTURAL USES -**

- **AGRICULTURAL WASTE/COMPOSTING - RELATIVELY STABLE DECOMPOSED ORGANIC MATTER FOR USE IN AGRICULTURAL AND OTHER GROWING PRACTICES CONSISTING OF YARD WASTE (LEAVES, GRASS), COMPOST, MULCH, WORMS, AND ORGANIC KITCHEN WASTE EXCLUDING BONES, MEAT, FAT, GREASE, OIL, AND MILK PRODUCTS.**
- **APIARY/BEEKEEPING - ONE OR MORE MANAGED AND MAINTAINED HIVES FOR THE PRIMARY PURPOSE OF PERSONAL HOBBY, PERSONAL CONSUMPTION OF BEE BY-PRODUCTS, OR FOR EDUCATIONAL PURSUITS.**
- **AQUACULTURE - THE CULTIVATION OF MARINE OR FRESHWATER FOOD FISH, SHELLFISH, OR PLANTS UNDER CONTROLLED CONDITIONS.**
- **AQUAPONICS - THE INTEGRATION OF AQUACULTURE WITH HYDROPONICS, IN WHICH THE WASTE PRODUCTS FROM FISH ARE TREATED AND THEN USED TO FERTILIZE HYDROPONICALLY GROWING PLANTS.**

- **CHICKEN/ FOWL KEEPING - THE CARE OF POULTRY FOR NON-COMMERCIAL AND NON-PROCESSING PURPOSES. SEE ARTICLE 9, USE REGULATIONS**
- **COMMERCIAL AQUACULTURE/AQUAPONICS, LARGE SCALE – ANY AQUACULTURE/AQUAPONICS FACILITY OVER 1,400 SF IN FLOOR AREA, OR AN AQUACULTURE/AQUAPONICS FACILITY OPERATING AS A PRINCIPAL BUSINESS.**
- **COMMERCIAL COMPOSTING, LARGE SCALE – A SITE WITH MORE THAN 1,000 CUBIC FEET OF COMPOST.**
- **COMMUNITY GARDEN - A SITE OPERATED AND MAINTAINED BY AN INDIVIDUAL OR GROUP TO ENCOURAGE STORMWATER MANAGEMENT, CULTIVATE TREES, HERBS, FRUITS, VEGETABLES, FLOWERS, OR OTHER ORNAMENTAL FOLIAGE FOR THE FOLLOWING USES: PERSONAL USE, CONSUMPTION, DONATION OR ON SITE SALE OF ITEMS GROWN ON THE SITE.**
- **FARMERS MARKET - TEMPORARY OUTDOOR SALES OF AGRICULTURE PRODUCTS OR BY-PRODUCTS BY VENDORS**

**WHO ARE TYPICALLY ALSO THE PRODUCERS IN A PRE-DESIGNATED AREA.**

- **GREENHOUSE (STRUCTURE) - A PERMANENT BUILDING OR STRUCTURE WHOSE ROOF AND SIDES ARE MADE LARGELY OF GLASS OR OTHER TRANSPARENT OR TRANSLUCENT MATERIAL AND IN WHICH THE TEMPERATURE AND HUMIDITY CAN BE REGULATED FOR THE CULTIVATION OF PLANTS FOR PERSONAL USE AND/OR FOR SUBSEQUENT SALE.**
- **GREENHOUSE (USE) – SEE NURSERY/GREENHOUSE**
- **HOOPHOUSE - A TEMPORARY UNHEATED ACCESSORY STRUCTURE TYPICALLY MADE OF, BUT NOT LIMITED TO, PIPING OR OTHER MATERIAL COVERED WITH TRANSLUCENT PLASTIC, CONSTRUCTED IN A “HALF-ROUND” OR “HOOP” SHAPE, FOR THE PURPOSES OF GROWING PLANTS.**
- **HYDROPONICS – - A METHOD OF GROWING PLANTS USING MINERAL NUTRIENT SOLUTIONS, IN WATER, WITHOUT SOIL.**
- **NURSERY/GREENHOUSE - A USE WHERE LIVE TREES, SHRUBS, OR PLANTS ARE GROWN, TENDED, OR STORED AND OFFERED FOR RETAIL SALE, INCLUDING PRODUCTS USED FOR GARDENING OR LANDSCAPING.**



- **ORCHARD - THE ESTABLISHMENT, CARE, AND HARVESTING OF A GROUP OF MORE THAN 10 FRUIT OR NUT BEARING TREES; AN ORCHARD AS A PRINCIPAL USE IS CONSIDERED AN URBAN AGRICULTURE.**
- **PRODUCE STAND - A TEMPORARY STRUCTURE FOR THE DISPLAY AND SALE OF LOCALLY GROWN VEGETABLES OR PRODUCE, FLOWERS, ORCHARD PRODUCTS, LOCALLY-PRODUCED PACKAGED FOOD PRODUCTS AND SIMILAR NON-ANIMAL AGRICULTURAL PRODUCTS, EXCEPT FOR PRODUCTS FROM BEEKEEPING.**
- **URBAN AGRICULTURE. A ZONING LOT, AS DEFINED IN THIS ARTICLE, ONE ACRE OR GREATER, USED TO GROW AND HARVEST FOOD CROPS AND/OR NON-FOOD CROPS FOR PERSONAL OR GROUP USE; AN ORCHARD OR TREE FARM THAT IS A PRINCIPAL USE IS CONSIDERED URBAN AGRICULTURE;**  
**URBAN AGRICULTURE MAY BE DIVIDED INTO PLOTS FOR CULTIVATION BY ONE OR MORE INDIVIDUALS AND/OR GROUPS OR MAY BE CULTIVATED BY INDIVIDUALS AND/OR GROUPS COLLECTIVELY; THE PRODUCTS OF AN URBAN AGRICULTURE MAY OR MAY NOT BE FOR**

**COMMERCIAL PURPOSES.**

**ALCOHOL PRODUCTION –**

- **BREW PUB – A BAR OR RESTAURANT WITH AN ANCILLARY BREWERY PRODUCING A MAXIMUM OF 18,000 BARRELS OF BEER PER YEAR.**
- **CRAFT WINERY/DISTILLERY – A WINERY OR DISTILLERY THAT PRODUCES 18,000 GALLONS OR LESS OF PRODUCT PER YEAR.**
- **MICROBREWERY – A BREWERY THAT PRODUCES 60,000 BARRELS OR LESS OF BEER PER YEAR.**
- **SMALL DISTILLERY – A DISTILLERY THAT PRODUCES 60,000 GALLONS OR LESS OF SPIRITS PER YEAR.**
- **SMALL WINERY – A WINERY THAT PRODUCES 50,000 GALLONS OR LESS OF WINE PER YEAR.**
- **LARGE BREWERY – A BREWERY THAT PRODUCES MORE THAN 60,000 BARRELS OF BEER PER YEAR.**
- **LARGE DISTILLERY – A DISTILLERY THAT PRODUCES MORE THAN 60,000 GALLONS OF SPIRITS PER YEAR.**
- **LARGE WINERY – A WINERY THAT PRODUCES**

**MORE THAN 50,000  
GALLONS OF WINE PER  
YEAR.**

**ALLEY - SEE STREET, ALLEY.**

**ALTERATION - ANY CHANGE,  
ADDITION, OR MODIFICATION IN  
CONSTRUCTION OR USE; ANY  
CHANGE IN THE STRUCTURAL  
MEMBERS OF A STRUCTURE,  
SUCH AS WALLS OR PARTITIONS,  
COLUMNS, BEAMS OR GIRDERS.**

**AMENDMENT - A CHANGE IN THE  
WORDING, CONTEXT OR  
SUBSTANCE OF THIS CHAPTER,  
OR A CHANGE IN ZONE DISTRICT  
BOUNDARIES OR  
NEIGHBORHOOD  
CLASSIFICATIONS ON A ZONING  
MAP.**

**AMUSEMENT**

**ENTERPRISE  
S, SEASONAL – SEASONAL OR  
TEMPORARY ENTERTAINMENT  
EVENTS SUCH AS FAIRS,  
CARNIVALS, FESTIVALS, ETC.**

**ANCILLARY USE - SEE  
ACCESSORY USE.**

**ANIMAL SERVICES**

- **DOMESTIC ANIMAL - A  
SMALL ANIMAL OF THE  
TYPE GENERALLY  
ACCEPTED AS PETS  
INCLUDING, BUT NOT  
LIMITED TO, DOGS, CATS,  
AND FISH, BUT NOT  
INCLUDING  
ROOSTER  
S, DUCKS, GEESE, PEA FOWL,  
GOATS, SHEEP, HOGS OR  
SIMILAR ANIMALS.**

- **KENNEL - A FACILITY FOR  
THE BOARDING, BREEDING,  
RAISING, GROOMING,  
SELLING, TRAINING, OTHER  
ANIMAL HUSBANDRY  
ACTIVITIES OR RELATED  
SERVICES FOR DOMESTIC  
ANIMALS.**

- **SALES, SERVICES AND DAY  
CARE - AN ESTABLISHMENT  
THAT INCLUDES SALES,  
GROOMING OR OTHER  
SERVICES, OR DAY TIME  
CARE OF DOGS, CATS AND  
SIMILAR SMALL ANIMALS;  
TYPICAL USES INCLUDE PET  
STORES, DOG BATHING AND  
CLIPPING SALONS AND PET  
GROOMING SHOPS; NO  
OVERNIGHT BOARDING IS  
ALLOWED.**

- **VETERINARY CLINIC - A  
BUILDING, OR ANY PORTION  
OF A BUILDING, USED FOR  
THE TREATMENT OF HOUSE  
PETS AS OUTPATIENTS ONLY  
AND DOES NOT HAVE  
INTERIOR OR OUTDOOR  
KENNELS AND OVERNIGHT  
BOARDING.**

- **VETERINARY HOSPITAL - A  
BUILDING, OR ANY PORTION  
OF A BUILDING, USED FOR  
THE TREATMENT OF HOUSE  
PETS, AND MAY HAVE  
INTERIOR OR OUTDOOR  
KENNELS AND OVERNIGHT  
BOARDING.**

**ANTENNA – SEE WIRELESS  
COMMUNICATIONS FACILITY,  
ANTENNA.**

**APPEAL: A PROCEDURE BY  
WHICH A DECISION,  
INTERPRETATION OR**



**ENFORCEMENT ACTION IS BROUGHT FROM A LOWER DECISION-MAKING AUTHORITY TO A HIGHER FOR DETERMINATION**

**APPLICANT - THE OWNER OF PROPERTY OR THE AUTHORIZED REPRESENTATIVE OF THE OWNER APPLYING FOR DEVELOPMENT APPROVAL.**

**APPROVAL - A WRITTEN NOTICE BY AN AUTHORIZED REPRESENTATIVE OR DESIGNATED DECISION-MAKING BODY OF THE CITY APPROVING THE DESIGN, PROGRESS OR COMPLETION OF WORK.**

**ARCADE, & GAMING, HALL - ANY ESTABLISHMENT THAT CONTAINS 4 OR MORE AMUSEMENT DEVICES AND WHOSE PRINCIPAL USE IS PROVIDING ENTERTAINMENT THROUGH SUCH DEVICES.**

**ARTICULATION - SHIFTS IN THE PLANE OF WALLS, SETBACKS, STEPBACKS,**

**REVEAL S, OVERHANGS, AND DETAILS IN ORDER TO CREATE VARIATIONS IN A BUILDING'S FAÇADE. VARIATIONS OF A BUILDING'S MASS THROUGH THE USE OF DEEP SETBACKS, DIMINISHING UPPER FLOOR AREAS, AND/OR PROJECTING ROOF**

**OVERHANGS.**

**AVERAGE - (ALSO "MEAN AVERAGE,**

**"ARITHMETIC MEAN") THE NUMERICAL VALUE DERIVED BY DIVIDING THE SUM OF A SET OF**

**NUMBERS BY THE TOTAL OF THE NUMBERS. (EXAMPLE:  $50 + 100 + 75 = 225$ .  $225 / 3 = 75$ . 75 IS THE AVERAGE.)**

**AVERAGE GRADE - THE GROUND ELEVATION ESTABLISHED FOR THE PURPOSE OF REGULATING THE HEIGHT OF A STRUCTURE; THE GRADE SHALL BE THE LEVEL OF THE GROUND ADJACENT TO THE STRUCTURE IF THE FINISHED GRADE IS LEVEL; IF THE GROUND IS NOT ENTIRELY LEVEL, THE AVERAGE GRADE SHALL BE DETERMINED BY AVERAGING THE ELEVATION OF THE GROUND FOR EACH SIDE OF THE STRUCTURE, AS MEASURED SIX (6) FEET FROM THE EXTERIOR WALLS OF THE STRUCTURE.**

**ATTACHMENT:**

**DIAGRAM 50-184A (EXHIBIT 107)**

**AWNING - A RETRACTABLE OR FIXED SHELTER PROJECTING FROM AND SUPPORTED BY THE EXTERIOR WALL OF A BUILDING (I.E. CANTILEVERED) AND CONSTRUCTED ON NON-RIGID MATERIALS ON A SUPPORTING FRAMEWORK.**

**BASE FLOOD - THE FLOOD HAVING A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.**

**BASEMENT - THAT PORTION OF A STRUCTURE BETWEEN THE FLOOR AND CEILING WHICH HAS MORE THAN ONE HALF (1/2) ITS HEIGHT BELOW GRADE.**

**ATTACHMENT:**

**DIAGRAM 50-184B (EXHIBIT 108)**

**BED AND BREAKFAST HOME - AN**

**OWNER-OCCUPIED ESTABLISHMENT IN WHICH TRANSIENT GUESTS ARE PROVIDED A SLEEPING ROOM AND A MEAL OR MEALS IN RETURN FOR PAYMENT FOR A LIMITED TIME.**

**BEEKEEPING - SEE APIARY/BEEKEEPING.**

**BINGO HALL/CHARITY GAMING – ANY BINGO HALL, CHARITY POKER ROOM, OR OTHER GAMBLING ESTABLISHMENT REGULATED BY THE TRAXLER-MCCAULEY-LAW-BOWMAN BINGO ACT 382 OF 1972 OR ANY OTHER STATE STATUTE RELATED TO CHARITABLE GAMING OR GAMBLING.**

**BLOCK - LAND BOUNDED BY STREETS, NOT INCLUDING ALLEYS, OR BY A COMBINATION OF STREETS AND PUBLIC LAND, RAILROAD RIGHTS-OF-WAY, WATER BODIES, OR ANY OTHER BARRIER.**

- **CORNER - THE OUTSIDE CORNER OF A BLOCK AT THE INTERSECTION OF ANY TWO (2) STREETS.**
- **FACE - LAND ABUTTING ONE SIDE OF A STREET AND LYING BETWEEN THE TWO NEAREST INTERSECTING OR INTERCEPTING STREETS, RAILROAD RIGHTS-OF-WAY, WATER BODIES, OR UNSUBDIVIDED LAND.**

**BUFFER - VEGETATIVE MATERIAL, STRUCTURES (E.G.**

**WALLS, FENCES), BERMS, OR ANY COMBINATION OF THESE ELEMENTS THAT ARE USED TO SEPARATE AND SCREEN INCOMPATIBLE USES FROM ONE ANOTHER.**

**BUILDING - AN INDEPENDENT STRUCTURE, EITHER TEMPORARY OR PERMANENT, HAVING A ROOF SUPPORTED BY COLUMNS OR ANY OTHER SUPPORT USED FOR THE ENCLOSURE OF PERSONS, ANIMALS, CHATTELS OR PROPERTY OF ANY KIND, OR CARRYING ON BUSINESS ACTIVITIES OR OTHER USES.**

**BUILDABLE AREA - THE AREA OF THE LOT WITHIN THE LIMITS OF THE REQUIRED SETBACKS FOR THE MAIN BUILDING OR PRINCIPAL STRUCTURE. THE BUILDABLE AREA IS THE MAXIMUM AREA THAT CAN BE BUILT UPON, INCLUDING ADDITIONS, NOW AND IN THE FUTURE. SYNONYMOUS WITH BUILDING ENVELOPE.**

**ATTACHMENT:**  
**DIAGRAM 50-184C (EXHIBIT 109)**

**BUILDING FRONT LINE - A LINE THAT COINCIDES WITH THE FACE OF THE BUILDING NEAREST THE FRONT LINE OF THE LOT. THIS FACE INCLUDES SUN PARLORS AND ENCLOSED PORCHES, BUT DOES NOT INCLUDE STEPS. SAID LINE SHALL BE PARALLEL TO THE FRONT LOT LINE AND MEASURED AS A STRAIGHT LINE BETWEEN THE INTERSECTION POINTS WITH THE SIDE YARD. FOR THE PURPOSES OF THIS ORDINANCE, THE FRONT LINE SHALL BE THE FRONT SETBACK**

**LINE.**

**BUILDING HEIGHT - THE VERTICAL DISTANCE MEASURED FROM THE ESTABLISHED AVERAGE GRADE TO THE HIGHEST POINT OF THE ROOF SURFACE FOR FLAT ROOFS; TO THE DECK LINE OF MANSARD ROOFS; AND TO THE AVERAGE HEIGHT BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBREL ROOFS. WHERE A BUILDING IS LOCATED ON A TERRACE, THE HEIGHT SHALL BE MEASURED FROM THE AVERAGE FINISHED GROUND LEVEL OF THE TERRACE AT THE BUILDING WALL. BUILDING MATERIALS CENTER - COLLECTION AND SALE OF REUSABLE BUILDING MATERIALS FROM BUILDING DECONSTRUCTION TO REDUCE WASTE.**

**BULK STATION - A PLACE WHERE CRUDE PETROLEUM AND PETROCHEMICAL LIQUIDS SUCH GASOLINE, NAPHTHA, BENZENE, BENZAL, AND KEROSENE ARE STORED FOR WHOLESALE PURPOSES AND WHERE THE AGGREGATE CAPACITY OF ALL STORAGE TANKS IS MORE THAN 6,000 GALLONS.**

**CALIPER - THE DIAMETER OF A TREE TRUNK MEASURED SIX (6) INCHES ABOVE THE GROUND FOR TREES UP TO AND INCLUDING FOUR INCHES IN DIAMETER; AND 12 INCHES ABOVE THE GROUND FOR TREES GREATER THAN FOUR INCHES IN DIAMETER.**

**ATTACHMENT:**

**DIAGRAM 50-184D (EXHIBIT 110)**

**CAMPUS - THE GROUNDS AND BUILDINGS OF A COLLEGE, UNIVERSITY, HOSPITAL OR OTHER INSTITUTIONAL OR EDUCATIONAL USE.**

**CANOPY - A RIGID MULTI-SIDED STRUCTURE COVERED WITH FABRIC, METAL OR OTHER MATERIAL AND SUPPORTED IN WHOLE OR IN PART BY POSTS EMBEDDED IN THE GROUND.**

**CARPORT - A ROOFED STRUCTURE OR SHELTER OR PORTION OF A BUILDING OPEN ON TWO OR MORE SIDES THAT IS PROVIDED FOR THE PURPOSE OF SHELTERING ONE OR MORE MOTOR VEHICLES.**

**CASH ADVANCE – A FACILITY OFFERING SHORT-TERM, SMALL-DOLLAR LOANS, TYPICALLY FOR A FEE BASED ON THE AMOUNT OF THE LOAN. DOES NOT INCLUDE BANKS, CREDIT UNIONS, OR OTHER FINANCIAL SERVICE ESTABLISHMENTS OFFERING LONG-TERM LOANS.**

**CEMETERY - LAND USED OR INTENDED TO BE USED FOR THE BURIAL OF THE HUMAN DEAD, INCLUDING COLUMBARIA, CREMATORIES, MAUSOLEUMS AND MORTUARIES, IF OPERATED IN CONNECTION WITH, AND WITHIN THE BOUNDARIES OF SUCH CEMETERY.**

**CHANGE IN USE - A USE DIFFERENT FROM THE PREVIOUS USE OF A SITE;**

**CHURCH - SEE PLACE OF**

**WORSHIP.**

**CITY - CITY OF FLINT.**

**CITY OFFICIALS - CITY OFFICIALS WHO ARE DULY ELECTED OR APPOINTED TO THOSE OFFICES OR POSITIONS AND INCLUDES ANYONE DESIGNATED BY THEM OR BY ANY OF THEIR SUPERIORS TO ACT IN THEIR PLACE; EXAMPLES INCLUDE CITY CLERK AND CITY ATTORNEY.**

**CLEAR VISION AREA - THE AREA LOCATED AT THE INTERSECTION OF TWO STREETS, WHETHER PUBLIC OR PRIVATE, OR A STREET AND DRIVEWAY THROUGH WHICH AN UNOBSTRUCTED VIEW OF APPROACHING TRAFFIC IS NECESSARY FOR PEDESTRIANS AND DRIVERS.**

**COMMERCIAL USE - ANY NONRESIDENTIAL USE OF A LOT, BUILDING OR STRUCTURE FOR FINANCIAL GAIN, INCLUDING BUT NOT LIMITED TO ENTERTAINMENT ACTIVITIES, OFFICES, PERSONAL SERVICES AND RETAIL SALES; GARAGE/BASEMENT/YARD SALES OPERATING MORE THAN TWO (2) DAYS ON TWO (2) SEPARATE OCCASIONS PER YEAR ARE CONSIDERED A COMMERCIAL USE.**

**COMMERCIAL VEHICLE - A VEHICLE DESIGNED, OR MAINTAINED OR USED**

**PRIMARILY FOR THE TRANSPORTATION OF PROPERTY OR PASSENGERS IN FURTHERANCE OF A COMMERCIAL ENTERPRISE, INCLUDING TOW TRUCKS AND SEMI-TRUCKS.**

**COMMISSION - THE CITY OF FLINT PLANNING COMMISSION.**

**COMMON LAND - A PARCEL OR PARCELS OF LAND TOGETHER WITH THE IMPROVEMENTS THEREON, THE USE, MAINTENANCE, AND ENJOYMENT OF WHICH ARE INTENDED TO BE SHARED BY THE OWNERS AND OCCUPANTS OF THE INDIVIDUAL BUILDING UNITS IN A PLANNED UNIT DEVELOPMENT.**

**CONFORMING - IN COMPLIANCE WITH THE REGULATIONS OF THE PERTINENT ZONING DISTRICT.**

**CONVENIENCE STORE - A RETAIL ESTABLISHMENT WITH A TOTAL SALES AREA OF FIVE THOUSAND (5,000) SQUARE FEET OR LESS; A CONVENIENCE STORE MAY OR MAY NOT BE LICENSED BY THE STATE OF MICHIGAN FOR THE SALE OF BEER, WINE, LIQUOR OR OTHER ALCOHOLIC BEVERAGES FOR CONSUMPTION OFF THE PREMISES.**

**COUNTY - THE COUNTY OF GENESEE, MICHIGAN.**

**COVERAGE - THE PART OF A LOT OR PARCEL OF LAND OCCUPIED BY ONE OR MORE STRUCTURES.**

**ATTACHMENT:  
DIAGRAM 50-184E (EXHIBIT 111)**

**CUL-DE-SAC - A STREET TERMINATING AT ONE END WITH A TURNING RADIUS.**

**CURB CUT – THE OPENING ALONG THE CURB LINE, EXCLUSIVE OF HANDICAP RAMPS, AT WHICH POINT VEHICLES MAY ENTER OR LEAVE THE STREET.**

**CURB LINE – A LINE LOCATED ON EITHER EDGE OF THE PAVEMENT, BUT WITHIN THE RIGHT-OF-WAY LINE.**

**DECK - A ROOFLESS OUTDOOR STRUCTURE BUILT AS AN ABOVEGROUND**

**PLATFORM SUPPORTED BY POSTS, AT LEAST ONE FOOT ABOVE AVERAGE GRADE; A DECK MAY OR MAY NOT BE ATTACHED TO THE MAIN BUILDING, AND MAY OR MAY NOT HAVE RAILINGS OR STEPS; A DECK IS GENERALLY OF SIGNIFICANT SIZE AND IS USED PRIMARILY FOR RECREATION USES, AND SECONDARILY AS AN ENTRANCE AND EXIT TO THE BUILDING.**

**DENSITY - THE NUMBER OF DWELLING UNITS PER ACRE OF LAND. DENSITY IS CALCULATED BY DIVIDING THE NUMBER OF DWELLING UNITS ON A SITE BY THE GROSS ACREAGE OF THE SITE. FOR PURPOSES OF CALCULATING RESIDENTIAL DENSITY, DEDICATED RIGHTS-OF-WAY WITHIN A SITE, AND THAT PORTION OF EXISTING DEDICATED RIGHTS-OF-WAY ADJOINING A SITE THAT IS**

**BETWEEN THE STREET OR ALLEY CENTERLINE AND LOT LINES SHALL BE INCLUDED.**

**DEVELOPER - ANY INDIVIDUAL, FIRM, CORPORATION, ASSOCIATION, PARTNERSHIP OR TRUST INVOLVED IN COMMENCING PROCEEDINGS TO EFFECT DEVELOPMENT OF LAND.**

**DEVELOPMENT - THE CONSTRUCTION, RECONSTRUCTION, REMODELING, CONVERSION, STRUCTURAL ALTERATION, RELOCATION, ENLARGEMENT,**



OR DEMOLITION OF ANY STRUCTURE, PROPORTION OF A STRUCTURE, OR SIGN; ANY CHANGE IN USE IN LAND, BUILDING, OR STRUCTURE, OR MATERIAL CHANGE IN THE APPEARANCE OF ANY STRUCTURE; ANY INCREASE IN THE NUMBER OF DWELLING UNITS, BUSINESSES, MANUFACTURING ESTABLISHMENTS, OR OFFICES; ANY MINING, EXCAVATION, FILLING, GRADING, PAVING, OR LAND DISTURBANCE; AND ANY ACT OF SUBDIVISION OF LAND.

DIRECTOR OF PLANNING AND DEVELOPMENT– THE HIGHEST RANKING OFFICIAL IN THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

DISTRICT - SEE ZONING DISTRICT.

DRIVE-IN OR DRIVE-THROUGH - PERMITS CUSTOMERS TO RECEIVE SERVICES, OBTAIN GOODS OR BE ENTERTAINED WHILE REMAINING PRIMARILY IN THEIR MOTOR VEHICLES.

DWELLING - A BUILDING OR PORTION THEREOF WHICH IS USED EXCLUSIVELY FOR HUMAN HABITATION. INCLUDED WITHIN THIS DEFINITION ARE SINGLE-FAMILY, TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS, AND APARTMENT BUILDINGS; THE TERM DWELLING DOES NOT INCLUDE GROUP LIVING ARRANGEMENTS OR HOTELS, MOTELS, BED AND BREAKFAST OPERATIONS, OTHER STRUCTURES DESIGNED

FOR TRANSIENT RESIDENCE, OR TENTS, CAMPERS, TRAILERS, PORTABLE BUILDINGS, AND MOBILE HOMES OR OTHER BUILDINGS WITHOUT A PERMANENT FOUNDATION.

**ATTACHMENT:**

**DIAGRAM 50-184F (EXHIBIT 112)**

- **ATTACHED SINGLE-FAMILY - A SINGLE-FAMILY DWELLING ATTACHED TO ONE (1) OR MORE OTHER SINGLE-FAMILY DWELLINGS BY A COMMON VERTICAL WALL, WITH EACH DWELLING LOCATED ON A SEPARATE LOT; THIS TERM INCLUDES TOWN HOUSES AND ROW HOUSES.**
- **DETACHED SINGLE-FAMILY - A PRINCIPAL RESIDENCE INTENDED FOR OCCUPANCY BY A SINGLE HOUSEHOLD, LOCATED ON A SEPARATE LOT OR PARCEL, AND NOT SHARING COMMON STRUCTURAL ELEMENTS WITH ANY OTHER STRUCTURE INTENDED FOR OCCUPATION BY ANOTHER HOUSEHOLD.**
- **MANUFACTURED HOME (MOBILE HOME) - A STRUCTURE TRANSPORTABLE IN ONE (1) OR MORE SECTIONS, CONNECTED TO REQUIRED UTILITIES WHICH INCLUDES THE PLUMBING, HEATING, AIR CONDITIONING AND ELECTRICAL SYSTEMS CONTAINED IN THE STRUCTURE, BUILT ON A**

**CHASSIS AND DESIGNED TO BE USED AS A SINGLE DWELLING UNIT WITH OR WITHOUT PERMANENT FOUNDATION**

- **MODULAR HOME - A DWELLING MANUFACTURED IN A FACTORY IN SEPARATE UNITS THAT COMPLY WITH APPLICABLE STATE CONSTRUCTION CODES AND THAT ARE DESIGNED FOR TRANSPORT BY SEPARATE CARRIER TO THE BUILD SITE FOR ASSEMBLY ON A PERMANENT FOUNDATION; MODULAR HOMES SHALL BE CONSIDERED SITE-BUILT HOMES. NOT THE SAME AS A MANUFACTURE HOME.**
- **MANUFACTURED HOUSING (MOBILE HOME) COMMUNITY - A PARCEL OR TRACT OF LAND WHICH IS UNDER THE CONTROL OF ONE PERSON, GROUP OR FIRM UPON WHICH THREE (3) OR MORE MANUFACTURED HOMES HAVE BEEN LOCATED ON A CONTINUAL NON-RECREATIONAL BASIS AND WHICH IS OFFERED TO THE PUBLIC FOR THAT PURPOSE REGARDLESS OF WHETHER A CHANGE IS MADE THEREFORE, TOGETHER WITH ANY BUILDING, STRUCTURE, ENCLOSURE, STREET, EQUIPMENT, OR FACILITY USED OR INTENDED FOR USE INCIDENT TO THE OCCUPANCY OF A MANUFACTURED HOUSE.**
- **MULTI-FAMILY - A BUILDING FOR RESIDENTIAL PURPOSES WITH THREE (3) OR MORE DWELLING UNITS, HAVING COMMON OR PARTY WALLS, ON A SINGLE LOT. EACH UNIT IS TOTALLY SEPARATED FROM THE OTHER BY AN UNPIERCED WALL EXTENDING FROM GROUND TO ROOF OR AN UNPIERCED CEILING AND FLOOR EXTENDING FROM EXTERIOR WALL TO EXTERIOR WALL, EXCEPT FOR A COMMON OR INDIVIDUAL STAIRWELL(S) EXTERIOR TO ANY DWELLING UNIT(S).**
- **TWO-FAMILY - A BUILDING DESIGNED ORIGINALLY FOR RESIDENTIAL OCCUPANCY BY TWO (2) FAMILIES LIVING INDEPENDENTLY OF EACH OTHER, WHICH CONTAINS TWO (2), LEGALLY COMPLETE, DWELLING UNITS. EACH UNIT IN A TWO-FAMILY DWELLING IS COMPLETELY SEPARATED FROM THE OTHER BY EITHER; A) AN UNPIERCED WALL EXTENDING FROM GROUND TO ROOF; OR, B) AN UNPIERCED CEILING AND FLOOR EXTENDING FROM EXTERIOR WALL TO EXTERIOR WALL, EXCEPT FOR A COMMON STAIRWELL EXTERIOR TO BOTH DWELLING UNITS. ALSO KNOWN AS A DUPLEX.**
- **ACCESSORY DWELLING UNIT - A SECONDARY AND CLEARLY SUBORDINATE DWELLING UNIT THAT IS**

**CONTAINED WITHIN A DETACHED SINGLE-FAMILY DWELLING (PRIMARY DWELLING UNIT), INCLUDED WITHIN AN ACCESSORY STRUCTURE, OR SEPARATE FROM BUT LOCATED ON THE SAME LOT AS A DETACHED SINGLE-FAMILY DWELLING; ALSO KNOWN AS A “GRANNY FLAT” OR “CARRIAGE HOUSE”.**

**ATTACHMENT:**

**DIAGRAM 50-184G (EXHIBIT 113)**

- **LIVE-WORK UNIT - A DWELLING UNIT THAT CONTAINS LIMITED COMMERCIAL ACTIVITIES ON THE GROUND LEVEL OF A MULTIPLE-STORY BUILDING AND MAY PROVIDE LIVE-WORK OPPORTUNITIES OR ARTISTS’ LOFT/STUDIO ARRANGEMENTS.**
- **DWELLING, HOME OCCUPATION - SEE HOME OCCUPATION.**

**EASEMENT - A LEGAL RECORDED DOCUMENT THAT RESERVES A PORTION OF LAND OR PROPERTY FOR PRESENT OR FUTURE USE BY A PERSON OR AGENCY OTHER THAN THE LEGAL FEE OWNER OF THE PROPERTY.**

**ELEVATION DRAWING - A VERTICAL VIEW DRAWING OF THE FRONT, SIDE OR REAR OF A STRUCTURE THAT DESCRIBES THE DESIGN, FLOOR-TO- FLOOR DIMENSIONS, BUILDING HEIGHT,**

**WINDOW AND DOOR DIMENSIONS, AND SIGNS.**

**ENCROACHMENT - THE PORTION OF A BUILDING, STRUCTURE OR SIGN THAT INTRUDES INTO A REQUIRED SETBACK, RIGHT-OF WAY OR EASEMENT.**

**ENTERTAINMENT, LIVE - ANY ONE OR MORE OF THE FOLLOWING, PERFORMED LIVE BY ONE OR MORE PERSONS, WHETHER OR NOT DONE FOR COMPENSATION AND WHETHER OR NOT ADMISSION IS CHARGED, INCLUDING BUT NOT LIMITED TO: MUSICAL ACTS, KARAOKE, THEATRICAL ACTS, STANDUP COMEDY, PLAYS, REVUES, DANCE, MAGIC ACTS, DISC JOCKEY FUNCTIONS OR OTHER SIMILAR ACTIVITIES; LIVE ENTERTAINMENT DOES NOT INCLUDE ADULT ENTERTAINMENT, AS DEFINED UNDER REGULATED USES.**

- **AUDITORIUM - AN ESTABLISHMENT DESIGNED OR USED FOR THE GATHERING OF PEOPLE SEATED AS AN AUDIENCE; OPEN TO THE GENERAL PUBLIC, WITH OR WITHOUT ADMISSION CHARGE; AND USED PRIMARILY FOR PUBLIC SPEAKING OR LIVE ENTERTAINMENT.**
- **BANQUET HALL - AN ESTABLISHMENT USED REGULARLY FOR SERVING FOOD OR BEVERAGES TO GROUPS THAT, BEFORE THE DAY OF THE EVENT, HAVE**



**RESERVED THAT FACILITY FOR BANQUETS OR MEETINGS; AND TO WHICH THE GENERAL PUBLIC IS NOT ADMITTED; AND FOR WHICH NO ADMISSION CHARGE IS IMPOSED AT THE DOOR.**

- **CLUB/LODGE - A MEETING, RECREATIONAL, OR SOCIAL FACILITY OF A PRIVATE OR NONPROFIT ORGANIZATION PRIMARILY FOR USE BY MEMBERS OR GUESTS.**
- **MUSIC HALL - A BUILDING, BUILDING COMPLEX, AND/OR AN INDOOR OR OUTDOOR AREA USED TO ACCOMMODATE MUSICAL PERFORMANCES, INCLUDING LIVE MUSIC. A MUSIC VENUE MAY BE A STAND-ALONE USE OR MAY BE ASSOCIATED WITH ANOTHER USE SUCH AS A RESTAURANT.**
- **THEATER, LIVE PERFORMANCE – A BUILDING OR PART OF A BUILDING DEVOTED TO THEATRICAL OR PERFORMING ARTS PRODUCTIONS AS A PRINCIPAL USE.**

**ERECT - TO BUILD, CONSTRUCT, ALTER, RECONSTRUCT, OR OTHERWISE PERFORM ANY PHYSICAL OPERATION INTENDED TO RESULT IN THE PLACEMENT OF A STRUCTURE ON THE PREMISES, INCLUDING EXCAVATION, BACKFILL, DRAINAGE, AND THE LIKE.**

**EXCEPTION - A MODIFICATION OF REQUIREMENTS OF THIS**

**CHAPTER, SPECIFICALLY PERMITTED HEREIN, WHICH IS NECESSARY TO AVOID UNDUE HARDSHIP IN THE PRACTICAL APPLICATION OF THE PROVISIONS OF THIS CHAPTER; AN EXCEPTION IS NOT A VARIANCE.**

**FAÇADE – THE EXTERIOR WALL(S) OF A BUILDING FACING A STREET.**

**FAMILY -**

- **AN INDIVIDUAL OR GROUP OF TWO OR MORE PERSONS RELATED BY BLOOD, MARRIAGE OR ADOPTION, TOGETHER WITH FOSTER CHILDREN AND SERVANTS OF THE PRINCIPAL OCCUPANTS, WITH NOT MORE THAN TWO ADDITIONAL UNRELATED PERSONS WHO ARE DOMICILED TOGETHER AS A SINGLE, DOMESTIC, HOUSEKEEPING UNIT IN A DWELLING UNIT.**
- **A COLLECTIVE NUMBER OF INDIVIDUALS DOMICILED TOGETHER IN ONE DWELLING UNIT HAVING A DEMONSTRABLE AND RECOGNIZABLE BOND CHARACTERISTIC OF A COHESIVE UNIT, WHOSE RELATIONSHIP IS OF A CONTINUING NONTRANSIENT DOMESTIC CHARACTER AND WHO LIVE TOGETHER AS A FUNCTIONAL FAMILY IN A SINGLE NONPROFIT HOUSEKEEPING UNIT; THIS DEFINITION SHALL NOT INCLUDE ANY SOCIETY,**

**CLUB, FRATERNITY, SORORITY, ASSOCIATION, LODGE, COTERIE, OR ORGANIZATION.**

- **NO MORE THAN FIVE UNRELATED INDIVIDUALS LIVING IN A DWELLING UNIT.**

**FAMILY DAY CARE HOME - SEE CHILD CARE HOME, FAMILY.**

**FEMA - U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY, INCLUDING ANY SUCCESSOR AGENCY.**

**FENCE - A WALL COMPOSED OF POSTS CARRYING BOARDS, RAILS, PICKETS, OR WIRE, OR TO IRON STRUCTURES CONSISTING OF VERTICAL OR HORIZONTAL BARS OR OF OPEN WORK.**

**FENCE, DECORATIVE - AN OPEN OR SEMI-OPEN FENCE, ORNAMENTAL IN NATURE, NOT INTENDED TO PROVIDE A PERMANENT BARRIER TO PASSAGE OR FOR SCREENING; DECORATIVE FENCING DOES NOT INCLUDE CHAIN LINK FENCING.**

**FINANCIAL SERVICES – BANKS, CREDIT UNIONS, SAVINGS AND LOAN ASSOCIATIONS, FINANCE COMPANIES OR SIMILAR SERVICES. DOES NOT INCLUDE CASH ADVANCE OR PAWN SHOPS.**

**FLAG, BUSINESS - A FLAG USED TO IDENTIFY THE NAME AND/OR LOGO OF AN ON-SITE BUSINESS OR ORGANIZATION OR TO SIGNIFY IMMEDIATE BUSINESS**

**ACTIVITY AT THE PROPERTY; SUCH AS “OPEN” “ANTIQUES” “NOW HIRING” “LIVE MUSIC” ETC.**

**FLAG, GOVERNMENT - A FLAG DISPLAYING THE NAME, INSIGNIA, EMBLEM OR LOGO OF ANY NATION, STATE, MUNICIPALITY, OR EDUCATIONAL INSTITUTION.**

**FLOOD OR FLOODING - A GENERAL AND TEMPORARY CONDITION OF PARTIAL OR COMPLETE INUNDATION OF NORMALLY DRY LAND AREA FROM:**

- **THE OVERFLOW OF INLAND OR TIDAL WATERS AND/OR;**
- **THE UNUSUAL AND RAPID ACCUMULATION OR RUNOFF OF SURFACE WATERS FROM ANY SOURCE.**

**FLOOD INSURANCE RATE MAP (FIRM) - THE OFFICIAL MAP ON WHICH THE FEDERAL INSURANCE ADMINISTRATION HAS DELINEATED BOTH THE AREAS OF SPECIAL FLOOD HAZARD AND THE RISK PREMIUM ZONES APPLICABLE TO THE COMMUNITY.**

**FLOOR AREA - THE SUM OF THE HORIZONTAL AREA OF THE SEVERAL FLOORS OF A BUILDING MEASURED FROM THE INTERIOR FACES OF THE EXTERIOR WALLS; FOR RESIDENTIAL DWELLINGS, THE FLOOR AREA MEASUREMENT SHALL NOT INCLUDE THE AREA OF BASEMENTS, STAIRWAYS,**

UNFINISHED ATTICS, ATTACHED GARAGES, BREEZEWAYS, ENCLOSED OR UNENCLOSED PORCHES, OR UTILITY ROOMS. FOR COMMERCIAL USES, THE FLOOR AREA MEASUREMENT SHALL NOT INCLUDE AREAS USED, OR INTENDED TO BE USED, PRINCIPALLY FOR STORAGE OR PROCESSING; HALLWAYS; STAIRWELLS; ELEVATOR SHAFTS; FLOOR SPACE USED FOR MECHANICAL EQUIPMENT OR UTILITIES; ATTIC SPACE HAVING HEADROOM OF SEVEN (7) FEET, TEN (10) INCHES OR LESS; INTERIOR BALCONIES; MEZZANINES; OR SANITARY FACILITIES; IN ADDITION, ANY SPACE DEVOTED TO OFF-STREET PARKING OR LOADING SHALL NOT BE CONSIDERED FLOOR AREA.

FLOOR AREA, GROUND - THE HORIZONTAL AREA OF THE FIRST FLOOR OF A BUILDING OTHER THAN A CELLAR OR BASEMENT.

FLOOR AREA RATIO (FAR) - THE AGGREGATE FLOOR AREA OF ALL STORIES OF ALL BUILDINGS WITHIN THE PROJECT DIVIDED BY THE LAND AREA.

FOLDING TENT TRAILER - A CANVAS FOLDING STRUCTURE MOUNTED ON WHEELS AND DESIGNED FOR TRAVEL AND VACATION USE.

FOOD CARTS & TRUCKS - READILY MOVABLE, MOTORIZED OR TOWED WHEELED VEHICLE, DESIGNED

AND EQUIPPED TO SERVE FOOD AND BEVERAGES.

FRONTAGE, BUILDING - THE LENGTH OF ANY SIDE OF A BUILDING WHICH FRONTS ON A PUBLIC STREET, A PUBLIC OR PRIVATE PARKING AREA, OR A PEDESTRIAN WALK WHERE CUSTOMER ACCESS TO THE BUILDING IS AVAILABLE.

FUNERAL AND INTERMENT SERVICES - PROVISION OF SERVICES INVOLVING THE CARE, PREPARATION OR DISPOSITION OF THE HUMAN DEAD.

- CEMETERY - LAND USED OR INTENDED TO BE USED FOR THE BURIAL OF HUMAN REMAINS OR STORAGE OF CREMATED HUMAN REMAINS, INCLUDING COLUMBARIA, CREMATORIES, MAUSOLEUMS AND MORTUARIES, WHEN OPERATED IN CONJUNCTION WITH, AND WITHIN THE BOUNDARY OF, SUCH CEMETERY.

- CREMATORY - AN ESTABLISHMENT THAT IS INVOLVED IN THE PURIFICATION AND REDUCTION OF HUMAN BODIES BY FIRE.

- FUNERAL HOME OR MORTUARY - AN ESTABLISHMENT IN WHICH THE HUMAN DEAD ARE PREPARED FOR BURIAL OR CREMATION. THE FACILITY

**MAY BE USED TO DISPLAY FUNERAL EQUIPMENT AND TO PROVIDE GATHERING SPACES FOR VIEWING THE BODY AND CONDUCTING FUNERAL SERVICES.**

**GARAGE SALE/YARD SALE/BASEMENT SALE - A SALE OF PERSONAL HOUSEHOLD GOODS AND CLOTHING AS ANCILLARY TO THE PRINCIPAL RESIDENTIAL USE; GARAGE/YARD/BASEMENT SALES OPERATING MORE THAN THREE (3) DAYS PER SALES OR ON MORE THAN TWO SEPARATE OCCASIONS PER YEAR ARE NOT PERMITTED.**

**GAZEBO - A ROOFED, GROUND-SUPPORTED, UNENCLOSED, ACCESSORY PLATFORM STRUCTURE, USUALLY CONSTRUCTED OF WOOD, STONE, BRICK, OR METAL DESIGNED AND INTENDED FOR THE RECREATIONAL ENJOYMENT OF THE OCCUPANTS AND GUESTS OF THE PRIMARY STRUCTURE OR USE.**

**GLARE - SEE LIGHTING, GLARE.**

**GRADE - A REFERENCE PLANE REPRESENTING THE GROUND LEVEL ADJOINING A BUILDING OR STRUCTURE.**

**GRADE, AVERAGE - SEE AVERAGE GRADE.**

**GRADE, EXISTING - THE ELEVATION OR SURFACE OF THE GROUND OR PAVEMENT AS IT EXISTS PRIOR TO DISTURBANCE.**

**GRADE, FINISHED - THE ELEVATION OR SURFACE OF THE GROUND AFTER ALL EARTHWORK HAS BEEN COMPLETED, WITHOUT A BERM, AS MEASURED SIX (6) FEET FROM THE EXTERIOR WALLS OF THE STRUCTURE.**

**GREEN BUSINESS - 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. DESCRIPTIONS OF GREEN**

**BUSINESSES INCLUDE THE FOLLOWING:**

- 1. AGRICULTURAL AND NATURAL RESOURCES CONSERVATION:**  
ESTABLISHMENTS IN THIS CATEGORY WORK TO CONSERVE NATURAL RESOURCES OR NATURAL FOOD SYSTEMS.
- 2. EDUCATION AND COMPLIANCE:**  
ESTABLISHMENTS IN THIS CATEGORY ENFORCE OR ASSIST IN THE COMPLIANCE OF ENVIRONMENTAL LAWS OR EDUCATE WORKERS FOR JOBS THAT BENEFIT THE ENVIRONMENT.
- 3. ENERGY AND RESOURCE EFFICIENCY:**  
ESTABLISHMENTS IN THIS CATEGORY MAKE GOODS OR PROVIDE SERVICES THAT INCREASE ENERGY EFFICIENCY.
- 4. GREENHOUSE GAS REDUCTION, ENVIRONMENTAL MANAGEMENT, AND RECYCLING:**  
ESTABLISHMENTS IN THIS CATEGORY MAKE GOODS OR PROVIDE SERVICES THAT INCREASE ENVIRONMENTAL SUSTAINABILITY.
- 5. RENEWABLE ENERGY:**  
ESTABLISHMENTS IN THIS CATEGORY MAKE GOODS OR PROVIDE SERVICES THAT FACILITATE THE USE OF

**ENERGY FROM RENEWABLE SOURCES.**

**GREEN ECONOMY LIGHT INDUSTRIAL USES - GREEN BUSINESSES THAT MANUFACTURE, PREDOMINATELY FROM PREVIOUSLY PREPARED MATERIALS OR FINISHED PRODUCTS OR PARTS, AS WELL AS PROCESS, FABRICATE, ASSEMBLE, TREAT, AND PACKAGE. IT ALSO INCLUDES THE INCIDENTAL STORAGE, SALES, AND DISTRIBUTION OF SUCH PRODUCTS, BUT EXCLUDING BASIC INDUSTRIAL PROCESSING.**

**GROCERY STORE - A COMMERCIAL ESTABLISHMENT, COMMONLY KNOWN AS A SUPERMARKET, FOOD OR GROCERY STORE, PRIMARILY ENGAGED IN THE RETAIL SALE OF CANNED FOODS AND DRY GOODS, SUCH AS TEA, COFFEE, SPICES, SUGAR, AND FLOUR; FRESH FRUITS AND VEGETABLES; AND FRESH AND PREPARED MEATS, FISH AND POULTRY.**

**GROSS ACRE - A HORIZONTAL MEASURE OF LAND AREA EQUAL TO FORTY-THREE THOUSAND FIVE HUNDRED SIXTY (43,560) SQUARE FEET.**

**GROUND COVER - LOW-GROWING PLANTS INCLUDING GRASS THAT FORM A DENSE, EXTENSIVE GROWTH AFTER ONE (1) COMPLETE GROWING SEASON AND TEND TO PREVENT WEEDS AND SOIL EROSION.**



**GROUND FLOOR - THAT STORY WHICH CONTAINS FINISHED FLOOR AREA CLOSEST TO BUT NOT BELOW GRADE LEVEL. IN CASES IN WHICH THE ONLY STORY WITH FINISHED FLOOR AREA IS BELOW GRADE LEVEL, THAT STORY WITH FINISHED FLOOR AREA CLOSEST TO GRADE LEVEL SHALL BE CONSIDERED THE GROUND FLOOR.**

**GROUND FLOOR ESTABLISHMENT - A BUILDING OR PORTION THEREOF UNDER SEPARATE OWNERSHIP, LEASE, OR MANAGEMENT, WHICH FRONTS ON AND HAS ACCESS TO A STREET**

**GROUP DAY CARE HOME - SEE CHILD CARE HOME, GROUP.**

**GROUP LIVING - RESIDENTIAL OCCUPANCY OF A DWELLING UNIT BY OTHER THAN A HOUSEHOLD AND PROVIDING COMMUNAL FACILITIES; TYPICAL USES INCLUDE ADULT FOSTER CARE FACILITIES, ASSISTED LIVING FACILITIES, NURSING HOMES, AND TRANSITIONAL SHELTERS.**

**STATE REGULATED GROUP LIVING**

- **ADULT FOSTER CARE FACILITY - A FACILITY FOR THE CARE OF ADULTS OVER 18 YEARS OF AGE, AS LICENSED AND REGULATED BY THE STATE OF MICHIGAN; IT INCLUDES FACILITIES AND FOSTER CARE HOMES FOR ADULTS WHO ARE AGED,**

**MENTALLY ILL, DEVELOPMENTALLY DISABLED, OR PHYSICALLY DISABLED WHO REQUIRE SUPERVISION ON AN ONGOING BASIS BUT WHO DO NOT REQUIRE CONTINUOUS NURSING CARE; IT DOES NOT INCLUDE NURSING HOMES, ASSISTED LIVING FACILITIES, HOSPITALS, ALCOHOL OR SUBSTANCE ABUSE REHABILITATION CENTERS, OR RESIDENTIAL CENTERS FOR PERSONS RELEASED FROM OR ASSIGNED TO A CORRECTIONAL FACILITY; THE ORGANIZATIONS SHALL BE DEFINED AS FOLLOWS:**

- **ADULT FOSTER CARE FAMILY HOME - A STATE LICENSED RESIDENTIAL FACILITY IN A PRIVATE RESIDENCE WITH THE APPROVED CAPACITY TO RECEIVE 6 OR FEWER ADULTS TO BE PROVIDED WITH FOSTER CARE FOR 5 OR MORE DAYS A WEEK AND FOR 2 OR MORE CONSECUTIVE WEEKS. THE ADULT FOSTER CARE FAMILY HOME LICENSEE SHALL BE A MEMBER OF THE HOUSEHOLD, AND AN OCCUPANT OF THE RESIDENCE.**
- **ADULT FOSTER CARE LARGE GROUP HOME - AN ADULT FOSTER CARE FACILITY WITH THE APPROVED CAPACITY TO RECEIVE THIRTEEN (13) TO TWENTY (20) ADULTS, EXCLUDING LICENSEE**

**AND STAFF, TO BE PROVIDED WITH FOSTER CARE.**

- **ADULT FOSTER CARE SMALL GROUP HOME - AN ADULT FOSTER CARE FACILITY WITH THE APPROVED CAPACITY OF NOT MORE THAN TWELVE (12) ADULTS, EXCLUDING LICENSEE AND STAFF, WHO ARE PROVIDED WITH FOSTER CARE.**
- **CHILD CARE CENTER - A FACILITY, OTHER THAN A PRIVATE RESIDENCE, RECEIVING ONE OR MORE PRESCHOOL OR SCHOOL AGE CHILDREN FOR CARE FOR PERIODS LESS THAN 24 HOURS A DAY, AND WHERE THE PARENTS OR GUARDIANS ARE NOT IMMEDIATELY AVAILABLE TO THE CHILD; THE TERM INCLUDES A FACILITY THAT PROVIDES CARE FOR NOT LESS THAN 2 CONSECUTIVE WEEKS, REGARDLESS OF THE NUMBER OF HOURS OF CARE PER DAY; THE TERM ALSO INCLUDES ANY FACILITY REFERRED TO AS A DAY CARE CENTER, DAY NURSERY, NURSERY SCHOOL, DROP-IN CENTER, AND PARENT COOPERATIVE PRESCHOOL; A CHILD CARE CENTER DOES NOT INCLUDE A SUNDAY SCHOOL, VACATION BIBLE SCHOOL, OR RELIGIOUS INSTRUCTIONAL CLASS OPERATED BY A RELIGIOUS ORGANIZATION WHERE CHILDREN ARE IN**

**ATTENDANCE FOR NOT GREATER THAN 3 HOURS PER DAY FOR AN INDEFINITE PERIOD OR NOT GREATER THAN 8 HOURS PER DAY FOR LESS THAN ONE MONTH PER YEAR.**

- **CHILD CARE HOME, FAMILY - A PRIVATE HOME IN WHICH ONE (1) TO SIX (6) MINOR CHILDREN RECEIVE CARE AND SUPERVISION. CHILDREN RELATED TO AN ADULT MEMBER OF THE FAMILY BY BLOOD, MARRIAGE OR ADOPTION ARE NOT COUNTED IN THE NUMBER OF CHILDREN ALLOWED. THE TERM INCLUDES A HOME THAT GIVES CARE TO AN UNRELATED MINOR CHILD FOR MORE THAN FOUR (4) WEEKS DURING A CALENDAR YEAR.**
- **CHILD CARE HOME, GROUP – A PRIVATE HOME IN WHICH SEVEN (7) TO TWELVE (12) MINOR CHILDREN RECEIVE CARE AND SUPERVISION. CHILDREN RELATED TO AN ADULT MEMBER OF THE FAMILY BY BLOOD, MARRIAGE OR ADOPTION ARE NOT COUNTED IN THE NUMBER OF CHILDREN ALLOWED. THE TERM INCLUDES A HOME THAT GIVES CARE TO AN UNRELATED MINOR CHILD FOR MORE THAN FOUR (4) WEEKS DURING A CALENDAR YEAR.**

- **ADULT DAY CARE OR DAY SERVICES CENTER** - A FACILITY THAT PROVIDES SOCIAL OR RECREATIONAL PROGRAMS, HEALTH SERVICES, SUPERVISION, OR OTHER CARE FOR FUNCTIONALLY OR COGNITIVELY IMPAIRED ADULTS PRINCIPALLY.
- **CHILD DAY CARE** - A PRIVATE HOME OR FACILITY IN WHICH MINOR CHILDREN ARE RECEIVED FOR CARE AND SUPERVISION FOR PERIODS OF LESS THAN TWENTY-FOUR (24) HOURS A DAY, AND WHERE THE PARENTS ARE NOT IMMEDIATELY AVAILABLE TO THE CHILD.
- **NURSING HOME** - A NURSING FACILITY THAT PROVIDES ORGANIZED NURSING CARE AND MEDICAL TREATMENT TO 7 OR MORE INDIVIDUALS SUFFERING OR RECOVERING FROM ILLNESS, INJURY, OR INFIRMITY, INCLUDING A COUNTY MEDICAL CARE FACILITY, BUT EXCLUDING A HOSPITAL OR A FACILITY CREATED BY ACT NO. 152 OF THE PUBLIC ACTS OF 1985, AS AMENDED, BEING SECTIONS 36.1 TO 36.12 OF THE MICHIGAN COMPILED LAWS.

#### **OTHER GROUP LIVING**

- **ASSISTED LIVING FACILITY** - A COMBINATION OF HOUSING, SUPPORTIVE SERVICES, PERSONALIZED ASSISTANCE OR HEALTH

CARE DESIGNED TO RESPOND TO THE INDIVIDUAL NEEDS OF PERSONS, TYPICALLY THE FRAIL ELDERLY, WHO NEED HELP WITH ACTIVITIES OF DAILY LIVING; SUCH FACILITIES MAY INCLUDE A CENTRAL OR PRIVATE KITCHEN, DINING, RECREATIONAL OR OTHER FACILITIES, WITH SEPARATE BEDROOMS OR LIVING QUARTERS.

- **FRATERNITY/SORORITY** - A STRUCTURE OPERATED BY A CHARTERED FRATERNITY OR SORORITY ORGANIZATION AUTHORIZED BY A UNIVERSITY OR COLLEGE OR OPERATED DIRECTLY BY A COLLEGE OR UNIVERSITY AND USED AS A RESIDENCE AND/OR A DINING AND RECREATIONAL FACILITY FOR MEMBERS OF FRATERNITY OR SORORITY ORGANIZATIONS WHO ARE STUDENTS AT THE AUTHORIZING UNIVERSITY OR COLLEGE.
- **ROOMING OR BOARDING HOUSE** – AN OWNER OCCUPIED HOME WITH NOT MORE THAN FOUR BEDROOMS FOR RENT AND NO INDEPENDENT COOKING FACILITIES IN THE ROOMS.
- **TRANSITIONAL OR EMERGENCY SHELTER** - A RESIDENTIAL FACILITY OPERATED BY A GOVERNMENT AGENCY OR PRIVATE NONPROFIT ORGANIZATION THAT



**PROVIDES TEMPORARY ACCOMMODATIONS AND ON-SITE MANAGEMENT FOR HOMELESS PERSONS OR FAMILIES, OR OTHER PERSONS REQUIRING INTERIM HOUSING ARRANGEMENTS.**

**HABITABLE FLOOR - ANY FLOOR USABLE FOR LIVING PURPOSES, WHICH INCLUDE WORKING, SLEEPING, EATING, COOKING OR RECREATION, OR A COMBINATION THEREOF; A FLOOR USED ONLY FOR STORAGE PURPOSES IS NOT A “HABITABLE FLOOR”.**

**HEALTH CARE FACILITY - ANY FACILITY OR INSTITUTION THAT PROVIDES MENTAL OR PHYSICAL HEALTH CARE SERVICES, INCLUDING DIAGNOSIS, TREATMENT, REHABILITATION, OR PREVENTIVE CARE, AND THAT ALLOWS OVERNIGHT STAYS.**

- **HOSPITAL - A FACILITY PROVIDING MEDICAL, PSYCHIATRIC OR SURGICAL SERVICES FOR SICK OR INJURED PERSONS PRIMARILY ON AN INPATIENT BASIS, INCLUDING ANCILLARY FACILITIES FOR OUTPATIENT AND EMERGENCY TREATMENT, DIAGNOSTIC SERVICES, TRAINING, RESEARCH AND ADMINISTRATION, AND SERVICES TO PATIENTS, EMPLOYEES OR VISITORS.**

- **URGENT CARE FACILITY - CATEGORY OF WALK-**

**IN CLINIC FOCUSED ON THE DELIVERY OF AMBULATORY CARE IN A DEDICATED MEDICAL FACILITY OUTSIDE OF A TRADITIONAL EMERGENCY ROOM. URGENT CARE FACILITIES PRIMARILY TREAT INJURIES OR ILLNESSES REQUIRING IMMEDIATE CARE, BUT NOT SERIOUS ENOUGH TO REQUIRE AN ER VISIT.**

- **CLINIC - AN ESTABLISHMENT PROVIDING MEDICAL, DENTAL, PSYCHIATRIC OR SURGICAL TREATMENT EXCLUSIVELY ON AN OUT-PATIENT BASIS, WITH NO OVERNIGHT STAYS; CLINICS MAY PROVIDE EXAMINATIONS, DIAGNOSTIC SERVICES AND MEDICAL TREATMENT.**

- **RESIDENTIAL REHABILITATION FACILITY - AN ADULT RESIDENTIAL CARE FACILITY OPERATED BY A GOVERNMENT AGENCY OR PRIVATE NONPROFIT ORGANIZATION THAT PROVIDES CARE AND SUPERVISION ON A TWENTY-FOUR (24) HOUR BASIS FOR THE TREATMENT OF MENTAL ILLNESS, ALCOHOL OR SUBSTANCE ABUSE, OR OTHER LONG TERM ILLNESSES ALONG WITH TEMPORARY GROUP LIVING ACCOMMODATIONS; ALSO INCLUDES “HALF-WAY HOUSES” FOR EX- PRISONERS MAKING THE ADJUSTMENT**

**FROM PRISON/JAIL TO SELF-SUFFICIENCY.**

**HEIGHT, BUILDING - SEE BUILDING HEIGHT.**

**HEIGHT, FENCE OR WALL - THE VERTICAL DISTANCE BETWEEN FINISHED GRADE AND THE HIGHEST POINT OF THE FENCE OR WALL TO THE TOP OF THE FENCE OR WALL.**

**ATTACHMENT:**  
**DIAGRAM 50-184H (EXHIBIT 114)**

**HEIGHT, STRUCTURE - THE VERTICAL DISTANCE BETWEEN THE FINISHED GRADE AND THE UPPERMOST PART OF THE STRUCTURE.**

**HISTORIC STRUCTURE - A BUILDING OR STRUCTURE OF HISTORIC VALUE AS DESIGNATED IN CHAPTER 19 HISTORIC DISTRICT AND HISTORIC DISTRICT COMMISSION OF THE CITY CODE AND/OR DESIGNATED BY THE COUNTY, STATE OR FEDERAL GOVERNMENT AS HISTORIC LANDMARKS OR STRUCTURES.**

**HOME OCCUPATION OR BUSINESS - AN OCCUPATION THAT IS TRADITIONALLY AND CUSTOMARILY CARRIED ON WITHIN A DWELLING AND THAT IS CLEARLY INCIDENTAL AND SECONDARY TO THE USE OF THE DWELLING AS A RESIDENCE. THE DWELLING SHALL BE OWNER-OCCUPIED AND SERVE AS THE PRIMARY RESIDENCE OF THE OWNER.**

**HOTEL - A BUILDING OR PART OF A BUILDING, WITH A COMMON ENTRANCE OR ENTRANCES, IN WHICH DWELLING OR ROOMING UNITS ARE USED PRIMARILY FOR TRANSIENT OCCUPANCY, AND IN WHICH ONE OR MORE OF THE FOLLOWING SERVICES ARE OFFERED: MAID SERVICE, FURNISHING OF LINEN, TELEPHONE, SECRETARIAL OR DESK SERVICE, AND BELLBOY SERVICE; A HOTEL MAY INCLUDE A RESTAURANT OR COCKTAIL LOUNGE, PUBLIC BANQUET HALLS, BALLROOMS, OR MEETING ROOMS AS ACCESSORY USES.**

**IMPERVIOUS SURFACE - ANY HARD-SURFACED, MAN-MADE AREA THAT DOES NOT READILY ABSORB OR RETAIN WATER INCLUDING BUT NOT LIMITED TO BUILDING ROOFS, PARKING AND DRIVEWAY AREAS, GRAVELED AREAS, SIDEWALKS, AND PAVED RECREATIONAL AREAS; SYNONYMOUS WITH NON-PERVIOUS SURFACE.**

**IMPROVEMENT - ANY BUILDING, STRUCTURE, PLACE, WORK OF ART, OR OTHER OBJECT CONSTITUTING A PHYSICAL BETTERMENT OF REAL PROPERTY, OR ANY PART OF THE BETTERMENT.**

**INDUSTRIAL PARK - A PLANNED INDUSTRIAL DEVELOPMENT ON A TRACT OF LAND CONTAINING AN INTERNAL ROAD NETWORK SUITABLE FOR TRUCKS AND EMPLOYEE TRAFFIC AND SUPPLIED WITH WATER, SEWER,**

**ELECTRIC, AND NATURAL GAS LINES.**

**INTEGRATED COMPLEX - A GROUP OF BUILDINGS CONTAINED WITHIN A SINGLE DEVELOPMENT AND UNDER A SINGLE APPROVED PLAN. AN INTEGRATED COMPLEX MAY SHARE PARKING, SIGNS, ACCESS, AND OTHER SIMILAR FEATURES, WHICH TOGETHER FORM A UNIFIED FUNCTION AND APPEARANCE THAT THE ZONING COORDINATOR DEEMS TO COLLECTIVELY BE A PRINCIPAL USE.**

**INFILL DEVELOPMENT - NEW DEVELOPMENT OR REDEVELOPMENT OF BUILDINGS AND STRUCTURES ON VACANT OR UNDERUSED LOTS WITHIN AREAS CONTAINING EXISTING STRUCTURES.**

**INFRASTRUCTURE - PUBLIC OR PRIVATE STRUCTURES THAT SERVE THE COMMON NEEDS OF THE POPULATION, SUCH AS: POTABLE WATER SYSTEMS; WASTE WATER DISPOSAL SYSTEMS, SOLID WASTE DISPOSAL SITES OR RETENTION AREAS; STORM DRAINAGE SYSTEMS; ELECTRIC, GAS, TELEPHONE, CABLE, AND OTHER UTILITIES; BRIDGES; ROADWAYS; BICYCLE PATHS AND TRAILS; PEDESTRIAN SIDEWALKS, PATHS AND TRAILS; AND TRANSIT STOPS.**

**KENNEL -SEE ANIMAL SERVICES, KENNEL.**

**LANDSCAPING - THE TREATMENT OF THE GROUND SURFACE WITH LIVE PLANT MATERIALS SUCH AS, BUT NOT LIMITED TO, GRASS, GROUND COVER, TREES, SHRUBS, VINES AND OTHER LIVE PLANT MATERIAL; IN ADDITION, A LANDSCAPE DESIGN MAY INCLUDE OTHER DECORATIVE NATURAL MATERIALS, SUCH AS WOOD CHIPS, BOULDERS OR MULCH; STRUCTURAL FEATURES SUCH AS FOUNTAINS, POOLS, STATUES AND BENCHES SHALL ALSO BE CONSIDERED A PART OF LANDSCAPING IF PROVIDED IN COMBINATION WITH LIVE PLANT MATERIAL.**

- **BERM - AN ELONGATED EARTHEN MOUND CAPABLE OF SUPPORTING LIVE LANDSCAPING MATERIALS TYPICALLY BUILT TO SEPARATE, SCREEN, OR BUFFER ADJACENT USES.**
- **HEDGE - A ROW OR ROWS OF CLOSELY PLANTED SHRUBS, BUSHES, OR COMBINATION THEREOF CREATING A VEGETATIVE BARRIER.**
- **SCREEN OR SCREENING. A METHOD OF VISUALLY SHIELDING OR OBSCURING AN ABUTTING OR NEARBY STRUCTURE OR USE FROM ANOTHER BY FENCING, WALLS, BERMS, GATES, PARAPETS, PENTHOUSE ENCLOSURES, FEATURES OF A BUILDING, OR PLANTINGS OF SUFFICIENT HEIGHT, LENGTH, AND OPACITY TO FORM A VISUAL BARRIER; IF**

THE SCREEN IS COMPOSED OF NON-LIVING MATERIAL, SUCH MATERIAL SHALL BE COMPATIBLE WITH MATERIALS USED IN CONSTRUCTION OF THE MAIN BUILDING, BUT IN NO CASE SHALL INCLUDE WIRE FENCING.

- **TREE - A SELF-SUPPORTING WOODY, DECIDUOUS, OR EVERGREEN PLANT WHICH AT MATURITY IS FIFTEEN (15) FEET OR MORE IN HEIGHT WITH AN ERECT PERENNIAL TRUNK AND HAVING A DEFINITE CROWN OF FOLIAGE.**
  - **TREE, CANOPY (DECIDUOUS) - A DECIDUOUS TREE WHICH HAS A HEIGHT OF TWENTY-FIVE (25) FEET OR MORE, WITH BRANCH STRUCTURES THAT PROVIDE FOLIAGE PRIMARILY ON THE UPPER HALF OF THE TREE AND PROVIDE SHADE BENEATH THE TREE.**
  - **TREE, DECIDUOUS - A TREE THAT SHEDS ITS FOLIAGE AT THE END OF THE GROWING SEASON.**
  - **TREE, EVERGREEN - A TREE THAT HAS FOLIAGE THAT PERSISTS AND REMAINS GREEN THROUGHOUT THE YEAR.**
  - **TREE, ORNAMENTAL (DECIDUOUS) - A DECIDUOUS TREE THAT IS**

**TYPICALLY GROWN BECAUSE OF ITS SHAPE, FLOWERING CHARACTERISTICS OR OTHER ATTRACTIVE FEATURES AND TYPICALLY GROWS TO A MATURE HEIGHT OF TWENTY-FIVE (25) FEET OR LESS; SUCH TREE IS SOMETIMES KNOWN AS AN UNDERSTORY TREE.**

- **TREE, HEIGHT - WHERE A MINIMUM HEIGHT IS SPECIFIED FOR A DECIDUOUS OR EVERGREEN TREE, THE HEIGHT SHALL BE MEASURED FROM THE TOP OF THE TREE TO THE SURROUNDING GROUND ELEVATION OR TOP OF THE ROOT BALL (LOCATION WHERE FABRIC CONTAINING THE TREE'S ROOT SYSTEM MEETS THE EXPOSED TRUNK).**

**ATTACHMENT:**  
**DIAGRAM 50-184I (EXHIBIT 115)**

- **TRELLIS - AN OUTDOOR GARDEN FRAME USED TO PARTITION AN AREA AND/OR AS A SUPPORT FOR VINES OR OTHER CLIMBING PLANTS.**

**LAND USE PLAN - THE FUTURE LAND USE MAP IN THE CITY OF FLINT MASTER PLAN, SEE CHAPTER 4.**

**LEED CERTIFIED - THE LEED (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN) GREEN BUILDING RATING SYSTEM IS A VOLUNTARY,**

**CONSENSUS-BASED NATIONAL STANDARD FOR DEVELOPING HIGH-PERFORMANCE, SUSTAINABLE BUILDINGS.**

**LIGHTING -**

- **AVERAGE ILLUMINATION LEVELS - THE OVERALL AVERAGE OF ALL POINTS ON THE SURFACE OF THE ILLUMINATED AREA INCLUDING THE BRIGHTEST AND THE DIMMEST POINTS.**
- **CUT-OFF-ANGLE - THE ANGLE BETWEEN THE VERTICAL AXIS OF A LUMINAIRE AND THE FIRST LINE OF SIGHT (OF A LUMINAIRE) AT WHICH THE LIGHT SOURCE IS NO LONGER VISIBLE.**

**ATTACHMENT:**

**DIAGRAM 50-184J (EXHIBIT 116)**

- **CUT-OFF FIXTURES - CUT-OFF FIXTURES CONTROL GLARE BY DIRECTING LIGHT WELL BELOW THE HORIZON, OUT OF THE VIEWER'S LINE OF SIGHT.**
- **DIRECT LIGHT - LIGHT EMITTED DIRECTLY BY A LAMP, OFF A REFLECTOR, OR THROUGH A REFRACTOR OF A LUMINAIRE.**
- **FIXTURE - THE ASSEMBLY THAT HOLDS A LAMP AND MAY INCLUDE AN ASSEMBLY HOUSING, A MOUNTING BRACKET OR POLE SOCKET, A LAMP HOLDER, A BALLAST, A REFLECTOR OR MIRROR, AND A REFRACTOR OR LENS.**
- **FLOODLIGHT - A LIGHT FIXTURE DESIGNED TO LIGHT A SCENE OR OBJECT TO A LEVEL GREATER THAN ITS SURROUNDINGS; THE BEAM OF FLOODLIGHTS MAY RANGE FROM NARROW FIELD ANGLES OF TEN (10) DEGREES TO WIDE ANGLES (MORE THAN ONE HUNDRED (100) DEGREES).**
- **FLUSH MOUNTED OR RECESSED LUMINAIRE - A LUMINAIRE THAT IS MOUNTED ABOVE A CEILING (OR BEHIND A WALL OR OTHER SURFACE) WITH THE OPENING OF THE LUMINAIRE LEVEL WITH THE SURFACE.**
- **FOOT-CANDLE - A MEASURE OF LIGHT FALLING ON A GIVEN SURFACE. ONE (1) FOOT-CANDLE IS EQUAL TO THE AMOUNT OF LIGHT GENERATED BY ONE (1) CANDLE SHINING ON A SQUARE FOOT SURFACE ONE (1) FOOT AWAY; FOOT-CANDLE MAY BE MEASURED BOTH HORIZONTALLY AND VERTICALLY BY A LIGHT METER.**
- **GLARE - THE CONDITION THAT RESULTS FROM INSUFFICIENTLY SHIELDED LIGHT SOURCES OR AREAS OF EXCESSIVE LIGHT WITHIN THE FIELD OF VIEW.**
- **LAMP - THE COMPONENT OF A LUMINAIRE THAT PRODUCES THE ACTUAL LIGHT INCLUDING LUMINOUS TUBE LIGHTING.**



- **LIGHT POLLUTION** - ARTIFICIAL LIGHT WHICH CAUSES A DETRIMENTAL EFFECT ON THE ENVIRONMENT, ENJOYMENT OF THE NIGHT SKY OR CAUSES UNDESIRABLE GLARE OR UNNECESSARY ILLUMINATION OF ADJACENT PROPERTIES OR USES.
- **LIGHT SHIELD** - ANY ATTACHMENT WHICH INTERRUPTS AND BLOCKS THE PATH OF LIGHT EMITTED FROM A LUMINAIRE OR FIXTURE.
- **LUMINAIRE** - THE COMPLETE LIGHTING SYSTEM, INCLUDING THE LAMP AND THE FIXTURE.
- **LUMINAIRE, FULL CUT-OFF** - A LUMINAIRE THAT ALLOWS NO DIRECT LIGHT EMISSIONS ABOVE A HORIZONTAL PLANE THROUGH THE LUMINAIRE'S LOWEST LIGHT-EMITTING PART.
- **LUMEN** - A MEASURE OF LIGHT ENERGY GENERATED BY A LIGHT SOURCE; MANUFACTURERS LIST LUMEN RATINGS FOR ALL THEIR LAMPS; AVERAGE LUMEN LEVELS ARE SLIGHTLY LOWER THAN INITIAL LUMEN RATINGS.
- **MAXIMUM TO MINIMUM ILLUMINATION RATIO** - THE RATIO OF THE MAXIMUM ILLUMINATION LEVEL TO THE MINIMUM LEVEL.

- **MOUNTING HEIGHT** - THE VERTICAL DISTANCE BETWEEN THE SURFACE TO BE ILLUMINATED AND THE BOTTOM OF THE LIGHT SOURCE.

**ATTACHMENT:**  
**DIAGRAM 50-184K (EXHIBIT 117)**

- **LIGHTING, PEDESTRIAN-SCALE** - DEVICES INTENDED TO PROVIDE OUTDOOR LIGHTING THAT ARE LOWER IN HEIGHT THAN TYPICAL STREET LIGHTING AND LOCATED PROXIMATE TO PEDESTRIAN AREAS SUCH AS SIDEWALKS, OPEN SPACE AREAS OR PLAZAS.
- **UNIFORMITY RATIO** - THE RATIO OF AVERAGE ILLUMINATION TO MINIMUM ILLUMINATION.

**LIQUOR STORE** - A RETAIL ESTABLISHMENT PRIMARILY ENGAGED IN SELLING BEER, WINE, AND OTHER ALCOHOLIC BEVERAGES, WHICH MAY SPECIALIZE IN A PARTICULAR TYPE OF ALCOHOLIC BEVERAGE (E.G., WINE SHOPS).

**LIVE-WORK DWELLING UNIT** - SEE DWELLING UNIT-LIVE/WORK.

**LOT** - A PARCEL OF LAND PERMITTED BY LAW TO BE USED, OCCUPIED OR INTENDED TO BE OCCUPIED BY ONE OR MORE MAIN BUILDINGS OR STRUCTURES AND ACCESSORY STRUCTURES, TOGETHER WITH SUCH YARDS AND OPEN SPACES

**REQUIRED BY THIS CHAPTER, AND HAVING ITS PRINCIPAL FRONTAGE UPON A PUBLIC OR APPROVED PRIVATE STREET; A LOT MAY OR MAY NOT BE SPECIFICALLY DESIGNATED AS SUCH ON PUBLIC RECORDS; A LOT MAY INCLUDE A CONDOMINIUM UNIT AND ANY LIMITED COMMON ELEMENT UNDER AND SURROUNDING THE CONDOMINIUM UNIT, WHICH TOGETHER MEET THE MINIMUM YARD AND AREA REQUIREMENTS OF THIS CHAPTER.**

- **LOT AREA - THE TOTAL AREA INCLUDED WITHIN LOT LINES; WHERE A LOT LINE LIES IN PART OF A STREET, THE LOT AREA SHALL NOT INCLUDE THAT PART OF THE LOT IN THE STREET PROPER.**
- **LOT, CORNER - A LOT WHERE THE INTERIOR ANGLE OF TWO ADJACENT SIDES AT THE INTERSECTION OF TWO STREETS IS LESS THAN ONE HUNDRED THIRTY-FIVE (135) DEGREES. A LOT ABUTTING A CURVED STREET SHALL BE CONSIDERED A CORNER LOT FOR THE PURPOSES OF THIS CHAPTER IF THE ARC IS OF A SMALLER RADIUS THAN ONE HUNDRED AND FIFTY (150) FEET AND THE TANGENTS TO THE CURVE, AT THE TWO POINTS WHERE THE LOT LINES MEET THE CURVE OR THE STRAIGHT STREET LINE EXTENDED, FORM AN INTERIOR ANGLE OF LESS THAN ONE HUNDRED THIRTY-FIVE (135) DEGREES.**

- **LOT COVERAGE - THE PART OR PERCENT OF THE LOT AREA OCCUPIED BY STRUCTURES. LOT DEPTH. FOR AN INTERIOR LOT, THE HORIZONTAL DISTANCE BETWEEN THE FRONT AND REAR LOT LINES, MEASURED ALONG THE MIDPOINT BETWEEN THE SIDE LOT LINES; FOR A CORNER LOT, THE HORIZONTAL DISTANCE BETWEEN THE WIDER OF THE TWO DIMENSIONS BETWEEN THE FRONT LOT LINE AND THE SIDE LOT LINE.**

**ATTACHMENT:**

**DIAGRAM 50-184L (EXHIBIT 118)**

- **LOT, FRONTAGE - THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE POINT WHERE THE SIDE LOT LINES INTERSECT WITH THE STREET RIGHT-OF-WAY; ALL SIDES OF A LOT THAT ABUT A STREET SHALL BE CONSIDERED FRONTAGE; ON CURVILINEAR STREETS, THE ARC BETWEEN THE SIDE LOT LINES SHALL BE CONSIDERED THE LOT FRONTAGE.**
- **LOT, DOUBLE FRONTAGE - ANY INTERIOR LOT HAVING FRONTAGE ON TWO APPROXIMATELY PARALLEL STREETS AS DISTINGUISHED FROM A CORNER LOT; SEE “LOT, THROUGH.”**

**ATTACHMENT:**

**DIAGRAM 50-184M (EXHIBIT 119)**

- **LOT, FLAG - A LOT NOT MEETING MINIMUM FRONTAGE REQUIREMENTS AND WHERE ACCESS TO THE PUBLIC ROAD IS BY A NARROW, PRIVATE RIGHT-OF-WAY OR DRIVEWAY.**

**ATTACHMENT:**

**DIAGRAM 50-184N (EXHIBIT 120)**

- **LOT, INTERIOR - ANY LOT OTHER THAN A CORNER LOT.**
- **LOT, WATERFRONT - ANY LOT WHICH DIRECTLY ABUTS A NATURAL WATER BODY.**

**LOT LINES - THE PROPERTY LINES BOUNDING A LOT AS DEFINED HEREIN:**

- **FRONT LOT LINE - THE SIDE OF A LOT THAT ABUTS A PUBLIC STREET; FOR CORNER LOTS, THE FRONT IS THE SHORTEST SIDE THAT ABUTS A STREET; WHERE BUILDINGS EXIST ON THE LOT, THE LOT FRONT MAY BE ESTABLISHED BY THE ORIENTATION OF THE BUILDINGS; IN THE CASE OF A ROW OF DOUBLE FRONTAGE LOTS, ALL SIDES OF SUCH LOTS ADJACENT TO STREETS SHALL BE CONSIDERED FRONT YARDS AND SHALL MEET THE REQUIREMENTS FOR BOTH FRONTAGES.**
- **REAR LOT LINE - THE LOT BOUNDARY OPPOSITE AND MOST DISTANT FROM THE FRONT LOT LINE; IN THE CASE OF IRREGULARLY SHAPED LOTS, A LINE 10-FEET**

**IN LENGTH PARALLEL TO AND AT THE MAXIMUM DISTANCE FROM THE FRONT LOT LINE THAT IS ENTIRELY WITHIN THE LOT SHALL BE CONSIDERED THE REAR LOT LINE FOR THE PURPOSE OF DETERMINING REQUIRED REAR YARD SPACING.**

- **SIDE LOT LINE - ANY LOT LINE NOT A FRONT OR REAR LOT LINE; A SIDE LOT LINE SEPARATING A LOT FROM A STREET IS A SIDE STREET LOT LINE; A SIDE LOT LINE SEPARATING A LOT FROM ANOTHER LOT OR LOTS IS AN INTERIOR SIDE LOT LINE.**

**ATTACHMENT:**

**DIAGRAM 50-184O (EXHIBIT 121)**

**LOT WIDTH - FOR AN INTERIOR LOT, LOT WIDTH IS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR LOT LINES; FOR A CORNER LOT, LOT WIDTH IS THE HORIZONTAL DISTANCE BETWEEN THE NARROWER OF THE TWO DIMENSIONS BETWEEN THE FRONT LOT LINE AND THE OPPOSITE SIDE LOT LINE.**

**ATTACHMENT:**

**DIAGRAM 50-184P (EXHIBIT 122)**

**LOT OF RECORD - A PARCEL OF LAND, THE DIMENSIONS OF WHICH ARE SHOWN ON A DOCUMENT OR MAP ON FILE WITH THE COUNTY REGISTER**



**OF DEEDS; A LOT WHICH ACTUALLY EXISTS IN A SUBDIVISION PLAT AS SHOWN ON THE RECORDS OF THE COUNTY REGISTER OF DEEDS; OR A LOT OR PARCEL DESCRIBED BY METES AND BOUNDS, THE DESCRIPTION OF WHICH HAS BEEN SO RECORDED.**

**LOT, ZONING - A SINGLE TRACT OF LAND, LOCATED WITHIN A SINGLE BLOCK, WHICH, AT THE TIME OF FILING FOR A ZONING PERMIT, IS DESIGNATED BY ITS OWNER OR DEVELOPER AS A TRACT TO BE USED, DEVELOPED, OR BUILT UPON AS A UNIT, UNDER SINGLE OWNERSHIP OR CONTROL; A ZONING LOT SHALL SATISFY THIS ORDINANCE WITH RESPECT TO AREA, SIZE, DIMENSIONS, AND FRONTAGE AS REQUIRED IN THE DISTRICT IN WHICH THE ZONING LOT IS LOCATED. A ZONING LOT, THEREFORE, MAY NOT COINCIDE WITH A LOT OF RECORD AS FILED WITH THE COUNTY REGISTER OF DEEDS, BUT MAY INCLUDE ONE OR MORE LOTS OF RECORD THAT SHARE THE SAME ZONE DISTRICT; THREE OR MORE ADJACENT LOTS MAY ONLY BE TREATED AS A ZONING LOT IF THEY CANNOT BE COMBINED INTO ONE TAX PARCEL BY THE CITY.**

**LOT, VACANT – SINGLE PARCEL OR TRACT OF LAND THAT CONTAINS NO BUILDING OR STRUCTURE.**

**MAIN BUILDING - A BUILDING IN WHICH THE PRINCIPAL USE OF THE LOT IS CONDUCTED; SYNONYMOUS WITH PRINCIPAL BUILDING.**

**MANUFACTURED HOUSE (HOME) - SEE DWELLING, MANUFACTURED HOME.**

**MANUFACTURING AND PRODUCTION, HEAVY – LARGE SCALE, RESOURCE INTENSIVE MANUFACTURING, INDUSTRIAL AND PRODUCTION USES. THESE USES TEND TO INVOLVE HIGH LEVELS OF HEAVY MACHINERY IN THEIR PROCESSES, WHICH MAY PRODUCE NOISE, ODOR, SMOKE, HEAT AND VIBRATION THAT CANNOT BE CONTAINED COMPLETELY WITHIN THE BUILDING. EXAMPLES INCLUDE BUT ARE NOT LIMITED TO: ASSEMBLY PLANTS, MEAT PACKAGING, FOUNDRIES, AND OTHER FACILITIES THAT HAVE THE POTENTIAL FOR A HIGH LEVEL OF POLLUTANTS OR OTHER EXTERNALITIES.**

**MANUFACTURING AND PRODUCTION, LIGHT – THE MANUFACTURING FROM PREVIOUSLY PREPARED MATERIALS OF FINISHED PRODUCTS OR PARTS, INCLUDING PROCESSING, FABRICATION, ASSEMBLY, TREATMENT AND PACKAGING OF SUCH PRODUCTS, AND INCIDENTAL STORAGE, SALES AND DISTRIBUTION OF SUCH PRODUCTS, PROVIDED ALL MANUFACTURING ACTIVITIES ARE CONTAINED ENTIRELY WITHIN A BUILDING, AND NOISE,**

**ODOR, SMOKE, HEAT, GLARE, AND VIBRATION RESULTING FROM THE INDUSTRIAL ACTIVITY ARE CONFINED ENTIRELY WITHIN THE BUILDING.**

**MARIHUANA, ALSO KNOWN AS MARIJUANA, ALSO KNOWN AS CANNABIS - THAT TERM SHALL HAVE THE MEANING GIVEN TO IT IN SECTION 7601 OF THE MICHIGAN PUBLIC HEALTH CODE, 1978 PAS 368, MCL 333.7106, AS IS REFERRED TO IN SECTION 3(D) OF THE MICHIGAN MEDICAL MARIHUANA ACT, P.A. 2008, INITIATED LAW, MCL 333.26423(D); ANY OTHER TERM PERTAINING TO MARIHUANA USED IN THIS CHAPTER AND NOT OTHERWISE DEFINED SHALL HAVE THE MEANING GIVEN TO IT IN THE MICHIGAN MEDICAL MARIHUANA ACT AND/OR IN THE GENERAL RULES OF THE MICHIGAN DEPARTMENT OF COMMUNITY HEALTH ISSUED IN CONNECTION WITH THAT ACT.**

- **PROVISIONING CENTER – ANY BUILDING, STRUCTURE, OR LOT WHERE MORE THAN 25% IS USED TO CULTIVATE MARIHUANA, OR ANY BUILDING, STRUCTURE, OR LOT WHERE THREE OR MORE CAREGIVERS ARE CULTIVATING, STORING, DELIVERING, TRANSFERRING, OR PROVIDING QUALIFYING PATIENTS WITH MEDICAL MARIHUANA**
- **PRIMARY CAREGIVER – A PERSON WHO IS AT LEAST 21**

**YEARS OLD AND HAS AGREED TO ASSIST WITH A PATIENT’S USE OF MEDICAL MARIHUANA AND WHO HAS NEVER BEEN CONVICTED OF A FELONY INVOLVING ILLEGAL DRUGS.**

- **QUALIFYING PATIENT – PERSON WHO HAS BEEN DIAGNOSED BY A PHYSICIAN A DEBILITATING MEDICAL CONDITION.**

**MARQUEE - SEE AWNING.**

**MASTER PLAN - THE MASTER PLAN FOR THE CITY OF FLINT, INCLUDING APPROPRIATE GRAPHIC AND WRITTEN MATERIALS REGARDING THE PHYSICAL DEVELOPMENT OF THE CITY; THE TERM “MASTER PLAN” INCLUDES ANY UNIT OR PART OF THE PLAN AND ANY AMENDMENT TO THE PLAN OR PARTS THEREOF.**

**MATERIAL SALVAGE, RECYCLING, AND PROCESSING -**

- **MATERIAL RECEIVING AND RECYCLING - THE PROCESS OF RECEIVING MATERIALS SALVAGED AND DELIVERED FROM ANOTHER LOCATION, AND THE PROCESS OF RECYCLING SAID PRODUCTS FOR THE PURPOSES OF REUSE.**
- **MATERIAL SALVAGE AND PROCESSING - THE PROCESS OF DISASSEMBLING PRODUCTS IN ORDER TO ISOLATE OR MINE THEIR INDIVIDUAL COMPONENTS**

**FOR THE PURPOSE OF REUSE,  
RESALE, OR RECYCLING.**

- **RECYCLING COLLECTION STATION.** A FACILITY FOR THE COLLECTION AND TEMPORARY STORAGE OF RECYCLABLE MATERIALS LIMITED TO ALUMINUM CANS, STEEL CANS, GLASS, PAPER, PLASTICS, AND HOUSEHOLD AND INDUSTRIAL METALS FROM HOUSEHOLD USE.
- **SALVAGE, MATERIALS - A** PLACE WHERE WASTE, DISCHARGED OR SALVAGED MATERIALS ARE BOUGHT, SOLD, EXCHANGED, BALED, PACKED, DISASSEMBLED OR HANDLED, INCLUDING AUTO WRECKING YARDS, HOUSE WRECKING YARDS, USED LUMBER YARDS AND PLACES OR YARDS FOR STORAGE OF SALVAGED HOUSE WRECKING AND STRUCTURAL STEEL MATERIALS AND EQUIPMENT; BUT NOT INCLUDING SUCH PLACES WHERE SUCH USES ARE CONDUCTED ENTIRELY WITHIN A COMPLETELY ENCLOSED BUILDING AND NOT INCLUDING VEHICLE TOW YARDS AND IMPOUND LOTS, PAWN SHOPS AND ESTABLISHMENTS FOR THE SALE, PURCHASE OR STORAGE OF USED FURNITURE AND HOUSEHOLD EQUIPMENT, USED CARS IN OPERABLE CONDITION OR SALVAGED MATERIALS INCIDENTAL TO

**MANUFACTURING  
OPERATIONS.**

**MDEQ - MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, INCLUDING ANY SUCCESSOR AGENCY; ALSO KNOWN AS DEQ OR DEPARTMENT OF ENVIRONMENTAL QUALITY.**

**MDOT - MICHIGAN DEPARTMENT OF TRANSPORTATION, INCLUDING ANY SUCCESSOR AGENCY.**

**MEZZANINE - AN INTERMEDIATE LEVEL OR LEVELS IN ANY STORY WITH AN AGGREGATE FLOOR AREA OF NOT MORE THAN ONE-THIRD OF THE FLOOR AREA OF THE ROOM OR SPACE IN WHICH IT IS LOCATED.**

**MIXED-USE - A BUILDING THAT CONTAINS AT LEAST ONE FLOOR DEVOTED TO ALLOWED NONRESIDENTIAL USES AND AT LEAST ONE DEVOTED TO ALLOWED RESIDENTIAL USES.**

**MLCC - MICHIGAN LIQUOR CONTROL COMMISSION, INCLUDING ANY SUCCESSOR AGENCY; SYNONYMOUS WITH LCC.**

**MOTEL - A SERIES OF ATTACHED, SEMI-DETACHED OR DETACHED RENTAL UNITS WITH INDIVIDUAL ENTRANCES PROVIDING CONVENIENT ACCESS TO OFF-STREET PARKING AREAS AND THAT ARE RENTED FOR OVERNIGHT LODGING PRIMARILY TO THE PUBLIC TRAVELING BY MOTOR VEHICLE.**

**MUNICIPALITY - THE CITY OF FLINT.**

**MUNICIPAL PLANNING ACT, OR PLANNING ACT - MICHIGAN PLANNING ENABLING ACT – PA 33 OF 2008.**

**NEW CONSTRUCTION - STRUCTURES FOR WHICH THE “START OF CONSTRUCTION” COMMENCED ON OR AFTER THE EFFECTIVE DATE OF THIS ARTICLE.**

**NIGHT CLUB - AN ESTABLISHMENT ENGAGED PRIMARILY IN OFFERING ENTERTAINMENT TO THE GENERAL PUBLIC, IN THE FORM OF MUSIC FOR DANCING OR LIVE AND RECORDED PERFORMANCES. THE ESTABLISHMENT MAY OR MAY NOT ENGAGE IN THE PREPARATION AND RETAIL SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES.**

**NONCONFORMING, NONCONFORMITY. AN EXISTING USE, STRUCTURE OR BUILDING, LOT OR SIGN LAWFULLY EXISTING PRIOR TO THE EFFECTIVE DATE OF THIS CHAPTER OR AMENDMENTS THERETO THAT DOES NOT CONFORM WITH ONE OR MORE PROVISIONS OF THIS CHAPTER.**

- **NONCONFORMING BUILDING - A BUILDING OR PORTION THEREOF LAWFULLY EXISTING AT THE EFFECTIVE DATE OF THIS ORDINANCE THAT DOES NOT CONFORM**

**TO THE REGULATIONS OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.**

- **NONCONFORMING LOT - ANY LOT, OUTLOT, OR PARCEL OF LAND WHICH, THROUGH A CHANGE IN THE LAW, NO LONGER CONFORMS TO THE PROVISIONS OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.**
- **NONCONFORMING USE - A USE THAT WAS VALID WHEN BEGUN BUT WHICH, THROUGH A CHANGE IN THE LAW, NO LONGER CONFORMS TO THE REGULATIONS OF THE ZONING DISTRICT IN WHICH IT IS CARRIED ON.**

**NON-RESIDENTIAL USE - A USE OF A LOT, STRUCTURE OR BUILDING BY A COMMERCIAL, GOVERNMENTAL OR INSTITUTIONAL, INDUSTRIAL OR TRANSPORTATION, OR OTHER USE THAT IS NOT SUITABLE OR INTENDED TO BE USED FOR HUMAN HABITATION.**

**OPEN AIR BUSINESS USE - ANY RETAIL BUSINESS THAT SELLS GOODS THAT ARE DISPLAYED OR OTHERWISE MERCHANDISED OUTSIDE AN ENCLOSED BUILDING, INCLUDING AUTOMOBILE SALES AREAS, NURSERIES, PARKING LOT SALES, CAMPER SALES, AND OTHER SIMILAR USES.**

**OPEN SPACE – AN AREA OF LAND DEVELOPED AND WATERWAYS GENERALLY FREE FROM DEVELOPMENT OR DEVELOPED**

**FOR USES THAT RESPECT NATURAL ENVIRONMENTAL CHARACTERISTICS AND PROMOTE SCENIC ENJOYMENT, OUTDOOR PASSIVE OR ACTIVE RECREATIONAL ACTIVITIES, AND/OR CONSERVATION OF NATURAL RESOURCES OR WATER MANAGEMENT. OPEN SPACES MAY BE ENHANCED WITH LANDSCAPING, SPECIALIZED STRUCTURES, AND OTHER FEATURES AND AMENITIES THAT PROMOTE PASSIVE OR ACTIVE RECREATIONAL ACTIVITIES, OR LEFT UNDEVELOPED TO PROMOTE CONSERVATION OR WATER MANAGEMENT.**

- **COMMUNITY CENTER - A GOVERNMENT OR NONPROFIT FACILITY USED FOR RECREATIONAL, SOCIAL, EDUCATIONAL, CULTURAL, OR ADVISORY SERVICES AND ACTIVITIES; SERVICES MAY BE TARGETED TO CERTAIN POPULATIONS (E.G. YOUTH, SENIORS) BUT MEMBERSHIP IS AVAILABLE TO THE GENERAL PUBLIC; EXAMPLES OF SERVICES INCLUDE BUT ARE NOT LIMITED TO: PARENTING CLASSES, COUNSELING, TAX ASSISTANCE, HEALTH AND FITNESS TRAINING, SENIOR MEALS, AND AFTER-SCHOOL TUTORING SESSIONS; THIS USE DOES NOT INCLUDE ANY FACILITY THAT MEETS THE DEFINITION OF A SCHOOL, RELIGIOUS INSTITUTION, PUBLIC ASSEMBLY FACILITY, OR SOCIAL OR SERVICE CLUB,**

- **CONSERVATION AREA – THE PORTIONS OF A SITE THAT CONTAIN SENSITIVE NATURAL FEATURES TO BE PROTECTED THROUGH OPEN SPACE SET ASIDE OR DEDICATION**
- **NON-MOTORIZED TRAIL - AN ACCESS WAY, EITHER PAVED OR UNPAVED, THAT IS INTENDED TO SERVE MULTIPLE MODES OF TRAVEL INCLUDING WALKING, JOGGING, BICYCLING, OR OTHER FORMS OF NON-MOTORIZED TRANSPORT.**
- **PARK - LAND DEDICATED WITHIN THE CITY OF FLINT FOR RECREATIONAL USE BY THE PUBLIC AT LARGE.**
- **RECREATION FACILITY - A PLACE, AREA OR STRUCTURE DESIGNED AND EQUIPPED FOR THE CONDUCT OF SPORT, LEISURE TIME ACTIVITIES AND OTHER CUSTOMARY AND USUAL RECREATIONAL ACTIVITIES.**

**OUTDOOR DISPLAY - MERCHANDISE DISPLAYED FOR PUBLIC VIEWING IN ANY SPACE WHICH IS NOT ENCLOSED, INCLUDED BUT NOT LIMITED TO: BALCONIES, PATIOS, TERRACES, WALKWAYS, PARKING AREAS, LAWNS, OR GARDENS.**

**OUTDOOR SEATING - AN UNENCLOSED AREA WHERE SEATING IS PROVIDED IN ASSOCIATION WITH A**



**COMMERCIAL USE, INCLUDED BUT NOT LIMITED TO: BALCONIES, PATIOS, TERRACES, WALKWAYS, PARKING AREAS, LAWNS, OR GARDENS.**

**OUTDOOR STORAGE - THE KEEPING OF ANY EQUIPMENT, GOODS, JUNK, MATERIALS, MERCHANDISE, OR VEHICLES IN THE SAME PLACE OUTSIDE AN ENCLOSED BUILDING OR STRUCTURE FOR MORE THAN 24 HOURS; THIS SHALL NOT INCLUDE THE DISPLAY OF VEHICLES OR EQUIPMENT FOR SALE ON A SALES LOT.**

**OVERHEAD WALKWAY - A PEDESTRIAN CONNECTION BETWEEN STRUCTURES LOCATED OVER A PUBLIC STREET.**

**OWNER - ANY PERSON HAVING LEGAL OR EQUITABLE INTEREST IN A PROPERTY OR IN REAL IMPROVEMENTS UPON A PROPERTY, SOLELY, JOINTLY, BY THE ENTIRETIES, OR IN COMMON; OWNER SHALL ALSO MEAN ANY PERSON WHO HAS BEEN EMPOWERED TO ACT ON BEHALF OF, OR AS AGENT OF THE OWNER; FOR THE PURPOSES OF ENFORCEMENT, OWNER SHALL ALSO MEAN ANY PERSON WHO HAS OR EXERCISES CARE, CUSTODY, DOMINION OR CONTROL OVER ANY PROPERTY.**

**OWNERSHIP, COMMON (RELATED TO ABUTTING NONCONFORMING LOTS) - FOR ANY TWO (2) OR MORE NONCONFORMING LOTS OF**

**RECORD OR COMBINATION OF LOTS AND PORTIONS OF LOTS OF RECORD, IN EXISTENCE AT THE TIME OF THE PASSAGE OF THIS CHAPTER, OR AN AMENDMENT THERETO, THE LANDS INVOLVED SHALL BE CONSIDERED TO BE AN UNDIVIDED PARCEL FOR THE PURPOSES OF THIS CHAPTER IF THEY:**

- **ARE IN COMMON OWNERSHIP;**
- **ARE ABUTTING EACH OTHER OR HAVE CONTINUOUS FRONTAGE, AND**
- **INDIVIDUALLY DO NOT MEET THE LOT WIDTH OR LOT AREA REQUIREMENTS OF THIS CHAPTER.**

**OWNERSHIP, SINGLE - HOLDING RECORD TITLE, POSSESSION UNDER A CONTRACT TO PURCHASE OR POSSESSION UNDER A LEASE BY A PERSON, FIRM, CORPORATION OR PARTNERSHIP, INDIVIDUALLY, JOINTLY, IN COMMON OR IN ANY OTHER MANNER WHERE THE PROPERTY IS OR WILL BE UNDER UNITARY OR UNIFIED CONTROL.**

**PACKAGE GOODS STORE - A RETAIL ESTABLISHMENT LICENSED BY THE STATE OF MICHIGAN FOR THE SALE OF BEER, WINE, LIQUOR AND OTHER ALCOHOLIC BEVERAGES (ALSO KNOWN AS PACKAGE GOODS) FOR CONSUMPTION OFF THE PREMISES, WHERE THE PACKAGE GOODS SALES AREA COMPRISES FIFTY (50) PERCENT**

**OR MORE OR THE TOTAL SALES AREA. ALSO KNOWN AS LIQUOR STORE OR PARTY STORE.**

**PARCEL – SEE LOT.**

**PATIO - A LEVEL, SURFACED AREA DIRECTLY ADJACENT TO A PRINCIPAL BUILDING WHICH IS NOT MORE THAN TWELVE (12) INCHES ABOVE AVERAGE GRADE, AND WITHOUT WALLS OR A ROOF.**

**PEDESTRIAN - A PERSON TRAVELING ON FOOT UNDER THEIR OWN POWER; FOR THE PURPOSES OF THIS CHAPTER, THE TERM PEDESTRIAN SHALL ALSO INCLUDE A WHEELCHAIR USER.**

**PERSONAL SERVICE ESTABLISHMENT - A COMMERCIAL ESTABLISHMENT PRIMARILY ENGAGED IN PROVIDING SERVICES GENERALLY TO INDIVIDUALS INVOLVING THE CARE OF A PERSON'S APPEARANCE OR HIS/HER APPAREL, SUCH AS LAUNDRIES, PHOTOGRAPHIC PORTRAIT STUDIOS, BARBER AND BEAUTY SHOPS, SHOE REPAIR, TAILOR, TRAVEL BUREAUS OR SIMILAR FACILITIES.**

**PERVIOUS SURFACE - AREA MAINTAINED IN ITS NATURAL CONDITION, OR COVERED BY A MATERIAL THAT PERMITS INFILTRATION OR PERCOLATION OF WATER INTO THE GROUND.**

**PLACE OF WORSHIP - A BUILDING OWNED OR MAINTAINED BY AN ORGANIZED RELIGIOUS ORGANIZATION FOR THE PURPOSE OF REGULAR ASSEMBLY FOR WORSHIP; EXAMPLES OF RELIGIOUS INSTITUTIONS INCLUDE BUT ARE NOT LIMITED TO: CHURCHES, SYNAGOGUES, MOSQUES, TEMPLES, SHRINES, PAGODAS, AND MEETINGHOUSES.**

**PLANNING COMMISSION - THE PLANNING COMMISSION FOR THE CITY OF FLINT; SYNONYMOUS WITH COMMISSION.**

**PLANNING AND DEVELOPMENT DEPARTMENT - THE DEPARTMENT RESPONSIBLE FOR ADMINISTERING THE ZONING CODE AND MASTER PLAN FOR THE CITY OF FLINT.**

**PLAZA - A PUBLICLY- OR PRIVATELY-OWNED SQUARE OR SIMILAR OPEN AREA INTENDED AS A GATHERING SPACE THAT IS TYPICALLY PAVED AND INCLUDES PEDESTRIAN ELEMENTS SUCH AS BENCHES, SEATING, FOUNTAINS, LANDSCAPING AND PUBLIC ART.**

**PORCH, ENCLOSED - A HORIZONTAL SURFACE CONSISTING OF A DECK, SLAB OR OTHER SIMILAR CONSTRUCTION ATTACHED TO A MAIN BUILDING AND DESIGNED FOR OUTDOOR SEATING OR AS A MEANS OF ENTRY TO THE BUILDING; A PORCH IS CONSIDERED ENCLOSED IF COVERED BY A**

**ROOF AND ENCLOSED BY WALLS OR WINDOWS.**

**PORCH, OPEN - AN UNENCLOSED HORIZONTAL SURFACE CONSISTING OF A DECK, SLAB OR OTHER SIMILAR CONSTRUCTION ATTACHED TO A MAIN BUILDING AND DESIGNED FOR OUTDOOR SEATING OR AS A MEANS OF ENTRY TO THE BUILDING; A PORCH IS CONSIDERED OPEN IF COVERED BY A ROOF AND OPEN ON THE SIDES THAT DO NOT ABUT THE BUILDING; PORCHES WITH RAILINGS, KNEE WALLS AND SCREENS SHALL BE CONSIDERED OPEN PORCHES.**

**PORTABLE COMMERCIAL SHIPPING CONTAINER - A CONTAINER WHICH IS USED FOR THE TEMPORARY STORAGE AND/OR TRANSPORTATION OF PROPERTY FOR ANY COMMERCIAL PURPOSE.**

**PORTABLE RESIDENTIAL STORAGE CONTAINER - A CONTAINER WHICH IS USED FOR THE TEMPORARY STORAGE AND/OR TRANSPORTATION OF PERSONAL PROPERTY; SYNONYMOUS WITH TEMPORARY STORAGE CONTAINER.**

**PRIMARY ENTRANCE - THE DOORWAY INTO A BUILDING THAT FACES A PUBLIC STREET AND IS OF GREATEST IMPORTANCE RELATIVE TO OTHER BUILDING ENTRANCES; THE PRIMARY ENTRANCE IS OFTEN THE DOORWAY FACING**

**THE STREET ON WHICH THE BUILDING IS ADDRESSED.**

**PRINCIPAL BUILDING - A BUILDING OR STRUCTURE IN WHICH THE PRIMARY PERMITTED USE OF THE LOT IS CONDUCTED, WITH SUCH USE POSSIBLY OCCURRING IN ONE OR MORE BUILDINGS OR STRUCTURES. SYNONYMOUS WITH MAIN BUILDING OR STRUCTURE.**

**PRINCIPAL USE - THE PRIMARY USE OR ACTIVITY TAKING PLACE ON A LOT OR IN A BUILDING OR STRUCTURE; THE PRINCIPAL USE DOES NOT INCLUDE ANY ACCESSORY USES OCCURRING ON THE SAME LOT.**

**PUBLIC FACILITY - ANY FACILITY OTHER THAN A RECREATION AREA WHICH IS MAINTAINED BY PUBLIC FUNDS, INCLUDING, BUT NOT LIMITED TO, LIBRARIES, MUSEUMS, ADMINISTRATIVE OFFICES, AND FIRE AND POLICE STATIONS; THIS DEFINITION DOES NOT INCLUDE SCHOOLS, COMMUNITY HOSPITALS OR ANY FACILITY INVOLVING OUTDOOR STORAGE.**

**PUBLIC UTILITY - A PERSON, FIRM, CORPORATION, MUNICIPAL OR COUNTY DEPARTMENT, OR COUNCIL OR COMMISSION DULY AUTHORIZED TO FURNISH TO THE PUBLIC, AND THAT IS SO FURNISHING, GAS, STEAM, ELECTRICITY, SEWAGE DISPOSAL, TELEGRAPH, TELEPHONE, TRANSPORTATION,**



**OR WATER UNDER FEDERAL, STATE, OR MUNICIPAL REGULATIONS.**

**RECREATIONAL VEHICLE - A VEHICLE DESIGNED FOR USE ON STREETS AND HIGHWAYS THAT SERVES AS TEMPORARY LIVING QUARTERS FOR RECREATIONAL PURPOSES, WHETHER SELF-PROPELLED OR ATTACHED TO ANOTHER VEHICLE, INCLUDING MOTOR HOMES, PICKUP CAMPERS, TRAVEL TRAILERS, AND TENT TRAILERS.**

**RESEARCH FACILITY - A FACILITY WHERE RESEARCH AND DEVELOPMENT IS CONDUCTED IN INDUSTRIES THAT INCLUDE, BUT ARE NOT LIMITED TO, APPLIED BIOLOGY OR CHEMISTRY, BIOTECHNOLOGY, PHARMACEUTICALS, PLASTICS PROCESSING, MEDICAL INSTRUMENTATION, MEDICAL SUPPLIES, COMMUNICATION, INFORMATION TECHNOLOGY, ELECTRONICS, INSTRUMENTATION, OR COMPUTER HARDWARE AND SOFTWARE.**

**REDEVELOPMENT - ANY EXPANSION, ADDITION, RENOVATION, OR MAJOR CHANGE TO AN EXISTING BUILDING, STRUCTURE OR ASPECT OF DEVELOPMENT.**

**RESIDENTIAL REHABILITATION FACILITY - SEE GROUP LIVING, RESIDENTIAL REHABILITATION FACILITY.**

**RESTAURANT - AN ESTABLISHMENT WHOSE PRINCIPAL BUSINESS IS THE SALE OF FOODS, DESSERTS, OR BEVERAGES TO CUSTOMERS IN A READY-TO-CONSUME STATE.**

- **DINE-IN RESTAURANT - A RESTAURANT WHERE FOOD AND BEVERAGES ARE SERVED FOR CONSUMPTION PRIMARILY WITHIN THE RESTAURANT BUILDING.**
- **CARRY-OUT RESTAURANT - A RESTAURANT WHERE FOOD AND BEVERAGES ARE SERVED IN DISPOSABLE CONTAINERS FOR CONSUMPTION PRIMARILY OFF THE PREMISES.**
- **FAST FOOD RESTAURANT - A RESTAURANT WHERE FOOD AND BEVERAGES ARE SERVED IN DISPOSABLE CONTAINERS FOR CONSUMPTION EITHER INSIDE THE RESTAURANT BUILDING OR OFF THE PREMISES.**
- **DRIVE IN/DRIVE-THROUGH RESTAURANT - A RESTAURANT DESIGNED TO SERVE FOOD AND BEVERAGES TO CUSTOMERS WITHIN THEIR MOTOR VEHICLES FOR CONSUMPTION ON THE PREMISES AND OUTSIDE THE RESTAURANT BUILDING. THIS INCLUDES FACILITIES SERVING FOOD AND BEVERAGES THROUGH A CUSTOMER SERVICE WINDOW.**

**RETAIL SALES, OUTDOOR – SEE OPEN AIR BUSINESS USE.**

**RETAINING WALL - A WALL OR SIMILAR DEVICE USED AT A GRADE CHANGE TO HOLD THE SOIL ON THE UP-HILL SIDE OF THE WALL FROM SLUMPING, SLIDING, OR FALLING, AND INCLUDES BUT IS NOT LIMITED TO, SEGMENTAL WALLS, MASONRY WALLS, POURED-IN-PLACE CONCRETE WALLS, BOULDER WALLS, STACKED RAILROAD TIES, AND PRE-SPLIT ROCK WALLS.**

**RIGHT-OF-WAY - A STREET, ALLEY OR OTHER THOROUGHFARE OR EASEMENT PERMANENTLY ESTABLISHED FOR THE PASSAGE OF PERSONS, VEHICLES, INFRASTRUCTURE OR UTILITIES.**

**ROOF LINE - FOR A PITCHED ROOF, THE ROOF LINE IS THE LOWER EDGE OF THE EAVE; FOR A FLAT ROOF, THE ROOF LINE IS THE UPPERMOST LINE OF THE ROOF OF A BUILDING; AND FOR AN EXTENDED FAÇADE OR PARAPET, THE ROOF LINE IS UPPERMOST HEIGHT OF SAID FAÇADE OR PARAPET.**

**ATTACHMENT:**

**DIAGRAM 50-184Q (EXHIBIT 123)**

**SEASONAL SALES - THE TEMPORARY SALE OF GOODS OR PRODUCTS ASSOCIATED WITH THE SEASON OR A CULTURAL EVENT, SUCH AS THE SALE OF CHRISTMAS TREES, PUMPKINS, OR SEASONAL PRODUCE; SUCH SALES TYPICALLY TAKE PLACE**

**IN LOCATIONS NOT DEVOTED TO SUCH SALES FOR THE REMAINDER OF THE YEAR.**

**SELF-STORAGE FACILITY - A BUILDING OR GROUP OF BUILDINGS THAT CONTAIN INDIVIDUAL, COMPARTMENTALIZED, AND CONTROLLED ACCESS STALLS OR LOCKERS FOR THE STORAGE OF RESIDENTIAL OR COMMERCIAL CUSTOMER'S GOODS OR WARES.**

**SERVICE AREA - AN OUTDOOR AREA CONNECTED WITH A COMMERCIAL USE DEVOTED TO LOADING AND UNLOADING OPERATIONS AND FOR THE RECEIPT AND TEMPORARY STORAGE OF GOODS, MATERIALS, AND EQUIPMENT.**

**SETBACK - THE MINIMUM DISTANCE A STRUCTURE OR USE, OR ANY PORTION THEREOF AS REGULATED BY THE STANDARDS OF THIS ORDINANCE; MUST BE LOCATED FROM THE LOT LINES.**

**SHED - A FREESTANDING, COMPLETELY ENCLOSED, ACCESSORY BUILDING, DESIGNED AND INTENDED FOR THE STORAGE OF PERSONAL PROPERTY SOLELY OF THE OCCUPANTS OF THE PRIMARY USE ON THE LOT.**

**SHOPPING CENTER - A GROUP OF COMMERCIAL ESTABLISHMENTS PLANNED, CONSTRUCTED AND MANAGED AS A TOTAL ENTITY WITH CUSTOMER AND EMPLOYEE**

**PARKING PROVIDED ON-SITE, PROVISION FOR GOODS DELIVERY SEPARATED FROM CUSTOMER ACCESS AND OFTEN WITH PROTECTION FROM THE ELEMENTS.**

**SITE PLAN - THE DEVELOPMENT PLAN, DRAWN TO SCALE, FOR ONE (1) OR MORE LOTS ON WHICH IS SHOWN THE EXISTING AND PROPOSED LOCATION AND CONDITIONS OF THE LOT AS REQUIRED BY ORDINANCE, IN ORDER THAT AN INFORMED DECISION CAN BE MADE BY THE APPROVING AUTHORITY.**

**SMOKING LOUNGE – A BUSINESS ESTABLISHMENT DEDICATED IN WHOLE OR IN PART TO THE SMOKING OF TOBACCO OR OTHER SUBSTANCES INCLUDING, BUT NOT LIMITED TO, ESTABLISHMENTS KNOWN AS HOOKAH LOUNGES, CIGAR LOUNGES, VAPOR BARS, E-CIGARETTE LOUNGES, TOBACCO CLUBS, OR VAPE CAFES. THIS DEFINITION DOES NOT INCLUDE COMPASSION CLUBS OR OTHER ESTABLISHMENTS RELATED TO THE CONSUMPTION, USE OR SALE OF MEDICAL MARIHUANA. THIS DEFINITION DOES NOT APPLY TO RETAIL STORES OR SMOKE SHOPS WHERE NO CUSTOMER SMOKING OCCURS ON-SITE**

**SOCIAL OR SERVICE CLUB - A NONPROFIT ASSOCIATION OF PERSONS SHARING A COMMON INTEREST OR SPECIFIC PURPOSE WHO GATHER ON A REGULAR BASIS FOR FELLOWSHIP,**

**RECREATION, PROMOTIONAL ACTIVITIES, CHARITABLE CAUSES AND OTHER PURPOSES; EXAMPLES INCLUDE CIVIC CLUBS, FRATERNAL LODGES, VETERANS' ORGANIZATIONS, ETHNIC HALLS, AND PRIVATE CLUBS; BONA FIDE MEMBERS ARE CHARACTERIZED BY CERTAIN MEMBERSHIP QUALIFICATIONS, PAYMENT OF FEES OR DUES, AND A CONSTITUTION AND BYLAWS; FOR THE PURPOSES OF THIS CHAPTER, THIS DEFINITION SHALL ALSO INCLUDE THE BUILDING, ROOM, OR OTHER FACILITY RESTRICTED TO THE USE OF THE SOCIAL OR SERVICE CLUB'S MEMBERS AND GUESTS.**

**SOCIAL SERVICE FACILITY - A BUILDING USED IN WHOLE OR IN PART BY A GOVERNMENT OR NONPROFIT ORGANIZATION FOR THE PROVISION OF COUNSELING, SOCIAL OR ADVISORY SERVICES TO THE GENERAL PUBLIC OR TO TARGETED POPULATION GROUPS (E.G. SENIORS, YOUTH, PERSONS WITH MENTAL ILLNESS); NO RESIDENTIAL CARE IS PROVIDED.**

**SOLAR ENERGY COLLECTION SYSTEM (LARGE) - A SOLAR PHOTOVOLTAIC SYSTEM THAT IS STRUCTURALLY MOUNTED ON THE GROUND AND IS NOT ROOF-MOUNTED, WITH A MINIMUM NAMEPLATE CAPACITY OF 250 KILOWATTS (KW) DIRECT CURRENT; ENERGY GENERATED BY THE SYSTEM CAN BE USED ONSITE OR SOLD COMMERCIALY.**

**SOLAR ENERGY COLLECTION SYSTEM (SMALL) - A SYSTEM THAT CONVERTS SOLAR ENERGY INTO ELECTRICITY OR HEAT THROUGH THE USE OF PHOTOVOLTAIC PANELS OR FILM, SOLAR THERMAL PANELS, WITH A CAPACITY OF LESS THAN 250 KILOWATTS, AND ASSOCIATED CONTROL OR CONVERSION ELECTRONICS; SYSTEMS ARE INTENDED TO PRIMARILY REDUCE ON-SITE CONSUMPTION OF UTILITY POWER; ANY SYSTEM-GENERATED POWER IS CONSUMED ON-SITE.**

**SPECIAL LAND USE - A LAND USE OF A LOT, BUILDING OR STRUCTURE THAT COULD NEGATIVELY AFFECT THE HEALTH, SAFETY, CONVENIENCE, AND GENERAL WELFARE OF USERS OF NEARBY PROPERTIES AND THE COMMUNITY AS A WHOLE; SPECIAL LAND USE REQUESTS SHALL BE REVIEWED BY THE PLANNING COMMISSION AND APPROPRIATE CONDITIONS OF APPROVAL CONSIDERED PER THE STANDARDS ESTABLISHED IN THIS CHAPTER.**

**STATE LICENSED RESIDENTIAL FACILITY – A STRUCTURE FOR RESIDENTIAL PURPOSES THAT IS LICENSED BY THE STATE UNDER THE ADULT FOSTER CARE FACILITY LICENSING ACT, 1979 PA 218, MCL 400.701 TO 400.737, OR 1973 PA 116, MCL 722.111 TO 722.128, AND PROVIDES RESIDENTIAL SERVICES FOR 6 OR FEWER INDIVIDUALS UNDER 24-HOUR SUPERVISION OR CARE.**

**STOOP - AN OPEN PLATFORM OR ENTRANCE LANDING, USUALLY WITH STEPS FROM GRADE TO THE DOOR, AND MAY OR MAY NOT BE SHELTERED BY AN AWNING OR CANOPY; A STOOP IS GENERALLY SMALL IN SIZE AND USED PRIMARILY FOR ENTRY AND EXIT FROM A DOOR; A DECK SHALL NOT BE CONSIDERED A STOOP.**

**STORAGE BUILDING - STRUCTURES USED FOR THE STORAGE OR WAREHOUSING OF GOODS, BUT NOT INCLUDING TEMPORARY STORAGE CONTAINERS SUCH AS PORTABLE ON-DEMAND UNITS, SELF-STORAGE FACILITIES, OR TRACTOR TRAILERS USED FOR STORAGE.**

**STORY - THAT PART OF A BUILDING, EXCEPT A MEZZANINE, INCLUDED BETWEEN THE SURFACE OF ONE FLOOR AND THE SURFACE OF THE NEXT FLOOR, OR, IF THERE IS NO FLOOR ABOVE, THEN THE CEILING NEXT ABOVE; A STORY SHALL NOT BE COUNTED AS A STORY WHEN MORE THAN FIFTY (50) PERCENT OF ITS CUBIC CONTENT IS BELOW THE FINISHED GRADE OF THE ADJOINING GROUND.**

**STREET - AN EXISTING OR PLANNED PUBLIC OR PRIVATE RIGHT-OF-WAY THAT IS DESIGNED, DEDICATED, OR USED PRINCIPALLY FOR VEHICULAR TRAFFIC AND PROVIDING ACCESS TO ABUTTING PROPERTIES; THE TERM STREET INCLUDES ALLEY, AVENUE,**

**BOULEVARD, CIRCLE, COURT, CUL-DE-SAC, DRIVE, PLACE, ROAD, OR ANY OTHER SIMILAR TERM.**

- **ALLEY - A DEDICATED PUBLIC OR PRIVATE WAY AFFORDING A SECONDARY MEANS OF ACCESS TO ABUTTING PROPERTY, NOT INTENDED FOR GENERAL TRAFFIC CIRCULATION.**
- **COLLECTOR - 2-LANE ROADWAYS THAT PROVIDE ACCESS TO ADJACENT ARTERIALS WHILE LINKING LAND USES SUCH AS RESIDENTIAL NEIGHBORHOODS, PARKS, AND SCHOOLS TO ONE ANOTHER. SPEED LIMITS ON COLLECTOR ROADS ARE LOWER, USUALLY BETWEEN 25 AND 35 MPH.**
- **FRONTAGE - THE DISTANCE THAT A LOT LINE ADJOINS A PUBLIC OR PRIVATE STREET FROM ONE LOT LINE INTERSECTING THE STREET TO THE FURTHEST LOT LINE INTERSECTING THE SAME STREET.**
- **FURNISHINGS - STREET FURNISHINGS ARE OUTDOOR AMENITIES, INCLUDING BUT NOT LIMITED TO TABLES, CHAIRS, UMBRELLAS, LANDSCAPE POTS, WAIT STATIONS, VALET STATIONS, BICYCLE RACKS, PLANTERS, BENCHES, BUS SHELTERS, KIOSKS, WASTE RECEPTACLES AND OTHER SIMILAR ITEMS THAT HELP**

**TO DEFINE PEDESTRIAN USE AREAS.**

- **INTERSTATE - ACCOMMODATE LARGE VOLUMES OF TRAFFIC AT HIGH SPEEDS WITH ACCESS POINTS LIMITED TO INTERCHANGES AT MAJOR INTERSECTING ROADWAYS.**
- **MINOR ARTERIAL- HIGHER CAPACITY ROADWAYS THAT MOVE TRAFFIC FROM COLLECTOR ROADS TO INTERSTATES. ACCESS ALONG ARTERIALS ARE USUALLY LIMITED IN ORDER TO INCREASE TRAFFIC FLOW AND LEVEL OF SERVICE. MINOR ARTERIALS SHOULD PROVIDE MORE ACCESS POINTS ALONG A GIVEN ROUTE THAN PRIMARY ARTERIALS, AND WILL GENERALLY ACCOMMODATE LOWER TRAFFIC VOLUMES.**
- **PRINCIPLE ARTERIAL - HIGHER CAPACITY ROADWAYS THAT MOVE TRAFFIC FROM COLLECTOR ROADS TO INTERSTATES. ACCESS ALONG ARTERIALS ARE USUALLY LIMITED IN ORDER TO INCREASE TRAFFIC FLOW AND LEVEL OF SERVICE. PRINCIPAL ARTERIALS TYPICALLY CARRY HIGHER TRAFFIC VOLUMES AND ARE SPACED FURTHER APART THAN MINOR ARTERIALS WITHIN THE CITY.**

**STREETSCAPE - THE VARIOUS COMPONENTS THAT MAKE UP**



**THE STREET, BOTH IN THE RIGHT-OF-WAY AND ON PRIVATE LOT FRONTAGES INCLUDING PAVEMENT, PARKING SPACES, LANDSCAPING AND STREET TREES, STREETLIGHTS, SIDEWALKS, ETC.**

**STRUCTURAL BARRIER – A PHYSICAL STRUCTURE, SUCH AS A FENCE, WALL, OR RAILING, THAT FORMS A BOUNDARY OF, OR ENCLOSURE TO, A PROPERTY OR ACTS AS A DIVISION BETWEEN PROPERTIES.**

**STRUCTURE - ANYTHING CONSTRUCTED OR ERECTED IN, ON OR OVER THE GROUND OR WATER; THE TERM STRUCTURE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: BUILDINGS, STADIUMS, PLATFORMS, RADIO TOWERS, SHEDS, STORAGE BINS, FENCES, IMPROVED FACILITIES FOR DRAINAGE, FLOOD CONTROL, RETENTION, AND PUBLIC RECREATION.**

**SUBDIVISION - THE DIVISION OF ANY PARCEL OF LAND SHOWN AS A UNIT, AS PART OF A UNIT OR AS CONTIGUOUS UNITS, ON THE LAST PRECEDING TRANSFER OF OWNERSHIP THEREOF, INTO TWO (2) OR MORE PARCELS OR LOTS, FOR THE PURPOSE, WHETHER IMMEDIATE OR FUTURE, OF TRANSFER OF OWNERSHIP OR BUILDING DEVELOPMENT, PROVIDED HOWEVER, THAT THE DIVISION OF LAND INTO PARCELS OF MORE THAN THREE (3) ACRES, NOT INVOLVING ANY NEW**

**STREETS OR EASEMENTS OF ACCESS, AND THE TRANSFER OR EXCHANGE OF PARCELS BETWEEN ADJOINING LANDOWNERS, IF SUCH TRANSFER OR EXCHANGE DOES NOT CREATE ADDITIONAL BUILDING LOTS, SHALL NOT CONSTITUTE A SUBDIVISION FOR PURPOSES OF THIS ORDINANCE.**

**SUBSTANTIAL IMPROVEMENT - ANY REPAIR, RECONSTRUCTION OR IMPROVEMENT OF A STRUCTURE, THE COST OF WHICH EQUALS OR EXCEEDS 50% OF THE MARKET VALUE OF THE STRUCTURE EITHER:**

- **BEFORE THE IMPROVEMENT MEANS ANY REPAIR IS STARTED; OR**
- **IF THE STRUCTURE HAS BEEN DAMAGED AND IS BEING RESTORED BEFORE THE DAMAGE OCCURRED; FOR THE PURPOSES OF THIS DEFINITION “SUBSTANTIAL IMPROVEMENT” IS CONSIDERED TO OCCUR WHEN THE FIRST ALTERATION OF ANY WALL, CEILING, FLOOR OR OTHER STRUCTURAL PART OF THE BUILDING COMMENCES, WHETHER OR NOT THE ALTERATION AFFECTS THE EXTERNAL DIMENSIONS OF THE STRUCTURE. THE TERM DOES NOT, HOWEVER, INCLUDE EITHER:**
  - **ANY PROJECT FOR IMPROVEMENT OF A**

STRUCTURE TO COMPLY WITH EXISTING STATE OR LOCAL HEALTH, SANITARY OR SAFETY CODE SPECIFICATIONS WHICH ARE SOLELY NECESSARY TO ASSURE SAFE LIVING CONDITIONS; OR

- ANY ALTERATIONS OF A STRUCTURE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES OR A STATE INVENTORY OF HISTORIC PLACES.

SUBSTANTIAL PROGRESS – ALL NECESSARY ZONING AND BUILDING PERMITS FOR THE FIRST PHASE OF THE DEVELOPMENT HAVE BEEN SECURED, AND CONSTRUCTION HAS STARTED.

SURETY (ACCEPTABLE TO THE CITY) - A PERFORMANCE GUARANTEE, SUCH AS CASH DEPOSIT, CERTIFIED CHECK, IRREVOCABLE BANK LETTER OF CREDIT, BOND, INSURANCE, OR OTHER FORM OF SURETY ACCEPTABLE TO THE CITY.

TEMPORARY BUILDINGS, USES - A BUILDING, STRUCTURE, OR USE PERMITTED TO EXIST DURING CONSTRUCTION OF THE MAIN STRUCTURE OR USE OR DURING SPECIAL EVENTS.

THEATRE, DRIVE-IN - AN OPEN LOT WITH ITS APPURTENANT FACILITIES DEVOTED PRIMARILY TO THE SHOWING OF MOTION PICTURES OR THEATRICAL PRODUCTIONS ON

A PAID ADMISSION BASIS TO PATRONS SEATED IN MOTOR VEHICLES.

THEATRE, MOTION PICTURE - A BUILDING OR PART OF A BUILDING WHICH IS DEVOTED PRIMARILY TO SHOWING MOTION PICTURES TO THE PUBLIC FOR A FEE.

TRAILER PARK - SEE MANUFACTURED HOME COMMUNITY.

TRANSIT - THE MOVEMENT OF PEOPLE BY PUBLIC CONVEYANCE IN A HIGH OCCUPANCY VEHICLE, INCLUDING BUSES, CARPOOLS OR VANPOOLS, LIGHT RAIL, STREETCARS AND TRAINS.

TRANSPARENCY - THE ABILITY TO SEE THROUGH WITH CLARITY; AN OPENING IN THE BUILDING WALL ALLOWING LIGHT AND VIEWS BETWEEN INTERIOR AND EXTERIOR; ONLY CLEAR OR LIGHTLY TINTED GLASS IN WINDOWS, DOORS, AND DISPLAY WINDOWS SHALL BE CONSIDERED TRANSPARENT; GLASS VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL BE NOT LESS THAN SEVENTY (70) PERCENT; MEASURED AS GLASS AREA FOR BUILDINGS AND AS OPEN AREA FOR PARKING STRUCTURES.

USE - THE PURPOSE FOR WHICH LAND OR A BUILDING OR STRUCTURE IS ARRANGED, DESIGNED OR INTENDED, OR FOR WHICH EITHER LAND OR A BUILDING OR STRUCTURE IS, OR

**MAY BE, OCCUPIED OR MAINTAINED.**

**VARIANCE - A DEVIATION FROM THE ZONING PROVISIONS OF THIS CHAPTER GRANTED WHEN STRICT ENFORCEMENT WOULD CAUSE UNDUE HARDSHIP OR PRACTICAL DIFFICULTIES OWING TO CIRCUMSTANCES UNIQUE TO THE PROPERTY FOR WHICH THE VARIANCE IS GRANTED; A VARIANCE IS NOT AN EXCEPTION.**

**VEHICLE USES -**

- **VEHICLE - ANY DEVICE BY WHICH A PERSON OR PROPERTY MAY BE TRANSPORTED OR DRAWN UPON A STREET, NOT INCLUDING DEVICES MOVED BY HUMAN POWER OR USED EXCLUSIVELY UPON STATIONARY RAILS OR TRACKS.**
- **VEHICLE FUEL STATION - AN ESTABLISHMENT WHERE MOTOR VEHICLE FUELS AND RELATED PRODUCTS ARE SOLD TO THE PUBLIC AND WHERE FUELS ARE DISPENSED THROUGH FUEL PUMPS DIRECTLY INTO THE VEHICLES; BUT DOES NOT INCLUDE VEHICLE SERVICE OR REPAIR; A SINGLE-BAY CAR WASH AND A CONVENIENCE STORE OR OTHER RETAIL USE MAY BE INCLUDED.**
- **VEHICLE, MOTOR HOME - A PORTABLE DWELLING CONSTRUCTED AS AN**

**INTEGRAL PART OF A SELF-PROPELLED VEHICLE EQUIPPED WITH KITCHEN FACILITIES, BEDS, ETC**

- **VEHICLE SALES AREA, OUTDOOR - AN OUTDOOR AREA USED FOR THE STORAGE, DISPLAY, SALE OR RENTAL OF NEW OR USED MOTOR VEHICLES OR RECREATIONAL VEHICLES IN OPERABLE CONDITION.**
- **VEHICLE SALES OR RENTAL - ESTABLISHMENTS PRIMARILY ENGAGED IN THE RETAIL SALE OF NEW AND USED AUTOMOBILES, NONCOMMERCIAL TRUCKS, MOTOR HOMES, OR RECREATIONAL VEHICLES IN OPERABLE CONDITION, INCLUDING INCIDENTAL STORAGE, MAINTENANCE, AND SERVICING.**
- **VEHICLE SERVICE OR REPAIR - AN ESTABLISHMENT THAT SERVICES OR REPAIRS MOTOR VEHICLES, INCLUDING AUTOMOBILES, COMMERCIAL VEHICLES, ENGINES AND TRAILERS, MOTOR HOMES OR RECREATIONAL VEHICLES IN AN ENTIRELY ENCLOSED BUILDING OR STRUCTURE; ALL PARTS SHALL BE STORED IN ENTIRELY ENCLOSED BUILDINGS OR STRUCTURES, AND NO VEHICLES MAY BE STORED ON SITE OTHER THAN THOSE AWAITING REPAIR OR TO BE PICKED UP BY THE OWNER; MOTOR VEHICLE FUELS MAY BE**



**SOLD TO THE PUBLIC, AND A CONVENIENCE STORE OR SINGLE-BAY CAR WASH MAY BE INCLUDED.**

- **VEHICLE TRAVEL TRAILER - A VEHICULAR, PORTABLE STRUCTURE BUILT ON A CHASSIS, DESIGN TO BE USED AS A TEMPORARY DWELLING FOR TRAVEL, RECREATIONAL AND VACATION USES PERMANENTLY IDENTIFIED “TRAVEL TRAILER” BY THE MANUFACTURER.**
- **VEHICLE WRECKING, SALVAGE - AN ESTABLISHMENT INVOLVED IN VEHICLE WRECKING AND TOWING SERVICES; THE DISMANTLING OR DISASSEMBLING OF USED VEHICLES OR TRAILERS THE STORAGE OF ONE (1) OR MORE IMPOUNDED, DAMAGED, OR INOPERABLE VEHICLES (WHETHER LICENSED OF UNLICENSED) FOR A PERIOD OF MORE THAN TWENTY-FOUR (24) HOURS, OR THE SALE OR DUMPING OF DISMANTLED, PARTIALLY DISMANTLED, OBSOLETE OR WRECKED VEHICLES OF THEIR PARTS.**

**WIND ENERGY COLLECTION SYSTEM (LARGE) - A WIND ENERGY SYSTEM OF ONE OR MORE WIND TOWERS AND TURBINES THAT HAS A RATED CAPACITY OF MORE THAN 100 KW AND IS USED TO GENERATE ENERGY FOR COMMERCIAL SALE.**

**WIND ENERGY COLLECTION SYSTEM (SMALL) - A WIND ENERGY CONVERSION SYSTEM CONSISTING OF A WIND TURBINE(S), A TOWER OR MOUNTING, AND ASSOCIATED CONTROL OR CONVERSION ELECTRONICS, WHICH HAS A RATED CAPACITY OF NOT MORE THAN 100 KW; SYSTEMS ARE INTENDED TO PRIMARILY REDUCE ON-SITE CONSUMPTION OF UTILITY POWER; ANY SYSTEM-GENERATED POWER IS CONSUMED ON-SITE.**

**WIRELESS COMMUNICATION FACILITIES. ALL STRUCTURES AND ACCESSORY FACILITIES RELATING TO THE USE OF THE RADIO FREQUENCY SPECTRUM FOR THE PURPOSE OF TRANSMITTING OR RECEIVING RADIO SIGNALS. THIS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO RADIO TOWERS, TELEVISION TOWERS, TELEPHONE DEVICES AND EXCHANGES, MICROWAVE RELAY TOWERS, TELEPHONE TRANSMISSION EQUIPMENT BUILDINGS AND COMMERCIAL MOBILE RADIO SERVICE FACILITIES. NOT INCLUDED WITHIN THIS DEFINITION ARE CITIZEN BAND RADIO FACILITIES; SHORT WAVE FACILITIES; HAM, AMATEUR RADIO FACILITIES; SATELLITE DISHES; AND, GOVERNMENTAL FACILITIES THAT ARE SUBJECT TO STATE OR FEDERAL LAW OR REGULATIONS THAT PREEMPT MUNICIPAL REGULATORY AUTHORITY.**

- **ANTENNA. ANY EXTERIOR TRANSMITTING OR RECEIVING DEVICE MOUNTED ON A TOWER, BUILDING OR STRUCTURE AND USED IN**

**COMMUNICATIONS THAT RADIATE OR CAPTURE ELECTROMAGNETIC WAVES, DIGITAL SIGNALS, ANALOG SIGNALS, RADIO FREQUENCIES (EXCLUDING RADAR SIGNALS), WIRELESS TELECOMMUNICATIONS SIGNALS OR OTHER COMMUNICATION SIGNALS.**

- **ATTACHED WIRELESS COMMUNICATIONS FACILITIES (ANTENNAE). WIRELESS COMMUNICATION FACILITIES THAT ARE AFFIXED TO EXISTING STRUCTURES, SUCH AS EXISTING BUILDINGS, TOWERS, WATER TANKS, UTILITY POLES, AND THE LIKE. A WIRELESS COMMUNICATION SUPPORT STRUCTURE PROPOSED TO BE NEWLY ESTABLISHED SHALL NOT BE INCLUDED WITHIN THIS DEFINITION.**

- **BASE STATION. A STRUCTURE OR EQUIPMENT AT A FIXED LOCATION THAT ENABLES FCC-LICENSED OR AUTHORIZED WIRELESS COMMUNICATIONS BETWEEN USER EQUIPMENT AND A COMMUNICATIONS NETWORK. THE TERM DOES NOT ENCOMPASS A TOWER AS DEFINED HEREIN OR ANY EQUIPMENT ASSOCIATED WITH A TOWER. BASE STATION INCLUDES, WITHOUT LIMITATION:**

- I. EQUIPMENT ASSOCIATED WITH WIRELESS**

**COMMUNICATIONS SERVICES SUCH AS PRIVATE, BROADCAST, AND PUBLIC SAFETY SERVICES, AS WELL AS UNLICENSED WIRELESS SERVICES AND FIXED WIRELESS SERVICES SUCH AS MICROWAVE BACKHAUL.**

- II. RADIO TRANSCEIVERS, ANTENNAS, COAXIAL OR FIBER-OPTIC CABLE, REGULAR AND BACKUP POWER SUPPLIES, AND COMPARABLE EQUIPMENT, REGARDLESS OF TECHNOLOGICAL CONFIGURATION (INCLUDING DISTRIBUTED ANTENNA SYSTEMS (“DAS”) AND SMALL-CELL NETWORKS).**

- III. ANY STRUCTURE OTHER THAN A TOWER THAT, AT THE TIME THE RELEVANT APPLICATION IS FILED WITH THE CITY OF FLINT UNDER THIS SECTION, SUPPORTS OR HOUSES EQUIPMENT DESCRIBED HEREIN THAT HAS BEEN REVIEWED AND APPROVED UNDER THE APPLICABLE ZONING OR SITING PROCESS, OR UNDER ANOTHER STATE OR LOCAL REGULATORY REVIEW PROCESS, EVEN IF THE**

STRUCTURE WAS NOT BUILT FOR THE SOLE OR PRIMARY PURPOSE OF PROVIDING THAT SUPPORT.

THE TERM DOES NOT INCLUDE ANY STRUCTURE THAT, AT THE TIME THE RELEVANT APPLICATION IS FILED WITH THE CITY OF FLINT UNDER THIS SECTION, DOES NOT SUPPORT OR HOUSE EQUIPMENT DESCRIBED ABOVE.

- **COLLOCATION.** THE LOCATION BY TWO OR MORE WIRELESS COMMUNICATION PROVIDERS OF WIRELESS COMMUNICATION FACILITIES ON A COMMON STRUCTURE, TOWER, OR BUILDING, WITH THE VIEW TOWARD REDUCING THE OVERALL NUMBER OF STRUCTURES REQUIRED TO SUPPORT WIRELESS COMMUNICATION ANTENNAE WITHIN THE CITY.
- **ELIGIBLE FACILITIES REQUEST.** ANY REQUEST FOR MODIFICATION OF AN EXISTING TOWER OR BASE STATION THAT DOES NOT SUBSTANTIALLY CHANGE THE PHYSICAL DIMENSIONS OF SUCH TOWER OR BASE STATION, INVOLVING:

I. **COLLOCATION OF NEW TRANSMISSION EQUIPMENT;**

II. **REMOVAL OF TRANSMISSION**

**EQUIPMENT; OR**

III. **REPLACEMENT OF TRANSMISSION EQUIPMENT.**

- **ELIGIBLE SUPPORT STRUCTURE.** ANY TOWER OR BASE STATION AS DEFINED IN THIS SECTION, PROVIDED THAT IT IS EXISTING AT THE TIME THE RELEVANT APPLICATION IS FILED WITH THE CITY OF FLINT UNDER THIS SECTION.
- **EXISTING.** A CONSTRUCTED TOWER OR BASE STATION IS EXISTING FOR PURPOSES OF THIS SECTION IF IT HAS BEEN REVIEWED AND APPROVED UNDER THE APPLICABLE ZONING OR SITING PROCESS, OR UNDER ANOTHER STATE OR LOCAL REGULATORY REVIEW PROCESS, PROVIDED THAT A TOWER THAT HAS NOT BEEN REVIEWED AND REVIEWED BECAUSE IT WAS NOT IN A ZONED AREA WHEN IT WAS BUILT, BUT WAS LAWFULLY CONSTRUCTED, IS EXISTING FOR PURPOSES OF THIS SECTION.
- **SITE.** FOR TOWERS OTHER THAN TOWERS IN THE PUBLIC RIGHTS-OF-WAY, THE CURRENT BOUNDARIES OF THE LEASED OR OWNED PROPERTY SURROUNDING THE TOWER AND ANY ACCESS OR UTILITY EASEMENTS CURRENTLY RELATED TO THE SITE, AND, FOR OTHER ELIGIBLE SUPPORT STRUCTURES, FURTHER

RESTRICTED TO THAT AREA IN PROXIMITY TO THE STRUCTURE AND TO OTHER TRANSMISSION EQUIPMENT ALREADY DEPLOYED ON THE GROUND.

- **SUBSTANTIAL CHANGE.** A MODIFICATION SUBSTANTIALLY CHANGES THE PHYSICAL DIMENSIONS OF AN ELIGIBLE SUPPORT STRUCTURE IF IT MEETS ANY OF THE FOLLOWING CRITERIA:

**I. FOR TOWERS OTHER THAN TOWERS IN THE PUBLIC RIGHTS-OF-WAY, IT INCREASES THE HEIGHT OF THE TOWER BY MORE THAN 10% OR BY THE HEIGHT OF ONE ADDITIONAL ANTENNA ARRAY WITH SEPARATION FROM THE NEAREST EXISTING ANTENNA NOT TO EXCEED TWENTY FEET, WHICHEVER IS GREATER; FOR OTHER ELIGIBLE SUPPORT STRUCTURES, IT INCREASES THE HEIGHT OF THE STRUCTURE BY MORE THAN 10% OR MORE THAN TEN FEET, WHICHEVER IS GREATER**

**II. FOR TOWERS OTHER THAN TOWERS IN THE PUBLIC RIGHTS-OF-WAY, IT INVOLVES ADDING AN**

**APPURTENANCE TO THE BODY OF THE TOWER THAT WOULD PROTRUDE FROM THE EDGE OF THE TOWER MORE THAN TWENTY FEET, OR MORE THAN THE WIDTH OF THE TOWER STRUCTURE AT THE LEVEL OF THE APPURTENANCE, WHICHEVER IS GREATER; FOR OTHER ELIGIBLE SUPPORT STRUCTURES, IT INVOLVES ADDING AN APPURTENANCE TO THE BODY OF THE STRUCTURE THAT WOULD PROTRUDE FROM THE EDGE OF THE STRUCTURE BY MORE THAN SIX FEET;**

**III. FOR ANY ELIGIBLE SUPPORT STRUCTURE, IT INVOLVES INSTALLATION OF MORE THAN THE STANDARD NUMBER OF NEW EQUIPMENT CABINETS FOR THE TECHNOLOGY INVOLVED, BUT NOT TO EXCEED FOUR CABINETS; OR, FOR TOWERS IN THE PUBLIC RIGHTS-OF-WAY AND BASE STATIONS, IT INVOLVES INSTALLATION OF ANY NEW EQUIPMENT CABINETS ON THE GROUND IF THERE ARE NO PRE-EXISTING GROUND CABINETS ASSOCIATED WITH**

THE STRUCTURE, OR ELSE INVOLVES INSTALLATION OF GROUND CABINETS THAT ARE MORE THAN 10% LARGER IN HEIGHT OR OVERALL VOLUME THAN ANY OTHER GROUND CABINETS ASSOCIATED WITH THE STRUCTURE;

IV. IT ENTAILS ANY EXCAVATION OR DEPLOYMENT OUTSIDE THE CURRENT SITE;

V. IT WOULD DEFEAT THE CONCEALMENT ELEMENTS OF THE ELIGIBLE SUPPORT STRUCTURE;

VI. IT DOES NOT COMPLY WITH CONDITIONS ASSOCIATED WITH THE SITING APPROVAL OF THE CONSTRUCTION OR MODIFICATION OF THE ELIGIBLE SUPPORT STRUCTURE OR BASE STATION EQUIPMENT, PROVIDED HOWEVER THAT THIS LIMITATION DOES NOT APPLY TO ANY MODIFICATION THAT IS NON-COMPLIANT ONLY IN A MANNER THAT WOULD NOT EXCEED THE THRESHOLDS IDENTIFIED IN PARAGRAPHS (G)(I)-(G)(IV) OF THIS SECTION

- **WIRELESS COMMUNICATION**

**SUPPORT STRUCTURES (TOWERS). STRUCTURES ERECTED OR MODIFIED TO SUPPORT WIRELESS COMMUNICATION ANTENNAE. SUPPORT STRUCTURES WITHIN THIS DEFINITION INCLUDE, BUT SHALL NOT BE LIMITED TO, MONOPOLES, LATTICE TOWERS, LIGHT POLES, WOOD POLES AND GUYED TOWERS, OR OTHER STRUCTURES WHICH APPEAR TO BE SOMETHING OTHER THAN A MERE SUPPORT STRUCTURE.**

**WHOLESALE – THE SELLING OF GOODS IN LARGE QUANTITIES AT LOW PRICES TO BE RETAILED BY OTHERS.**

**WHOLESALE, LIMITED – THE WHOLESALE SELLING OF A LIMITED NUMBER OF GOODS SUCH AS A LINE OF FAST-MOVING MERCHANDISE. LIMITED WHOLESALERS ALSO TYPICALLY SELL TO SMALLER RETAILS, SOMETIMES ON A CASH-ONLY BASIS AND WITH NO DELIVERY SERVICE.**

**YARD - AN OPEN SPACE, OTHER THAN A COURT, ON A LOT WITH A BUILDING, UNOCCUPIED AND UNOBSTRUCTED FROM THE GROUND UPWARD, EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER.**

- **CORNER SIDE - A CORNER SIDE YARD IS THE OPEN SPACE BETWEEN THE STREET SIDE LOT LINE AND THE MAIN BUILDING. THE CORNER SIDE**

**YARD EXTENDS FROM THE INNER EDGE OF THE FRONT YARD TO THE REAR LOT LINE.**

- **FRONT - A YARD EXTENDING ACROSS THE FULL WIDTH OF THE LOT, THE DEPTH OF WHICH IS THE MINIMUM HORIZONTAL DISTANCE BETWEEN THE FRONT LOT LINE AND THE NEAREST POINT OF THE MAIN BUILDING.**
- **REAR - A YARD OPPOSITE THE FRONT YARD EXTENDING ACROSS THE FULL WIDTH OF THE LOT, THE DEPTH OF WHICH IS THE MINIMUM HORIZONTAL DISTANCE BETWEEN THE REAR LOT LINE AND THE NEAREST POINT OF THE MAIN BUILDING.**
- **INTERIOR SIDE - A YARD EXTENDING FROM THE FRONT YARD TO THE REAR YARD, THE WIDTH OF WHICH IS THE MINIMUM HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINE AND THE NEAREST POINT OF THE MAIN BUILDING.**

**ATTACHMENT:**  
**DIAGRAM 50-184R (EXHIBIT 124)**

**ZONING ACT - THE MICHIGAN ZONING ENABLING, PUBLIC ACT 110 OF 2006, AS AMENDED, OR ANY SUCCESSOR ACTS.**

**ZONING COORDINATOR - THE ADMINISTRATIVE OFFICIAL WITH THE RESPONSIBILITY FOR**

**ADMINISTERING AND ENFORCING THIS CHAPTER AND RELATED ORDINANCES.**

**ZONING BOARD OF APPEALS - A QUASI-JUDICIAL BODY THAT CARRIES OUT TWO PRINCIPAL FUNCTIONS; TO HEAR AND DECIDE APPEALS OF ADMINISTRATIVE DECISIONS MADE IN IMPLEMENTING THE ZONING ORDINANCE; AND TO HEAR AND DECIDE REQUESTS FOR VARIANCES FROM THE STRICT TERMS OF THE ZONING ORDINANCE. IN ADDITION, THE ZBA IS OCCASIONALLY CALLED UPON TO INTERPRET THE PROVISIONS OF THE ZONING ORDINANCE."**

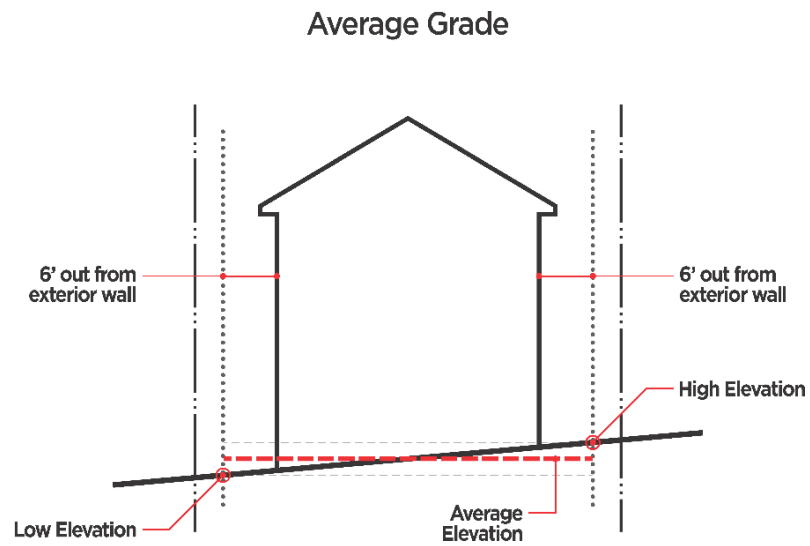
**ZONING CERTIFICATE - A DOCUMENT AUTHORIZING BUILDINGS, STRUCTURES OR USES CONSISTENT WITH THE TERMS OF THIS CHAPTER AND FOR THE PURPOSE OF CARRYING OUT AND ENFORCING ITS PROVISIONS.**

**ZONING DISTRICT - AN AREA WITHIN A DESIGNATED ZONING CLASSIFICATION IN WHICH CERTAIN USES ARE ALLOWED AND DEVELOPMENT STANDARDS ARE REQUIRED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER.**

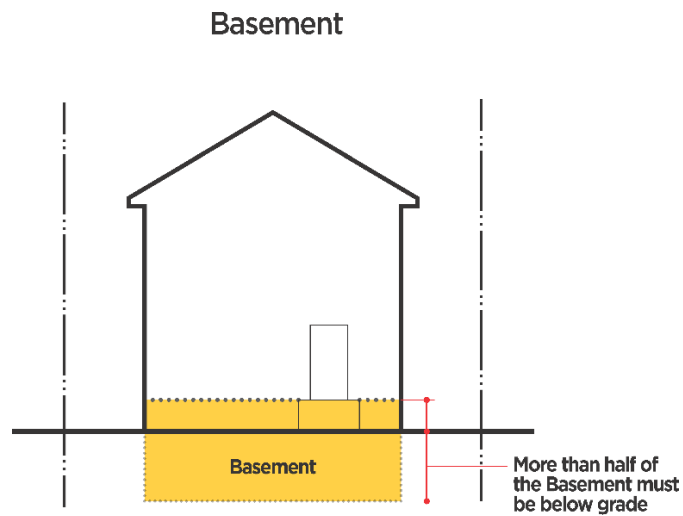
**ZONING MAP - THE OFFICIAL MAP UPON WHICH THE BOUNDARIES OF VARIOUS ZONING DISTRICTS ARE DRAWN AND WHICH IS AN INTEGRAL PART OF THIS CHAPTER.**

**§ 50-184. DEFINITIONS**

**Diagram 50-184A (Exhibit 107):**

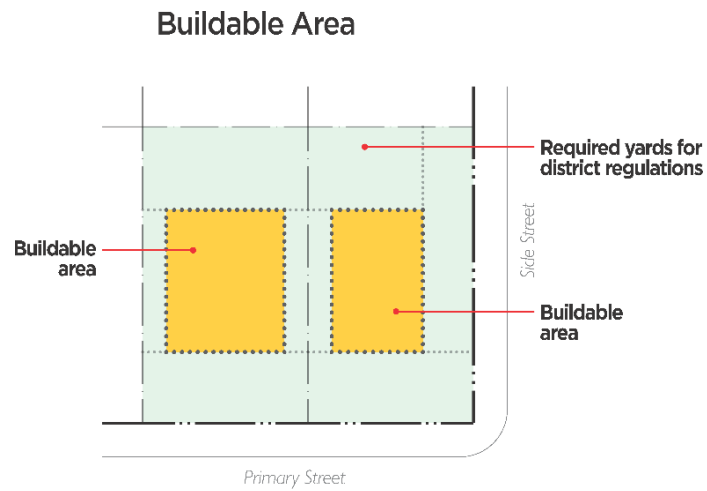


**Diagram 50-184B (Exhibit 108):**

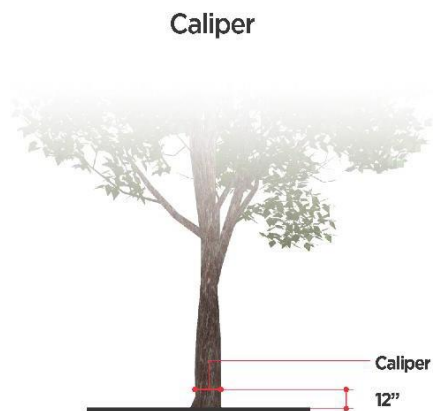




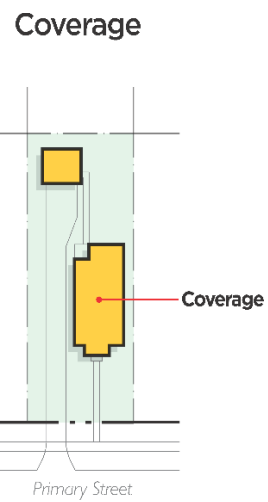
**Diagram 50-184C (Exhibit 109):**



**Diagram 50-184D (Exhibit 110):**

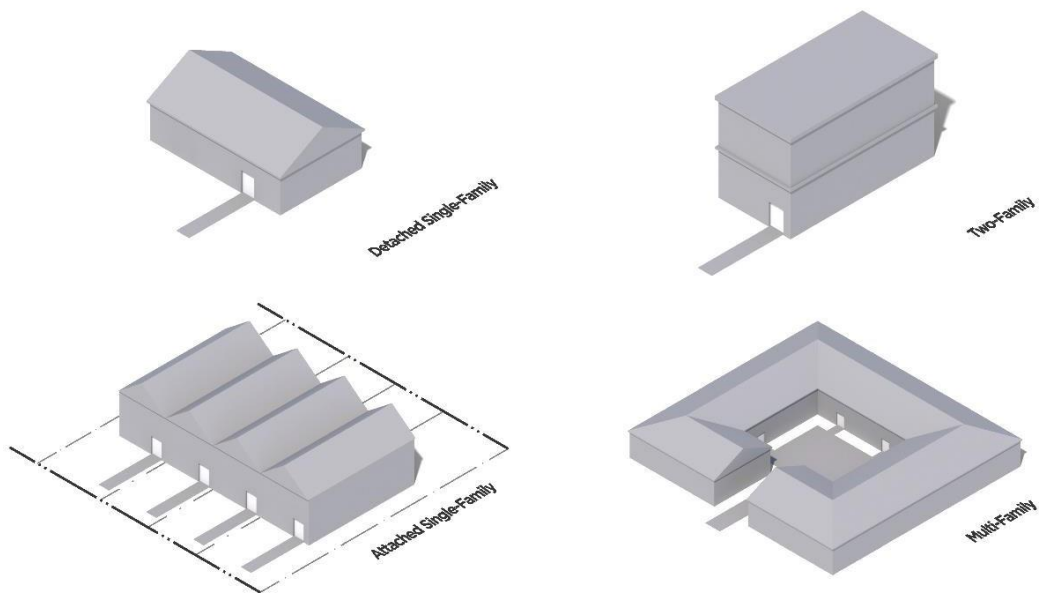


**Diagram 50-184E (Exhibit 111):**



**Diagram 50-184F (Exhibit 112):**

**Dwellings**



**Diagram 50-184G (Exhibit 113):**

**Accessory Dwelling Units**

**Detached**



**Attached**

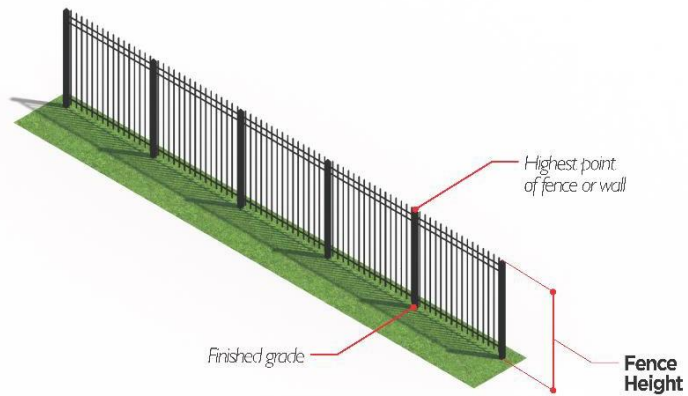


**Above Garage**



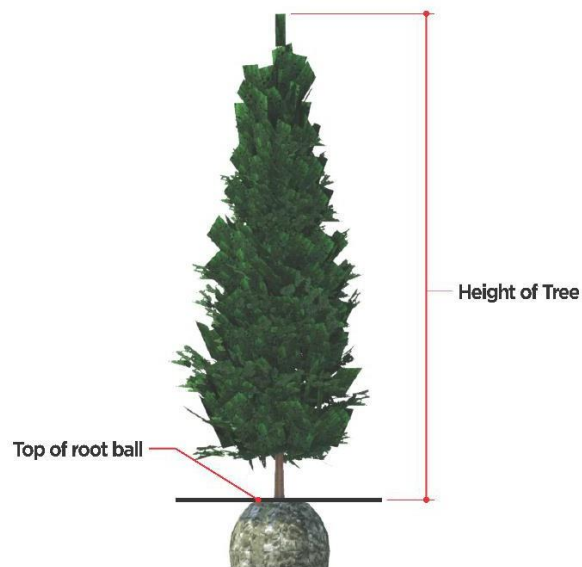
**Diagram 50-184H (Exhibit 114):**

**Fence or Wall Height**



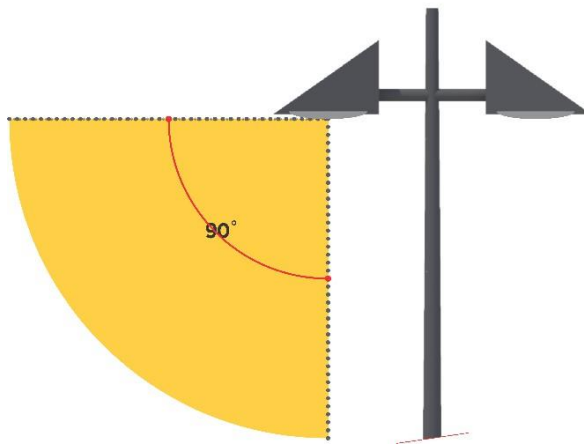
**Diagram 50-184I (Exhibit 115):**

**Height of Tree**



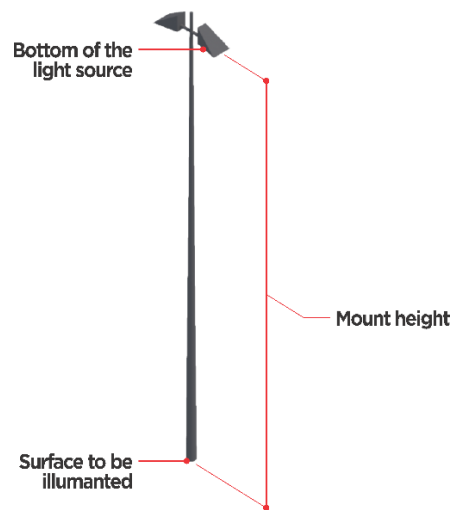
**Diagram 50-184J (Exhibit 116):**

**Lighting Cut-off Angle**

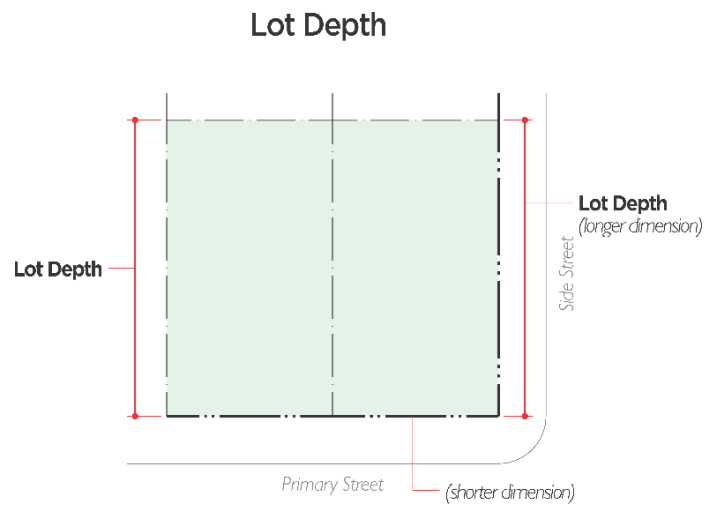


**Diagram 50-184K (Exhibit 117):**

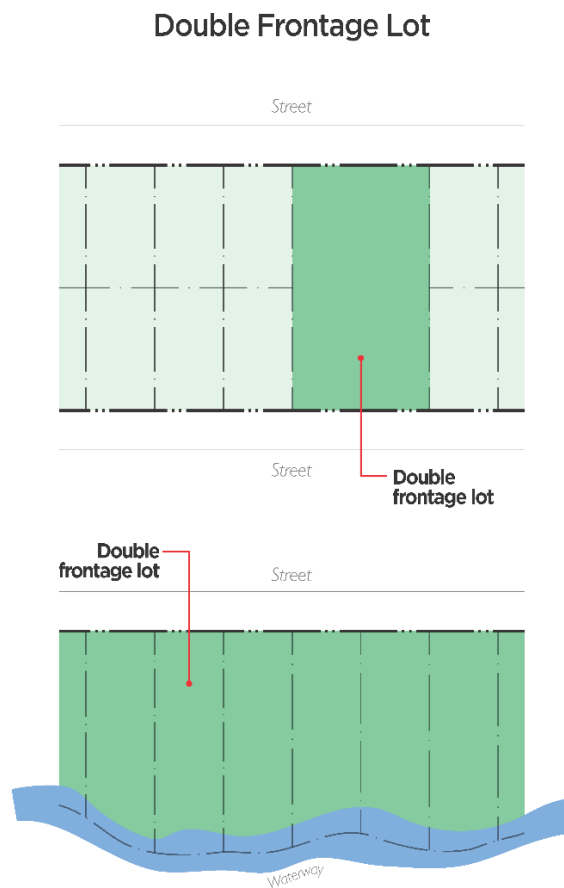
**Lighting Mount Height**



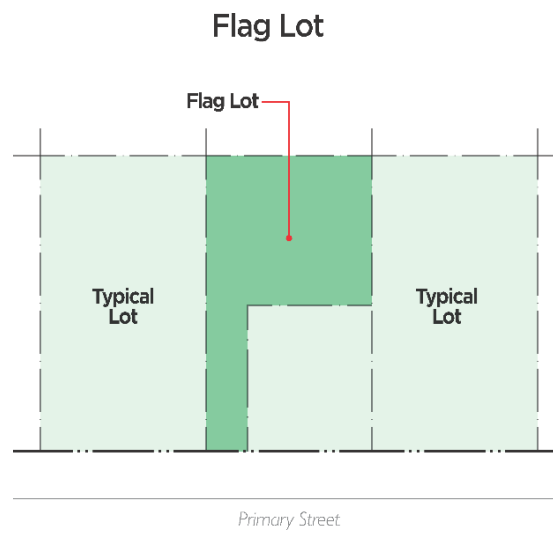
**Diagram 50-184L (Exhibit 118):**



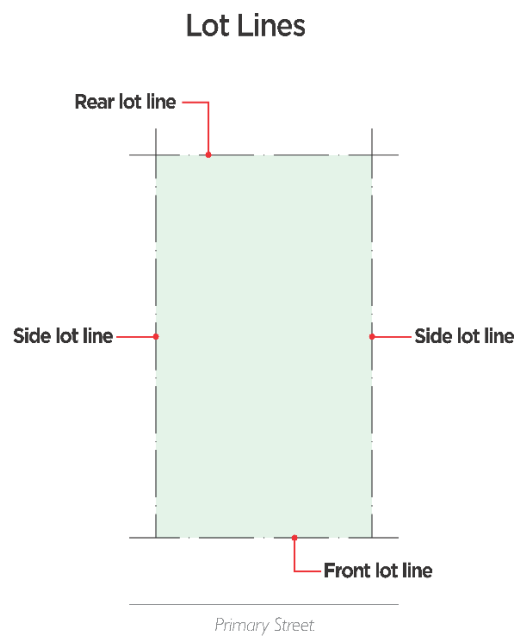
**Diagram 50-184M (Exhibit 119):**



**Diagram 50-184N (Exhibit 120):**

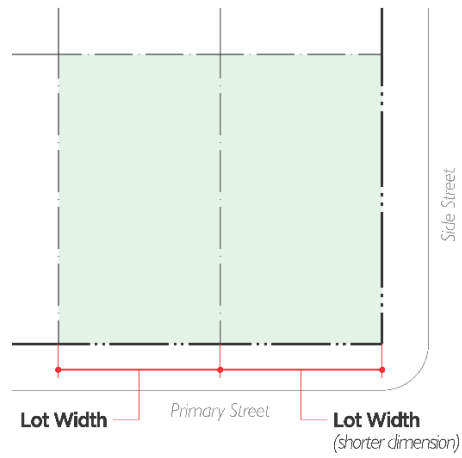


**Diagram 50-184O (Exhibit 121):**



**Diagram 50-184P (Exhibit 122):**

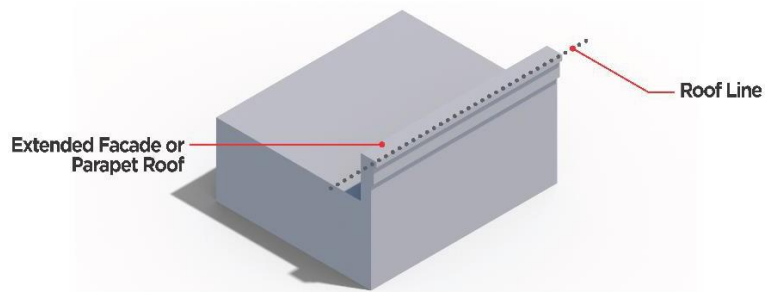
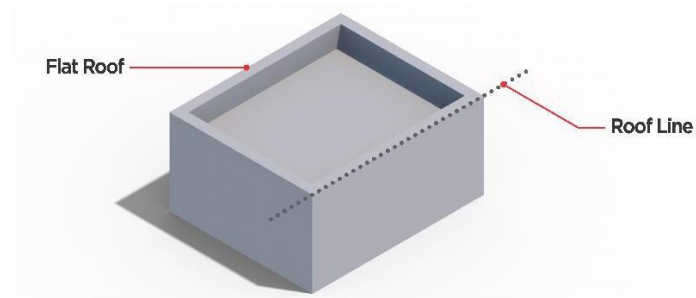
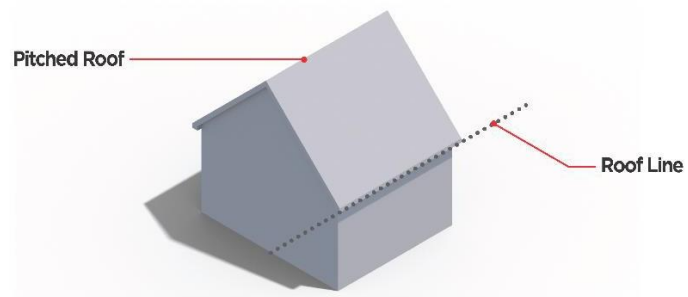
**Lot Width**



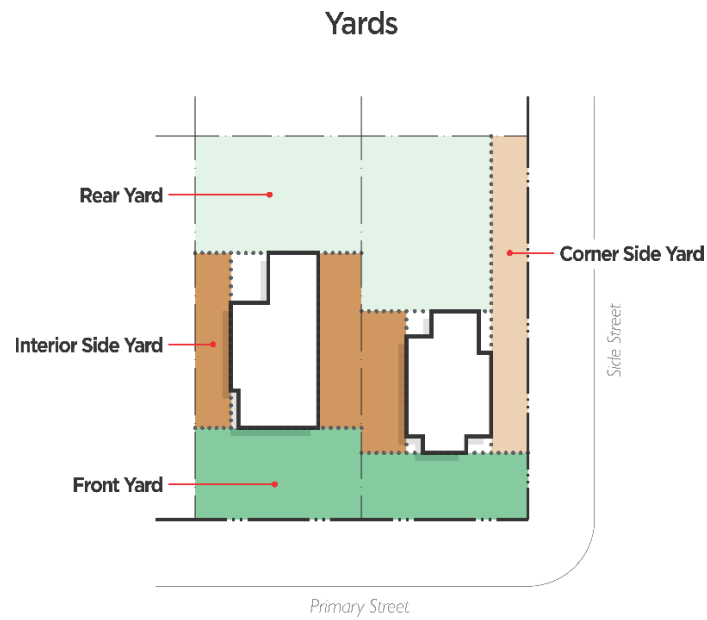


**Diagram 50-184Q (Exhibit 123):**

**Roof Line**



**Diagram 50-184R (Exhibit 124):**



**ARTICLE 17. APPLICATIONS AND  
REVIEW PROCEDURES**

**§ 50-185. PURPOSE AND INTENT  
THE PURPOSE AND INTENT OF THIS  
ARTICLE IS DESCRIBED BELOW.**

- A. PROJECTS SUBJECT TO  
REVIEW  
PROVIDE A CLEAR AND  
COMPREHENSIBLE  
DEVELOPMENT REVIEW  
PROCESS THAT IS FAIR AND  
EQUITABLE TO ALL  
INTERESTS INCLUDING  
APPLICANTS, EFFECTED  
NEIGHBORS, AND THE CITY;**
- B. REVIEW PROCESS  
ESTABLISH AN ORDERLY  
REVIEW PROCESS FOR ALL  
PROPOSED PROJECTS  
INVOLVING CONSTRUCTION  
OF A BUILDING OR OTHER  
STRUCTURE, ANY SITE  
IMPROVEMENTS OR  
ALTERATIONS OR A  
MODIFICATION IN THE USE  
OF LAND WITHIN THE CITY  
THAT IS CONSISTENT WITH  
THIS CHAPTER;**
- C. COMPLIANCE WITH  
CHAPTER  
ENSURE THAT LAND,  
PARCELS, AND LOTS ARE  
APPROPRIATELY  
DEVELOPED SO THAT THEIR  
USE AND OPERATION  
COMPLIES WITH ALL  
APPLICABLE REQUIREMENTS  
OF THIS CHAPTER;**
- D. COMPLIANCE WITH MASTER  
PLAN  
ENSURE THAT**

**DEVELOPMENT IS IN  
COMPLIANCE WITH THE  
FLINT MASTER PLAN, AND  
ALLOW FOR PROCESSES AND  
PROCEDURES THAT SUPPORT  
CREATIVE AND INNOVATIVE  
PROPOSALS TO ENHANCE  
THE BENEFITS OF  
DEVELOPMENT TO THE  
FLINT COMMUNITY.**

**§ 50-186. DECISION-MAKING  
BODIES**

**THE FOLLOWING TABLE  
SUMMARIZES THE REVIEW  
PROCEDURES AND  
RESPONSIBILITIES OF THE  
VARIOUS DECISION-MAKING  
BODIES RESPONSIBLE FOR THE  
ADMINISTRATION OF THIS  
CHAPTER. IN ADDITION TO THE  
CITY COUNCIL, PLANNING  
COMMISSION, BOARD OF ZONING  
APPEALS, HISTORIC DISTRICT  
COMMISSION, AND ZONING  
COORDINATOR, THERE MAY BE  
OTHER BOARD, COMMISSIONS,  
GOVERNMENT AND NON-  
GOVERNMENT AGENCIES ASKED  
BY THE DEPARTMENT OF  
PLANNING AND DEVELOPMENT TO  
CONTRIBUTE INPUT TO THE  
DEVELOPMENT REVIEW PROCESS.**

**ATTACHMENT:  
TABLE 50-186 (EXHIBIT 125)**

- A. PLANNING COMMISSION**
  - 1. ESTABLISHMENT AND  
COMPOSITION  
THE PLANNING**

COMMISSION IS  
ESTABLISHED AND  
COMPOSED AS  
SPECIFIED IN THE  
CODE OF ORDINANCES  
(CHAPTER 2, ARTICLE  
VII).

**2. MEETINGS**

MEETINGS SHALL BE  
HELD AS SPECIFIED IN  
THE PLANNING  
COMMISSION'S  
BYLAWS.

**3. POWERS AND DUTIES**

**I. GENERAL**

THE PLANNING  
COMMISSION  
SHALL:

**A. EXERCISE  
POWERS  
AND  
DUTIES AS  
MAY BE  
DESCRIBED  
ELSEWHER  
E IN THIS  
ORDINANC  
E, THE  
PLANNING  
COMMISSI  
ON'S  
BYLAWS  
AND AS  
PERMITTE  
D BY STATE  
LAW;**

**B. ESTABLISH  
OR AMEND  
BYLAWS AS  
NECESSAR  
Y TO  
FACILITAT  
E THE**

**PERFORMA  
NCE OF ITS  
DUTIES AS  
OUTLINED  
IN P.A. 33 OF  
2008, AS  
AMENDED,  
BEING THE  
MICHIGAN  
PLANNING  
ENABLING  
ACT; AND  
C. PERFORM  
RELATED  
DUTIES AS  
DIRECTED  
BY THE  
CITY  
COUNCIL.**

**II. RECOMMENDATI  
ONS  
THE PLANNING  
COMMISSION  
SHALL MAKE  
RECOMMENDATI  
ONS REGARDING  
THE  
FOLLOWING:**

**A. MAP  
AMENDME  
NTS (RE-  
ZONINGS)  
AND TEXT  
AMENDME  
NTS  
(SECTION  
50-191);**

**B. PLANNED  
UNIT  
DEVELOPM  
ENTS  
EQUAL TO  
OR  
GREATER  
THAN FIVE**

ACRES IN  
SIZE  
(ARTICLE  
10 OF THIS  
CHAPTER);

**III. FINAL DECISIONS  
THE PLANNING  
COMMISSION  
SHALL HAVE THE  
POWERS AND  
DUTY TO MAKE  
FINAL DECISIONS  
REGARDING THE  
FOLLOWING:**

- A. PLANNED  
UNIT  
DEVELOPM  
ENTS  
UNDER  
FIVE ACRES  
IN SIZE  
(ARTICLE  
10 OF THIS  
CHAPTER).**
- B. SPECIAL  
LAND USE  
SITE  
PLAN/PERM  
IT AND  
ADDITIONA  
LLY  
REGULATE  
D USE SITE  
PLAN/PERM  
IT REVIEWS  
(SECTION  
50-193)**

**B. ZONING BOARD OF APPEALS  
(BOARD OF APPEALS)**

- 1. ESTABLISHMENT AND  
COMPOSITION. THE  
BOARD OF APPEALS  
SHALL CONSIST OF TEN**

**VOTING MEMBERS,  
NINE APPOINTED BY  
THE CITY COUNCIL,  
ONE FROM EACH OF  
THE NINE WARDS OF  
THE CITY, AND ONE  
MEMBER OF THE  
PLANNING  
COMMISSION. THE  
PLANNING  
COMMISSION SHALL  
RECOMMEND A  
MEMBER OF THE  
PLANNING  
COMMISSION TO BE  
APPOINTED BY THE  
CITY COUNCIL. CITY  
COUNCIL MAY ALSO  
APPOINT TWO  
ALTERNATE MEMBERS  
TO THE BOARD OF  
APPEALS, WHO MAY  
SERVE TEMPORARILY  
IN THE EVENT OF AN  
ABSENCE, ABSTENTION,  
OR REMOVAL. EACH  
MEMBER SHALL BE  
APPOINTED FOR A  
TERM OF THREE  
YEARS, EXCEPT THE  
MEMBER OF THE  
PLANNING  
COMMISSION SHALL  
SERVE FOR A TERM OF  
ONE YEAR.**

- 2. CAUSES FOR REMOVAL  
FROM BOARD  
CAUSES FOR REMOVAL  
OF BOARD MEMBERS  
(INCLUDING  
ALTERNATES) FROM  
THE BOARD BY THE  
CITY COUNCIL SHALL  
INCLUDE  
MALFEASANCE,**

**MISFEASANCE,  
NONFEASANCE  
GENERALLY AND IN  
PARTICULAR:**

- I. FAILURE TO  
MAINTAIN  
REASONABLE  
FAMILIARITY  
WITH STATE  
STATUTES AND  
LOCAL CODE  
PROVISIONS AND  
ANY OTHER  
ORDINANCES  
AND RULES  
AFFECTING THE  
BOARD OR  
FAILURE TO BE  
GOVERNED  
THEREBY.**
- II. FAILURE TO  
DISCLOSE  
CONFLICTS OF  
INTEREST FOR  
THE PURPOSES  
OF  
DISQUALIFICATI  
ON WHEN A  
MEMBER HAS A  
PERSONAL OR  
MONETARY  
INTEREST IN THE  
MATTER  
INVOLVED, OR  
WILL BE  
DIRECTLY  
AFFECTED BY A  
DECISION OF THE  
BOARD. A  
PROCESS FOR  
DETERMINING  
CONFLICT OF  
INTEREST SHALL  
BE A PART OF  
THE BY-LAWS OF**

**THE BOARD OF  
APPEALS.**

- III. FAILURE TO  
ATTEND THREE  
CONSECUTIVE  
REGULAR  
MEETINGS OR  
MORE THAN ONE  
HALF OF THE  
LAST 12 REGULAR  
MEETINGS MAY  
REQUIRE A  
HEARING BY THE  
BOARD AT ITS  
NEXT REGULAR  
MEETING  
FOLLOWING  
RECEIPT OF AN  
ATTENDANCE  
REPORT FROM  
THE ZONING  
COORDINATOR.  
THE BOARD  
SHALL  
DETERMINE AT  
THAT HEARING IF  
THE  
CIRCUMSTANCES  
WARRANT  
REMOVAL OR  
CONTINUATION  
OF THE  
MEMBER(S) IN  
THE  
APPOINTMENT  
AND SHALL  
TRANSMIT ONLY  
A  
RECOMMENDATI  
ON OF REMOVAL  
TO THE CITY  
COUNCIL.**
- IV. THE CITY  
COUNCIL MAY  
REMOVE SAID**

MEMBER FROM  
THE BOARD UPON  
WRITTEN  
CHARGES AND  
AFTER A PUBLIC  
HEARING.

OUTLINED  
IN THE  
MICHIGAN  
ZONING  
ENABLING  
ACT  
(MZEA).

3. HEARINGS AND  
MEETINGS. MEETINGS  
AND HEARINGS SHALL  
BE HELD AS SPECIFIED  
IN THE BOARD OF  
APPEALS' BYLAWS.

4. POWERS AND DUTIES

I. GENERAL  
THE BOARD OF  
APPEALS SHALL:

A. EXERCISE  
POWERS  
AND  
DUTIES AS  
MAY BE  
DESCRIBED  
ELSEWHERE  
IN THIS  
ORDINANCE,  
THE  
BOARD OF  
APPEAL'S  
BYLAWS  
AND AS  
PERMITTED  
BY STATE  
LAW; AND

B. ESTABLISH  
OR AMEND  
BYLAWS AS  
NECESSARY  
TO  
FACILITATE  
THE  
PERFORMANCE  
OF ITS  
DUTIES AS

C. PER THE  
MZEA, THE  
BOARD OF  
APPEALS  
SHALL  
HEAR AND  
DECIDE  
QUESTIONS  
THAT  
ARISE IN  
THE  
ADMINISTRATION  
OF  
THE  
ZONING  
ORDINANCE,  
INCLUDING  
THE  
INTERPRETATION  
OF  
MAPS. IT  
SHALL  
HEAR AND  
DECIDE  
APPEALS  
FROM AND  
REVIEW  
ANY  
ADMINISTRATIVE  
ORDER,  
REQUIREMENT,  
DECISION,  
OR  
DETERMINATION



MADE BY  
AN  
ADMINISTRATIVE  
OFFICIAL  
OR BODY  
CHARGED  
WITH  
ENFORCEMENT OF A  
ZONING  
ORDINANCE.

D. THE BOARD  
OF  
APPEALS  
HAS THE  
POWER TO  
INTERPRET  
THE TEXT  
OF THE  
ZONING  
ORDINANCE  
AND  
ISSUE  
VARIANCES  
. ALL  
DECISIONS  
BY THE  
BOARD ARE  
FINAL. A  
PARTY  
AGGRIEVED BY THE  
DECISION  
MAY  
APPEAL TO  
THE  
CIRCUIT  
COURT FOR  
THE  
COUNTY IN  
WHICH THE  
PROPERTY

IS  
LOCATED.  
E. THE  
CONCURRING VOTE  
OF A  
MAJORITY  
OF THE  
MEMBERS  
OF THE  
BOARD OF  
APPEALS IS  
NECESSARY TO  
REVERSE  
AN ORDER,  
REQUIREMENT,  
DECISION,  
OR  
DETERMINATION OF  
THE  
ADMINISTRATIVE  
OFFICIAL  
OR BODY,  
TO DECIDE  
IN FAVOR  
OF THE  
APPLICANT  
ON A  
MATTER  
UPON  
WHICH THE  
BOARD OF  
APPEALS IS  
REQUIRED  
TO PASS  
UNDER THE  
ZONING  
ORDINANCE,  
OR TO  
GRANT A  
VARIANCE  
IN THE

**ZONING  
ORDINANCE;  
EXCEPT,**

**F. APPROVAL  
OF A USE  
VARIANCE  
REQUIRES  
THE  
CONCURRING  
VOTE  
OF 2/3 OF  
THE  
MEMBERS.**

**C. ZONING COORDINATOR**

**1. DESIGNATION  
THE ZONING  
COORDINATOR SHALL  
BE AN EMPLOYEE OF  
THE CITY OF FLINT. IF  
THE POSITION IS  
VACANT, THE  
DIRECTOR OF  
PLANNING AND  
DEVELOPMENT MAY  
DESIGNATE THE  
POWERS AND DUTIES  
TO ANOTHER  
INDIVIDUAL UNTIL THE  
POSITION IS FILLED.**

**2. POWERS AND DUTIES**

**I. REPORTS  
THE ZONING  
COORDINATOR  
SHALL MAKE  
REPORTS  
REGARDING THE  
FOLLOWING:**

**A. ZONING  
COORDINATOR  
REVIEW,**

**WHEN  
REFERRING  
CASE TO  
PLANNING  
COMMISSION  
(SECTION  
50-190);**

**B. MAP  
AMENDMENTS  
(REZONING  
S) AND  
TEXT  
AMENDMENTS  
(SECTION  
50-191);**

**C. PLANNED  
UNIT  
DEVELOPMENT  
REVIEW  
(UNLESS  
OTHERWISE  
NOTED IN  
ARTICLE  
10); AND**

**D. SPECIAL  
LAND USE  
PERMIT  
AND  
ADDITIONALLY  
REGULATE  
D USE  
PERMIT  
REVIEWS  
(SECTION  
50-193);**

**E. SUMMARIES  
OF**

**ZONING  
PERMIT  
REVIEW  
AND  
ZONING  
COORDINA  
TOR  
REVIEW  
CASES, DUE  
MONTHLY  
TO THE  
PLANNING  
COMMISSI  
ON;**

**F. VARIATION  
S (SECTION  
50-195); AND**

**G. EXCEPTION  
S (SECTION  
50-196).**

**II. FINAL DECISIONS  
THE ZONING  
COORDINATOR  
SHALL MAKE  
FINAL DECISIONS  
REGARDING THE  
FOLLOWING:**

**A. ADMINISTR  
ATIVE  
WAIVER  
AND  
ADMINISTR  
ATOR  
APPEAL AS  
PROVIDED  
BY THE  
REGULATI  
ONS AND  
STANDARD  
S OF THIS  
CHAPTER.**

**B. ZONING  
COORDINA  
TOR  
REVIEW  
(SECTION  
50-191) OF  
SITE PLANS  
OF NEW  
CONSTRUC  
TION OF  
PRINCIPAL  
BUILDINGS  
AND  
PERMITTE  
D AND  
ACCESSOR  
Y USES NOT  
ELIGIBLE  
FOR  
ZONING  
PERMIT  
REVIEW.**

**C. REVIEW OF  
OTHER  
APPLICATI  
ONS FOR  
PERMITS  
SPECIFICA  
LLY NOTED  
AS  
NEEDING  
ZONING  
COORDINA  
TOR  
APPROVAL  
IN THIS  
CHAPTER  
OR OTHER  
CITY  
ORDINANC  
ES.**

**D. ZONING PERMIT REVIEW**

**1. DESIGNATION**

CERTAIN ACTIVITIES REQUIRE REVIEW BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR COMPLIANCE WITH THIS CHAPTER, BUT ARE NOT COMPLICATED ENOUGH TO WARRANT FORMAL SITE PLAN REVIEW OR A HIGHER LEVEL OF REVIEW. IN THESE INSTANCES, A DEPARTMENT STAFF MEMBER WHO HAS BEEN DESIGNATED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OR THE ZONING COORDINATOR MAY UNDERTAKE THE REVIEW. THESE STAFF REVIEWS CAN OFTEN BE HANDLED IN A WALK-IN VISIT, BUT MAY TAKE LONGER THAN TWO (2) BUSINESS DAYS DEPENDING ON THE INDIVIDUAL PROJECT OR CASE LOAD.

**2. ACTIVITIES ELIGIBLE FOR ZONING PERMIT REVIEW:**

**I. ON SINGLE-FAMILY DETACHED AND TWO-FAMILY LOTS AND DWELLINGS:**

**A. CONSTRUCTION OF A NEW**

**DWELLING (UNLESS A SPECIAL LAND USE).**

**B. ADDITION TO AN EXISTING DWELLING.**

**C. CONSTRUCTION OR ALTERATION TO AN ACCESSORY BUILDING OR STRUCTURE.**

**D. INSTALLATION OR ALTERATION OF A SWIMMING POOL, SPA, HOT TUB OR SIMILAR USE.**

**E. CONSTRUCTION OR ALTERATION OF A DECK.**

**F. INSTALLATION OR ALTERATION OF A FENCE.**

**II. ON ATTACHED SINGLE FAMILY, MULTIPLE-**

**FAMILY, MIXED-  
USE AND NON-  
RESIDENTIAL  
LOTS, BUILDINGS  
OR STRUCTURES  
WHEN THE  
PROPOSED  
ACTIVITY IS  
PERMITTED BY  
RIGHT IN THE  
UNDERLYING  
DISTRICT AND  
WHEN NOT  
INVOLVING A  
SPECIAL LAND  
USE OR AN  
ADDITIONALLY  
REGULATED USE:**

**A. CHANGE IN  
USE OF  
EXISTING  
DEVELOPM  
ENT TO A  
PERMITTE  
D USE (NOT  
A SPECIAL  
LAND USE  
OR AN  
ADDITIONA  
LLY  
REGULATE  
D USE) NOT  
REQUIRING  
ADDITIONA  
L PARKING  
OR THE  
NEED TO  
CONFORM  
TO THE  
LANDSCAPI  
NG  
REQUIREM  
ENTS OF  
ARTICLE 13.**

**B. CONSTRU  
TION OR  
ALTERATI  
ON TO AN  
ACCESSOR  
Y BUILDING  
OR  
STRUCTUR  
E.**

**C. INSTALLAT  
ION OR  
ALTERATI  
ON OF A  
SWIMMING  
POOL, SPA,  
HOT TUB  
OR  
SIMILAR  
USE.**

**D. CONSTRU  
TION OR  
ALTERATI  
ON OF A  
DECK.**

**E. INSTALLAT  
ION OR  
ALTERATI  
ON OF A  
FENCE.**

**F. LIMITED  
USES AS  
IDENTIFIED  
IN ARTICLE  
9  
SPECIFICA  
LLY  
CALLING  
FOR  
ZONING  
PERMIT  
REVIEW.**

**3. CRITERIA FOR REVIEW AND FINAL DECISION. THE REVIEW CRITERIA FOR ZONING REVIEW APPROVAL ARE GENERALLY FOUND IN THE GENERAL PROVISIONS AND USE REGULATIONS AND IN THE ZONE DISTRICT ARTICLES. A FORMAL SITE PLAN IS NOT NECESSARY, HOWEVER THE APPLICANT SHALL DEMONSTRATE THROUGH A PLOT PLAN THAT THE PROPOSED STRUCTURE WILL MEET ALL APPLICABLE SETBACKS AND LOCATIONAL STANDARDS. APPROVAL THROUGH ZONING PERMIT REVIEW SHALL HAVE IMMEDIATE EFFECT AND SHALL HAVE A DURATION OF ONE (1) YEAR FROM THAT DATE. IF IT IS UNCLEAR HOW CERTAIN STANDARDS APPLY IN A PARTICULAR CASE, STAFF MAY REQUEST FINAL REVIEW/DECISION BE MADE BY THE ZONING COORDINATOR.**

**4. PLOT PLAN REQUIREMENTS. ALL APPLICATIONS FOR ZONING PERMITS SHALL BE ACCOMPANIED BY TWO COPIES OF A PLOT**

**PLAN. THE PLOT PLAN SHALL INCLUDE:**

- I. THE ACTUAL SHAPE, LOCATION AND DIMENSIONS OF THE LOT AND ALL SETBACKS;**
- II. THE LOCATION AND NAMES OF ALL ROADS, OTHER RIGHT-OF-WAYS OR BODIES OF WATER BORDERING THE PROPERTY;**
- III. THE SHAPE, LENGTH, WIDTH, HEIGHT, AREA, LOT COVERAGE, AND LOCATION OF ALL BUILDINGS OR OTHER STRUCTURES TO BE ERECTED, ALTERED OR MOVED AND OF ANY BUILDING OR OTHER STRUCTURES ALREADY ON THE LOT;**
- IV. THE EXISTING AND INTENDED USE OF THE LOT AND OF ALL SUCH STRUCTURES UPON IT, INCLUDING THE NUMBER OF**

**DWELLING UNITS  
IF APPLICABLE;**

- V. ALL PARKING  
STALLS  
INCLUDING  
DESIGNATED  
HANDICAP  
PARKING;**
- VI. NEW SIGNAGE OR  
MODIFICATIONS  
TO SIGNS;**
- VII. EXISTING AND  
ADDITIONAL  
LANDSCAPING/FE  
NCING/BUFFERIN  
G IF APPLICABLE;**
- VIII. SUCH OTHER  
INFORMATION  
CONCERNING  
THE LOT OR  
ADJOINING LOTS  
AS MAY BE  
ESSENTIAL FOR  
DETERMINING  
WHETHER THE  
PROVISIONS OF  
THIS CHAPTER  
ARE MET.**

**E. HISTORIC DISTRICT  
COMMISSION**

- A. DESIGNATION  
THE HISTORIC  
DISTRICT COMMISSION  
(HDC) SHALL BE  
DESIGNATED AS  
ESTABLISHED IN THE  
CODE OF ORDINANCES  
(CHAPTER 2, ARTICLE  
XIX).**

**B. ROLE IN ZONING  
REVIEW PROCESS**

- I. WHEN A PROJECT  
REQUIRES  
APPROVAL FROM  
BOTH THE HDC  
AND ANOTHER  
DECISION-  
MAKING BODY  
DESIGNATED IN  
THIS SECTION  
(PLANNING  
COMMISSION,  
ZONING  
COORDINATOR,  
ETC.), THE  
APPLICANT  
SHALL OBTAIN  
HDC APPROVAL  
FIRST.**

**C. POWERS AND DUTIES**

- I. FINAL DECISIONS  
AS IDENTIFIED IN  
THE CODE OF  
ORDINANCES  
(CHAPTER 2,  
ARTICLE XIX),  
THE HISTORIC  
DISTRICT  
COMMISSION  
SHALL MAKE  
FINAL DECISIONS  
REGARDING THE  
FOLLOWING:**
  - 1. CERTIFICATE  
S OF  
APPROPRIATE  
NESS;**
  - 2. OTHER ITEMS  
AS  
SPECIFICALLY  
MENTIONED  
IN CHAPTER 2,**



## **ARTICLE XIX.**

### **§ 50-187. APPLICATION REQUIREMENTS**

#### **A. FORMS**

APPLICATIONS REQUIRED UNDER THIS ARTICLE SHALL BE SUBMITTED ON APPLICATION FORMS AND IN SUCH NUMBERS AS REQUIRED BY THE APPLICABLE REVIEW OFFICIAL OR REVIEW BODY. THE APPLICATION FORM FOR EACH DEVELOPMENT REVIEW PROCEDURE SHALL ESTABLISH THE MINIMUM INFORMATION REQUIRED FOR THAT PROCEDURE.

#### **B. PROOF OF OWNERSHIP**

ALL APPLICATIONS REQUIRED UNDER THIS ARTICLE SHALL INCLUDE PROOF OF OWNERSHIP SATISFACTORY TO THE APPLICABLE REVIEW OFFICIAL OR DECISION-MAKING BODY. SUCH PROOF MAY INCLUDE A PRELIMINARY TITLE REPORT FROM A LICENSED TITLE COMPANY OR ATTORNEY LISTING THE NAME OF THE PROPERTY OWNER(S) AND ALL LIENS, EASEMENTS AND JUDGMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY.

#### **C. PROPERTY OWNER ENDORSEMENT**

1. ALL APPLICATIONS SHALL INCLUDE THE NAME AND SIGNATURE

OF THE CURRENT PROPERTY OWNER(S) OF ALL PROPERTY WITHIN THE BOUNDARIES; OR

2. WHERE THE OWNER IS NOT THE APPLICANT, THE APPLICABLE REVIEW OFFICIAL SHALL REQUIRE AN APPLICANT TO PRESENT EVIDENCE THAT THE APPLICANT IS A DULY AUTHORIZED AGENT OF THE OWNER.

#### **D. CONTENT**

1. AN APPLICATION SHALL BE SUFFICIENT FOR PROCESSING WHEN IT CONTAINS ALL OF THE INFORMATION (STATEMENTS, PLANS, EVIDENCE, MATERIAL, AND DOCUMENTATION) NECESSARY TO DEMONSTRATE THAT THE DEVELOPMENT AS PROPOSED WILL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS ORDINANCE.
2. THE BURDEN OF DEMONSTRATING THAT AN APPLICATION COMPLIES WITH APPLICABLE REQUIREMENTS IS ON THE APPLICANT. THE BURDEN IS NOT ON THE CITY OR OTHER PARTIES TO SHOW THAT THE APPLICABLE

REQUIREMENTS HAVE NOT BEEN MET.

3. EACH APPLICATION IS UNIQUE AND, THEREFORE, MORE OR LESS INFORMATION MAY BE REQUIRED ACCORDING TO THE NEEDS OF THE PARTICULAR CASE. THE APPLICANT SHALL RELY ON THE REVIEW OFFICIAL AS TO WHETHER MORE OR LESS INFORMATION SHOULD BE SUBMITTED.

#### E. FILING FEES

1. ALL APPLICATIONS SHALL BE ACCOMPANIED BY THE ASSOCIATED FILING FEE AND SHALL BE FILED WITH THE APPLICABLE REVIEW OFFICIAL OR BODY.
2. EACH APPLICATION SHALL BE ACCOMPANIED BY PAYMENT, TO COVER THE COST OF REVIEW AND ANY NECESSARY PUBLICATIONS, POSTINGS, AND HEARINGS. AMOUNT OF SAID PAYMENT SHALL BE ESTABLISHED FROM TIME TO TIME BY RESOLUTION OF THE CITY COUNCIL, KEPT ON FILE BY THE CITY CLERK, AND CONTAINED IN

APPENDIX A OF THE CITY CODE.

3. FILING FEES ARE NOT REFUNDABLE EXCEPT WHERE AN APPLICATION WAS ACCEPTED IN ERROR OR THE FEE PAID EXCEEDED THE AMOUNT DUE. FEES MAY BE REFUNDED OR PARTIALLY REFUNDED, WHERE APPLICATIONS ARE WITHDRAWN PRIOR TO PUBLICATION OF ANY NOTICES. UNDER NO CONDITION SHALL SAID SUM OR ANY PART THEREOF BE REFUNDED FOR FAILURE OF SAID APPLICATION TO BE APPROVED. NO FEE SHALL BE REQUIRED FROM ANY GOVERNMENTAL OR PUBLIC AGENCY.

- #### F. COMPLETENESS REVIEW
- AN APPLICATION SHALL BE CONSIDERED SUBMITTED ONLY AFTER THE APPLICABLE REVIEW OFFICIAL CERTIFIES THAT IT IS COMPLETE, PROVIDED IN THE REQUIRED FORM, INCLUDES ALL MANDATORY INFORMATION AS MAY BE REQUIRED BY THE REVIEW OFFICIAL, AND IS ACCOMPANIED BY THE APPLICABLE FEE. A DETERMINATION OF APPLICATION COMPLETENESS SHALL BE

MADE BY THE REVIEW OFFICIAL WITHIN FIVE WORKING DAYS OF APPLICATION FILING. IF AN APPLICATION IS DETERMINED TO BE INCOMPLETE, THE REVIEW OFFICIAL SHALL CONTACT THE APPLICANT TO EXPLAIN THE APPLICATION'S DEFICIENCIES. NO FURTHER PROCESSING OF THE APPLICATION SHALL OCCUR UNTIL THE DEFICIENCIES ARE CORRECTED. IF THE DEFICIENCIES ARE NOT CORRECTED BY THE APPLICANT WITHIN 15 WORKING DAYS, THE APPLICATION SHALL BE CONSIDERED WITHDRAWN AND RETURNED TO THE APPLICANT. ALL APPLICATIONS MUST BE CERTIFIED COMPLETE AT LEAST 30 DAYS PRIOR TO A MEETING OR PUBLIC HEARING, UNLESS OTHERWISE ALLOWED BY THE REVIEW OFFICIAL.

#### **§ 50-188. APPLICATION PROCESSING**

##### **A. REFERRALS**

REVIEW OFFICIALS MAY FORWARD COMPLETE APPLICATIONS SUBMITTED UNDER THIS ARTICLE TO SUCH OTHER PUBLIC OFFICIALS, AGENCIES, AND CONSULTANTS AS REQUIRED BY LAW OR AS DEEMED APPROPRIATE FOR FURTHER REVIEW.

##### **B. STAFF REPORTS** REVIEW OFFICIALS SHALL

SUBMIT A WRITTEN REPORT CONTAINING RECOMMENDATIONS ON EACH LAND USE APPLICATION TO THE APPLICABLE REVIEW- AND/OR DECISION-MAKING BODY, PRIOR TO THE MEETING OR HEARING OF THE REVIEW- AND/OR DECISION-MAKING BODY BEFORE WHICH THE APPLICATION IS TO BE HEARD.

#### **C. CONCURRENT APPLICATIONS**

1. IF APPROVED BY THE APPLICABLE REVIEW OFFICIALS, APPLICATIONS FOR DEVELOPMENT APPROVALS MAY BE FILED AND REVIEWED CONCURRENTLY; PROVIDED, HOWEVER,

I. ANY APPLICATION THAT ALSO REQUIRES A LEGISLATIVE DECISION SHALL NOT BE ELIGIBLE FOR FINAL APPROVAL UNTIL THE LEGISLATIVE DECISION HAS BEEN APPROVED; AND

II. NO SITE PLAN SHALL BE APPROVED BEFORE ANY NECESSARY

**REZONING IS  
APPROVED.**

- 2. APPLICATIONS  
SUBMITTED  
CONCURRENTLY ARE  
SUBJECT TO APPROVAL  
OF ALL OTHER  
RELATED  
APPLICATIONS; DENIAL  
OR DISAPPROVAL OF  
ANY CONCURRENTLY  
SUBMITTED  
APPLICATION SHALL  
STOP CONSIDERATION  
OF ANY RELATED  
APPLICATIONS UNTIL  
THE DENIED OR  
DISAPPROVED  
APPLICATION IS  
RESOLVED.**

**§ 50-189. NOTICE AND PUBLIC  
HEARINGS**

**AFTER AN APPLICATION HAS BEEN  
CERTIFIED COMPLETE, THE  
APPLICABLE REVIEW OR DECISION-  
MAKING BODY SHALL FIX A  
REASONABLE TIME FOR THE  
HEARING OF THE APPLICATION OR  
APPEAL AND DECIDE THE SAME  
WITHIN 30 DAYS. NOTICE OF THE  
TIME AND PLACE OF SUCH  
HEARING SHALL BE GIVEN IN  
ACCORDANCE WITH THE LAWS OF  
THE STATE OF MICHIGAN. PUBLIC  
HEARINGS ARE REQUIRED FOR ALL  
PLANNED UNIT DEVELOPMENT,  
SPECIAL LAND USE REVIEW,  
ADDITIONALLY REGULATED USE  
REVIEW APPLICATIONS, AND  
ZONING COORDINATOR REVIEW  
APPLICATIONS REFERRED TO THE  
PLANNING COMMISSION BY THE  
ZONING COORDINATOR.**

- A. THE ZONING COORDINATOR  
OR DESIGNEE SHALL  
PUBLISH NOTICE OF THE  
REQUEST FOR HEARING IN A  
NEWSPAPER OF GENERAL  
CIRCULATION IN THE CITY  
OF FLINT NOT LESS THAN 15  
DAYS BEFORE THE DATE OF  
THE HEARING.**
- B. WHEN THE CASE APPLIES TO  
A SPECIFIC PARCEL, NOTICE  
SHALL ALSO BE SENT BY  
MAIL OR PERSONAL  
DELIVERY TO THE OWNERS  
OF PROPERTY FOR WHICH  
APPROVAL IS BEING  
CONSIDERED. NOTICE SHALL  
ALSO BE SENT TO ALL  
PERSONS TO WHOM REAL  
PROPERTY IS ASSESSED  
WITHIN 300 FEET OF THE  
PROPERTY AND TO THE  
OCCUPANTS OF ALL  
STRUCTURES WITHIN 300  
FEET OF THE PROPERTY  
REGARDLESS OF WHETHER  
THE PROPERTY OR  
OCCUPANT IS LOCATED IN  
THE CITY OF FLINT. THE  
NOTICE SHALL BE GIVEN NOT  
LESS THAN 15 DAYS BEFORE  
THE DATE THE APPLICATION  
WILL BE CONSIDERED FOR  
APPROVAL. THE NOTICE IS  
CONSIDERED GIVEN WHEN  
DEPOSITED DURING NORMAL  
BUSINESS HOURS FOR  
DELIVERY WITH THE UNITED  
STATES POSTAL SERVICE OR  
OTHER PUBLIC OR PRIVATE  
DELIVERY SERVICES. IF THE  
NAME OF THE OCCUPANT IS  
NOT KNOWN, THE TERM  
“OCCUPANT” MAY BE USED IN**

**MAKING NOTIFICATION  
UNDER THIS SUBSECTION.**

**C. THE NOTICE SHALL DO ALL  
OF THE FOLLOWING:**

- 1. DESCRIBE THE NATURE  
OF THE REQUEST.**
- 2. INDICATE THE  
PROPERTY THAT IS THE  
SUBJECT OF THE  
REQUEST. THE NOTICE  
SHALL INCLUDE A  
LISTING OF ALL  
EXISTING STREET  
ADDRESSES WITHIN  
THE PROPERTY.  
STREET ADDRESSES  
NEED NOT BE CREATED  
AND LISTED. IF NO  
SUCH ADDRESSES  
EXIST WITHIN THE  
PROPERTY, OTHER  
MEANS OF  
IDENTIFICATION MAY  
BE USED.**
- 3. STATE WHEN AND  
WHERE THE REQUEST  
WILL BE CONSIDERED.**
- 4. INDICATE WHEN AND  
WHERE WRITTEN  
COMMENTS WILL BE  
RECEIVED  
CONCERNING THE  
REQUEST.**
- 5. STATE WHEN AND  
WHERE A COPY OF THE  
APPLICATION MAY BE  
INSPECTED.**

**D. AT THE HEARING ANY PARTY  
MAY APPEAR IN PERSON OR  
BY AGENT OR BY ATTORNEY.**

**§ 50-190. SITE PLAN SUBMITTAL  
REQUIREMENTS**

**A. APPLICABILITY**

- 1. A SITE PLAN  
SUBMITTAL SHALL BE  
REQUIRED FOR ALL  
DEVELOPMENTS  
EXCEPT FOR PROJECTS  
ELIGIBLE FOR ZONING  
PERMIT REVIEW  
UNDER THE  
REQUIREMENTS OF  
SECTION 50-186(D)  
ABOVE, AND PROJECTS  
THAT DO NOT REQUIRE  
ZONING APPROVAL  
PRIOR TO ISSUANCE OF  
A BUILDING PERMIT,  
SUCH AS INTERIOR OR  
EXTERIOR  
RENOVATION OF A  
BUILDING NOT  
INVOLVING A CHANGE  
IN USE OR ALTERATION  
OF BULK DIMENSIONS  
OR UNDERGROUND  
SYSTEMS FOR  
RESIDENTIAL USE SUCH  
AS GEOTHERMAL  
HEATING AND  
COOLING.**

**E. SITE PLAN REQUIREMENTS.  
ALL PROJECTS SHALL  
SUBMIT A SITE PLAN IN  
ACCORDANCE WITH TABLE  
50-190.**

**ATTACHMENT:  
TABLE 50-190 (EXHIBIT 126)**

**§ 50-191. ZONING COORDINATOR  
REVIEW PROCEDURE**

- A. PRE-FILING CONFERENCE**  
A PROSPECTIVE APPLICANT, PRIOR TO SUBMITTING A FORMAL APPLICATION AND SITE PLAN FOR ZONING COORDINATOR REVIEW, MAY MEET FOR A PRE-FILING CONFERENCE(S) WITH THE ZONING COORDINATOR AND ANY OTHER CITY OFFICIAL OR EMPLOYEE DESIGNATED BY THE ZONING COORDINATOR. THE PURPOSE OF THE CONFERENCE(S) IS TO HELP THE APPLICANT UNDERSTAND THE MASTER PLAN, THE ZONING ORDINANCE, THE SITE DEVELOPMENT ALLOWANCES, THE STANDARDS BY WHICH THE APPLICATION WILL BE EVALUATED, AND THE APPLICATION REQUIREMENTS. AT THE CONFERENCE, THE APPLICANT IS EXPECTED TO OUTLINE THE PROJECT IN TERMS OF LAND USES, ANTICIPATED BUILDING ARRANGEMENTS AND SITE DESIGN, AND PROPOSED CONSTRUCTION TIMETABLE.
- B. INITIATION**  
AN OWNER OF LAND WITHIN THE CITY, OR SUCH OWNER'S DULY AUTHORIZED AGENT OR REPRESENTATIVE, MAY SUBMIT AN APPLICATION AND REQUIRED SITE PLAN COPIES TO THE ZONING

**COORDINATOR FOR ZONING  
COORDINATOR REVIEW.**

- C. PRELIMINARY REVIEW**  
SIX COPIES OF A SITE PLAN ALONG WITH AN APPLICATION AND REQUIRED FEE SHALL BE SUBMITTED TO THE ZONING COORDINATOR FOR PRELIMINARY REVIEW TO ENSURE COMPLIANCE WITH ALL CITY ORDINANCES. THE ZONING COORDINATOR SHALL HAVE A MINIMUM OF 15 BUSINESS DAYS TO REVIEW THE SITE PLAN AND PROVIDE FEEDBACK TO THE APPLICANT.
- D. ACTION BY ZONING COORDINATOR**  
UPON SUBMISSION OF A COMPLETE APPLICATION, THE ZONING COORDINATOR SHALL REVIEW THE REVISED SITE PLAN FOR CONSISTENCY WITH THE REQUIREMENTS OF THIS CHAPTER AND OTHER APPLICABLE CITY REQUIREMENTS, AND MAKE A DECISION OR RECOMMENDATION DEPENDING ON THE TYPE OF APPLICATION. THE ZONING COORDINATOR MAY REFER THE MATTER TO THE PLANNING COMMISSION AT THE ZONING COORDINATOR'S DISCRETION.
- E. FINAL REVIEW – BY ZONING COORDINATOR**  
AFTER RECEIVING FEEDBACK ON THE PRELIMINARY REVIEW, THE APPLICANT SHALL SUPPLY



THE CITY WITH THREE COPIES OF THE REVISED SITE PLAN, WHICH SHALL BE SIGNED AND SEALED BY A REGISTERED ENGINEER ARCHITECT OR SURVEYOR. THE ZONING COORDINATOR WILL MAKE A FINAL REVIEW FOR PERMITTED USES, AS IDENTIFIED IN THE USE CHARTS IN ARTICLES 3-7 OF THIS CHAPTER, OR MAY REFER THE MATTER TO THE PLANNING COMMISSION.

**F. FINAL REVIEW – BY PLANNING COMMISSION**  
IF THE ZONING COORDINATOR REFERS A ZONING COORDINATOR REVIEW APPLICATION TO THE PLANNING COMMISSION AFTER A PRELIMINARY REVIEW, THE APPLICANT SHALL SUPPLY THE CITY WITH TWELVE (12) COPIES OF THE REVISED SITE PLAN, THREE OF WHICH SHALL BE SIGNED AND SEALED BY A REGISTERED ENGINEER ARCHITECT OR SURVEYOR, FOR FINAL REVIEW BY THE PLANNING COMMISSION. THE PLANNING COMMISSION SHALL FIX A REASONABLE TIME FOR A HEARING OF THE APPLICATION. ALL REQUIRED HEARINGS AND NOTICE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-189 THE PLANNING COMMISSION SHALL DECIDE THE CASE USING THE APPROVAL CRITERIA IN SECTION 50-194(H).

**G. APPROVAL CRITERIA – ZONING COORDINATOR REVIEW**

IN APPROVING A SITE PLAN, THE ZONING COORDINATOR SHALL CONSIDER THE FOLLOWING:

1. THE DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THIS CHAPTER.
2. THE SITE USE, DESIGN AND INTENSITY WILL BE SUCH THAT IT IS CONGRUENT WITH THE PURPOSE AND INTENT OF THE ZONE DISTRICT AND DOES NOT IMPEDE THE DEVELOPMENT OR IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED BY THIS CHAPTER.
3. TO PRESERVE AND PROTECT THE NATURAL ENVIRONMENT, BUILDINGS OR STRUCTURES WILL BE PLACED IN A MANNER THAT DOES NOT DISTURB ENVIRONMENTALLY SENSITIVE AREAS.
4. TRASH HANDLING, RECYCLING, GREASE BINS, AND OTHER WASTE-RELATED FACILITIES EMPLOYED

IN THE NORMAL OPERATION OF THE USE ARE SITED ACCORDING TO THIS CHAPTER AND WILL NOT PROVIDE OFFENSIVE ODORS OR SIGHTS TO USERS OF THE PROPERTY OR SURROUNDING PROPERTIES.

5. THE DEVELOPMENT HAS ADEQUATE PARKING AREAS AND PEDESTRIAN AND VEHICULAR INGRESS AND POINTS TO BUILDINGS AND DRIVEWAYS TO ENSURE SAFE CIRCULATION THROUGHOUT THE SITE.

6. DRIVEWAYS WILL BE LOCATED TO MINIMIZE TRAFFIC CONFLICTS ON THE ABUTTING STREET AND THE NUMBER OF DRIVEWAYS WILL BE THE MINIMUM NECESSARY TO PROVIDE REASONABLE ACCESS TO THE SITE.

7. THE DEVELOPMENT WILL PROVIDE ADEQUATE STORMWATER FACILITIES, WATER SUPPLY, SANITARY SEWER SERVICE, FIRE PROTECTION, STREET SIGNS, AND STREET

LIGHTING AS EVIDENCED BY CONFORMANCE WITH APPLICABLE STANDARDS, SPECIFICATIONS, GUIDELINES AND APPROVAL BY THE CITY'S DEPARTMENT OF PUBLIC WORKS, FIRE DEPARTMENT, BUILDING AND SAFETY INSPECTIONS DIVISION OR OTHER NECESSARY DEPARTMENT, PUBLIC BODY, OR CONSULTANT.

8. THE DEVELOPMENT WILL BE IN COMPLIANCE WITH REQUIREMENTS FOR EASEMENTS OR DEDICATIONS, NOT INCLUDING PRIVATE DEDICATIONS OR COVENANTS.

9. THE DEVELOPMENT WILL BE IN COMPLIANCE WITH ANY APPLICABLE SUBDIVISION IMPROVEMENTS; AND IF APPLICABLE, COMPLIANCE WITH ANY DEVELOPMENT CONDITIONS.

I. DEDICATION AND IMPROVEMENTS  
THE APPLICANT SHALL BEAR THE COSTS OF THE INSTALLATION OF ALL ON-SITE IMPROVEMENTS AS REQUIRED BY THIS



ORDINANCE AND OTHER APPLICABLE CITY REGULATIONS. THE CITY MAY REQUIRE APPROPRIATE FINANCIAL GUARANTEES OF REQUIRED IMPROVEMENTS.

- J. NOTICE OF DECISION  
OFFICIAL NOTICE OF THE ZONING COORDINATOR DECISION SHALL BE TRANSMITTED TO THE APPLICANT AND TO THE DIRECTOR OF PLANNING AND DEVELOPMENT.

**ATTACHMENT:**  
**DIAGRAM 50-191 (EXHIBIT 127)**

**§ 50-192. MAP (REZONING) AND TEXT AMENDMENT PROCEDURE**

- A. APPLICABILITY  
THE CITY COUNCIL MAY, FOLLOWING A PUBLIC HEARING AND RECEIPT OF REPORTS AND RECOMMENDATIONS FROM THE PLANNING COMMISSION, ENACT ORDINANCES AMENDING, SUPPLEMENTING OR CHANGING THE DISTRICT BOUNDARIES OR THE REGULATIONS ESTABLISHED IN THIS CHAPTER.

- B. INITIATION  
AN AMENDMENT, SUPPLEMENT OR CHANGE TO THE TEXT OF THIS CHAPTER MAY BE INITIATED BY THE CITY COUNCIL, PLANNING COMMISSION, OR BY PETITION FROM ONE OR MORE RESIDENTS OR PROPERTY OWNERS OF THE CITY OF FLINT. AN AMENDMENT, SUPPLEMENT

OR CHANGE TO THE DISTRICT BOUNDARIES MAY BE INITIATED BY THE CITY COUNCIL, PLANNING COMMISSION, OR BY PETITION FROM THE OWNER OR OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THE PETITION. WHEN AN AMENDMENT, SUPPLEMENT OR CHANGE IS SOUGHT BY PETITION, THE PETITIONER OR PETITIONERS SHALL FILE IN WRITING WITH THE OFFICE OF THE PLANNING COMMISSION AN APPLICATION OBTAINED FROM THAT OFFICE.

1. FOR CHANGES TO DISTRICT BOUNDARIES INITIATED BY A PETITIONER OR PETITIONERS, AN APPLICATION SHALL BE SIGNED BY EITHER THE FREEHOLDER OF THE PARCEL IN QUESTION, A CONTRACT PURCHASER, AN OPTION TO PURCHASE HOLDER, OR BY THEIR AUTHORIZED AGENT. AGENT AUTHORIZATION SHALL BE IN WRITING AND FILED WITH THE APPLICATION.

2. AN OWNER OF LAND MAY VOLUNTARILY OFFER IN WRITING, AND THE CITY MAY APPROVE, CERTAIN USE AND DEVELOPMENT OF THE

LAND AS A CONDITION TO A REZONING OF THE LAND OR AN AMENDMENT TO THE ZONING MAP. THE CITY MAY ESTABLISH A TIME PERIOD DURING WHICH THE CONDITIONS APPLY TO THE LAND. EXCEPT FOR AN EXTENSION, IF THE CONDITIONS ARE NOT SATISFIED WITHIN THE TIME SPECIFIED BY THE CITY THE LAND SHALL REVERT TO ITS FORMER ZONING CLASSIFICATION.

**C. APPLICATION**

**REQUIREMENTS**

ALL APPLICATIONS FOR MAP (REZONING) OR TEXT AMENDMENT SHALL BE SUBMITTED IN ACCORDANCE WITH THE MINIMUM SUBMISSION REQUIREMENTS OF SECTION 50-187.

**D. OPTIONAL PRELIMINARY HEARING**

AFTER SUBMITTING AN APPLICATION, AN APPLICANT MAY REQUEST A PRELIMINARY HEARING WITH THE PLANNING COMMISSION TO RECEIVE FEEDBACK FROM THE COMMISSION AND THE PUBLIC. ALL NOTICES SHALL BE IN ACCORDANCE WITH SECTION 50-189. THE PLANNING COMMISSION SHALL MAKE NO OFFICIAL DECISIONS REGARDING THE MATTER AT THIS HEARING AND THE APPLICANT MAY

REVISE THEIR MATERIALS PRIOR TO SUBMITTING A FINAL APPLICATION.

**E. ACTION BY ZONING COORDINATOR**

THE ZONING COORDINATOR SHALL DRAFT THE APPROPRIATE AMENDMENT AND/OR PREPARE A REPORT THAT REVIEWS THE PROPOSED ZONING MAP AMENDMENTS (REZONINGS) OR TEXT AMENDMENT AND MAKES A RECOMMENDATION.

**F. NOTICE AND HEARING IN ALL CASES, THE MATTER OF CHANGES OR AMENDMENT TO THIS CHAPTER SHALL FIRST BE REFERRED TO, OR TAKEN UP BY, THE PLANNING COMMISSION FOR INVESTIGATION AND STUDY AND PREPARATION OF ITS REPORT AND RECOMMENDATION. THE PLANNING COMMISSION SHALL HOLD A PUBLIC HEARING ON THE CHANGES OR AMENDMENTS. ALL REQUIRED HEARINGS AND NOTICE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-189.**

**G. ACTION BY PLANNING COMMISSION**

AFTER COMPLETION OF THE HEARING BEFORE THE PLANNING COMMISSION, THE PLANNING COMMISSION SHALL PREPARE ITS FINAL REPORT AND

RECOMMENDATION AND SUBMIT THE SAME TO THE CITY COUNCIL AT ITS FIRST REGULAR MEETING IN THE FOURTH WEEK FOLLOWING THE MEETING OF THE PLANNING COMMISSION AT WHICH SUCH REPORT IS MADE FINAL. IF THERE IS NO REGULAR MEETING OF THE CITY COUNCIL IN THE FOURTH WEEK, THEN THE FINAL REPORT SHALL BE RECEIVED AT THE NEXT REGULARLY SCHEDULED MEETING. THE RECEIPT OF THE FINAL REPORT SHALL BE NOTICED IN THE MINUTES OF THE CITY COUNCIL.

H. ACTION BY CITY COUNCIL AFTER RECEIVING THE RECOMMENDATIONS AND REPORT OF THE PLANNING COMMISSION, THE CITY COUNCIL SHALL CONSIDER ANY PROPOSED AMENDMENT, SUPPLEMENT, CHANGE, MODIFICATION OR REPEAL IN A PUBLIC HEARING. THE CITY COUNCIL SHALL APPROVE, DENY, OR TABLE THE APPLICATION. A ZONING ORDINANCE AND ANY AMENDMENTS SHALL BE APPROVED BY A MAJORITY VOTE OF THE MEMBERS OF CITY COUNCIL.

I. APPROVAL CRITERIA NO PROPOSED AMENDMENT, SUPPLEMENT, CHANGE, MODIFICATION OR REPEAL SHALL BE APPROVED THAT IS INCONSISTENT WITH THE MASTER PLAN, EXCEPT IN

UNIQUE CIRCUMSTANCES WHERE THERE HAS BEEN A SUBSTANTIAL CHANGE IN CONDITIONS OR POLICIES, OR A CASE-SPECIFIC MISTAKE IS FOUND WITHIN THE MASTER PLAN.

J. TIME LIMITATION APPLICATIONS FOR AMENDMENT, SUPPLEMENT OR CHANGE TO THE SAME ZONING DISTRICT CLASSIFICATION, OR A LESS RESTRICTED ZONING DISTRICT CLASSIFICATION, ON SUBSTANTIALLY THE SAME PARCEL OF LAND MAY NOT BE SUBMITTED MORE OFTEN THAN ONCE A YEAR. A DETERMINATION, EITHER APPROVING OR REJECTING SUCH ZONING CHANGE, MUST BE MADE BY THE CITY COUNCIL WITHIN SIX MONTHS AFTER RECEIVING A RECOMMENDATION FROM THE PLANNING COMMISSION.

K. NOTICE OF DECISION A CERTIFIED COPY OF THE CITY COUNCIL'S DECISION SHALL BE TRANSMITTED TO THE APPLICANT AND TO THE ZONING COORDINATOR.

ATTACHMENT:  
DIAGRAM 50-192 (EXHIBIT 128)

§ 50-193. PLANNED UNIT DEVELOPMENT REVIEW PROCEDURE

THE PROCEDURES FOR PLANNED UNIT DEVELOPMENT (PUD) REVIEW ARE PROVIDED IN ARTICLE 10 OF THIS CHAPTER. IN ADDITION TO

THESE REQUIREMENTS, ALL PUDS REQUIRE A SITE PLAN IN ACCORDANCE WITH SECTION 50-190 ABOVE.

**§ 50-194. SPECIAL LAND USE AND ADDITIONALLY REGULATED USE PERMIT REVIEW PROCEDURE**

**A. APPLICABILITY**

SPECIAL LAND USE AND ADDITIONAL REGULATED USE PERMIT REVIEW SHALL OCCUR IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION.

1. SPECIAL LAND USES WITHIN EACH ZONING DISTRICT ARE USES THAT MAY BE APPROPRIATE IN A PARTICULAR DISTRICT, BUT BECAUSE OF THE INCREASED POTENTIAL FOR INCOMPATIBILITY WITH ADJACENT USES REQUIRES INDIVIDUAL REVIEW BY THE PLANNING COMMISSION.
2. A SPECIAL LAND USE PERMIT REVIEW SHALL BE REQUIRED FOR ALL SPECIAL LAND USES AS SET FORTH IN THE USE TABLES CONTAINED IN ARTICLE 3 THROUGH ARTICLE 7 OF THIS CHAPTER. A DEVELOPMENT COMPRISING USES REGULATED BY SEPARATE ROWS ON THE TABLE (OFTEN REFERRED TO AS A

MIXED USE DEVELOPMENT) SHALL BE REVIEWED USING THE MOST RESTRICTIVE PROCESS FROM AMONG THE PROPOSED USES.

3. AN ADDITIONALLY REGULATED USE PERMIT REVIEW SHALL BE REQUIRED FOR ALL ADDITIONALLY REGULATED USES AS SET FORTH IN ARTICLE 9 USE REGULATIONS. A DEVELOPMENT COMPRISING USES REGULATED BY SEPARATE ROWS ON THE TABLE (OFTEN REFERRED TO AS A MIXED USE DEVELOPMENT) SHALL BE REVIEWED USING THE MOST RESTRICTIVE PROCESS FROM AMONG THE PROPOSED USES.
4. WHERE A USE REQUIRING AN APPROVAL OR A SPECIAL LAND USE PERMIT LIES ON A SEPARATE LEGAL PARCEL, ONLY THE BUILDING CONTAINING THE USE AND ITS SEPARATE PARCEL SHALL BE SUBJECT TO SPECIAL LAND USE OR ADDITIONALLY REGULATED USE PERMIT REVIEW, NOT THE ENTIRE PROJECT. HOWEVER, WHERE THE

SEPARATE LEGAL  
PARCEL IS AN OUT  
PARCEL, THE  
APPLICATION SHALL  
DESCRIBE THE  
RELATIONSHIP OF THE  
OUTPARCEL TO THE  
REMAINING SITE.

**B. PRE-FILING CONFERENCE**  
A PROSPECTIVE APPLICANT,  
PRIOR TO SUBMITTING A  
FORMAL APPLICATION FOR A  
SPECIAL LAND USE OR  
ADDITIONALLY REGULATED  
USE PERMIT, MAY MEET FOR  
A PRE-FILING  
CONFERENCE(S) WITH THE  
ZONING COORDINATOR AND  
ANY OTHER CITY OFFICIAL  
OR EMPLOYEE DESIGNATED  
BY THE ZONING  
COORDINATOR. THE  
PURPOSE OF THE  
CONFERENCE(S) IS TO HELP  
THE APPLICANT  
UNDERSTAND THE MASTER  
PLAN, THE ZONING  
ORDINANCE, THE SITE  
DEVELOPMENT  
ALLOWANCES, THE  
STANDARDS BY WHICH THE  
APPLICATION WILL BE  
EVALUATED, AND THE  
APPLICATION  
REQUIREMENTS. AT THE  
CONFERENCE, THE  
APPLICANT IS EXPECTED TO  
OUTLINE THE PROJECT IN  
TERMS OF LAND USES,  
ANTICIPATED BUILDING  
ARRANGEMENTS AND SITE  
DESIGN, AND PROPOSED  
CONSTRUCTION TIMETABLE.

**C. APPLICATION  
REQUIREMENTS**

ALL APPLICATIONS FOR  
SPECIAL LAND USE OR  
ADDITIONALLY REGULATED  
USE PERMIT REVIEW SHALL  
BE SUBMITTED IN  
ACCORDANCE WITH THE  
MINIMUM SUBMISSION  
REQUIREMENTS, SECTION 50-  
187, CONCURRENT WITH A  
REQUEST FOR A SPECIAL  
LAND USE OR ADDITIONALLY  
REGULATED USE PERMIT  
REVIEW, THE APPLICANT  
SHALL ALSO SUBMIT:

1. A STATEMENT  
INDICATING  
COMPLIANCE OF THE  
PROPOSED SPECIAL  
LAND USE WITH THE  
MASTER PLAN.
2. APPLICATIONS FOR  
GROUP "C"  
ADDITIONALLY  
REGULATED USES  
MUST INCLUDE A  
BUSINESS PLAN.
3. APPLICATIONS FOR A  
CHANGE IN AN  
EXISTING STRUCTURE  
TO A SPECIAL LAND  
USE, OR OTHER  
APPLICATIONS FOR  
PROCEDURES  
SPECIFICALLY  
CALLING OR SPECIAL  
LAND USE REVIEW AND  
A SPECIAL LAND USE  
PLOT PLAN, SHALL  
INCLUDE A SPECIAL  
LAND USE PLOT PLAN,  
WHICH SHALL FOLLOW  
THE BELOW LISTED  
REQUIREMENTS:

**I. A SPECIAL LAND  
USE PLOT PLAN  
MUST BE  
DEVELOPED BY  
AN ARCHITECT,  
ENGINEER OR  
SURVEYOR  
LICENSED IN THE  
STATE OF  
MICHIGAN AND  
MUST INCLUDE  
THE  
FOLLOWING:**

**i. THE ACTUAL  
SHAPE,  
LOCATION AND  
DIMENSIONS OF  
THE LOT;**

**ii. THE SHAPE,  
LENGTH,  
WIDTH, HEIGHT  
AND LOCATION  
OF ALL  
BUILDINGS OR  
OTHER  
STRUCTURES  
TO BE  
ERECTED,  
ALTERED OR  
MOVED AND OF  
ANY BUILDING  
OR OTHER  
STRUCTURES  
ALREADY ON  
THE LOT;**

**iii. THE EXISTING  
AND INTENDED  
USE OF THE LOT  
AND OF ALL  
SUCH  
STRUCTURES  
UPON IT,  
INCLUDING THE**

**NUMBER OF  
DWELLING  
UNITS IF  
APPLICABLE;**

**iv. ALL PARKING  
SPACES;**

**v. LANDSCAPING  
AND FENCING;**

**vi. SIGNAGE  
DETAILS;**

**vii. SUCH OTHER  
INFORMATION  
CONCERNING  
THE LOT OR  
ADJOINING  
LOTS AS MAY BE  
ESSENTIAL FOR  
DETERMINING  
WHETHER THE  
PROVISIONS OF  
THIS CHAPTER  
ARE MET.**

**4. ALL OTHER SPECIAL  
LAND USE  
APPLICATIONS AND  
ALL ADDITIONALLY  
REGULATED USE  
APPLICATIONS SHALL  
INCLUDE A SCALED  
SITE PLAN IN  
ACCORDANCE WITH  
THE REQUIREMENTS  
OF SECTION 50-190.**

**i. FOR  
ADDITIONALLY  
REGULATED  
USES, THE SITE  
PLAN MUST ALSO  
CONTAIN A MAP  
SHOWING ALL**



PARCELS WITHIN A 2,100 FOOT RADIUS OF THE PROJECT'S PARCEL LINES TO DEMONSTRATE THAT IT MEETS ALL OF THE LOCATIONAL STANDARDS IN ARTICLE 9 USE REGULATIONS.

- ii. SITE PLANS FOR GROUP "C" ADDITIONALLY REGULATED USES SHALL SHOW SECURITY DETAILS ON THEIR FLOOR PLANS, INCLUDING CAMERAS, SECURED STORAGE OF MARIHUANA PRODUCTS AND GROWING AREAS IF APPLICABLE.

D. PRELIMINARY REVIEW  
SIX COPIES OF THE APPLICATION, SITE PLAN/PLOT PLAN AND REQUIRED FEE SHALL BE SUBMITTED TO THE ZONING COORDINATOR FOR PRELIMINARY REVIEW. THE ZONING COORDINATOR SHALL HAVE A MINIMUM OF 15 BUSINESS DAYS TO REVIEW THE SITE PLAN AND PROVIDE FEEDBACK TO THE APPLICANT.

E. ACTION BY ZONING COORDINATOR  
UPON SUBMISSION OF A COMPLETE APPLICATION, THE ZONING COORDINATOR SHALL REVIEW THE APPLICATION FOR COMPLIANCE WITH PARAGRAPH H OF THIS SECTION AND OTHER APPLICABLE REQUIREMENTS, AND PREPARE A WRITTEN REPORT.

F. NOTICE AND HEARING  
AFTER RECEIVING FEEDBACK ON THE PRELIMINARY REVIEW, THE APPLICANT SHALL SUPPLY THE CITY WITH TWELVE (12) COPIES OF THE REVISED SITE PLAN/PLOT PLAN, THREE OF WHICH SHALL BE SIGNED AND SEALED BY A REGISTERED ENGINEER ARCHITECT OR SURVEYOR, FOR REVIEW BY THE PLANNING COMMISSION. THE PLANNING COMMISSION SHALL FIX A REASONABLE TIME FOR THE HEARING OF THE APPLICATION. ALL REQUIRED HEARINGS AND NOTICE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-189.

G. ACTION BY PLANNING COMMISSION  
THE PLANNING COMMISSION SHALL DECIDE ALL APPLICATIONS AND APPEALS WITHIN 30 DAYS AFTER THE FINAL HEARING THEREON.

SUCH DECISION SHALL BE BINDING UPON THE ZONING COORDINATOR, AND OBSERVED BY HIM OR HER, AND HE OR SHE SHALL INCORPORATE THE TERMS AND CONDITIONS OF THE SAME IN THE PERMIT TO THE APPLICANT, WHENEVER A PERMIT IS AUTHORIZED BY THE PLANNING COMMISSION. THE DECISION OF THE PLANNING COMMISSION IS APPEALABLE TO THE ZONING BOARD OF APPEALS BY EITHER THE APPLICANT OR BY 20% OF THE OWNERS OF REAL PROPERTY WITHIN 300 FEET OF THE PREMISES IN QUESTION.

**ATTACHMENT:**

**DIAGRAM 50-194 (EXHIBIT 129)**

**H. APPROVAL CRITERIA**  
IN ADDITION TO SPECIFIC STANDARDS WHICH MAY BE APPLICABLE, THE FOLLOWING STANDARDS SHALL SERVE AS THE BASIS FOR DECISIONS INVOLVING SPECIAL LAND USES, ADDITIONALLY REGULATED USES, AND OTHER DISCRETIONARY DECISIONS CONTAINED IN THIS CHAPTER. THE PROPOSED USE OR ACTIVITY SHALL:

- 1. COMPLY WITH THIS ORDINANCE AND OTHER APPLICABLE LOCAL, STATE, AND FEDERAL LAWS;**
- 2. BE CONSISTENT WITH AND PROMOTE THE INTENT AND PURPOSE**

**OF THIS CHAPTER, THE MASTER PLAN AND OTHER ADOPTED PLANS;**

- 3. BE COMPATIBLE WITH ADJACENT USES OF LAND;**
- 4. BE COMPATIBLE WITH THE NATURAL ENVIRONMENT;**
- 5. BE CONSISTENT WITH THE CAPABILITIES OF PUBLIC SERVICES AND FACILITIES AFFECTED BY THE PROPOSED USE; AND**
- 6. PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE.**

**I. CONDITIONS OF APPROVAL**  
IN APPROVING A SPECIAL LAND USE, THE PLANNING COMMISSION MAY IMPOSE REASONABLE CONDITIONS WHICH SERVE TO ASSURE THAT THE REQUIRED FINDINGS ARE UPHELD. SUCH CONDITIONS MAY INCLUDE, BUT ARE NOT LIMITED TO, RIGHT-OF-WAY OR EASEMENT DEDICATION; RECREATION, OPEN SPACE, OR BUFFER PROVISION; LIMITATION IN SCALE, INTENSITY, OR HOURS OF OPERATION; AND OTHER REASONABLE RESTRICTIONS. SUCH CONDITIONS MUST BE LIMITED AS TO PASS THE RATIONAL NEXUS AND ROUGH PROPORTIONALITY TESTS. ANY CONDITIONS APPROVED BY THE PLANNING



COMMISSION SHALL BECOME A PART OF THE PERMIT AND BE OF EQUAL IMPORTANCE IN THE RESPONSIBILITY OF THE APPLICANT OR SUBSEQUENT ASSIGNS TO ADHERE TO ITS TERMS.

**J. EFFECT OF DECISION**

1. IF THE PLANNING COMMISSION DENIES AN APPLICATION, THERE MAY BE NO SUBSEQUENT APPLICATION FOR THE SAME OR SIMILAR USE SUBMITTED BY ANY PARTY FOR ANY PART OF THE SUBJECT PROPERTY UNTIL 12 MONTHS HAVE ELAPSED FROM THE DATE OF DENIAL.
2. SPECIAL LAND USE PERMITS, INCLUDING ANY CONDITIONS OF APPROVAL, SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE ORIGINAL APPLICANT AS WELL AS ANY SUCCESSORS, ASSIGNS, AND HEIRS SO LONG AS THE CONDITIONS OF APPROVAL ARE MAINTAINED.
3. APPROVAL OF SPECIAL LAND USE PERMITS MAY BE WITHDRAWN BY THE PLANNING COMMISSION WHEN THE CONDITIONS OF APPROVAL ARE NOT BEING FOLLOWED

PROVIDED THERE IS A PUBLIC HEARING WITH NOTICE GIVEN IN ACCORDANCE WITH SECTION 50-171 THAT SPECIFIES WHICH CONDITION OR CONDITIONS ARE NOT BEING FOLLOWED. AT THE HEARING THE PERMIT HOLDER SHALL HAVE THE OPPORTUNITY TO DEMONSTRATE THAT THEY ARE STILL IN ADHERENCE TO THE CONDITION OR CONDITIONS. IF THE PLANNING COMMISSION FINDS THAT THE PERMIT HOLDER IS NO LONGER IN ADHERENCE THEY MAY WITHDRAW THE APPROVAL OR GIVE THE PERMIT HOLDER A SPECIFIC AMOUNT OF TIME IN WHICH TO COMPLY WHICH SHALL NOT BE LESS THAN TWO MONTHS. IF THE PERMIT HOLDER HAS NOT ADHERED WITHIN THE SPECIFIED TIME THE APPROVAL SHALL BE WITHDRAWN.

**K. NOTICE OF DECISION**  
A CERTIFIED COPY OF THE PLANNING COMMISSION'S DECISION SHALL BE TRANSMITTED TO THE APPLICANT AND TO THE ZONING COORDINATOR.

**L. MINOR AMENDMENTS TO APPROVED PLANS.**

MINOR CHANGES TO OR DEVIATIONS FROM AN APPROVED SITE PLAN MAY BE APPROVED BY THE PLANNING OFFICIAL. THE PLANNING COMMISSION SHALL BE NOTIFIED OF ANY SUCH CHANGES AT ITS NEXT REGULARLY SCHEDULED MEETING. IF THE PLANNING OFFICIAL CONCLUDES THAT THE PROPOSED CHANGES ARE SO SUBSTANTIAL AS TO NECESSITATE REVIEW BY THE PLANNING COMMISSION, THEN ANOTHER APPROPRIATE PLAN REVIEW APPLICATION SHALL BE SUBMITTED TO THE PLANNING COMMISSION WITH THE APPROPRIATE FEE.

#### **§ 50-195. ADMINISTRATIVE APPEALS PROCEDURE**

##### **A. APPLICABILITY**

AN APPEAL TO THE ZONING BOARD OF APPEALS MAY BE TAKEN BY ANY PERSON AGGRIEVED BY A DECISION OF THE ZONING COORDINATOR OR AGGRIEVED BY ANY ACTION TAKEN UNDER THIS CHAPTER BY ANY OF THE ADMINISTRATIVE OFFICIALS OF THE CITY CHARGED WITH ENFORCEMENT OF THE SAME, OR BY ANY OFFICER, DEPARTMENT, BOARD OR BUREAU OF THE CITY AFFECTED BY ANY DECISION OF THE ZONING COORDINATOR.

##### **B. INITIATION**

AN OWNER OF LAND WITHIN

THE CITY, OR SUCH OWNER'S DULY AUTHORIZED AGENT OR REPRESENTATIVE, MAY SUBMIT AN ADMINISTRATIVE APPEAL TO THE ZONING COORDINATOR. AN APPEAL SHALL BE TAKEN WITHIN 20 DAYS AFTER THE DECISION BY FILING A NOTICE OF APPEAL, SPECIFYING THE GROUNDS THEREOF, WITH THE ZONING COORDINATOR. AN EXTENSION MAY BE PROVIDED IF CONDITIONS IN SUBSECTION 50-194(I) BELOW ARE MET.

##### **C. APPLICATION**

###### **REQUIREMENTS**

AN ADMINISTRATIVE APPEAL SHALL BE MADE BY FILING A WRITTEN NOTICE OF APPEAL SPECIFYING THE GROUNDS FOR THE APPEAL. SUCH NOTICE OF APPEAL SHALL BE CONSIDERED FILED WHEN A COMPLETE NOTICE IS DELIVERED TO THE ZONING COORDINATOR, WHO SHALL ENTER THE DATE AND TIME OF FILING ON THE NOTICE. SUCH APPEAL SHALL BE TAKEN WITHIN 20 DAYS AFTER THE DECISION BY FILING.

##### **D. NOTICE AND HEARING**

ALL REQUIRED HEARINGS AND NOTICE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-189.

##### **E. ACTION BY ZONING COORDINATOR**

UPON RECEIPT OF AN ADMINISTRATIVE APPEAL,

THE ZONING COORDINATOR SHALL FORTHWITH TRANSMIT TO THE BOARD ALL THE PAPERS CONSTITUTING THE RECORD UPON WHICH THE ACTION APPEALED FROM IS TAKEN. THE ZONING COORDINATOR SHALL ALSO INVESTIGATE THE APPEAL AND SUBMIT A REPORT TO THE ZONING BOARD OF APPEALS.

F. ACTION BY ZONING BOARD OF APPEALS  
THE BOARD OF APPEALS SHALL HAVE THE POWER TO HEAR AND DECIDE APPEALS FILED AS PROVIDED IN THIS ARTICLE, WHERE IT IS ALLEGED BY THE APPELLANT THAT THERE IS ERROR IN ANY ORDER, REQUIREMENTS, DECISION, DETERMINATION, GRANT OR REFUSAL MADE BY THE ZONING COORDINATOR OR OTHER ADMINISTRATIVE OFFICIAL IN THE ENFORCEMENT AND INTERPRETATION OF THE PROVISIONS OF THIS CHAPTER.

G. FINDINGS OF FACT  
THE ZONING BOARD OF APPEALS SHALL, WITHIN ITS PRESCRIBED AUTHORITY, HAVE THE POWER TO MAKE ITS OWN, OR REVERSE, AFFIRM, OR MODIFY, EITHER IN WHOLE OR IN PART, ANY ORDER, REQUIREMENT, DECISION OR DETERMINATION MADE BY THE ZONING COORDINATOR

OR OTHER ADMINISTRATIVE OFFICIAL THAT IS BEFORE IT.

H. STAY OR PROCEEDINGS  
AN APPEAL SHALL STAY ALL PROCEEDINGS REGARDING THE ACTION ON APPEAL, UNLESS THE ENTITY OR OFFICER FROM WHICH THE APPEAL IS TAKEN CERTIFIES TO THE ZONING BOARD OF APPEALS THAT A STAY WOULD CAUSE IMMINENT PERIL TO LIFE OR PROPERTY. THE ENTITY OR OFFICER DESCRIBED ABOVE SHALL STATE THE FACTUAL BASIS FOR THE OPINION PROVIDED IN A CERTIFICATE PROVIDED TO THE BOARD OF APPEALS. OTHERWISE, PROCEEDINGS SHALL ONLY BE STAYED BY A RESTRAINING ORDER GRANTED BY THE ZONING BOARD OF APPEALS OR CIRCUIT COURT.

M. NOTICE OF DECISION  
A CERTIFIED COPY OF THE BOARD OF APPEALS' DECISION SHALL BE TRANSMITTED TO THE APPLICANT AND TO THE ZONING COORDINATOR.

I. EXTENDED APPEAL OF AN ADMINISTRATIVE DECISION

1. AN APPEAL OF AN ADMINISTRATIVE DECISION MAY BE FILED AFTER 20 CALENDAR DAYS IF THE PARTY FILING THE APPEAL DID NOT RECEIVE ACTUAL NOTICE OF THE ADMINISTRATIVE

**DECISION.**

- 2. THE DECISION TO HEAR AN APPEAL DESCRIBED IN (A), ABOVE, MUST BE APPROVED BY NOT LESS THAN SIX MEMBERS OF THE ZONING BOARD OF APPEALS (ZBA).**
- 3. THE ZBA DOES NOT HAVE THE AUTHORITY TO HEAR AN APPEAL OF AN ADMINISTRATIVE DECISION FILED MORE THAN 30 CALENDAR DAYS AFTER THE APPEALING PARTY HAS RECEIVED ACTUAL OR CONSTRUCTIVE NOTICE.**
- 4. AN APPEAL TAKEN TO THE ZBA UNDER THIS SECTION SHALL BE CONSISTENT WITH THE PROCEDURES ESTABLISHED IN THIS SECTION.**

#### **§ 50-196. VARIANCE PROCEDURE**

##### **A. APPLICABILITY**

**THE ZONING BOARD OF APPEALS SHALL HAVE THE POWER TO AUTHORIZE, UPON APPLICATION (OR APPEAL IN SPECIFIC CASES) FILED AS PROVIDED IN THIS ARTICLE, SUCH VARIANCES FROM THE TERMS, PROVISIONS OR REQUIREMENTS OF THIS CHAPTER AND AS OTHERWISE PROVIDED IN THE CODE OF ORDINANCES AS WILL NOT BE CONTRARY TO THE PUBLIC INTEREST;**

**PROVIDED, THAT SUCH VARIANCES SHALL BE GRANTED ONLY IN SUCH CASES WHERE, OWING TO SPECIAL AND UNUSUAL CONDITIONS PERTAINING TO A SPECIFIC PIECE OF PROPERTY, THE LITERAL ENFORCEMENT OF THE PROVISIONS OR REQUIREMENTS OF THIS CHAPTER WOULD RESULT IN PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP. IN AUTHORIZING A VARIANCE, THE BOARD MAY ATTACH THERETO SUCH CONDITIONS REGARDING THE LOCATION, CHARACTER AND OTHER FEATURES OF THE PROPOSED STRUCTURE OR USE AS IT MAY DEEM NECESSARY IN THE INTEREST OF THE FURTHERANCE OF THE PURPOSES OF THIS CHAPTER AND IN THE PUBLIC INTEREST. IN AUTHORIZING A VARIANCE, WITH ATTACHED CONDITIONS, THE BOARD SHALL REQUIRE SUCH EVIDENCE AND GUARANTEE OR BOND AS IT SHALL DEEM TO BE NECESSARY TO ENFORCE COMPLIANCE WITH THE CONDITIONS ATTACHED.**

- 1. USE VARIANCE  
A USE VARIANCE  
ALLOWS A USE IN A  
ZONING DISTRICT  
THAT IS OTHERWISE  
NOT ALLOWED IN THAT  
DISTRICT UNDER THE  
TERMS OF THE ZONING  
ORDINANCE. AN**

APPLICANT MUST  
SHOW “UNDUE  
HARDSHIP” TO BE  
GRANTED A USE  
VARIANCE.

2. NONUSE/DIMENSIONAL  
VARIANCE  
A NONUSE VARIANCE IS  
A VARIANCE RELATING  
TO THE  
CONSTRUCTION,  
STRUCTURAL  
CHANGES, OR  
ALTERATIONS OF  
BUILDINGS OR  
STRUCTURES RELATED  
TO DIMENSIONAL  
REQUIREMENTS OF  
THE ZONING  
ORDINANCE OR TO ANY  
OTHER NONUSE-  
RELATED STANDARD IN  
THE ORDINANCE. AN  
APPLICANT MUST  
SHOW “PRACTICAL  
DIFFICULTY” TO BE  
GRANTED A NONUSE  
VARIANCE.

**B. INITIATION**

AN APPLICATION, IN CASES IN  
WHICH THE BOARD OF  
APPEALS HAS ORIGINAL  
JURISDICTION UNDER THE  
PROVISIONS OF THIS  
CHAPTER, MAY BE TAKEN BY  
ANY PROPERTY OWNER, OR  
OPTION HOLDER, OR BY A  
TENANT, WITH THE CONSENT  
OF THE PROPERTY OWNER,  
OR BY A GOVERNMENTAL  
OFFICER, DEPARTMENT,  
BOARD OR BUREAU. SUCH  
APPLICATIONS SHALL BE  
FILED WITH THE ZONING  
COORDINATOR.

**C. APPLICATION  
REQUIREMENTS**

ALL APPLICATIONS FOR  
VARIATION SHALL BE  
SUBMITTED IN ACCORDANCE  
WITH THE MINIMUM  
SUBMISSION REQUIREMENTS  
OF SECTION 50-187 AT A  
MINIMUM, SUCH  
APPLICATION SHALL  
SPECIFY THE GROUNDS FOR  
THE VARIATION.

- D. NOTICE AND HEARING  
ALL REQUIRED HEARINGS  
AND NOTICE SHALL BE IN  
ACCORDANCE WITH THE  
REQUIREMENTS OF SECTION  
50-189.

- E. ACTION BY ZONING  
COORDINATOR  
THE ZONING COORDINATOR  
SHALL INVESTIGATE THE  
APPLICATION AND SUBMIT A  
REPORT TO THE BOARD OF  
APPEALS.

- F. ACTION BY BOARD OF  
APPEALS

1. THE BOARD SHALL  
DECIDE ALL  
APPLICATIONS AND  
APPEALS WITHIN 30  
DAYS AFTER THE FINAL  
HEARING THEREON. A  
COPY OF THE BOARD'S  
DECISION SHALL BE  
TRANSMITTED TO THE  
APPLICANT OR  
APPELLANT, AND TO  
THE ZONING  
COORDINATOR. THE  
DECISION SHALL BE  
BINDING UPON THE  
ZONING COORDINATOR  
AND OBSERVED BY HIM,

AND HE SHALL INCORPORATE THE TERMS AND CONDITIONS OF THE SAME IN THE PERMIT TO THE APPLICANT OR APPELLANT, WHENEVER A PERMIT IS AUTHORIZED BY THE BOARD.

2. THE DECISION OF THE BOARD SHALL NOT BECOME FINAL UNTIL THE EXPIRATION OF FIVE DAYS FROM THE DATE OF ENTRY THEREOF, UNLESS THE BOARD SHALL FIND THE IMMEDIATE TAKING EFFECT OF SUCH DECISION IS NECESSARY FOR THE PRESERVATION OF PROPERTY OR PERSONAL RIGHTS AND SHALL SO CERTIFY ON THE RECORD.

**ATTACHMENT:**

**DIAGRAM 50-196 (EXHIBIT 130)**

**G. REVIEW STANDARDS**  
NO VARIANCE SHALL BE AUTHORIZED BY THE BOARD UNLESS THE BOARD FINDS THAT ALL OF THE FOLLOWING FACTS AND CONDITIONS ARE MET:

**1. USE VARIANCES:**

**I. UNDUE  
HARDSHIP. THAT  
THE CONDITION,  
LOCATION, OR  
SITUATION OF  
THE SPECIFIC**

**PROPERTY OR  
INTENDED USE OF  
THE PROPERTY  
THAT CREATES  
AN UNDUE  
HARDSHIP IS  
UNIQUE TO THAT  
PROPERTY AND  
THE ZONING  
DISTRICT.**

**II. NOT SELF-  
CREATED. THAT  
THE NEED FOR  
THE VARIANCE  
WAS NOT  
CREATED BY THE  
APPLICANT OR  
THE  
APPLICANT'S  
PREDECESSORS  
IN TITLE.**

**III. NO SUBSTANTIAL  
DETRIMENT.  
THAT THE USE  
VARIANCE SHALL  
NOT ALTER THE  
ESSENTIAL  
CHARACTER OF  
THE  
NEIGHBORHOOD,  
NOR BE A  
DETRIMENT TO  
ADJACENT  
PROPERTIES.**

**IV. CANNOT BE  
REASONABLY  
USED. THAT THE  
LAND, BUILDING  
OR STRUCTURE  
CANNOT BE  
REASONABLY  
USED FOR THE  
PERMITTED USES**



**IN THE ZONING DISTRICT.**

- V. CONSISTENCY WITH MASTER PLAN/ZONING ORDINANCE. THAT THE VARIANCE SHALL BE CONSISTENT WITH, AND NOT MATERIALLY IMPAIR, THE PURPOSE AND INTENT OF THE MASTER PLAN AND ZONING ORDINANCE INCLUDING THE ZONING DISTRICT.**

**2. NONUSE/DIMENSIONAL VARIANCES:**

- I. EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES OR CONDITIONS. THERE ARE EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES OR CONDITIONS APPLYING TO THE PROPERTY THAT DO NOT APPLY GENERALLY TO OTHER PROPERTIES IN THE SAME ZONING**

**DISTRICT OR IN THE GENERAL VICINITY. EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES OR CONDITIONS MAY INCLUDE:**

- A. EXCEPTIONAL NARROWNESS, SHALLOWNESS OR SHAPE OF A SPECIFIC PROPERTY IN EXISTENCE ON THE EFFECTIVE DATE OF THIS CHAPTER OR AMENDMENT; OR**
- B. EXCEPTIONAL TOPOGRAPHIC OR ENVIRONMENTAL CONDITIONS OR OTHER EXTRAORDINARY SITUATIONS ON THE LAND, BUILDING OR**



**STRUCTURE;  
OR**

**C. THE USE OR DEVELOPMENT OF THE PROPERTY IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY WOULD PROHIBIT THE LITERAL ENFORCEMENT OF THE REQUIREMENTS OF THIS CHAPTER OR WOULD INVOLVE SIGNIFICANT PRACTICAL DIFFICULTIES.**

**II. SUBSTANTIAL PROPERTY RIGHT. THAT THE VARIANCE IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF A SUBSTANTIAL PROPERTY RIGHT SIMILAR TO THAT POSSESSED BY OTHER PROPERTIES IN**

**THE SAME ZONING DISTRICT AND IN THE NEIGHBORING AREA.**

**III. NOT SELF-CREATED. THAT THE IMMEDIATE PRACTICAL DIFFICULTY CAUSING THE NEED FOR THE VARIANCE WAS NOT CREATED BY THE APPLICANT OR THE APPLICANT'S PREDECESSORS IN TITLE.**

**IV. NO SUBSTANTIAL DETRIMENT. THE VARIANCE SHALL NOT CAUSE SUBSTANTIAL DETRIMENT TO ADJACENT PROPERTY AND THE SURROUNDING NEIGHBORHOOD.**

**V. CONSISTENCY WITH MASTER PLAN/ZONING ORDINANCE. THAT THE VARIANCE SHALL BE CONSISTENT WITH, AND NOT MATERIALLY IMPAIR, THE PURPOSE AND INTENT OF THE MASTER PLAN**

AND ZONING  
ORDINANCE  
INCLUDING THE  
ZONING  
DISTRICT.

#### **H. CONDITIONS OF APPROVAL**

1. IN AUTHORIZING A VARIATION THE BOARD OF APPEALS MAY IMPOSE SUCH CONDITIONS REGARDING THE LOCATION, CHARACTER AND OTHER FEATURES OF THE PROPOSED STRUCTURE OR USE AS IT MAY DEEM NECESSARY IN THE PUBLIC INTEREST, AND MAY REQUIRE A GUARANTEE OR BOND TO INSURE THAT THE CONDITIONS IMPOSED ARE BEING AND WILL CONTINUE TO BE COMPLIED WITH.

2. ALL CONDITIONS ATTACHED TO A VARIANCE ARE ENFORCEABLE IN THE SAME MANNER AS ANY REQUIREMENTS OF THIS ORDINANCE.

I. NOTICE OF DECISION  
A CERTIFIED COPY OF THE BOARD OF APPEALS' DECISION SHALL BE TRANSMITTED TO THE APPLICANT AND TO THE ZONING COORDINATOR.

J. EXPIRATION OF VARIANCE

1. VARIANCE APPROVAL IS VALID FOR ONE YEAR FROM THE DATE OF APPROVAL. IF THE APPLICANT HAS NOT ESTABLISHED THE USE IN THE CASE OF A USE VARIANCE OR PULLED A BUILDING PERMIT TO CONSTRUCT THE STRUCTURE AUTHORIZED BY A NON-USE VARIANCE, VARIANCE APPROVAL SHALL EXPIRE. IF A BUILDING PERMIT IS ISSUED WITHIN A YEAR OF THE VARIANCE APPROVAL, BUT THE BUILDING IS NOT COMPLETED BEFORE EXPIRATION OF THE BUILDING PERMIT AND THE PERMIT IS NOT EXTENDED, THE VARIANCE APPROVAL SHALL EXPIRE.

2. A USE VARIANCE THAT CEASES TO BE USED FOR 12 CONSECUTIVE MONTHS SHALL EXPIRE. WHERE APPLICABLE, THE 12-MONTH PERIOD SHALL BEGIN TO RUN FROM THE DATE THE USE VARIANCE IS APPROVED.

#### **§ 50-197. EXCEPTIONS PROCEDURE**

##### **A. APPLICABILITY**

THE BOARD OF APPEALS MAY AUTHORIZE UPON APPLICATION SUCH EXCEPTIONS FROM THE

TERMS OF THIS ORDINANCE AS WILL NOT BE CONTRARY TO THE PUBLIC INTEREST, WHEN THE STRICT APPLICATION OF THE DIMENSIONAL REGULATIONS OF THIS ORDINANCE WOULD RESULT IN PECULIAR AND EXCEPTIONAL PRACTICAL DIFFICULTIES TO OR EXCEPTIONAL AND UNDUE HARDSHIP UPON THE OWNER OF SUCH PROPERTY, AND WHERE A PROPERTY OWNER CAN SHOW THAT:

1. TO PERMIT THE RECONSTRUCTION OF A NONCONFORMING BUILDING WHICH HAS BEEN DESTROYED, OR PARTIALLY DESTROYED, BY FIRE OR ACT OF GOD WHERE THE BOARD SHALL FIND SOME COMPELLING PUBLIC NECESSITY REQUIRING A CONTINUANCE OF THE NONCONFORMING USE.
2. TO PERMIT THE ERECTION AND USE OF A BUILDING OR THE USE OF PREMISES IN ANY LOCATION FOR A PUBLIC SERVICE CORPORATION FOR PUBLIC UTILITY PURPOSES WHICH THE BOARD DEEMS REASONABLY NECESSARY FOR THE PUBLIC CONVENIENCE OR WELFARE. SUCH USES LAWFULLY

EXISTING ON THE EFFECTIVE DATE OF THIS ORDINANCE, SHALL BE DEEMED TO HAVE RECEIVED SUCH A PERMIT, SHALL BE PROVIDED WITH SUCH A PERMIT BY THE ZONING COORDINATOR UPON REQUEST, AND SHALL NOT BE NONCONFORMING USES; PROVIDED, HOWEVER, THAT A PERMIT SHALL BE REQUIRED FOR THE ENLARGEMENT, EXTENSION OR RELOCATION OF ANY OF THESE EXISTING USES.

**N. INITIATION**

AN OWNER OF LAND WITHIN THE CITY, OR SUCH OWNER'S DULY AUTHORIZED AGENT OR REPRESENTATIVE, MAY SUBMIT AN APPLICATION FOR AN EXCEPTION TO THE ZONING COORDINATOR AND BOARD OF APPEALS.

**O. APPLICATION REQUIREMENTS**

AN APPLICATION FOR EXCEPTION SHALL BE MADE BY FILING A WRITTEN REQUEST SPECIFYING THE GROUNDS FOR THE EXCEPTION. SUCH APPLICATION SHALL BE CONSIDERED FILED WHEN A COMPLETE APPLICATION IS DELIVERED TO THE ZONING COORDINATOR, WHO SHALL ENTER THE DATE AND TIME OF FILING ON THE NOTICE.

**P. NOTICE AND HEARING  
ALL REQUIRED HEARINGS  
AND NOTICE SHALL BE IN  
ACCORDANCE WITH THE  
REQUIREMENTS OF SECTION  
50-189.**

**ATTACHMENT:  
DIAGRAM 50-197 (EXHIBIT 131)**

**Q. ACTION BY ZONING  
COORDINATOR  
UPON RECEIPT OF A  
COMPLETE APPLICATION,  
THE ZONING COORDINATOR  
SHALL FORTHWITH  
TRANSMIT THE APPLICATION  
AND ALL RELEVANT  
MATERIALS PERTAINING TO  
THE APPLICATION TO THE  
BOARD OF APPEALS. THE  
ZONING COORDINATOR  
SHALL REVIEW THE  
APPLICATION, PREPARE A  
WRITTEN REPORT AND MAKE  
A RECOMMENDATION.**

**R. ACTION BY BOARD OF  
APPEALS  
THE BOARD OF APPEALS  
SHALL CONSIDER  
APPLICATION IN A PUBLIC  
HEARING.**

**S. FINDINGS OF FACT**

**1. EVERY EXCEPTION  
GRANTED OR DENIED  
BY THE BOARD OF  
APPEALS SHALL BE  
ACCOMPANIED BY A  
WRITTEN FINDING OF  
FACT, BASED ON  
SWORN TESTIMONY  
AND EVIDENCE,  
SPECIFYING THE  
REASON FOR  
GRANTING OR**

**DENYING THE  
EXCEPTION.**

**2. THE BOARD OF  
APPEALS SHALL,  
BEFORE MAKING ANY  
FINDING IN A SPECIFIC  
CASE, FIRST  
DETERMINE THAT THE  
PROPOSED CHANGE  
WILL NOT CONSTITUTE  
A CHANGE IN THE  
DISTRICT MAP AND  
WILL NOT IMPAIR AN  
ADEQUATE SUPPLY OF  
LIGHT AND AIR TO  
ADJACENT PROPERTY,  
OR INCREASE THE  
CONGESTION IN  
PUBLIC STREETS, OR  
INCREASE THE PUBLIC  
DANGER OF FIRE AND  
SAFETY, OR  
MATERIALLY DIMINISH  
OR IMPAIR  
ESTABLISHED  
PROPERTY VALUES  
WITHIN THE  
SURROUNDING AREA,  
OR IN ANY OTHER  
RESPECT IMPAIR THE  
PUBLIC HEALTH,  
SAFETY, COMFORT,  
MORALS OR WELFARE.**

**J. NOTICE OF DECISION  
A CERTIFIED COPY OF THE  
BOARD OF APPEALS'  
DECISION SHALL BE  
TRANSMITTED TO THE  
APPLICANT AND TO THE  
ZONING COORDINATOR.**

**§ 50-198. JUDICIAL APPEALS**

**ANY PERSONS HAVING AN  
INTEREST AFFECTED BY A**

**DECISION OF THE ZONING BOARD OF APPEALS SHALL HAVE THE RIGHT TO APPEAL TO THE CIRCUIT COURT ON QUESTIONS OF LAW AND FACT.**

**§ 50-199. PERFORMANCE GUARANTEE**

**A. AS A CONDITION OF APPROVAL OF A SITE PLAN, SPECIAL LAND USE OR PLANNED UNIT DEVELOPMENT, THE BUILDING OFFICIAL/ZONING ADMINISTRATOR MAY REQUIRE A FINANCIAL GUARANTEE OF SUFFICIENT SUM TO ASSURE THE INSTALLATION OF THOSE FEATURES OR COMPONENTS OF THE APPROVED ACTIVITY OR CONSTRUCTION WHICH ARE CONSIDERED NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC AND OF USERS OR INHABITANTS OF THE PROPOSED DEVELOPMENT. SUCH FEATURES OR COMPONENTS, HEREAFTER REFERRED TO AS "IMPROVEMENTS," MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, ROADWAYS, CURBS, LANDSCAPING, FENCES, WALLS, SCREENS, LIGHTING, DRAINAGE FACILITIES, SIDEWALKS, DRIVEWAYS, PARKING AREAS, UTILITIES, AND SIMILAR ITEMS.**

**B. PERFORMANCE GUARANTEES SHALL BE**

**PROCESSED IN THE FOLLOWING MANNER:**

- 1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE OR OCCUPANCY PERMIT, THE APPLICANT SHALL SUBMIT AN ITEMIZED ESTIMATE OF THE COST OF THE REQUIRED IMPROVEMENTS, WHICH SHALL THEN BE REVIEWED BY THE BUILDING OFFICIAL/ZONING ADMINISTRATOR. THE AMOUNT OF THE PERFORMANCE GUARANTEE SHALL BE NO GREATER THAN ONE HUNDRED PERCENT (100%) OF THE COST OF INSTALLING THE REQUIRED IMPROVEMENTS, PLUS THE COST OF NECESSARY ENGINEERING AND A REASONABLE AMOUNT FOR CONTINGENCIES.**
- 2. THE REQUIRED PERFORMANCE GUARANTEE MAY BE IN THE FORM OF A CASH DEPOSIT, CERTIFIED CHECK, IRREVOCABLE BANK LETTER OF CREDIT, OR SURETY BOND ACCEPTABLE TO THE CITY.**

3. UPON RECEIPT OF THE REQUIRED PERFORMANCE GUARANTEE, THE BUILDING OFFICIAL/ZONING ADMINISTRATOR SHALL ISSUE A CERTIFICATE OF ZONING COMPLIANCE FOR THE SUBJECT DEVELOPMENT OR ACTIVITY, PROVIDED IT IS IN COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THIS ORDINANCE.

4. THE BUILDING OFFICIAL/ZONING ADMINISTRATOR, UPON THE WRITTEN REQUEST OF THE OBLIGER, SHALL REBATE PORTIONS OF THE PERFORMANCE GUARANTEE UPON DETERMINATION THAT THE IMPROVEMENTS FOR WHICH THE REBATE HAS BEEN REQUESTED HAVE BEEN SATISFACTORILY COMPLETED. THE PORTION OF THE PERFORMANCE GUARANTEE TO BE REBATED SHALL BE IN THE SAME PROPORTION AS STATED IN THE ITEMIZED COST ESTIMATE FOR THE APPLICABLE

**IMPROVEMENT.**

5. WHEN ALL OF THE REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED, THE OBLIGER SHALL SEND WRITTEN NOTICE TO THE BUILDING OFFICIAL/ZONING ADMINISTRATOR OF COMPLETION OF SUCH IMPROVEMENTS. THEREUPON, THE BUILDING OFFICIAL/ZONING ADMINISTRATOR SHALL INSPECT ALL OF THE IMPROVEMENTS AND SHALL RECOMMEND TO THE CITY COUNCIL APPROVAL, PARTIAL APPROVAL, OR REJECTION OF THE IMPROVEMENTS WITH A STATEMENT OF THE REASONS FOR ANY REJECTIONS. IF PARTIAL APPROVAL IS RECOMMENDED, THE COST OF THE IMPROVEMENT REJECTED SHALL BE SET FORTH.

6. THE CITY COUNCIL SHALL EITHER APPROVE, PARTIALLY APPROVE, OR REJECT THE IMPROVEMENTS. THE BUILDING OFFICIAL/ZONING ADMINISTRATOR SHALL NOTIFY THE OBLIGER IN WRITING

**OF THE ACTION OF THE  
COUNCIL            WITHIN  
THIRTY (30) DAYS  
AFTER RECEIPT OF THE  
NOTICE FROM THE  
OBLIGER OF THE  
COMPLETION OF THE  
IMPROVEMENTS.**

**WHERE            PARTIAL  
APPROVAL            IS  
GRANTED,            THE  
OBLIGER SHALL BE  
RELEASED            FROM  
LIABILITY PURSUANT  
TO            RELEVANT  
PORTIONS OF THE  
PERFORMANCE  
GUARANTEE, EXCEPT  
FOR THAT PORTION  
SUFFICIENT TO SECURE  
COMPLETION OF THE  
IMPROVEMENTS NOT  
YET APPROVED.**

- 7. A            RECORD            OF  
AUTHORIZED  
PERFORMANCE  
GUARANTEES SHALL  
BE MAINTAINED BY  
THE            BUILDING  
OFFICIAL/ZONING  
ADMINISTRATOR.**



## § 50-186. DECISION-MAKING BODIES

**Table 50-186 (Exhibit 125):**

| Table 50-186. Summary of Review Procedure & Decision Making Bodies  |                                 |   |                     |                         |                    |
|---|---------------------------------|---|---------------------|-------------------------|--------------------|
|   | Dept. of Planning & Development | Historic District Commission <sup>1</sup> | Planning Commission | Zoning Board of Appeals | City Council       |
| Zoning Permit Review  | D                               |   |                     | A                       |                    |
| Special Land Use/ARU  | R                               |   | H & D               | A                       |                    |
| Zoning Coordinator Review   | D                               |   | R*                  | A                       |                    |
| Zoning Text Amendment   | R                               |   | H & R               |                         | M & D              |
| Zoning Map Amendment  | R                               |   | H & R               |                         | M & D              |
| Planned Unit Development (PUD)  | R                               |   | H & D               |                         | H&D (Over 5 acres) |
| Variance  | R                               |   |                     | H & D                   |                    |
| Exception   | R                               |   |                     | H & D                   |                    |
| Administrative Waiver   | D                               |   | A                   | A                       |                    |
| Administrative Appeal   | D                               |   |                     | A                       |                    |
| R = Reviews & Reports; R* = Review and Recommend if requested by Zoning Coordinator; D = Decision; H = Public Hearing; M = Public Meeting; A = Authority for Appeal     |                                 |   |                     |                         |                    |
| NOTE: 1. Historic District Commission powers and duties are limited to those historic district resources identified in the Code of Ordinances (Chapter 2, Article XIX). |                                 |   |                     |                         |                    |

## § 50-190. SITE PLAN SUBMITTAL REQUIREMENTS

**Table 50-190 (Exhibit 126):**

| Table 50-190. Site Plan Submittal Requirements  |  |              |       |
|---|--|--------------|-------|
|   |  | Required for |       |
|   |  | Preliminary  | Final |
| <b>Plan Data</b>  |  |              |       |
| Application Form  |  | ✓            | ✓     |
| Name & address of the applicant & property owner  |  | ✓            | ✓     |
| Address & common description of property & complete legal description   |  | ✓            | ✓     |
| Dimensions of land & total acreage  |  | ✓            | ✓     |
| Zoning on the site & all adjacent properties  |  | ✓            | ✓     |
| Description of proposed project or use, type of building or structures, & name of proposed development, if applicable |  | ✓            | ✓     |
| Proof of property ownership   |  | ✓            | ✓     |
| Schedule of approximate phasing & construction timeline   |  | -            | ✓     |
| <b>Site Plan Description and Identification Data</b>  |  |              |       |
| Site Plan scale – (engineer's).<br>Sheet size at least 24 x 36 in   | Site size 3 acres or more: 1 inch = 100 ft.  | ✓            | ✓     |
|   | Site size of less than 3 acres: not less than 1 inch = 50 ft.  | ✓            | ✓     |
|   | If a large development is shown in sections on multiple sheets, then a composite sheet shall be included | ✓            | ✓     |
| Title Block   | Sheet number/title   | ✓            | ✓     |
|   | Name, address & telephone number of the applicant & firm or individual who prepared the plans with seal  | ✓            | ✓     |

|  |   |   |   |
|--|---|---|---|
|  | <b>Date(s) of submission &amp; any revisions (month, day, year)</b> | ✓ | ✓ |
|--|---|---|---|

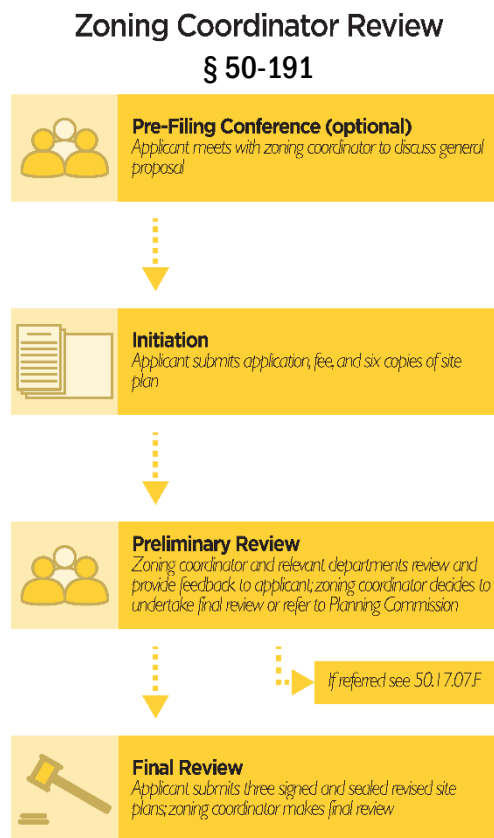
|   |   |   |
|---|---|---|
| Scale & north arrow   | ✓ | ✓ |
| Location map drawn to a separate scale with north-point, showing surrounding land, water features, zoning & streets within a quarter mile         | ✓ | ✓ |
| Easements or other restrictions, if applicable  | ✓ | ✓ |
| Net acreage (minus rights-of-way and submerged land) & total acreage  | ✓ | ✓ |
| <b>Site Data</b>  |   |   |
| Existing lot lines, building lines, structures, parking areas & other improvements on the site & within 50 feet of the site                       | ✓ | ✓ |
| Computations, with documentation, of average setbacks, where required   | ✓ | ✓ |
| Topography on the site & within 100 feet of the site not to exceed two foot contour intervals, referenced to a U.S.G.S. benchmark                 | - | ✓ |
| Proposed lot lines, lot dimensions, property lines, setback dimensions, structures, & other improvements on the site & within 50 feet of the site | ✓ | ✓ |
| Proximity to intersection(s) & major thoroughfares  | ✓ | ✓ |
| Location of existing drainage courses, floodplains, streams, & wetlands with elevations   | ✓ | ✓ |
| Location of outdoor lighting (site & building lighting) including height of lights and a photometric plan   | - | ✓ |
| Location of trash receptacle(s) & transformer pad(s) & method of screening  | ✓ | ✓ |
| Extent of any outdoor sales or display area   | ✓ | ✓ |
| <b>Access and Circulation</b>   |   |   |
| Dimensions, curve radii & centerlines of existing & proposed access points, roads & road rights-of-way or access easements                        | ✓ | ✓ |
| Driveways & intersections within 250 feet of site   | - | ✓ |
| Cross section details of proposed roads, driveways, parking lots, sidewalks & non-motorized paths illustrating materials & thickness              | - | ✓ |
| Dimensions of acceleration, deceleration, & passing lanes   | - | ✓ |
| Dimensions of parking spaces, islands, circulation aisles & loading zones   | ✓ | ✓ |
| Calculations for required number of parking & loading spaces  | ✓ | ✓ |
| Designation of fire lanes   | ✓ | ✓ |
| Traffic regulatory signs & pavement markings  | - | ✓ |
| Location of existing & proposed sidewalks/pathways within the site or right-of-way  | ✓ | ✓ |
| Location, height, & outside dimensions of all storage areas & facilities  | ✓ | ✓ |

|   |   |   |
|---|---|---|
| <b>Landscape Plans</b>  |   |   |
| Location, sizes, & types of existing trees 6 inches or greater in diameter, measured at 3½ ft. off the ground & the general location of all other existing plant materials, with an identification of materials to be removed & materials to be preserved | ✓ | ✓ |
| Description of methods to preserve existing landscaping   |   | ✓ |
| The location of existing & proposed lawns & landscaped areas  | ✓ | ✓ |
| Landscape plan, including location & type of all proposed shrubs, trees, & other live plant material  | - | ✓ |
| Planting list for proposed landscape materials with caliper size or height of material, method of installation, botanical & common names, & quantity  | - | ✓ |
| Proposed dates of plant installation  | - | ✓ |
| Landscape maintenance schedule  | - | ✓ |
| <b>Building and Structure Details</b>   |   |   |
| Location, height, & outside dimensions of all proposed main and accessory buildings or structures   | ✓ | ✓ |
| Building floor plans & total floor area, including number and height of stories   | ✓ | ✓ |
| Details on screening  | - | ✓ |
| Size, height & method of shielding for all site & building lighting   | - | ✓ |
| Location, size, height, & lighting of all proposed site & wall signs  | ✓ | ✓ |
| Location, size, height & material of construction for all obscuring wall(s) or berm(s) with cross-sections, where required  | ✓ | ✓ |
| Building façade elevations for all sides, drawn at an appropriate scale   | - | ✓ |
| Calculations for transparency requirements  | - | ✓ |

|   |   |   |
|---|---|---|
| Description of all exterior building materials & colors (samples may be required)   | ✓ | ✓ |
| <b>Utilities, Drainage and Related Issues</b>   |   |   |
| Location of sanitary sewers & septic systems, existing & proposed   | - | ✓ |
| Location & size of existing & proposed water mains, well sites, water service, storm sewer loads, & fire hydrants                         | - | ✓ |
| Stormwater drainage & retention/detention calculations  | ✓ | ✓ |
| Indication of site grading, drainage patterns & other stormwater management measures  | ✓ | ✓ |
| Stormwater retention & detention ponds, including grading, side slopes, depth, high water elevation, volume & outfalls                    | ✓ | ✓ |
| Location & size of underground storm sewers & drains  | ✓ | ✓ |
| Location of above & below ground gas, electric & telephone lines, existing & proposed   | - | ✓ |
| Location of transformers & utility boxes  | - | ✓ |
| Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals and storage plan, if applicable | - | ✓ |
| Copies of all environmental studies required by law, if applicable  | - | ✓ |
| <b>Additional Information Required for Multiple-Family Residential Development</b>  |   |   |
| The number & location of each type of residential unit (one bedroom units, two bedroom units, etc.)                                       | - | ✓ |
| Density calculations by type of residential unit (dwelling units per acre)  | - | ✓ |
| Garage &/or carport locations & details, if proposed  | - | ✓ |
| Mailbox clusters  | - | ✓ |
| Location, dimensions, floor plans & elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable                     | - | ✓ |
| Swimming pool fencing detail, including height & type of fence, if applicable   | - | ✓ |
| Location & size of recreation & open space areas  | - | ✓ |
| Indication of type of recreation facilities proposed for recreation area  | - | ✓ |

## § 50-191. ZONING COORDINATOR REVIEW PROCEDURE

Diagram 50-191 (Exhibit 127):



## § 50-192. MAP (REZONING) AND TEXT AMENDMENT PROCEDURE

Diagram 50-192 (Exhibit 128):



## § 50-194. SPECIAL LAND USE AND ADDITIONALLY REGULATED USE PERMIT REVIEW PROCEDURE

Diagram 50-194 (Exhibit 129):

### Special & Additionally Regulated Use Review

#### § 50-194





## § 50-196. VARIANCE PROCEDURE

Diagram 50-196 (Exhibit 130):



## § 50-197. EXCEPTIONS PROCEDURE

Diagram 50-197 (Exhibit 131):



**ARTICLE 18 ADMINISTRATION AND ENFORCEMENT**

**§ 50-200. AUTHORITY OF THE ZONING COORDINATOR**

**A. AUTHORITY OF THE ZONING COORDINATOR. THE ADMINISTRATION OF THE CHAPTER, AND THE INTERPRETATION OF THE PROVISIONS OF THIS CHAPTER, SHALL BE THE RESPONSIBILITY OF THE ZONING COORDINATOR, OR ANOTHER DESIGNEE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT IF THE ZONING COORDINATOR POSITION IS VACANT.**

**B. CODE ENFORCEMENT RESPONSIBILITY. THE ENFORCEMENT OF THIS CHAPTER SHALL BE THE RESPONSIBILITY OF THE ZONING COORDINATOR AND STAFF DESIGNATED BY THE ZONING COORDINATOR**

**C. LAPSE IN PERMITTING OR ENFORCEMENT.**

**N  
O  
OVERSIGHT OR DERELICTION ON THE PART OF THE ZONING COORDINATOR SHALL LEGALIZE, AUTHORIZE, WAIVE OR EXCUSE THE VIOLATION OF ANY OF THE PROVISIONS OF THIS CHAPTER. NO PERMIT, NOR ANY LICENSE FOR ANY USE, BUILDING OR PURPOSE SHALL BE ISSUED BY ANY OFFICIAL OR EMPLOYEE OF THE CITY IF THE SAME**

**WOULD BE IN CONFLICT WITH THE PROVISIONS OF THIS CHAPTER. ANY PERMIT OR LICENSE SO ISSUED SHALL BE NULL AND VOID.**

**D. APPEALS**

**REGARDI  
NGENFORCEMENT.  
ALL  
APPEALS TO DECISIONS MADE BY THE ZONING COORDINATOR  
OR  
APPOINTEE ARE SUBJECT TO THE  
PROCEDU  
RES CONTAINED IN  
ARTICLE 17.**

**§ 50-201. VIOLATIONS**

**ALL LAND DEVELOPED OR REDEVELOPED, ALL BUILDINGS AND STRUCTURES ERECTED, CONVERTED,  
ENLARGED,  
RECONSTRUCTED, MOVED OR STRUCTURALLY ALTERED, AND ALL LAND,  
BUILDINGS,  
STRUCTURES, AND USES MUST COMPLY WITH ALL APPLICABLE PROVISIONS OF THIS CHAPTER. FAILURE TO COMPLY WITH APPLICABLE PROVISIONS  
CONSTITUTES A VIOLATION OF THIS CHAPTER. THE FOLLOWING LIST OF VIOLATIONS IS INTENDED TO BE ILLUSTRATIVE, AND NOT LIMITED TO THE SPECIFIC ITEMS.**

**A. DEVELOPMENT OR REDEVELOPMENT VIOLATIONS.**

- A. ENGAGING IN THE DEVELOPMENT OR REDEVELOPMENT OF LAND IN ANY WAY NOT CONSISTENT WITH THE REQUIREMENTS OF THIS CHAPTER.**
  - B. ERECTING A BUILDING OR OTHER STRUCTURE IN ANY WAY NOT CONSISTENT WITH THE REQUIREMENTS OF THIS CHAPTER.**
  - C. FAILURE TO COMPLY WITH ANY CONDITION OR STIPULATION IMPOSED ON A PERMIT OR APPROVAL, INCLUDING CONDITIONS OF APPROVAL FOR A CHANGE IN ZONING, SPECIAL USE, SITE PLAN REVIEW, VARIANCE, PLANNED UNIT DEVELOPMENT, OR OTHER APPROVAL.**
- B. ALTERATIONS TO EXISTING LAND, BUILDINGS OR STRUCTURES VIOLATIONS.**
- A. MODIFYING, CONVERTING, FILLING, EXCAVATING, REMOVING, ENLARGING,**

**RECONSTRUCTING, MOVING OR STRUCTURALLY ALTERING LAND, VEGETATION, FENCES, AND OTHER SITE FEATURES IN ANY WAY EXCEPT AS PERMITTED BY OR PURSUANT TO THIS CHAPTER.**

- B. MODIFYING, CONVERTING, ENLARGING, RECONSTRUCTING, DEMOLISHING, MOVING OR STRUCTURALLY ALTERING AN EXISTING BUILDING OR STRUCTURE EXCEPT AS PERMITTED BY OR PURSUANT TO THIS CHAPTER.**

**C. USE VIOLATIONS.**

- A. USING LAND, BUILDINGS OR STRUCTURES IN ANY WAY EXCEPT AS PERMITTED BY OR PURSUANT TO THIS CHAPTER.**
- B. ENGAGING IN THE USE OF A BUILDING OR LAND OR ANY OTHER ACTIVITY REQUIRING ONE OR MORE PERMITS, VARIANCE OR OTHER APPROVAL UNDER THIS CHAPTER WITHOUT OBTAINING ALL SUCH PERMITS, VARIANCES OR APPROVALS.**

**D. COMPLIANCE VIOLATIONS.**

- A. FAILURE TO COMPLY WITH ANY LAWFUL ORDER ISSUED BY THE ZONING COORDINATOR.**
- B. FAILURE TO ARRANGE FOR AN INITIAL INSPECTION OR A RE-INSPECTION TO DETERMINE COMPLIANCE WITH NOTICES ISSUED UNDER THIS CHAPTER.**
- C. FAILURE TO COMPLY WITH ANY PERMIT, VARIANCE, SPECIAL USE, PLANNED DEVELOPMENT, OR APPROVAL GRANTED UNDER THIS CHAPTER.**
- E. SEPARATE VIOLATION. EACH ACT OF VIOLATION AND EACH DAY UPON WHICH A VIOLATION OCCURS OR REMAINS SHALL CONSTITUTE A SEPARATE VIOLATION.**

**§ 50-202. ENFORCEMENT POWERS**

**THE CITY MAY USE ANY LAWFUL REMEDY OR ENFORCEMENT POWERS AGAINST THE OWNER OR RESPONSIBLE PERSON FOR ANY VIOLATION OF THIS CHAPTER, INCLUDING, WITHOUT LIMITATION, ONE OR MORE OF THE FOLLOWING. REMEDIES MAY BE PURSUED SIMULTANEOUSLY OR SEQUENTIALLY AND THE PURSUIT OF ONE REMEDY DOES NOT FORECLOSE THE SIMULTANEOUS**

**OR SUBSEQUENT PURSUIT OF OTHER REMEDIES. THE REMEDIES ARE CUMULATIVE AND THE CITY SHALL HAVE ALL POWER GRANTED FROM TIME TO TIME UNDER ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS:**

- A. WITHHOLD PERMIT. THE CITY MAY DENY OR WITHHOLD ANY AND ALL PERMITS OR OTHER FORMS OF AUTHORIZATION FROM AN APPLICANT ON ANY PROPERTY WHERE THERE IS AN UNCORRECTED VIOLATION OF A PROVISION OF THIS CHAPTER OR OF A CONDITION OR STIPULATION OF APPROVAL FOR A PERMIT OR OTHER AUTHORIZATION PREVIOUSLY GRANTED BY THE CITY. THIS ENFORCEMENT PROVISION SHALL APPLY REGARDLESS OF WHETHER THE CURRENT OWNER OR APPLICANT IS RESPONSIBLE FOR THE VIOLATION IN QUESTION.**
- B. PERMIT APPROVED WITH CONDITIONS. IN ADDITION TO DENYING OR WITHHOLDING A PERMIT OR OTHER AUTHORIZATION, THE CITY MAY GRANT SUCH PERMIT OR OTHER AUTHORIZATION SUBJECT TO THE CONDITION THAT THE VIOLATION BE CORRECTED.**
- C. REVOKE PERMIT. A PERMIT OR OTHER FORM OF AUTHORIZATION AUTHORIZED UNDER THIS**

CHAPTER MAY BE REVOKED WHEN THE ZONING COORDINATOR DETERMINES THAT: A) THERE IS DEPARTURE FROM THE PLANS, SPECIFICATIONS, OR CONDITIONS REQUIRED UNDER THE PERMIT; B) THE PERMIT OR OTHER FORM OF AUTHORIZATION WAS PROCURED BY FALSE REPRESENTATION OR WAS ISSUED IN ERROR; OR C) ANY OF THE PROVISIONS OF THIS CHAPTER ARE BEING VIOLATED. ANY PERMIT OR OTHER AUTHORIZATION REVOKED UNDER THIS PROCEDURE SHALL BECOME NULL AND VOID.

D. CEASE AND DESIST ORDER. WITH OR WITHOUT REVOKING A PERMIT, THE ZONING COORDINATOR MAY ISSUE A CEASE AND DESIST ORDER ON ANY LAND, BUILDING OR STRUCTURE FOR WHICH THERE IS AN UNCORRECTED VIOLATION OF A PROVISION OF THIS CHAPTER. THE CEASE AND DESIST ORDER MUST BE IN WRITING AND MUST STATE THE WORK IN VIOLATION THAT IS TO BE STOPPED, THE REASONS FOR THE STOPPAGE, AND THE CONDITIONS UNDER WHICH THE WORK MAY BE RESUMED.

E. COURT ORDER. THE CITY ATTORNEY MAY BRING AND PROSECUTE AN ACTION IN ANY COURT OF COMPETENT JURISDICTION TO: A) ENJOIN

THE OWNER OR RESPONSIBLE PERSON FROM CONTINUING SUCH USE, ERECTION, CONSTRUCTION, MOVING OR ALTERATION; OR IF SUCH IS BEING OR HAS BEEN ACCOMPLISHED, THE CITY ATTORNEY SHALL ENJOIN THE OWNER OR RESPONSIBLE PERSON FROM MAINTAINING THE SAME; AND/OR B) COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.

F. DECLARATION OF NUISANCE. A VIOLATION OF THIS CHAPTER IS A NUISANCE PER SE AND THE CITY MAY INSTITUTE APPROPRIATE ACTIONS OR COURT PROCEEDINGS TO CORRECT, OR ABATE ANY VIOLATION OF THE PROVISIONS OF THIS CHAPTER. IF THE OWNER OR RESPONSIBLE PERSON FAILS TO ABATE A VIOLATION, THE CITY MAY TAKE ACTION TO ABATE THE VIOLATION. THE ABATEMENT MAY BE PERFORMED BY THE CITY, BY A CONTRACT VENDOR, OR BY OTHER MEANS DETERMINED BY THE CITY. THE COST OF SUCH ACTION, PLUS AN ADMINISTRATIVE FEE, SHALL BE A PERSONAL DEBT OF THE OWNER, AND MAY BE ASSESSED AS A LIEN AGAINST THE PROPERTY UNTIL PAID.

G. PERFORMANCE GUARANTEE OR SURETY. IF A PERFORMANCE GUARANTEE OR SURETY WAS PREVIOUSLY REQUIRED AS A SPECIAL CONDITION BY THE

PLANNING COMMISSION,  
ZONING BOARD OF APPEALS,  
CITY COUNCIL, OR ZONING  
COORDINATOR, THE CITY  
MAY SEEK FORFEITURE OF  
THE PERFORMANCE  
GUARANTEE OR SURETY.

**§ 50-203. ENFORCEMENT PROCESS**

**A. BASIS OF INSPECTIONS.**  
INSPECTIONS SHALL BE  
MADE TO OBTAIN AND  
MAINTAIN COMPLIANCE  
WITH THE PROVISION OF  
THIS CHAPTER BASED UPON  
ONE (1) OR MORE OF THE  
FOLLOWING:

**A. TO DETERMINE**  
CONFORMITY WITH A  
PERMIT, VARIANCE OR  
OTHER APPROVAL, AS  
WELL AS ANY SPECIAL  
CONDITIONS IMPOSED  
AT ANY TIME.

**B. THE NEED TO**  
DETERMINE  
COMPLIANCE WITH A  
NOTICE OR AN ORDER  
ISSUED BY THE CITY.

**C. A COMPLAINT IS**  
RECEIVED BY THE  
CITY, INDICATING  
THAT THERE IS A  
VIOLATION OF THE  
PROVISIONS OF THIS  
CHAPTER.

**D. AN OBSERVATION BY**  
THE CITY OF A  
VIOLATION OF THE  
PROVISIONS OF THIS  
CHAPTER.

**E. AN EMERGENCY IS**  
OBSERVED OR  
REASONABLY  
BELIEVED TO EXIST.

**F. A REQUEST FOR AN**  
INSPECTION IS MADE  
BY THE OWNER OR  
RESPONSIBLE PERSON.

**G. DESIGNATION OF AN**  
AREA WHERE ALL  
DWELLINGS,  
ACCESSORY BUILDING,  
YARDS, AND/OR SIGNS  
ARE TO BE INSPECTED  
UNIFORMLY OR  
INTENSIVELY OR FOR  
SPECIFIC VIOLATIONS.

**B. CONTENT OF WRITTEN**  
NOTICES. NOTICES  
AUTHORIZED BY THIS  
CHAPTER SHALL:

**A. BE IN WRITING.**

**B. INCLUDE A**  
DESCRIPTION OF THE  
REAL ESTATE AND/OR  
PROJECT NAME  
SUFFICIENT FOR  
IDENTIFICATION.

**C. INCLUDE A STATEMENT**  
OF THE VIOLATION OR  
VIOLATIONS.

**D. INCLUDE A**  
CORRECTION ORDER  
ALLOWING A  
REASONABLE TIME TO  
CORRECT THE  
VIOLATION AND BRING  
THE PROPERTY INTO  
COMPLIANCE. IF A  
NOTICE TO ABATE, THE  
NOTICE SHALL  
INDICATE THAT THE

**CITY MAY ACT TO ABATE THE VIOLATION IF NOT BROUGHT INTO COMPLIANCE.**

**E. STATE THAT FAILURE TO COMPLY WITH THE NOTICE MAY RESULT IN FURTHER ENFORCEMENT ACTION.**

**F. STATE THAT A FEE SHALL BE CHARGED FOR THE ISSUANCE OF THE NOTICE. IF A NOTICE TO ABATE, THE COST OF CITY ACTION TO ABATE THE VIOLATION SHALL BE A PERSONAL DEBT OF THE OWNER, WHICH MAY BE ASSESSED AS A LIEN AGAINST THE PROPERTY UNTIL PAID.**

**G. INCLUDE A DESCRIPTION OF THE RIGHT TO APPEAL, AS APPLICABLE.**

**C. METHOD OF SERVICE. A WRITTEN NOTICE SHALL BE DEEMED TO BE PROPERLY SERVED IN ONE (1) OF THE FOLLOWING WAYS:**

**A. DELIVERED PERSONALLY,**

**B. SENT BY FIRST-CLASS MAIL ADDRESSED TO THE LAST KNOWN ADDRESS OF THE RESPONSIBLE PERSON, OR**

**C. ANY OTHER METHOD AUTHORIZED FOR THE**

**SERVICE OF PROCESS BY COURT RULE OR STATE STATUTE.**

**D. POSTING. AFTER ISSUING A WRITTEN NOTICE, THE CITY MAY, BUT IS NOT REQUIRED TO, POST A COPY OF THE WRITTEN NOTICE AND/OR A PLACARD ON THE PROPERTY.**

**E. REASONABLE ENTRY. IF NEEDED, INSPECTIONS INSIDE A STRUCTURE, BUILDING, DWELLING, DWELLING UNIT OR ACCESSORY BUILDING SHALL BE MADE DURING REASONABLE HOURS. ENTRY WITHOUT CONSENT OF AN OWNER OR AN OCCUPANT SHALL REQUIRE AN ORDER OF THE COURT AS PROVIDED BY STATE LAW.**

**Sec. 2. The Ordinance shall become effective 90 days after publication.**

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022, A.D.**

\_\_\_\_\_  
**Sheldon A. Neeley, Mayor**

\_\_\_\_\_  
**Inez M. Brown, City Clerk**

**APPROVED AS TO FORM**

\_\_\_\_\_  
**William Kim, City Attorney**

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## ~~ARTICLE I - IN GENERAL~~

### ~~§ 50-1 DEFINITIONS.~~

~~FOR THE PURPOSES OF THIS CHAPTER, THE FOLLOWING WORDS AND PHRASES SHALL HAVE THE MEANINGS RESPECTIVELY ASCRIBED TO THEM BY THIS SECTION:~~

~~ACCESSORY AMUSEMENT USE. ANY NONRESIDENTIAL ESTABLISHMENT IN WHICH 3 OR FEWER MECHANICAL AMUSEMENT DEVICES (EXCLUDING POOL TABLES AND BILLIARD TABLES) FOR HIRE ARE LOCATED, AS REGULATED IN §§ 12-24 THROUGH 12-37 OF THIS CODE OF ORDINANCES.~~

~~ACCESSORY BUILDING. A BUILDING OR PORTION OF A BUILDING SUBORDINATE TO A MAIN BUILDING ON THE SAME LOT THAT IS OCCUPIED BY OR DEVOTED EXCLUSIVELY TO AN ACCESSORY USE.~~

~~ACCESSORY STRUCTURE. A DETACHED STRUCTURE ON THE SAME LOT AS, AND CUSTOMARILY INCIDENTAL AND SUBORDINATE TO THE PRINCIPAL STRUCTURE.~~

~~ACCESSORY USE. A USE WHICH IS CLEARLY INCIDENTAL TO OR CUSTOMARILY CARRIED ON IN CONNECTION WITH THE PRINCIPAL USE ON THE SAME LOT OR ON A DIFFERENT LOT TO WHICH THE USE~~

~~HAS BEEN EXTENDED.~~

~~ACREAGE. ANY TRACT OR PARCEL OF LAND WHICH HAS NOT BEEN SUBDIVIDED OR PLATTED.~~

~~ADDITION. AN EXTENSION OR INCREASE IN FLOOR AREA OR HEIGHT OF A BUILDING OR STRUCTURE.~~

~~ADULT. A PERSON HAVING ARRIVED AT THE LEGAL AGE OF ADULTHOOD AS DEFINED BY MICHIGAN LAW.~~

~~ADULT DAY CARE OR DAY SERVICES CENTER. A FACILITY THAT PROVIDES SOCIAL OR RECREATIONAL PROGRAMS, HEALTH SERVICES, SUPERVISION, OR OTHER CARE FOR FUNCTIONALLY OR COGNITIVELY IMPAIRED ADULTS PRINCIPALLY DURING DAYTIME HOURS, NOT MORE THAN 12 HOURS A DAY OR MORE THAN 6 DAYS PER WEEK. THIS DEFINITION INCLUDES ADULT DAY HEALTH CARE CENTERS BUT DOES NOT INCLUDE NURSING HOMES, HOMES FOR THE AGED, HOSPITALS OR OTHER FACILITIES THAT ROUTINELY PROVIDE MEDICAL TREATMENT OR OVERNIGHT CARE.~~

~~ADULT ENTERTAINMENT USES. ANY USE THAT PROVIDES SERVICES, MATERIALS OR ENTERTAINMENT TO ADULTS INVOLVING "SPECIFIED SEXUAL ACTIVITIES" OR "SPECIFIED ANATOMICAL AREAS." ADULT ENTERTAINMENT USES INCLUDE, BUT ARE NOT LIMITED TO, THE~~

FOLLOWING:

~~ADULT BOOKSTORE. AN ESTABLISHMENT THAT DEVOTES MORE THAN AN INCIDENTAL PORTION OF ITS FLOOR AREA TO THE SALE OR DISPLAY OF PORNOGRAPHY. ESTABLISHMENTS THAT DISPLAY, SELL OR RENT SUCH MATERIAL WITHIN AN ENCLOSED AREA THAT IS ACCESSIBLE ONLY TO ADULTS AND THAT COMPRISES NO MORE THAN 5 PERCENT OF THE FLOOR AREA SHALL NOT BE INCLUDED WITHIN THIS DEFINITION.~~

~~ADULT NIGHTCLUB. ANY ESTABLISHMENT FEATURING LIVE PERFORMANCES BY NUDE OR SEMI-NUDE DANCERS, ENTERTAINERS, WAITSTAFF OR OTHER PERSONS.~~

~~ADULT MOVIE THEATER OR ARCADE. A BUILDING USED FOR PRESENTING PORNOGRAPHIC MOTION PICTURES OR VISUAL IMAGES BY ANY MEANS OR DEVICE.~~

~~ADULT NOVELTY BUSINESS. ANY ESTABLISHMENT THAT SELLS DEVICES DESIGNED FOR SEXUAL STIMULATION.~~

~~ADULT PERSONAL SERVICE ESTABLISHMENT. ANY ESTABLISHMENT THAT PROVIDES MASSAGES, BATHS, TATTOOS, OR SIMILAR SERVICES, OR THAT ARRANGES, SOLICITS OR PROVIDES ESCORTS, DATES, MODELS, UNLICENSED THERAPISTS, COMPANIONS OR ENTERTAINERS,~~

~~EITHER ON OR OFF THE PREMISES. THE~~

~~FOLLOWING ARE NOT INCLUDED WITHIN THE DEFINITION OF AN "ADULT PERSONAL SERVICES ESTABLISHMENT:"~~

~~ESTABLISHMENTS THAT ROUTINELY PROVIDE ANY SUCH SERVICES BY A LICENSED OR CERTIFIED HEALTH PROFESSIONAL OR MASSAGE THERAPIST ACTING WITHIN THE STANDARDS AND SCOPE OF A GENERALLY RECOGNIZED HEALTH PROFESSION OR ORGANIZATION;~~

~~PUBLIC OR NON-PROFIT ORGANIZATIONS SUCH AS SCHOOLS, PARKS, AND COMMUNITY RECREATION CENTERS;~~

~~STUDIOS, CLUBS, AND GYMNASIUMS OFFERING CONTINUING INSTRUCTION IN MARTIAL OR PERFORMING ARTS OR PROVIDING FACILITIES FOR ORGANIZED ATHLETIC ACTIVITIES TO THE GENERAL PUBLIC;~~

~~HOSPITALS, NURSING HOMES, MEDICAL CLINICS, AND MEDICAL OFFICES;~~

~~BARBER SHOPS, BEAUTY PARLORS, HEALTH SPAS, AND SALONS THAT ADMINISTER MASSAGE ONLY TO THE NECK, SHOULDER, SCALP, AND FACE OR BY A LICENSED OR CERTIFIED THERAPIST ACTING WITHIN THE STANDARDS OF A GENERALLY RECOGNIZED LICENSING OR CERTIFYING ORGANIZATION.~~

~~RESTRICTED ADULT BUSINESS. ANY~~

~~ADULT ENTERTAINMENT USE THAT IS CUSTOMARILY OPEN ONLY TO ADULTS.~~

~~ADULT FOSTER CARE FACILITY. A LICENSED ESTABLISHMENT THAT PROVIDES FOSTER CARE TO ADULTS, INCLUDING AGED, MENTALLY ILL, DEVELOPMENTALLY DISABLED, OR PHYSICALLY HANDICAPPED ADULTS WHO REQUIRE SUPERVISION ON AN ONGOING BASIS BUT WHO DO NOT REQUIRE CONTINUOUS NURSING CARE. ADULT FOSTER CARE FACILITY DOES NOT INCLUDE NURSING HOMES, HOMES FOR THE AGED, HOSPITALS, ALCOHOL OR SUBSTANCE ABUSE REHABILITATION CENTERS, OR RESIDENTIAL CENTERS FOR PERSONS RELEASED FROM OR ASSIGNED TO A CORRECTIONAL FACILITY.~~

~~ADULT FOSTER CARE FAMILY HOME. A PRIVATE RESIDENCE WITH THE APPROVED CAPACITY TO RECEIVE 6 OR FEWER ADULTS TO BE PROVIDED WITH FOSTER CARE FOR 5 OR MORE DAYS A WEEK AND FOR 2 OR MORE CONSECUTIVE WEEKS. THE ADULT FOSTER CARE FAMILY HOME LICENSEE MUST BE A MEMBER OF THE HOUSEHOLD AND AN OCCUPANT OF THE RESIDENCE.~~

~~ADULT FOSTER CARE LARGE GROUP HOME. AN ADULT FOSTER CARE FACILITY WITH APPROVED CAPACITY TO RECEIVE AT LEAST 13~~

~~BUT NOT MORE THAN 20 ADULTS TO BE PROVIDED SUPERVISION, PERSONAL CARE, AND PROTECTION, IN ADDITION TO ROOM AND BOARD, FOR 24 HOURS A DAY, 5 OR MORE DAYS A WEEK AND FOR 2 OR MORE CONSECUTIVE WEEKS, FOR COMPENSATION.~~

TYPICALLY INTENDED

~~ADULT FOSTER CARE SMALL GROUP HOME. AN ADULT FOSTER CARE FACILITY WITH THE APPROVED CAPACITY TO RECEIVE 12 OR FEWER ADULTS WHO ARE PROVIDED SUPERVISION, PERSONAL CARE, AND PROTECTION, IN ADDITION TO ROOM AND BOARD, FOR 24 HOURS A DAY, 5 OR MORE DAYS A WEEK AND FOR 2 OR MORE CONSECUTIVE WEEKS, FOR COMPENSATION.~~

~~ALLEY. ANY ROADWAY, OTHER THAN A CITY STREET, AFFORDING A SECONDARY MEANS OF ACCESS TO ABUTTING PROPERTY, AND NOT INTENDED FOR GENERAL TRAFFIC CIRCULATION.~~

~~ALTERATION. ANY CHANGE, ADDITION, OR MODIFICATION IN CONSTRUCTION OR USE; ANY CHANGE IN THE STRUCTURAL MEMBERS OF A STRUCTURE, SUCH AS WALLS OR PARTITIONS, COLUMNS, BEAMS OR GIRDERS.~~

~~APARTMENT. A ROOM OR SUITE OF ROOMS ARRANGED AND INTENDED AS A DWELLING UNIT FOR A SINGLE FAMILY OR A GROUP OF INDIVIDUALS LIVING TOGETHER AS A SINGLE HOUSEKEEPING UNIT;~~

~~FOR RENTAL USE OR AS AN INDIVIDUAL UNIT IN A COLLECTION OF UNITS COOPERATIVELY OWNED BY ITS OCCUPANTS.~~

~~APARTMENT BUILDING. A BUILDING USED OR ARRANGED FOR RENTAL OCCUPANCY OR CO-OPERATIVELY OWNED BY ITS OCCUPANTS, HAVING THREE OR MORE ATTACHED SINGLE FAMILY OR SINGLE DWELLING UNITS, WITH A YARD, COMPOUND, SERVICE, OR UTILITIES IN COMMON.~~

~~APARTMENT, EFFICIENCY. A DWELLING UNIT IN A MULTIFAMILY BUILDING, CONSISTING OF NOT MORE THAN ONE HABITABLE ROOM, TOGETHER WITH KITCHEN OR KITCHENETTE AND SANITARY FACILITIES.~~

~~APARTMENT HOTEL. AN APARTMENT HOUSE WHICH FURNISHES SERVICES FOR THE USE OF ITS TENANTS WHICH ARE ORDINARILY FURNISHED BY HOTELS.~~

~~ARCADE OR AMUSEMENT CENTER. ANY ESTABLISHMENT THAT CONTAINS 4 OR MORE MECHANICAL AMUSEMENT DEVICES AND WHOSE PRINCIPAL USE IS PROVIDING ENTERTAINMENT THROUGH SUCH DEVICES.~~

~~ARCHITECTURAL FEATURES. ARCHITECTURAL FEATURES OF A BUILDING OR A STRUCTURE INCLUDE, BUT ARE NOT LIMITED TO, CORNICES, EAVES, GUTTERS, BELT COURSES, SILLS, LINTELS, BAY~~

~~WINDOWS, CHIMNEYS, AND DECORATIVE ORNAMENTS.~~

~~AUTOMOBILE REPAIR, MAJOR. A STRUCTURE OR USE DEVOTED TO THE GENERAL REPAIR, REBUILDING, OR RECONDITIONING OF MOTOR VEHICLES OR ENGINES, INCLUDING COLLISION SERVICE; BODY, FRAME, OR FENDER STRAIGHTENING AND REPAIR; OR OVERALL PAINTING AND UNDERCOATING.~~

~~AUTOMOBILE REPAIR, MINOR. A STRUCTURE OR USE PROVIDING LIMITED MOTOR VEHICLE REPAIR AND SERVICE, SUCH AS MINOR DENT REPAIR; DETAILING; LUBRICATION; RADIATOR OR FUEL SYSTEM FLUSHING; AND INSTALLATION OF MOTOR VEHICLE PARTS AND ACCESSORIES SUCH AS SPARK PLUGS, BATTERIES, TIRES, MUFFLERS, AND BELTS.~~

~~AUTOMOBILE OR TRAILER SALES AREA. AN OPEN AREA, OTHER THAN A STREET, USED FOR THE DISPLAY, SALE OR RENTAL OF NEW OR USED MOTOR VEHICLES OR TRAILERS IN OPERABLE CONDITION.~~

~~AUTOMOBILE SERVICE STATION OR FILLING STATION. A PLACE WHERE GASOLINE OR OTHER MOTOR FUEL, LUBRICANTS, TIRES, BATTERIES, ACCESSORIES AND SUPPLIES FOR OPERATING AND EQUIPPING MOTOR VEHICLES, INCLUDING GREASING AND OILING, AND, IF WITHIN AN ENCLOSED BUILDING, INCIDENTAL BRAKE, MUFFLER, AND SIMILAR~~

~~SERVICES BUT NOT INCLUDING ANY OPERATION NAMED UNDER AUTOMOBILE REPAIR, MAJOR.~~

~~AUTOMOBILE WRECKING. THE DISMANTLING OR DISASSEMBLING OF USED MOTOR VEHICLES OR TRAILERS OR THE STORAGE, SALE OR DUMPING OF DISMANTLED, PARTIALLY DISMANTLED, OBSOLETE OR WRECKED VEHICLES OR THEIR PARTS.~~

~~BASE FLOOD. THE FLOOD HAVING A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.~~

~~BED AND BREAKFAST OPERATION. A USE WHICH IS SUBORDINATE TO THE PRINCIPAL USE OF A DWELLING UNIT AS A SINGLE FAMILY DWELLING UNIT AND A USE IN WHICH TRANSIENT GUESTS ARE PROVIDED A SLEEPING ROOM AND A MEAL OR MEALS IN RETURN FOR PAYMENT FOR A LIMITED TIME.~~

~~BOARD. THE CITY OF FLINT ZONING BOARD OF APPEALS.~~

~~BOARDING OR LODGING HOUSE. A DWELLING OR PART THEREOF WHERE MEALS OR LODGING, OR BOTH, ARE PROVIDED FOR COMPENSATION. A BOARDING HOUSE IS TO BE DISTINGUISHED FROM A HOTEL, MOTEL, BED AND BREAKFAST ESTABLISHMENT, OR A CONVALESCENT, NURSING, OR GROUP HOME.~~

~~BUILDING. ANY STRUCTURE HAVING A ROOF SUPPORTED BY COLUMNS OR WALLS, USED OR~~

~~INTENDED TO BE USED FOR THE SHELTER OR ENCLOSURE OF PERSONS, ANIMALS OR PROPERTY. WHEN SUCH A STRUCTURE IS DIVIDED INTO SEPARATE PARTS BY ONE OR MORE UNPIERCED WALLS EXTENDING FROM THE GROUND UP, EACH~~

~~PART IS DEEMED A SEPARATE BUILDING, EXCEPT AS REGARDS MINIMUM SIDE YARD REQUIREMENTS AS PROVIDED BY THIS CHAPTER.~~

~~*BUILDING HEIGHT.* THE VERTICAL DISTANCE MEASURED FROM THE ESTABLISHED FINISHED GRADE TO THE HIGHEST POINT OF THE ROOF SURFACE FOR FLAT ROOFS; TO THE DECK LINE OF MANSARD ROOFS; AND TO THE AVERAGE HEIGHT BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBREL ROOFS. WHERE A BUILDING IS LOCATED ON A TERRACE, THE HEIGHT SHALL BE MEASURED FROM THE AVERAGE FINISHED GROUND LEVEL OF THE TERRACE AT THE BUILDING WALL.~~

~~*BUILDING FRONT LINE.* A LINE THAT COINCIDES WITH THE FACE OF THE BUILDING NEAREST THE FRONT LINE OF THE LOT. THIS FACE INCLUDES SUN PARLORS AND ENCLOSED PORCHES, BUT DOES NOT INCLUDE STEPS. SAID LINE SHALL BE PARALLEL TO THE FRONT LOT LINE AND MEASURED AS A STRAIGHT LINE BETWEEN THE INTERSECTION POINTS WITH THE SIDE YARD. FOR THE PURPOSES OF THIS ORDINANCE, THE FRONT LINE SHALL BE THE FRONT SETBACK LINE.~~

~~*BULK STATION.* A PLACE WHERE CRUDE PETROLEUM AND PETROCHEMICAL LIQUIDS SUCH GASOLINE, NAPHTHA, BENZENE,~~

~~BENZAL, AND KEROSENE ARE STORED FOR WHOLESALE PURPOSES AND WHERE THE AGGREGATE CAPACITY OF ALL STORAGE TANKS IS MORE THAN 6,000 GALLONS.~~

~~*CEMETERY.* LAND USED OR INTENDED TO BE USED FOR THE BURIAL OF THE HUMAN DEAD, INCLUDING COLUMBARIUMS, CREMATORIES, MAUSOLEUMS AND MORTUARIES, IF OPERATED IN CONNECTION WITH, AND WITHIN THE BOUNDARIES OF SUCH CEMETERY.~~

~~*CHANGE IN USE.* A USE DIFFERENT FROM THE PREVIOUS USE OF A SITE. A DIFFERENT USE SHALL FIRST BE DETERMINED ON THE BASIS OF THE ZONING DISTRICTS IN WHICH THE RESPECTIVE USES ARE FIRST PERMITTED, EITHER AS A PRINCIPAL USE PERMITTED OUTRIGHT OR A PRINCIPAL CONDITIONAL USE. A FURTHER DIFFERENCE OF USE SHALL BE DETERMINED ON THE BASIS OF USES LISTED IN THE SUBHEADINGS OF EACH ZONING DISTRICT SUCH AS RETAIL SERVICES, EATING AND DRINKING PLACES, AUTOMOTIVE SERVICES. CHANGES WITHIN SUBHEADINGS ARE NOT CONSIDERED A CHANGE IN USE. IF AN EXISTING STRUCTURE IS VACANT, THE LAST OCCUPANT SHALL DETERMINE USE.~~

~~*CHILD CARE CENTER.* A FACILITY, OTHER THAN A PRIVATE RESIDENCE, RECEIVING ONE OR MORE PRESCHOOL OR SCHOOL AGE~~

~~CHILDREN FOR CARE FOR PERIODS LESS THAN 24 HOURS A DAY, AND WHERE THE PARENTS OR GUARDIANS ARE NOT IMMEDIATELY AVAILABLE TO THE CHILD. THE TERM INCLUDES A FACILITY THAT PROVIDES CARE FOR NOT LESS THAN 2 CONSECUTIVE WEEKS, REGARDLESS OF THE NUMBER OF HOURS OF CARE PER DAY. THE TERM ALSO INCLUDES ANY FACILITY REFERRED TO AS A DAY CARE CENTER, DAY NURSERY, NURSERY SCHOOL, DROP-IN CENTER, AND PARENT COOPERATIVE PRESCHOOL. A CHILD CARE CENTER DOES NOT INCLUDE A SUNDAY SCHOOL, VACATION BIBLE SCHOOL, OR RELIGIOUS INSTRUCTIONAL CLASS OPERATED BY A RELIGIOUS ORGANIZATION WHERE CHILDREN ARE IN ATTENDANCE FOR NOT GREATER THAN 3 HOURS PER DAY FOR AN INDEFINITE PERIOD OR NOT GREATER THAN 8 HOURS PER DAY FOR LESS THAN ONE MONTH PER YEAR.~~

~~*CLINIC.* A PLACE USED FOR THE CARE, DIAGNOSIS AND TREATMENT OF PERSONS IN NEED OF MEDICAL OR SURGICAL ATTENTION, BUT WHO ARE NOT KEPT OVERNIGHT ON THE PREMISES. SEE ALSO "VETERINARY CLINIC."~~

~~*CLUB.* A NON PROFIT ASSOCIATION THAT MAINTAINS, OWNS, HIRES OR LEASES A BUILDING OR SPACE IN A BUILDING OR WHICH FURNISHES TO~~

~~ITS MEMBERS OR GUESTS ANY PREMISES OR PLACE WHERE MEMBERS OR GUESTS MAY ENGAGE IN THE DRINKING OF ALCOHOLIC LIQUOR FOR ANY FEE, COVER CHARGE, DONATION, OR OTHER CHARGE THAT MAY REASONABLY BE CONSTRUED AS CONSIDERATION. ALSO, THE BUILDING OWNED OR LEASED BY SUCH A GROUP.~~

~~*COLLECTOR STREET.* A STREET THAT PROVIDES BOTH LAND ACCESS AND TRAFFIC MOVEMENT IN THE LOCAL DISTRICT.~~



~~CO-LOCATION. THE ABILITY TO ATTACH WIRELESS ANTENNAS TO EXISTING STRUCTURES SUCH AS TOWERS, ROOFTOPS, UTILITY LINES, CHURCH SPIRES, AND THE LIKE.~~

~~COMMISSION. THE CITY OF FLINT PLANNING COMMISSION.~~

~~COMMON LAND. A PARCEL OR PARCELS OF LAND TOGETHER WITH THE IMPROVEMENTS THEREON, THE USE, MAINTENANCE, AND ENJOYMENT OF WHICH ARE INTENDED TO BE SHARED BY THE OWNERS AND OCCUPANTS OF THE INDIVIDUAL BUILDING UNITS IN A PLANNED UNIT DEVELOPMENT.~~

~~COMMUNITY DEVELOPMENT PROJECT. ANY RESIDENTIAL DEVELOPMENT WHICH CONFORMS TO THE REQUIREMENTS AND STANDARDS OF THE COMMUNITY DEVELOPMENT PROJECT REGULATIONS OF THIS CHAPTER.~~

~~CONDITIONAL USE. A USE THAT, BECAUSE OF SPECIAL REQUIREMENTS OR CHARACTERISTICS, MAY BE ALLOWED IN A PARTICULAR ZONING DISTRICT ONLY AFTER REVIEW BY THE PLANNING COMMISSION AND GRANTING OF CONDITIONAL USE APPROVAL WITH SUCH CONDITIONS AS NECESSARY TO MAKE THE USE COMPATIBLE WITH OTHER USES PERMITTED IN THE SAME DISTRICT OR VICINITY.~~

~~CONFORMING. IN COMPLIANCE WITH THE REGULATIONS OF THE~~

~~PERTINENT ZONING DISTRICT.~~

~~CONVALESCENT OR NURSING HOME. A BUILDING WHERE INFIRM OR INCAPACITATED PERSONS ARE FURNISHED LODGING, SHELTER, MEALS, NURSING, PERSONAL CARE, OR LIMITED MEDICAL ATTENTION ON A REGULAR BASIS FOR COMPENSATION. SUCH A FACILITY PROVIDES LIMITED ASSISTANCE BUT NOT THE DEGREE OF CARE AND TREATMENT PROVIDED BY A HOSPITAL OR SKILLED NURSING CENTER.~~

~~COUNTY. THE COUNTY OF GENESEE, MICHIGAN.~~

~~COURT. AN OPEN, UNOCCUPIED SPACE ON THE SAME LOT OR PARCEL WITH A BUILDING AND BOUNDED ON TWO OR MORE SIDES WITH WALLS OF THE BUILDING.~~

~~COURT, INNER. ANY COURT OTHER THAN AN OUTER COURT.~~

~~COURT, OUTER. A COURT WHICH EXTENDS DIRECTLY TO AND OPENS FOR ITS FULL WIDTH ON A STREET OR OTHER PERMANENT SPACE, OR ON A REQUIRED YARD, AT LEAST 20 FEET WIDE.~~

~~COVERAGE. THE PART OF A LOT OR PARCEL OF LAND OCCUPIED BY ONE OR MORE STRUCTURES.~~

~~CUL DE SAC. A STREET TERMINATING AT ONE END WITH A TURNING RADIUS.~~

~~DAY CARE CENTER. SEE "CHILD CARE CENTER."~~

~~DEVELOPMENT. THE CONSTRUCTION OF A NEW STRUCTURE ON A LOT, THE RELOCATION OF AN EXISTING STRUCTURE ON A LOT, OR THE USE OF OPEN LAND FOR A NEW USE.~~

~~DIRECT ACCESS. ACCESS REQUIRING THIS CHAPTER.~~

~~DRIVE-IN. SEE "RESTAURANT."~~

~~DWELLING. ANY BUILDING OR PORTION THEREOF USED FOR HUMAN HABITATION, EXCLUSIVE OF TENTS, CAMPERS, TRAILERS, PORTABLE BUILDINGS, AND MOBILE HOMES OR OTHER BUILDINGS WITHOUT A PERMANENT FOUNDATION.~~

~~ATTACHED. A DWELLING UNIT ATTACHED TO 2 OR MORE DWELLING UNITS BY COMMON VERTICAL WALLS.~~

~~DETACHED. A DWELLING UNIT THAT IS NOT ATTACHED TO ANY OTHER DWELLING UNIT BY ANY MEANS.~~

~~TRESPASS OVER PROPERTY OR RIGHTS-OF-WAY.~~

~~DISTRICT. AN AREA OF THE CITY WITH SPECIFIC ZONING REGULATIONS AS DEFINED IN~~

~~SEMI-DETACHED. A DWELLING UNIT ATTACHED TO ONE OTHER DWELLING UNIT BY A COMMON VERTICAL WALL, WITH EACH DWELLING UNIT LOCATED ON A SEPARATE LOT. ALSO COMMONLY KNOWN AS ADUPLEX.~~

~~STACKED RANCH. A TWO-STORY BUILDING DIVIDED HORIZONTALLY AND VERTICALLY BY COMMON PARTY WALLS AND FLOORS INTO 8 OR FEWER SINGLE STORY DWELLING UNITS, EACH UNIT HAVING AN INDEPENDENT PEDESTRIAN ENTRANCE EITHER DIRECTLY TO THE OUTSIDE OR THROUGH A COMMON VESTIBULE, AND INTEGRAL INDIVIDUAL GARAGES.~~

~~TOWNHOUSE. A BUILDING DIVIDED VERTICALLY BY COMMON WALLS INTO 4 TO 12 ATTACHED DWELLING UNITS WITH INDEPENDENT ENTRANCES TO BOTH THE FRONT YARD AND THE BACK YARD OR GARAGE, AND HAVING NO UNIT LOCATED ABOVE ANOTHER UNIT.~~

~~MULTIPLEX. A BUILDING DIVIDED VERTICALLY INTO THREE OR MORE SEPARATE DWELLING UNITS HAVING INDEPENDENT ENTRANCES EITHER DIRECTLY TO THE OUTSIDE OR THROUGH A COMMON VESTIBULE.~~

~~DWELLING, MULTI FAMILY. A BUILDING CONTAINING THREE OR MORE DWELLING UNITS.~~

~~DWELLING, SINGLE FAMILY. A~~

~~BUILDING DESIGNED FOR RESIDENTIAL USE CONTAINING NOT MORE THAN ONE DWELLING UNIT.~~

~~DWELLING, TWO FAMILY. A BUILDING CONTAINING NOT MORE THAN TWO DWELLING UNITS.~~

~~DWELLING GROUP. A GROUP OF TWO OR MORE DETACHED DWELLINGS LOCATED ON A PARCEL OF LAND IN ONE OWNERSHIP AND HAVING ANY YARD OR COURT IN COMMON.~~

~~DWELLING UNIT. ONE OR MORE ROOMS CONNECTED TOGETHER WITH KITCHEN AND SANITARY FACILITIES DESIGNED FOR RESIDENTIAL USE BY ONE FAMILY OR HOUSEKEEPING UNIT AND PHYSICALLY SEPARATED FROM ANY OTHER ROOM OR DWELLING UNIT IN THE SAME STRUCTURE.~~

~~EASEMENT. THAT PORTION OF LAND OR PROPERTY RESERVED FOR PRESENT OR FUTURE USE BY A PERSON OR AGENCY OTHER THAN THE LEGAL FEE OWNER OF THE PROPERTY.~~

~~ENVIRONMENTAL AREA. AN AREA THAT THE DEPARTMENT OF NATURAL RESOURCES HAS DETERMINED IS NECESSARY FOR THE PRESERVATION AND MAINTENANCE OF WILDLIFE, WATER, SOIL, OPEN SPACE, OR FOREST RESOURCES.~~

~~ERECT. TO BUILD, CONSTRUCT, ALTER, RECONSTRUCT, OR OTHERWISE PERFORM ANY PHYSICAL OPERATION INTENDED~~

~~TO RESULT IN THE PLACEMENT OF A  
STRUCTURE ON THE PREMISES,  
INCLUDING EXCAVATION,  
BACKFILL, DRAINAGE, AND THE  
LIKE.~~

~~ESSENTIAL SERVICES. THE  
CONSTRUCTION OR MAINTENANCE  
OF GAS, ELECTRICAL, STEAM,  
SEWER, WATER, OR OTHER UTILITY  
SYSTEMS, EQUIPMENT, AND  
ACCESSORIES, WHETHER  
UNDERGROUND OR OVERHEAD,  
THAT ARE REASONABLY  
NECESSARY FOR FURNISHING  
ADEQUATE UTILITY SERVICES TO  
THE PUBLIC.~~

~~ESTABLISHMENT. ANY BUSINESS OR  
ENTERPRISE THAT UTILIZES ANY  
BUILDING, STRUCTURE, PREMISES,  
PARCEL, PLACE, OR AREA.~~

~~EXCEPTION. A MODIFICATION OF  
REQUIREMENTS OF THIS CHAPTER,  
SPECIFICALLY PERMITTED HEREIN,  
WHICH IS NECESSARY TO AVOID  
UNDUE HARDSHIP IN THE  
PRACTICAL APPLICATION OF THE  
PROVISIONS OF THIS CHAPTER. AN  
EXCEPTION IS NOT A VARIANCE.~~

~~FAMILY.~~

~~AN INDIVIDUAL OR GROUP OF  
TWO OR MORE PERSONS RELATED  
BY BLOOD, MARRIAGE OR  
ADOPTION, TOGETHER WITH FOSTER  
CHILDREN AND SERVANTS OF THE  
PRINCIPAL OCCUPANTS, WITH NOT  
MORE THAN TWO~~

~~ADDITIONAL UNRELATED PERSONS WHO ARE DOMICILED TOGETHER AS A SINGLE, DOMESTIC, HOUSEKEEPING UNIT IN A DWELLING UNIT.~~

~~A COLLECTIVE NUMBER OF INDIVIDUALS DOMICILED TOGETHER IN ONE DWELLING UNIT HAVING A DEMONSTRABLE AND RECOGNIZABLE BOND CHARACTERISTIC OF A COHESIVE UNIT, WHOSE RELATIONSHIP IS OF A CONTINUING NONTRANSIENT DOMESTIC CHARACTER AND WHO LIVE TOGETHER AS A FUNCTIONAL FAMILY IN A SINGLE NONPROFIT HOUSEKEEPING UNIT. THIS DEFINITION SHALL NOT INCLUDE ANY SOCIETY, CLUB, FRATERNITY, SORORITY, ASSOCIATION, LODGE, COTERIE, ORGANIZATION, OR GROUP OF STUDENTS OR OTHER INDIVIDUALS WHOSE DOMESTIC RELATIONSHIP IS OF A TRANSITORY OR SEASONAL NATURE OR FOR AN ANTICIPATED LIMITED DURATION OF A SCHOOL TERM OR OTHER SIMILAR DETERMINABLE PERIOD.~~

~~*FAMILY DAY CARE HOME.* A PRIVATE HOME IN WHICH ONE BUT NOT MORE THAN 6 MINOR CHILDREN ARE RECEIVED FOR CARE AND SUPERVISION FOR PERIODS LESS THAN 24 HOURS A DAY, UNATTENDED BY A PARENT OR LEGAL GUARDIAN, EXCEPTING CHILDREN RELATED TO AN ADULT MEMBER OF THE FAMILY BY BLOOD, MARRIAGE, OR ADOPTION.~~

~~FAMILY DAY CARE HOMES INCLUDE HOMES THAT GIVE CARE TO AN UNRELATED MINOR CHILD FOR MORE THAN 4 WEEKS DURING A CALENDAR YEAR.~~

~~*FENCE.* A WALL COMPOSED OF POSTS CARRYING BOARDS, RAILS, PICKETS, OR WIRE, OR TO IRON STRUCTURES CONSISTING OF VERTICAL OR HORIZONTAL BARS OR OF OPEN WORK.~~

~~*FENCE, DECORATIVE.* AN OPEN OR SEMI-OPEN FENCE, ORNAMENTAL IN NATURE, NOT INTENDED TO PROVIDE A PERMANENT BARRIER TO PASSAGE OR FOR SCREENING. DECORATIVE FENCING DOES NOT INCLUDE CHAIN LINK FENCING.~~

~~*FLOOD INSURANCE RATE MAP (FIRM).* THE OFFICIAL MAP ON WHICH THE FEDERAL INSURANCE ADMINISTRATION HAS DELINEATED BOTH THE AREAS OF SPECIAL FLOOD HAZARD AND THE RISK PREMIUM ZONES APPLICABLE TO THE COMMUNITY.~~

~~*FLOOD INSURANCE STUDY.* THE OFFICIAL REPORT OF THE FEDERAL INSURANCE ADMINISTRATION PROVIDING FLOOD PROFILES, THE FLOOD INSURANCE RATE MAPS, AND THE WATER SURFACE ELEVATION OF THE BASE FLOOD.~~

~~*FLOOR AREA.* THE SUM OF THE HORIZONTAL AREA OF THE SEVERAL FLOORS OF A BUILDING MEASURED FROM THE INTERIOR FACES OF THE EXTERIOR WALLS.~~

~~FOR RESIDENTIAL DWELLINGS, THE FLOOR AREA MEASUREMENT SHALL NOT INCLUDE THE AREA OF BASEMENTS, STAIRWAYS, UNFINISHED ATTICS, ATTACHED GARAGES, BREEZEWAYS, ENCLOSED OR UNENCLOSED PORCHES, OR UTILITY ROOMS. FOR COMMERCIAL USES, THE FLOOR AREA MEASUREMENT SHALL NOT INCLUDE AREAS USED, OR INTENDED TO BE USED, PRINCIPALLY FOR STORAGE OR PROCESSING; HALLWAYS; STAIRWELLS; ELEVATOR SHAFTS; FLOOR SPACE USED FOR MECHANICAL EQUIPMENT OR UTILITIES; ATTIC SPACE HAVING HEADROOM OF SEVEN (7) FEET, TEN (10) INCHES OR LESS; INTERIOR BALCONIES; MEZZANINES; OR SANITARY FACILITIES. IN ADDITION, ANY SPACE DEVOTED TO OFF-STREET PARKING OR LOADING SHALL NOT BE CONSIDERED FLOOR AREA.~~

~~FLOOR AREA, GROUND. THE HORIZONTAL AREA OF THE FIRST FLOOR OF A BUILDING OTHER THAN A CELLAR OR BASEMENT.~~

~~FLOOR AREA, GROSS. THE SUM OF THE HORIZONTAL AREAS OF THE SEVERAL FLOORS OF THE BUILDING MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS OR FROM THE CENTERLINE OF WALLS SEPARATING 2 BUILDINGS. THE GROSS FLOOR AREA OF A BUILDING SHALL NOT~~

~~INCLUDE THE BASEMENT FLOOR AREA EXCEPT WHEN MORE THAN HALF OF THE BASEMENT IS ABOVE GRADE.~~

~~FRONT, LOT. THE SIDE OF A LOT THAT ABUTS A PUBLIC STREET. FOR CORNER LOTS, THE FRONT IS THE SHORTEST SIDE THAT ABUTS A STREET. WHERE BUILDINGS EXIST ON THE LOT, THE LOT FRONT MAY BE ESTABLISHED BY THE ORIENTATION OF THE BUILDINGS. OTHERWISE THE PRINCIPAL ENTRANCE SHALL DETERMINE THE FRONT OF THE LOT.~~

~~FRONTAGE. THE DISTANCE ALONG THE BOUNDARY BETWEEN ANY LOT OR PARCEL OF PROPERTY AND A HIGHWAY, PUBLIC RIGHT OF WAY OR WATERWAY.~~

~~GARAGE. A STRUCTURE OR USE DEVOTED TO THE STORAGE OR CARE OF MOTOR VEHICLES. A COMMERCIAL GARAGE IS A STRUCTURE OR USE WHERE MOTOR VEHICLES ARE EQUIPPED FOR OPERATION, REPAIRED, OR STORED FOR REMUNERATION, HIRE, OR SALE. THIS DEFINITION EXCLUDES A STRUCTURE OR USE PRINCIPALLY DEVOTED TO THE STORAGE OF MOTOR VEHICLES FOR SCRAP OR SALVAGE PURPOSES OR FOR SALE AS SCRAP OR SALVAGE MATERIAL.~~

~~GRADE. THE HIGHEST POINT OF THE GROUND CONTACTING ANY PORTION OF THE BASEMENT OR FOUNDATION OF A BUILDING.~~

~~GROUP DAY CARE HOME. A PRIVATE HOME IN WHICH 7, BUT NOT MORE THAN 12, MINOR CHILDREN ARE RECEIVED FOR CARE AND SUPERVISION FOR PERIODS OF LESS THAN 24 HOURS A DAY, UNATTENDED BY A PARENT OR LEGAL GUARDIAN, EXCEPTING CHILDREN RELATED TO AN ADULT MEMBER OF THE FAMILY BY BLOOD, MARRIAGE, OR ADOPTION. GROUP DAY CARE HOMES INCLUDE HOMES THAT GIVE CARE TO AN UNRELATED MINOR CHILD FOR MORE THAN 4 WEEKS DURING A~~

~~YEAR.~~

~~HEALTH CARE FACILITY. ANY FACILITY OR INSTITUTION THAT PROVIDES MENTAL OR PHYSICAL HEALTH CARE SERVICES, INCLUDING DIAGNOSIS, TREATMENT, REHABILITATION, OR PREVENTIVE CARE, AND THAT ALLOWS OVERNIGHT STAYS.~~

~~HOME FOR THE AGED. A SUPERVISED PERSONAL CARE FACILITY, OTHER THAN A HOTEL, ADULT FOSTER CARE FACILITY, HOSPITAL, NURSING HOME, OR COUNTY MEDICAL CARE FACILITY, THAT PROVIDES ROOM, BOARD, AND SUPERVISED PERSONAL CARE TO 21 OR MORE UNRELATED, NONTRANSIENT, INDIVIDUALS 60 YEARS OF AGE OR OLDER. A HOME FOR THE AGED INCLUDES A SUPERVISED PERSONAL CARE FACILITY FOR 20 OR FEWER INDIVIDUALS 60 YEARS OF AGE OR OLDER IF THE FACILITY IS OPERATED IN CONJUNCTION WITH, AND AS A DISTINCT PART OF, A LICENSED NURSING HOME.~~

~~HOME OCCUPATION OR BUSINESS. AN OCCUPATION THAT IS TRADITIONALLY AND CUSTOMARILY CARRIED ON WITHIN A DWELLING AND THAT IS CLEARLY INCIDENTAL AND SECONDARY TO THE USE OF THE DWELLING AS A RESIDENCE.~~

~~HOSPITAL. AN INSTITUTION FOR THE DIAGNOSIS, TREATMENT, OR~~

~~CARE OF AGED, SICK, OR INJURED PEOPLE. THE TERM "HOSPITAL" SHALL INCLUDE SANATORIUMS BUT NOT NURSING HOMES, REST HOMES, OR CONVALESCENT HOMES.~~

~~*HOTEL.* A BUILDING OR PART OF A BUILDING, WITH A COMMON ENTRANCE OR ENTRANCES, IN WHICH DWELLING OR ROOMING UNITS ARE USED PRIMARILY FOR TRANSIENT OCCUPANCY, AND IN WHICH ONE OR MORE OF THE FOLLOWING SERVICES ARE OFFERED: MAID SERVICE, FURNISHING OF LINEN, TELEPHONE, SECRETARIAL OR DESK SERVICE, AND BELLBOY SERVICE. A HOTEL MAY INCLUDE A RESTAURANT OR COCKTAIL LOUNGE, PUBLIC BANQUET HALLS, BALLROOMS, OR MEETING ROOMS AS ACCESSORY USES.~~

~~*HOUSEKEEPING UNIT.* A DWELLING UNIT ORGANIZED AS A SINGLE ENTITY IN WHICH THE MEMBERS SHARE COMMON KITCHEN FACILITIES AND HAVE ACCESS TO ALL PARTS OF THE DWELLING UNIT.~~

~~*INDUSTRIAL PARK.* A PLANNED INDUSTRIAL DEVELOPMENT ON A TRACT OF LAND CONTAINING AN INTERNAL ROAD NETWORK SUITABLE FOR TRUCKS AND EMPLOYEE TRAFFIC AND SUPPLIED WITH WATER, SEWER, ELECTRIC, AND NATURAL GAS LINES.~~

~~*JUNK.* ANY REFUSE, WASTE MATERIAL, OR ITEM THAT HAS~~

~~CEASED TO HAVE VALUE FOR ITS ORIGINALLY INTENDED USE, INCLUDING SALVAGED MATERIAL, METAL, MACHINERY, MOTOR VEHICLES, OR MOTOR VEHICLE PARTS, FURNITURE AND HOUSEHOLD EQUIPMENT, OR SALVAGED MATERIALS INCIDENTAL TO MANUFACTURING OPERATIONS.~~



~~JUNKYARD. A PLACE WHERE WASTE, DISCHARGED OR SALVAGED MATERIALS ARE BOUGHT, SOLD, EXCHANGED, BALED, PACKED, DISASSEMBLED OR HANDLED, INCLUDING AUTO WRECKING YARDS, HOUSE WRECKING YARDS, USED LUMBER YARDS AND PLACES OR YARDS FOR STORAGE OF SALVAGED HOUSE WRECKING AND STRUCTURAL STEEL MATERIALS AND EQUIPMENT; BUT NOT INCLUDING SUCH PLACES WHERE SUCH USES ARE CONDUCTED ENTIRELY WITHIN A COMPLETELY ENCLOSED BUILDING AND NOT INCLUDING VEHICLE TOW YARDS AND IMPOUND LOTS, PAWN SHOPS AND ESTABLISHMENTS FOR THE SALE, PURCHASE OR STORAGE OF USED FURNITURE AND HOUSEHOLD EQUIPMENT, USED CARS IN OPERABLE CONDITION OR SALVAGED MATERIALS INCIDENTAL TO MANUFACTURING OPERATIONS.~~

~~KENNEL. ANY STRUCTURE OR PREMISES ON WHICH FOUR OR MORE DOGS OR CATS OVER FOUR MONTHS OF AGE ARE KEPT.~~

~~LOADING SPACE. AN OFF STREET SPACE WITHIN A BUILDING OR ON THE SAME LOT WITH A BUILDING OR GROUP OF BUILDINGS FOR THE TEMPORARY PARKING OF A COMMERCIAL VEHICLE WHILE LOADING AND UNLOADING MERCHANDISE OR MATERIALS, SUCH SPACE HAVING DIRECT AND UNOBSTRUCTED ACCESS TO A~~

~~STREET OR ALLEY.~~

~~LODGE. SEE "CLUB".~~

~~LOT. A PARCEL OF LAND INTENDED FOR A SINGLE PRINCIPAL USE, TOGETHER WITH ACCESSORY USES PERMITTED IN THIS CHAPTER, AND HAVING BOUNDARIES DETERMINED BY LOT LINES.~~

~~LOT AREA. THE TOTAL AREA INCLUDED WITHIN LOT LINES. WHERE A LOT LINE LIES IN PART OF A STREET, THE LOT AREA SHALL NOT INCLUDE THAT PART OF THE LOT IN THE STREET PROPER.~~

~~LOT, CORNER. A LOT LOCATED AT THE INTERSECTION OF TWO STREETS OR A LOT BOUNDED ON TWO SIDES BY A CURVING STREET, ANY TWO CHORDS OF WHICH FORM AN ANGLE OF 135 DEGREES OR LESS AS MEASURED ON THE LOT SIDE. THE POINT OF INTERSECTION OF THE STREET LOT LINES IS THE CORNER. IN THE CASE OF A CORNER LOT WITH A CURVED STREET LINE, THE CORNER IS THAT POINT ON THE STREET LOT LINE NEAREST TO THE POINT OF INTERSECTION OF THE TANGENTS DESCRIBED ABOVE.~~

~~LOT COVERAGE. THE PART OR PERCENT OF THE LOT AREA OCCUPIED BY STRUCTURES.~~

~~LOT DEPTH. THE HORIZONTAL STRAIGHT LINE DISTANCE BETWEEN THE FRONT AND REAR LOT LINES, MEASURED ALONG THE MEDIAN BETWEEN SIDE LOT LINES.~~

~~LOT DEFINITIONS. SEE APPENDIX: COMPILED ILLUSTRATIONS, ILLUSTRATION 50-1, "TYPICAL LOT DEFINITIONS," AT THE END OF THIS CHAPTER.~~

~~LOT, DOUBLE FRONTAGE. ANY INTERIOR LOT HAVING FRONTAGE ON TWO APPROXIMATELY PARALLEL STREETS AS DISTINGUISHED FROM A CORNER LOT. SEE "LOT, THROUGH."~~

~~LOT, FLAG. A LOT NOT MEETING MINIMUM FRONTAGE REQUIREMENTS AND WHERE ACCESS TO THE PUBLIC ROAD IS BY A NARROW, PRIVATE RIGHT OF WAY OR DRIVEWAY.~~

~~LOT, INTERIOR. A LOT OTHER THAN A CORNER LOT.~~

~~LOT LINES. THE PROPERTY LINES BOUNDING A LOT AS DEFINED HEREIN:~~

~~FRONT LOT LINE. THE SHORTEST LOT BOUNDARY ABUTTING A PUBLIC STREET.~~

~~REAR LOT LINE. THE LOT BOUNDARY OPPOSITE AND MOST DISTANT FROM THE FRONT LOT LINE. IN THE CASE OF IRREGULARLY SHAPED LOTS, A LINE 10 FEET IN LENGTH PARALLEL TO AND AT THE MAXIMUM DISTANCE FROM THE FRONT LOT LINE THAT IS ENTIRELY WITHIN THE LOT SHALL BE CONSIDERED THE REAR LOT LINE FOR THE PURPOSE OF DETERMINING REQUIRED REAR YARD SPACING.~~

~~SIDE LOT LINE. ANY LOT LINE NOT A FRONT OR REAR LOT LINE. A SIDE LOT LINE SEPARATING A LOT FROM A STREET IS A SIDE STREET LOT LINE. A SIDE LOT LINE SEPARATING A LOT FROM ANOTHER LOT OR LOTS IS AN INTERIOR SIDE LOT LINE.~~

~~LOT OF RECORD. A PARCEL OF LAND, THE DIMENSIONS OF WHICH ARE SHOWN ON A DOCUMENT OR MAP ON FILE WITH THE COUNTY REGISTER OF DEEDS; A LOT WHICH ACTUALLY EXISTS IN A SUBDIVISION PLAT AS SHOWN ON THE RECORDS OF THE COUNTY REGISTER OF DEEDS; OR A LOT OR PARCEL DESCRIBED BY METES AND BOUNDS, THE DESCRIPTION OF WHICH HAS BEEN SO RECORDED. WHENEVER AN OWNER USES 2 OR MORE RECORDED LOTS AS A SINGLE BUILDING SITE, OR COMBINES 2 OR MORE LOTS ON ANY RECORDED PLAT IN THE RECORDS OF THE ASSESSOR OR TREASURER, SAID COMBINATION OF LOTS SHALL BE DEEMED TO BE A SINGLE LOT OF RECORD FOR THE PURPOSES OF THIS CHAPTER.~~

~~LOT, THROUGH. ANY INTERIOR LOT HAVING FRONTAGE ON TWO APPROXIMATELY PARALLEL STREETS, AS DISTINGUISHED FROM A CORNER LOT. IN THE CASE OF A ROW OF 2 OR MORE DOUBLE FRONTAGE LOTS, ALL YARDS OF SAID LOTS ADJACENT TO STREETS SHALL BE CONSIDERED FRONT YARDS, AND SETBACKS SHALL BE~~

~~PROVIDED AS REQUIRED IN THIS CHAPTER.~~

~~LOT WIDTH. THE HORIZONTAL STRAIGHT LINE DISTANCE BETWEEN THE SIDE LOT LINES, MEASURED ALONG THE MEDIAN BETWEEN THE FRONT AND REAR LOT LINES.~~

~~LOT, ZONING. A SINGLE TRACT OF LAND, LOCATED WITHIN A SINGLE BLOCK, WHICH, AT THE TIME OF FILING FOR A ZONING PERMIT, IS DESIGNATED BY ITS OWNER OR DEVELOPER AS A TRACT TO BE USED, DEVELOPED, OR BUILT UPON AS A UNIT, UNDER SINGLE OWNERSHIP OR CONTROL. A ZONING LOT SHALL SATISFY THIS ORDINANCE WITH RESPECT TO AREA, SIZE, DIMENSIONS, AND FRONTAGE AS REQUIRED IN THE DISTRICT IN WHICH THE ZONING LOT IS LOCATED. A ZONING LOT, THEREFORE, MAY NOT COINCIDE WITH A LOT OF RECORD AS FILED WITH THE COUNTY REGISTER OF DEEDS, BUT MAY INCLUDE ONE OR MORE LOTS OF RECORD. TWO OR MORE ADJACENT LOTS MAY ONLY BE TREATED AS A ZONING LOT IF THEY CANNOT BE COMBINED INTO ONE TAX PARCEL BY THE CITY.~~

~~MAJOR STREET PLAN. THE MAJOR STREET PLAN FOR THE CITY AS ADOPTED BY THE PLANNING COMMISSION, ESTABLISHING THE LOCATION AND OFFICIAL RIGHT OF WAY WIDTH OF PRINCIPAL STREETS AND HIGHWAYS IN THE CITY.~~

~~MAJOR THOROUGHFARE. A LARGE VOLUME TRAFFIC WAY INTENDED FOR TRAFFIC FROM THE IMMEDIATE MUNICIPAL AREA AND THE REGIONS BEYOND.~~

~~MANUFACTURED HOME. A FACTORY-BUILT SINGLE-FAMILY STRUCTURE THAT MEETS THE NATIONAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS ACT, COMMONLY KNOWN AS THE HUD (UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT) CODE. SEE "MOBILE HOME."~~

~~MANUFACTURED HOME PARK. SEE "MOBILE HOME PARK."~~

~~MARGINAL ACCESS DRIVE. A STREET THAT IS PARALLEL TO AND ADJACENT TO A PRIMARY STREET AND THAT IS DESIGNED TO PROVIDE ACCESS TO ABUTTING PROPERTIES SO THAT THESE PROPERTIES ARE SOMEWHAT SHELTERED FROM THE EFFECTS OF THE THROUGH TRAFFIC ON THE PRIMARY STREET AND SO THAT THE FLOW OF TRAFFIC ON THE PRIMARY STREET IS NOT IMPEDED BY DIRECT DRIVEWAY ACCESS FROM A LARGE NUMBER OF ABUTTING PROPERTIES.~~

~~MEZZANINE. AN INTERMEDIATE LEVEL OR LEVELS IN ANY STORY WITH AN AGGREGATE FLOOR AREA OF NOT MORE THAN ONE THIRD OF THE FLOOR AREA OF THE ROOM OR SPACE IN WHICH IT IS LOCATED.~~

~~MINI STORAGE FACILITY. A~~

~~BUILDING OR GROUP OF BUILDINGS WHERE SEPARATE, LOCKING UNITS ARE LEASED TO CUSTOMERS FOR THE STORAGE OF PERSONAL PROPERTY.~~

~~MOBILE HOME. ANY STRUCTURE BUILT ON A CHASSIS AND DESIGNED TO BE USED WITHOUT A PERMANENT FOUNDATION AS A DWELLING WHEN CONNECTED TO THE REQUIRED UTILITIES AND WHICH IS, OR IS INTENDED TO BE, ATTACHED TO THE GROUND TO ANOTHER STRUCTURE, OR TO A UTILITY SYSTEM ON THE SAME PREMISES FOR MORE THAN 30 CONSECUTIVE DAYS, BUT DOES NOT INCLUDE A RECREATIONAL VEHICLE.~~

~~TYPE A. NEW MOBILE HOMES CERTIFIED AS MEETING HUD MOBILE HOME CONSTRUCTION AND SAFETY STANDARDS.~~

~~TYPE B. USED MOBILE HOMES CERTIFIED AS MEETING HUD MOBILE HOME CONSTRUCTION AND SAFETY STANDARDS OR STANDARDS CONTAINED UNDER STATE OF MICHIGAN ACT 230 OF THE PUBLIC ACTS OF 1972, BEING MCLA §§ 125.1501 ET SEQ., AND MSA §§ 5.2949(1) ET SEQ., AS AMENDED, FOUND ON INSPECTION TO BE IN GOOD CONDITION.~~

~~TYPE C. USED MOBILE HOMES CERTIFIED AS MEETING HUD MOBILE HOME CONSTRUCTION AND SAFETY STANDARDS OR STANDARDS CONTAINED UNDER ACT 230 OF THE PUBIC ACTS OF 1972, BEING MCLA §§ 125.1501 ET SEQ., AND MSA §§ 5.2949(1) ET SEQ., AS AMENDED, FOUND ON INSPECTION~~

~~TO BE IN POOR CONDITION AND UNSAFE AND/OR UNFIT FOR RESIDENTIAL OCCUPANCY.~~

~~TYPE D. USED MOBILE HOMES NOT CERTIFIED AS MEETING HUD MOBILE HOME CONSTRUCTION AND SAFETY STANDARDS OR NOT MEETING STANDARDS CONTAINED UNDER STATE OF MICHIGAN ACT 230 OF THE PUBLIC ACTS OF 1972, BEING MCLA §§ 125.1501 ET SEQ., AND MSA §§ 5.2949(1) ET SEQ., AS AMENDED.~~

~~MOBILE HOME PARK. ANY PARCEL OF LAND OR PART THEREOF USED OR OFFERED FOR USE AS A LOCATION FOR THREE OR MORE MOBILE HOMES ON A CONTINUAL, NON RECREATIONAL BASIS TOGETHER WITH ANY BUILDING, STRUCTURE, ENCLOSURE, STREET, EQUIPMENT, OR FACILITY USED OR INTENDED FOR USE INCIDENT TO THE OCCUPANCY OF A MOBILE HOME.~~

~~MODULAR HOME. A DWELLING MANUFACTURED IN A FACTORY IN SEPARATE UNITS THAT COMPLY WITH APPLICABLE STATE CONSTRUCTION CODES AND THAT ARE DESIGNED FOR TRANSPORT BY SEPARATE CARRIER TO THE BUILD SITE FOR ASSEMBLY ON A PERMANENT FOUNDATION. MODULAR HOMES SHALL BE CONSIDERED SITE BUILT HOMES.~~

~~MOTEL. A SERIES OF ATTACHED, SEMI DETACHED OR DETACHED~~

~~RENTAL UNITS WITH INDIVIDUAL ENTRANCES PROVIDING CONVENIENT ACCESS TO OFF-STREET PARKING AREAS AND THAT ARE RENTED FOR OVERNIGHT LODGING PRIMARILY TO THE PUBLIC TRAVELING BY MOTOR VEHICLE.~~

~~MOTOR HOME. ANY VEHICLE BUILT AND LICENSABLE FOR USE ON PUBLIC STREETS AND HIGHWAYS THAT HAS BEEN CONSTRUCTED OR ADAPTED FOR USE AS A DWELLING OR SLEEPING PLACE FOR ONE OR MORE PERSONS. SEE "TRAVEL TRAILER."~~

~~MOTOR HOME PARK. A PARK DESIGNED SPECIFICALLY TO ACCOMMODATE THE USE OF MOTOR HOMES AND TRAVEL TRAILERS AS DWELLINGS. ALSO COMMONLY REFERRED TO AS A TRAILER PARK OR RV PARK.~~

~~NONCONFORMING BUILDING. A BUILDING OR PORTION THEREOF LAWFULLY EXISTING AT THE EFFECTIVE DATE OF THIS ORDINANCE, THAT DOES NOT CONFORM TO THE REGULATIONS OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.~~

~~NONCONFORMING LOT. ANY LOT, OUTLOT, OR PARCEL OF LAND WHICH, THROUGH A CHANGE IN THE LAW, NO LONGER CONFORMS TO THE PROVISIONS OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.~~

~~NONCONFORMING STRUCTURE. A~~

~~STRUCTURE WHICH, THROUGH A CHANGE IN THE LAW, NO LONGER CONFORMS TO THE PROVISIONS OF THIS CHAPTER.~~

~~NONCONFORMING USE. A USE THAT WAS VALID WHEN BEGUN BUT WHICH, THROUGH A CHANGE IN THE LAW, NO LONGER CONFORMS TO THE REGULATIONS OF THE ZONING DISTRICT IN WHICH IT IS CARRIED ON.~~

~~NUISANCE. A THING OR PRACTICE CAUSING, OR HAVING POTENTIAL TO CAUSE, ANNOYANCE SUCH AS NOISE, DUST, DIRT, SMOKE, FLY ASH, ODOR, GLARE, FUMES, FLASHES, VIBRATION, SHOCK WAVES, HEAT, ELECTRONIC OR ATOMIC RADIATION, EFFLUENT, CROWD NOISE, TRAFFIC, OR TRESPASS OF PERSONS OR OBJECTS, WHETHER OR NOT THE THING OR PRACTICE CONSTITUTES A LEGAL NUISANCE SUBJECT TO FORCIBLE ABATEMENT.~~

~~NURSERY. A STRUCTURE OR USE WHERE LIVE TREES, SHRUBS, OR PLANTS ARE GROWN, TENDED, OR STORED AND OFFERED FOR RETAIL SALE, INCLUDING PRODUCTS USED FOR GARDENING OR LANDSCAPING, BUT NOT INCLUDING A STRUCTURE OR USE PRINCIPALLY FOR THE SALE OF FRUITS, VEGETABLES, OR CHRISTMAS TREES.~~

~~NURSERY SCHOOL. SEE "CHILD CARE CENTER."~~

~~NURSING HOME. A NURSING FACILITY THAT PROVIDES ORGANIZED NURSING CARE AND MEDICAL TREATMENT TO 7 OR MORE INDIVIDUALS SUFFERING OR~~

~~RECOVERING FROM ILLNESS, INJURY, OR INFIRMITY, INCLUDING A COUNTY MEDICAL CARE FACILITY, BUT EXCLUDING A HOSPITAL OR A FACILITY CREATED BY ACT NO. 152 OF THE PUBLIC ACTS OF 1985, AS AMENDED, BEING SECTIONS 36.1 TO 36.12 OF THE MICHIGAN COMPILED LAWS.~~

~~OFF STREET PARKING LOT OR FACILITY. A STRUCTURE OR USE PROVIDING PARKING SPACES FOR MORE THAN 5 MOTOR VEHICLES, ALONG WITH ADEQUATE DRIVES AND AISLES FOR MANEUVERING; AS PRESCRIBED BY THE REGULATIONS OF THE ZONING DISTRICT IN WHICH THE OFF STREET PARKING IS LOCATED.~~

~~OPEN AIR BUSINESS USE. ANY RETAIL BUSINESS THAT SELLS GOODS THAT ARE DISPLAYED OR OTHERWISE MERCHANDISED OUTSIDE AN ENCLOSED BUILDING, INCLUDING AUTOMOBILE SALES AREAS, NURSERIES, PARKING LOT SALES, CAMPER SALES, AND OTHER SIMILAR USES.~~

~~OPEN FRONT STORE. AN ESTABLISHMENT DESIGNED TO PROVIDE SERVICE TO CUSTOMERS BEYOND THE WALLS OF THE BUILDING, NOT REQUIRING THE PATRON TO ENTER THE BUILDING. THE TERM "OPEN FRONT STORE" SHALL NOT INCLUDE AUTO REPAIR STATIONS OR GAS STATIONS.~~

~~OPEN SPACE. ANY UNOCCUPIED~~

~~SPACE, OPEN TO THE SKY, ON THE SAME LOT OR PARCEL OF LAND AS A BUILDING. DESIGNATED PARKING IS NOT OPEN SPACE.~~

~~OUTDOOR ADVERTISING. ANY SIGN USED TO ADVERTISE A GOOD, SERVICE, OR ACTIVITY THAT IS NOT PRIMARILY PRODUCED OR SOLD ON THE PREMISES WHERE THE SIGN IS LOCATED.~~

~~PARKING SPACE. A PERMANENTLY SURFACED AREA OF NOT LESS THAN 180 SQUARE FEET (9 FEET BY 20 FEET), EITHER WITHIN A STRUCTURE OR IN THE OPEN, EXCLUSIVE OF DRIVEWAYS OR ACCESS DRIVES, FOR THE PARKING OF A MOTOR VEHICLE.~~

~~PENNY ARCADE. ANY NONRESIDENTIAL ESTABLISHMENT IN WHICH FOUR OR MORE MECHANICAL AMUSEMENT DEVICES (EXCLUDING POOL TABLES OR BILLIARD TABLES) FOR HIRE ARE LOCATED, AS REGULATED IN §§ 12-24 THROUGH 12-37 OF THIS CODE OF ORDINANCES.~~

~~PLANNED INDUSTRIAL DISTRICT. ANY INDUSTRIAL DEVELOPMENT WHICH CONFORMS TO THE REQUIREMENTS AND STANDARDS OF THE PLANNED INDUSTRIAL DISTRICT REGULATIONS OF THIS CHAPTER.~~

~~PLANNED SHOPPING CENTER (INTEGRATED NEIGHBORHOOD OR COMMUNITY SHOPPING CENTER). ANY COMMERCIAL DEVELOPMENT~~

~~WHICH CONFORMS TO THE REQUIREMENTS AND STANDARDS OF THE INTEGRATED NEIGHBORHOOD OR COMMUNITY SHOPPING CENTER REGULATIONS OF THIS CHAPTER.~~



~~PORNOGRAPHY. ANY MEDIA THAT HAS MORE THAN AN INCIDENTAL PORTION OF ITS CONTENT DEPICTING, DESCRIBING, OR RELATING TO "SPECIFIED SEXUAL ACTIVITIES" OR "SPECIFIED ANATOMICAL AREAS" AND THAT IS INTENDED TO PROVIDE SEXUAL GRATIFICATION OR AROUSAL.~~

~~PRINCIPAL USE. THE MAIN USE TO WHICH THE PREMISES ARE DEVOTED.~~

~~PRIVATE ROAD. A ROAD FOR INGRESS AND EGRESS TO MORE THAN ONE PARCEL OF PROPERTY THAT IS NOT PART OF A SUBDIVISION CREATED UNDER STATE ACT 288, PA. 1967, AS AMENDED.~~

~~PUBLIC BUILDING. BUILDINGS THAT ARE FINANCED LARGELY BY PUBLIC FUNDING AND ARE AVAILABLE FOR PUBLIC USE, AS DISTINGUISHED FROM BUILDINGS THAT ARE GOVERNMENT FINANCED, BUT ARE INTENDED FOR PRIVATE USE; E.G., PUBLIC HOUSING.~~

~~PUBLIC FACILITY. ANY FACILITY OTHER THAN A RECREATION AREA WHICH IS MAINTAINED BY PUBLIC FUNDS, INCLUDING, BUT NOT LIMITED TO, LIBRARIES, MUSEUMS, ADMINISTRATIVE OFFICES, AND FIRE AND POLICE STATIONS. THIS DEFINITION DOES NOT INCLUDE SCHOOLS, COMMUNITY HOSPITALS OR ANY FACILITY INVOLVING~~

~~OUTDOOR STORAGE.~~

~~PUBLIC UTILITY. A PERSON, FIRM, CORPORATION, MUNICIPAL OR COUNTY DEPARTMENT, OR COUNCIL OR COMMISSION DULY AUTHORIZED TO FURNISH TO THE PUBLIC, AND THAT IS SO FURNISHING, GAS, STEAM, ELECTRICITY, SEWAGE DISPOSAL, TELEGRAPH, TELEPHONE, TRANSPORTATION, OR WATER UNDER FEDERAL, STATE, OR MUNICIPAL REGULATIONS.~~

~~RECREATION AREA. ANY PARCEL OF LAND, WHETHER NATURAL OR IMPROVED, PUBLIC OR PRIVATE, DESIGNATED SOLELY FOR INDOOR OR OUTDOOR RECREATIONAL ACTIVITIES.~~

~~RECREATION FACILITY, PRIVATE. ANY PRIVATELY OWNED COMMERCIAL RECREATION FACILITY, INCLUDING GOLF COURSES, RIDING STABLES, RACE COURSES, BOWLING ALLEYS, CLUBS, LODGES, AND OTHER SIMILAR FACILITIES.~~

~~RECREATION FACILITY, PUBLIC. ANY PUBLICLY OWNED AND MAINTAINED RECREATION FACILITY AVAILABLE TO THE GENERAL PUBLIC, WITH OR WITHOUT A FEE.~~

~~RECREATIONAL VEHICLE. A VEHICLE DESIGNED FOR USE ON STREETS AND HIGHWAYS THAT SERVES AS TEMPORARY LIVING QUARTERS FOR RECREATIONAL PURPOSES, WHETHER SELF PROPELLED OR~~

~~ATTACHED TO ANOTHER VEHICLE, INCLUDING MOTOR HOMES, PICKUP CAMPERS, TRAVEL TRAILERS, AND TENT TRAILERS.~~

~~RESTAURANT. AN ESTABLISHMENT WHOSE PRINCIPAL BUSINESS IS THE SALE OF FOODS, DESSERTS, OR BEVERAGES TO CUSTOMERS IN A READY TO CONSUME STATE.~~

~~DINE IN RESTAURANT. A RESTAURANT WHERE FOOD AND BEVERAGES ARE SERVED FOR CONSUMPTION PRIMARILY WITHIN THE RESTAURANT BUILDING.~~

~~CARRY OUT RESTAURANT. A RESTAURANT WHERE FOOD AND BEVERAGES ARE SERVED IN DISPOSABLE CONTAINERS FOR CONSUMPTION PRIMARILY OFF THE PREMISES.~~

~~FAST FOOD RESTAURANT. A RESTAURANT WHERE FOOD AND BEVERAGES ARE SERVED IN DISPOSABLE CONTAINERS FOR CONSUMPTION EITHER INSIDE THE RESTAURANT BUILDING OR OFF THE PREMISES.~~

~~DRIVE-IN RESTAURANT. A RESTAURANT DESIGNED TO SERVE FOOD AND BEVERAGES TO CUSTOMERS WITHIN THEIR MOTOR VEHICLES FOR CONSUMPTION ON THE PREMISES AND OUTSIDE THE RESTAURANT BUILDING.~~

~~RIGHT OF WAY. A STREET, ALLEY OR OTHER THOROUGHFARE OR EASEMENT PERMANENTLY ESTABLISHED FOR THE PASSAGE OF~~

~~PERSONS OR VEHICLES.~~

~~SELF-STORAGE FACILITY. SEE “MINI STORAGE FACILITY.”~~

~~SERVICE AREA. AN OUTDOOR AREA CONNECTED WITH A COMMERCIAL USE DEVOTED TO LOADING AND UNLOADING OPERATIONS AND FOR THE RECEIPT AND TEMPORARY STORAGE OF GOODS, MATERIALS, AND EQUIPMENT.~~

~~SETBACK. THE MINIMUM DISTANCE A STRUCTURE OR ANY PORTION THEREOF MUST BE LOCATED FROM THE LOT LINES.~~

~~SIGN. ANY OUTDOOR STRUCTURE OR DISPLAY WHOSE PRINCIPAL PURPOSE IS TO CONVEY A MESSAGE OR TO IDENTIFY THE LOCATION OF OR DIRECT ATTENTION TO AN OBJECT, PRODUCT, PLACE, ACTIVITY, PERSON, INSTITUTION, ORGANIZATION, OR BUSINESS. A "SIGN" SHALL NOT INCLUDE ANY DISPLAY OF OFFICIAL COURT OR PUBLIC NOTICES NOR SHALL IT INCLUDE THE FLAG OF A POLITICAL UNIT OR SCHOOL.~~

~~SPECIAL FLOOD HAZARD AREA. AN AREA OF LAND SUBJECT TO A 1% OR GREATER CHANCE OF FLOODING IN ANY GIVEN YEAR AS DETERMINED BY THE FEDERAL FLOOD INSURANCE STUDY.~~

~~SPECIFIED ANATOMICAL AREAS. LESS THAN COMPLETELY AND OPAQUELY COVERED HUMAN GENITALS, PUBIC REGION, BUTTOCK, FEMALE NIPPLE AND AREOLA; AND HUMAN MALE GENITALS IN A DISCERNIBLY TURGID STATE, EVEN IF~~

~~COMPLETELY AND OPAQUELY COVERED.~~

~~SPECIFIED SEXUAL ACTIVITIES. ACTS OF HUMAN MASTURBATION, SEXUAL INTERCOURSE, SODOMY; AND FONDLING OR OTHER EROTIC TOUCHING OF HUMAN GENITALS, PUBIC REGION, BUTTOCK OR FEMALE BREAST.~~

~~STORY. THAT PORTION OF A BUILDING, INCLUDED BETWEEN THE UPPER SURFACE OF A FLOOR AND THE UPPER SURFACE OF THE FLOOR ABOVE, OR THE UPPER SURFACE OF THE ROOF RAFTERS OR CEILING JOISTS, IF THERE IS NO FLOOR ABOVE.~~

~~STORY, FIRST. THE LOWEST STORY OR THE GROUND STORY OF ANY BUILDING, THE FLOOR OF WHICH IS NOT MORE THAN 12 INCHES BELOW THE AVERAGE CONTACT GROUND LEVEL AT THE EXTERIOR WALLS OF THE BUILDING; EXCEPT, THAT ANY BASEMENT OR CELLAR USED FOR RESIDENCE PURPOSES, OTHER THAN FOR A JANITOR OR CARETAKER OR HIS OR HER FAMILY, SHALL BE DEEMED THE FIRST STORY.~~

~~STORY, HALF. AN UPPERMOST STORY LYING UNDER A SLOPING ROOF HAVING A FLOOR AREA OF AT LEAST 200 SQUARE FEET WITH A MINIMUM HEAD CLEARANCE OF SEVEN FEET, SIX INCHES.~~

~~STREET. A PUBLIC RIGHT OF WAY, OTHER THAN AN ALLEY, INTENDED~~

~~FOR TRAVEL BY MOTOR VEHICLES,  
WHICH IS A PRINCIPAL MEANS OF  
ACCESS TO ABUTTING PROPERTY.~~

~~OR BUSINESS.~~

~~STREET LINE. THE STREET RIGHT OF  
WAY LINE.~~

~~STRUCTURE. ANYTHING  
CONSTRUCTED OR ERECTED,  
INCLUDING A BUILDING, THE USE  
OF WHICH REQUIRES PERMANENT  
LOCATION ON THE GROUND OR  
ATTACHMENT TO SOMETHING  
HAVING A PERMANENT LOCATION  
ON THE GROUND.~~

~~TELEVISION SATELLITE DISH. ANY  
DEVICE CAPABLE OF RECEIVING  
TELEVISION SIGNALS FROM  
SATELLITES.~~

~~TEMPORARY BUILDINGS, USES. A  
BUILDING, STRUCTURE, OR USE  
PERMITTED TO EXIST DURING  
CONSTRUCTION OF THE MAIN  
STRUCTURE OR USE OR DURING  
SPECIAL EVENTS.~~

~~TOURIST HOME. A BUILDING OR  
PART THEREOF, OTHER THAN A  
HOTEL, BOARDING HOUSE,  
LODGING HOUSE OR MOTEL, WHERE  
LODGING IS PROVIDED BY A  
RESIDENT FAMILY IN ITS HOME FOR  
COMPENSATION, MAINLY FOR  
TRANSIENTS.~~

~~TRAILER PARK. SEE "MOTOR HOME  
PARK" AND "MOBILE HOME PARK."~~

~~TRAVEL TRAILER. A VEHICLE  
DESIGNED FOR TOWING ON STREETS  
AND HIGHWAYS THAT IS USED AS  
A TEMPORARY DWELLING, OFFICE,~~

~~USE. THE PURPOSE FOR WHICH LAND OR A BUILDING OR STRUCTURE IS ARRANGED, DESIGNED OR INTENDED, OR FOR WHICH EITHER LAND OR A BUILDING OR STRUCTURE IS, OR MAY BE, OCCUPIED OR MAINTAINED.~~

~~VARIANCE. A DEVIATION FROM THE ZONING PROVISIONS OF THIS CHAPTER GRANTED WHEN STRICT ENFORCEMENT WOULD CAUSE UNDUE HARDSHIP OR PRACTICAL DIFFICULTIES OWING TO CIRCUMSTANCES UNIQUE TO THE PROPERTY FOR WHICH THE VARIANCE IS GRANTED. A VARIANCE IS NOT AN EXCEPTION.~~

~~VETERINARY CLINIC. A BUILDING WHERE ANIMALS ARE EXAMINED AND TREATED BY A VETERINARIAN.~~

~~WIRELESS TELECOMMUNICATION FACILITY. ALL STRUCTURES AND EQUIPMENT INVOLVED IN TRANSMITTING AND RECEIVING TELECOMMUNICATIONS SIGNALS FROM MOBILE COMMUNICATION SOURCES, SUCH AS PRIVATE AND COMMERCIAL MOBILE RADIO SERVICE FACILITIES, PERSONAL COMMUNICATION SERVICES TOWERS (PCS), AND CELLULAR TELEPHONE TOWERS. NOT INCLUDED ARE AM/FM RADIO ANTENNAS, TELEVISION ANTENNAS, SATELLITE DISHES, AND LICENSED AMATEUR RADIO FACILITIES.~~

~~ANTENNA. THE DEVICE THROUGH~~

~~WHICH WIRELESS TELECOMMUNICATION SIGNALS ARE TRANSMITTED OR RECEIVED, AS AUTHORIZED BY THE FEDERAL COMMUNICATIONS COMMISSION.~~

~~EQUIPMENT SHELTER. THE STRUCTURE IN WHICH THE EQUIPMENT FOR RECEIVING AND TRANSMITTING WIRELESS COMMUNICATIONS IS HOUSED.~~

~~STEALTH DESIGN. CAMOUFLAGING TELECOMMUNICATION FACILITIES TO MINIMIZE THEIR VISIBILITY AND BLEND THEM IN WITH THEIR SURROUNDINGS.~~

~~TOWER. A STRUCTURE INTENDED TO SUPPORT TELECOMMUNICATIONS TRANSMISSION AND RECEIVING EQUIPMENT SUCH AS MONOPOLES, FREESTANDING LATTICE STRUCTURES, AND GUYED LATTICE STRUCTURES.~~

~~YARD. AN OPEN SPACE, OTHER THAN A COURT, ON A LOT WITH A BUILDING, UNOCCUPIED AND UNOBSTRUCTED FROM THE GROUND UPWARD, EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER.~~

~~YARD, FRONT. A YARD EXTENDING ACROSS THE FULL WIDTH OF THE LOT, THE DEPTH OF WHICH IS THE MINIMUM HORIZONTAL DISTANCE BETWEEN THE FRONT LOT LINE AND THE NEAREST POINT OF THE MAIN BUILDING.~~

~~YARD, REAR. A YARD OPPOSITE THE FRONT YARD EXTENDING ACROSS~~

~~THE FULL WIDTH OF THE LOT, THE DEPTH OF WHICH IS THE MINIMUM HORIZONTAL DISTANCE BETWEEN THE REAR LOT LINE AND THE NEAREST POINT OF THE MAIN BUILDING.~~

~~YARD, SIDE. A YARD EXTENDING FROM THE FRONT YARD TO THE REAR YARD, THE WIDTH OF WHICH IS THE MINIMUM HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINE AND THE NEAREST POINT OF THE MAIN BUILDING.~~

~~YARD, SIDE, LEAST WIDTH, HOW MEASURED. SUCH WIDTH SHALL BE MEASURED FROM THE NEAREST SIDE LOT LINE AND, IN CASE THE NEAREST SIDE LOT LINE IS A SIDE STREET LOT LINE, FROM THE RIGHT-OF-WAY LINE OF THE EXISTING STREET; PROVIDED, THAT IF THE PROPOSED LOCATION OF THE RIGHT-OF-WAY LINE OF SUCH STREET AS OFFICIALLY ESTABLISHED DIFFERS FROM THAT OF THE EXISTING STREET, THEN THE REQUIRED SIDE YARD LEAST WIDTH SHALL BE MEASURED FROM THE RIGHT OF WAY OF SUCH STREET SO ESTABLISHED.~~

~~ZONING ADMINISTRATOR. THE ADMINISTRATIVE OFFICIAL DESIGNATED BY THE CITY OF FLINT WITH THE RESPONSIBILITY FOR ADMINISTERING AND ENFORCING THIS CHAPTER AND RELATED ORDINANCES.~~

~~ZONING CERTIFICATE. A DOCUMENT~~

~~AUTHORIZING BUILDINGS, STRUCTURES OR USES CONSISTENT WITH THE TERMS OF THIS CHAPTER AND FOR THE PURPOSE OF CARRYING OUT AND ENFORCING ITS PROVISIONS.~~

~~ZONING DISTRICT. AN AREA OF THE CITY IN WHICH CERTAIN STRUCTURES, BUILDINGS, AND USES ARE PERMITTED OR PROHIBITED, AS SET FORTH IN THIS CHAPTER, WHICH IS INTENDED TO PROTECT AND PRESERVE THE CHARACTER OF CERTAIN AREAS, TO PREVENT THE ESTABLISHMENT OF INCOMPATIBLE USES IN CLOSE PROXIMITY TO EACH OTHER, AND TO REGULATE AND PROVIDE FOR NECESSARY AND OBJECTIONABLE USES.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2829, PASSED 3-22-82; AM. ORD. 2832, PASSED 5-10-82;~~

~~AM. ORD. 2845, PASSED 7-26-82; AM. ORD. 2910, PASSED 4-23-84; AM. ORD. 2972, PASSED 9-23-~~

~~85; AM. ORD. 3015, PASSED 11-10-86; AM. ORD. 3053, PASSED 4-11-88; AM. ORD. 3275, PASSED 4-25-94; AM. ORD. 3465, PASSED 12-11-00; AM. ORD. , PASSED \_\_\_\_05; AM. ORD. 3705, PASSED 04-14-08.~~

~~§ 50-2 INTERPRETATION AND PURPOSE OF CHAPTER.~~

~~IN THEIR INTERPRETATION AND APPLICATION OF THE PROVISION OF THIS CHAPTER SHALL BE HELD TO BE THE MINIMUM REQUIREMENTS ADOPTED FOR THE PROMOTION OF THE PUBLIC HEALTH, SAFETY AND WELFARE. TO PROTECT THE PUBLIC, AMONG OTHER PURPOSES, SUCH PROVISIONS ARE INTENDED TO~~

~~PROVIDE FOR ADEQUATE LIGHT, PURE AIR, SAFETY FROM FIRE AND OTHER DANGER, UNDUE CONCENTRATION OF POPULATION AND AMPLE PARKING FACILITIES.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-3 CONSTRUCTION OF CHAPTER.~~

~~IT IS NOT INTENDED BY THIS CHAPTER TO REPEAL, ABROGATE, ANNUL OR IN ANY WAY IMPAIR OR INTERFERE WITH EXISTING PROVISIONS OF OTHER LAWS OR ORDINANCES, EXCEPT THOSE SPECIFICALLY REPEALED BY THIS CHAPTER, OR WITH PRIVATE RESTRICTIONS PLACED UPON PROPERTY BY COVENANT, DEED OR OTHER PRIVATE AGREEMENT, OR WITH RESTRICTIVE COVENANTS RUNNING WITH THE LAND TO WHICH THE CITY IS A PARTY. WHERE THIS CHAPTER IMPOSES A GREATER RESTRICTION UPON LAND, BUILDINGS OR STRUCTURES THAN IS IMPOSED OR REQUIRED BY SUCH EXISTING PROVISIONS OF LAW, ORDINANCE, CONTRACT OR DEED, THE PROVISIONS OF THIS CHAPTER SHALL CONTROL.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§50-3.1 SEVERABILITY.~~

~~THIS CHAPTER [I.E., THE "CITY OF FLINT ZONING ORDINANCE," AS AMENDED] AND THE VARIOUS PARTS, SECTIONS, SUBSECTIONS~~

~~AND CLAUSES THEREOF, ARE  
HEREBY DECLARED TO BE  
SEVERABLE. IF ANY PART,  
SENTENCE, PARAGRAPH,  
SUBSECTION OR CLAUSE IS  
ADJUDGED UNCONSTITUTIONAL OR  
INVALID, IT IS PROVIDED THAT THE  
REMAINDER OF THIS CHAPTER  
SHALL NOT BE AFFECTED THEREBY.  
IF ANY PART, SENTENCE,  
PARAGRAPH, SUBSECTION, SECTION  
OR CLAUSE IS ADJUDGED  
UNCONSTITUTIONAL OR INVALID  
AS APPLIED TO A PARTICULAR  
PROPERTY, BUILDING OR OTHER  
STRUCTURE, IT IS HEREBY  
PROVIDED THAT THE APPLICATION  
OF SUCH PORTION OF THIS CHAPTER  
TO OTHER PROPERTY, BUILDINGS,  
OR STRUCTURES SHALL NOT BE  
AFFECTED THEREBY.~~

~~(ORD. 3062, PASSED 7-11-88)~~

~~§50 3.2 CONSTRUCTION OF  
CONDITIONS AND LIMITATIONS.~~

~~WHENEVER ANY CONDITION OR  
LIMITATION IS INCLUDED IN AN  
ORDER AUTHORIZING A PLANNED  
UNIT DEVELOPMENT OR ANY  
SPECIAL LAND USE PERMIT,  
VARIANCE, GRADING PERMIT,  
ZONING COMPLIANCE PERMIT,  
CERTIFICATE OF OCCUPANCY, SITE  
PLAN APPROVAL OR ANY OTHER  
ZONING APPROVAL, IT SHALL BE  
CONCLUSIVELY PRESUMED THAT  
THE AUTHORIZING OFFICER OR  
BODY CONSIDERED SUCH~~

~~CONDITION OR LIMITATION  
NECESSARY~~



~~TO CARRY OUT THE SPIRIT AND PURPOSE OF THIS CHAPTER OR THE REQUIREMENT OF SOME PROVISION THEREOF, AND TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE, AND THAT THE OFFICE OR BODY WOULD NOT HAVE GRANTED THE AUTHORIZATION TO WHICH THE CONDITION OF LIMITATION PERTAINS EXCEPT IN THE BELIEF THAT THE CONDITION OR LIMITATION WAS UNLAWFUL.~~

~~(ORD. 3062, PASSED 7-11-88)~~

~~§ 50-4 DISTRICTS ESTABLISHED.~~

~~THE CITY IS HEREBY DIVIDED INTO 16 ZONING DISTRICTS AS FOLLOWS:  
A-1 SINGLE FAMILY LOW DENSITY DISTRICT.~~

~~A-2 SINGLE FAMILY MEDIUM DENSITY DISTRICT. B TWO-FAMILY DISTRICT.~~

~~B-1 TOWNHOUSE DISTRICT.~~

~~MULTI-FAMILY WALK UP APARTMENT DISTRICT.~~

~~MULTI-FAMILY HIGH-DENSITY APARTMENT DISTRICT. D-1 OFFICE DISTRICT.~~

~~D-2 NEIGHBORHOOD BUSINESS DISTRICT. D-3 COMMUNITY-BUSINESS DISTRICT.~~

~~METROPOLITAN BUSINESS DISTRICT.~~

~~METROPOLITAN COMMERCIAL SERVICE DISTRICT.~~

~~GENERAL AND HIGHWAY~~

~~COMMERCIAL SERVICE DISTRICT. E HEAVY COMMERCIAL-LIMITED MANUFACTURING DISTRICT. F INTERMEDIATE MANUFACTURING DISTRICT.~~

~~G HEAVY MANUFACTURING DISTRICT. P PARKING DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2770, PASSED 6-9-80; AM. ORD. 3048, PASSED 10-12-87)~~

~~§ 50-5 CONFORMITY OF LOTS, BUILDINGS AND LAND.~~

~~NO BUILDING, STRUCTURE OR PREMISES SHALL BE USED OR OCCUPIED, NO BUILDING OR PART THEREOF OR OTHER STRUCTURE SHALL BE ERECTED, RAISED, REMOVED, PLACED, RECONSTRUCTED, EXTENDED, ENLARGED OR ALTERED AND NO LOT SHALL BE SPLIT, COMBINED OR OTHERWISE MODIFIED EXCEPT IN CONFORMITY WITH THE REGULATIONS SPECIFIED IN THIS CHAPTER FOR THE DISTRICT, AS SHOWN ON THE OFFICIAL MAP, IN WHICH IT IS LOCATED, EXCEPT AS PROVIDED FOR IN §§ 50-143 THROUGH 50-148. THIS PROVISION SHALL NOT PROHIBIT TWO OR MORE ADJACENT LOTS FROM BEING TREATED AS A ZONING LOT AS DEFINED IN THIS ORDINANCE IF THEY CANNOT BE COMBINED INTO ONE TAX PARCEL BY THE CITY.~~

~~(ORD. 2046, PASSED 4-11-68; ORD. 3706, PASSED 4-14-08)~~

~~§ 50-6 COMPLIANCE WITH THE HEIGHT, YARD AND OCCUPANCY REQUIREMENTS.~~

~~NO BUILDING, STRUCTURE OR PREMISES SHALL BE ERECTED, ALTERED OR USED SO AS TO PRODUCE GREATER HEIGHT, SMALLER YARDS OR LESS UNOCCUPIED AREA, AND NO BUILDING SHALL BE OCCUPIED BY MORE FAMILIES THAN PRESCRIBED FOR SUCH BUILDING, STRUCTURE OR PREMISES FOR THE DISTRICT IN WHICH IT IS LOCATED.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-7 USE OF YARD, COURT OR OPEN SPACE TO FULFILL REQUIREMENTS OF MORE THAN ONE BUILDING.~~

~~NO YARD, COURT OR OPEN SPACE, OR PART THEREOF, SHALL BE INCLUDED AS A PART OF THE YARD, COURT OR OPEN SPACE SIMILARLY REQUIRED FOR ANY OTHER BUILDING, STRUCTURE OR DWELLING UNDER THIS CHAPTER.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-8 STANDARDS FOR HEIGHTS, AREAS, YARDS, ETC.~~

~~HEIGHT, AREA, YARD AND OTHER LIMITS ON REQUIREMENTS FOR CONTROLLING THE SIZE OF BUILDINGS AND THE OPEN SPACES~~

~~ABOUT THEM AS SET FORTH IN TABLES A AND B FOR EACH OF THE ZONING DISTRICTS SET FORTH IN §50-89. ADDITIONAL STANDARDS AND REGULATIONS ARE SET FORTH IN THE FOLLOWING SECTIONS CONCERNING DISTRICTS, HEIGHT MODIFICATION AND OFF-STREET PARKING AND LOADING REQUIREMENTS.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2140, PASSED ; AM. ORD. 2503, PASSED 6-9-75)~~

~~§50-8.1 APPEARANCE STANDARDS.~~

~~IN ANY DISTRICT WHICH IS OR SHALL BECOME BUILT UP OR DEVELOPED TO SUCH DEGREE THAT PRESERVATION OR MAINTENANCE OF ITS PARTICULAR CHARACTER OR GENERAL HARMONY OF DESIGN CARRIES SPECIAL VALUE TO THE GENERAL PUBLIC, OR BEARS SUBSTANTIALLY UPON THE ECONOMIC WELL BEING OR THE PEOPLE OF THE DISTRICT AND THE CITY, NO BUILDING OR STRUCTURE SHALL BE ERECTED, NOR ANY EXISTING BUILDING OR STRUCTURE ALTERED, THE APPEARANCE OF WHICH UPON COMPLETION OF THE WORK SHALL DETRACT MATERIALLY FROM THAT SPECIAL VALUE OR ECONOMIC WELL BEING, PROVIDED THAT THIS SECTION SHALL NOT APPLY TO ANY CASE WHERE THE WEIGHT OF THE RESTRAINT UPON PRIVATE~~

~~OWNERSHIP IS SHOWN TO BE  
GREATER THAN THE BENEFIT TO  
THE PUBLIC OF ITS ENFORCEMENT.  
(ORD. 2046, PASSED 4-11-68)~~

~~§50-8.2 INTERIM REGULATIONS  
PENDING ADOPTION OR URBAN  
RENEWAL PLANS.~~

~~IN ANY OFFICIALLY DESIGNATED  
URBAN RENEWAL AREAS, AS  
DEFINED IN THE FEDERAL HOUSING  
LAW, ALL USES WITHIN SUCH AREA  
SHALL BE CONDITIONAL USES  
NOTWITHSTANDING ANY OTHER  
PROVISION OF THE DISTRICT  
REGULATIONS CONTAINED IN THIS  
CHAPTER, COMMENCING ON TIME  
WITH THE DATE OF THE  
RESOLUTION OF THE LOCAL PUBLIC  
AGENCY REQUESTING FEDERAL  
FUNDING OF A DESIGNATED AREA,  
AND ENDING ON THE DATE OF  
FINAL APPROVAL OF THE AREA  
RENEWAL PLAN, OR THE  
EXPIRATION OF 12 MONTHS,  
WHICHEVER BE SHORTER PERIOD  
OF TIME. ALL APPLICATIONS FOR  
BUILDING PERMITS FOR NEW  
CONSTRUCTION IN SUCH AREAS  
SHALL BE REFERRED TO THE  
ZONING BOARD OF APPEALS BY  
THE BUILDING INSPECTOR FOR  
ACTION PURSUANT TO §50-~~

~~160. NO SUCH APPLICATION MAY BE  
GRANTED UNLESS THE BOARD  
SHALL AFFIRMATIVELY FIND THAT  
APPROVAL THEREOF DOES NOT OR  
WILL NOT CONFLICT WITH,~~

~~OBSTRUCT OR UNDULY INTERFERE  
WITH THE DEVELOPMENT OF THE  
AREA RENEWAL PLAN, OR THE  
RENEWAL PROGRAM OF THE CITY.~~

~~(ORD. 2247, PASSED 2-15-71)~~

~~§50-8.3 SITE PLAN REVIEW AND  
ZONING CERTIFICATES.~~

~~GENERALLY.~~

~~THESE SITE PLAN REVIEW  
PROCEDURES ARE DESIGNED AND  
INSTITUTED TO PROMOTE THE  
PUBLIC HEALTH, SAFETY AND  
GENERAL WELFARE. THIS  
PROMOTION OF HEALTH, SAFETY  
AND WELFARE CAN BE  
ACCOMPLISHED BY:~~

~~ENCOURAGING THE USE OF LAND  
IN ACCORDANCE WITH ITS  
CHARACTER AND ADAPTABILITY  
AND AVOIDING OVERCROWDING;~~

~~PROVIDING ADEQUATE LIGHT AND  
AIR;~~

~~LESSENING CONGESTION ON THE  
PUBLIC ROADS AND STREETS;~~

~~REDUCING HAZARDS TO LIFE AND  
PROPERTY;~~

~~CONFORMING PUBLIC SERVICES  
WITH THE MOST ADVANTAGEOUS  
USES OF LAND, RESOURCES AND  
PROPERTIES.~~

~~OTHER CONSIDERATIONS SHALL BE  
THE CHARACTER OF EACH SITE, ITS  
PECULIAR SUITABILITY FOR  
PARTICULAR USES; THE~~

~~CONSERVATION OF PROPERTY VALUES AND NATURAL RESOURCES; THE GENERAL AND APPROPRIATE TREND AND CHARACTER OF LAND, BUILDING AND POPULATION DEVELOPMENT AND THE PRESENT USE AND CHARACTER OF THE SURROUNDING AREA.~~

~~THESE SITE PLAN REVIEW PROCEDURES PROVIDE AN OPPORTUNITY FOR THE PLANNING COMMISSION OF THE CITY TO REVIEW THE PROPOSED USE AND DEVELOPMENT OF A SITE TO DETERMINE COMPLIANCE WITH EXISTING ORDINANCES RELATING TO ZONING, DRAINAGE, PEDESTRIAN AND VEHICULAR CIRCULATION, OFF STREET PARKING, BUILDING RELATIONSHIPS, PUBLIC UTILITIES, LANDSCAPING, ACCESSIBILITY AND OTHER SITE DESIGN ELEMENTS WHICH MAY HAVE AN ADVERSE EFFECT UPON THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE, AS WELL AS TO PROVIDE FOR THE INTERESTS OF THE PROPERTY OWNER.~~

~~DEVELOPMENTS AND USES REQUIRING SITE PLAN REVIEW. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY STRUCTURE UNTIL A SITE PLAN HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION. EVERY SITE PLAN SUBMITTED TO THE PLANNING COMMISSION SHALL CONFORM TO~~

~~THE REQUIREMENTS OF THIS SECTION.~~

~~EXCEPTIONS. A SITE PLAN SHALL NOT BE REQUIRED FOR THE FOLLOWING DEVELOPMENTS:~~

~~SINGLE FAMILY DETACHED DWELLING UNITS INVOLVING FEWER THAN THREE DWELLING UNITS TO BE CONSTRUCTED BY A SINGLE DEVELOPER WITHIN 202 FEET ALONG THE SAME STREET.~~

~~INTERIOR ALTERATIONS, RENOVATION OR REPAIR PROJECTS NOT INVOLVING A CHANGE IN USE.~~

~~ADDITIONS, DELETION, EXPANSION, CHANGE OR CONVERSION TO A SINGLE FAMILY DWELLING OR TO AN EXISTING DEVELOPMENT, BUILDING, STRUCTURE OR USE, WHICH DOES NOT REQUIRE ADDITIONAL OFF STREET PARKING AND WHICH DOES NOT CONSTITUTE AN INCREASE OR DECREASE OF 1,500 SQUARE FEET OR 20 PERCENT, WHICHEVER IS LESS IN THE SIZE OF THE BUILDING, STRUCTURE OR USE AREA.~~

~~TEMPORARY STRUCTURES, TEMPORARY PARKING OR STORAGE AREAS REQUIRING PERMITS AS APPROVED BY THE BUILDING CODE BOARD OF APPEALS.~~

~~INTERIOR STRUCTURAL, MECHANICAL AND ELECTRICAL WORK, MAINTENANCE, DEMOLITION, OR COMBINATION THEREOF.~~

~~INFORMATION REQUIRED ON PLANS.~~  
~~THE PLANNING COMMISSION MAY~~  
~~WAIVE ANY OF THE FOLLOWING~~  
~~REQUIREMENTS OF INFORMATION~~  
~~TO BE INCLUDED ON THE SITE PLAN,~~  
~~PROVIDED THAT SUFFICIENT~~  
~~CLARITY AND DETAIL IS SHOWN ON~~  
~~THE DRAWINGS TO INDICATE THE~~  
~~NATURE AND CHARACTER OF THE~~  
~~DEVELOPMENT AND/OR USE:~~

~~AN ENGINEERED SITE PLAN~~  
~~DRAWING WITH A LEGEND~~  
~~SHOWING EVERY SYMBOL USED ON~~  
~~THE PLAN AND ITS MEANING;~~

~~DEVELOPER NAME, ADDRESS AND~~  
~~TELEPHONE NUMBER;~~

~~DATE OF SITE PLAN PREPARATION~~  
~~AND SUBSEQUENT REVISIONS;~~

~~NORTH ARROW;~~

~~SCALE OF NOT LESS THAN ONE~~  
~~INCH EQUALS 40 FEET, IF THE~~  
~~SUBJECT SITE IS LESS THAN 3~~  
~~ACRES IN SIZE, OR ONE INCH~~  
~~EQUALS 100 FEET, IF THE SUBJECT~~  
~~SITE IS 3 ACRES OR MORE IN SIZE;~~

~~NAME, ADDRESS, AND TELEPHONE~~  
~~NUMBER OF THE REGISTERED~~  
~~ARCHITECT, ENGINEER, OR LAND~~  
~~SURVEYOR RESPONSIBLE FOR~~  
~~PREPARATION OF THE SITE PLAN;~~

~~THE LEGAL DESCRIPTION OF THE~~  
~~LOT;~~

~~VICINITY MAP SHOWING THE SITE~~  
~~IN RELATIONSHIP TO STREETS,~~  
~~DRAINAGE COURSES, BODIES OF~~  
~~WATER, AND RAILROAD LINES;~~

~~DIMENSIONS OF ALL PROPERTY~~

~~LINES;~~

~~THE AREA OF THE LOT STATED IN~~  
~~ACRES OR, IF LESS THAN AN ACRE,~~  
~~IN SQUARE FEET;~~

~~EXISTING ZONING AND LAND USE~~  
~~WITHIN THE BOUNDARIES OF THE~~  
~~SITE AND OF PROPERTIES ABUTTING~~  
~~THE SITE;~~

~~RELATIONSHIP OF THE SUBJECT~~  
~~SITE TO ABUTTING PROPERTIES AND~~  
~~BUILDINGS WITHIN 100 FEET. IF THE~~  
~~PROPOSED SITE IS PART OF A~~  
~~LARGER SITE, THE BOUNDARIES OF~~  
~~THE TOTAL SITE SHALL BE~~  
~~INDICATED AND THE INTENDED USE~~  
~~OF THE REMAINING PORTIONS OF~~  
~~THE SITE;~~

~~EXISTING AND FINISHED GRADE~~  
~~ELEVATIONS USING 2 FOOT~~  
~~CONTOURS;~~

~~FRONT, REAR, AND SIDE~~  
~~ELEVATIONS OF PROPOSED~~  
~~BUILDING;~~

~~ANY ANTICIPATED INCREASE IN~~  
~~DUST, ODOR, SMOKE, FUMES, NOISE,~~  
~~LIGHTS, OR OTHER OBJECTIONABLE~~  
~~FEATURES;~~

~~PERCENTAGE OF LAND COVERED BY~~  
~~BUILDINGS AND PERCENTAGE~~  
~~RESERVED FOR OPEN SPACE;~~

~~LOCATION AND DIMENSIONS OF~~  
~~ALL EXISTING AND PROPOSED~~  
~~PRINCIPAL AND ACCESSORY~~  
~~BUILDINGS ON THE SUBJECT SITE,~~  
~~INCLUDING HEIGHT OF PROPOSED~~  
~~STRUCTURES IN FEET AND STORIES;~~

~~FRONT, REAR AND SIDE YARD~~

~~REQUIREMENTS FOR THE ZONING DISTRICT IN WHICH THE SITE IS LOCATED;~~

~~ACTUAL FRONT, REAR AND SIDE YARD SETBACKS TO ALL EXISTING AND PROPOSED STRUCTURES ON THE SITE;~~

~~IN A RESIDENTIAL DEVELOPMENT, THE NUMBER OF DWELLING UNITS, TYPE OF UNITS, AREA PER UNIT AND NUMBER OF ROOMS;~~

~~LOCATION AND WIDTH OF ANY PUBLIC OR PRIVATE RIGHTS OF WAY OR EASEMENTS UPON OR CONTINUOUS TO THE SITE, WHETHER THEY WILL BE CREATED, CONTINUED, RELOCATED, OR ABANDONED; AND THE GRADE AND TYPE OF CONSTRUCTION OF ANY RIGHTS OF WAY OR EASEMENTS UPON THE SITE;~~

~~LOCATION OF ALL EXISTING AND PROPOSED PARKING AREAS, INCLUDING LOCATION AND TYPICAL DIMENSIONS OF REGULAR AND HANDICAPPED SPACES, WITH A SCHEDULE OF PARKING NEEDS;~~

~~LOCATION AND DIMENSIONS OF MANEUVERING LANES, DRIVING LANES, CURB CUTS, LOADING AREAS, SERVICE LANES, AND OTHER SERVICE AREAS;~~

~~VEHICULAR AND PEDESTRIAN CIRCULATION, INCLUDING INGRESS AND EGRESS;~~

~~ACCELERATION, DECELERATION, AND PASSING LANES WHERE~~

~~REQUIRED;~~

~~LOCATION AND DETAIL OF SITE LIGHTING, INCLUDING LOCATION, TYPE AND HEIGHT OF EXISTING AND PROPOSED EXTERIOR LIGHTING;~~

~~BUFFER TREATMENT OF PARKING AREAS;~~

~~LOCATION AND WIDTH OF EXISTING AND PROPOSED SIDEWALKS ON OR BORDERING THE SUBJECT SITE;~~

~~LOCATION OF ALL EXISTING AND PROPOSED UTILITIES;~~

~~LOCATION, HEIGHT, AND TYPE OF ALL EXISTING AND PROPOSED WALLS OR FENCES;~~

~~CROSS-SECTION DRAWINGS OF PROPOSED WALLS, BERMS OR FENCES;~~

~~EXISTING DRIVEWAYS WITHIN 200 FEET OF THE SITE;~~

~~DUMPSTER PAD LOCATION, SCREENING AND DETAILS;~~

~~LOCATION AND DIMENSIONS OF OUTDOOR STORAGE AREAS;~~

~~DETAILED PLANTING PLAN AND SCHEDULE OF PLANT MATERIALS, INCLUDING AN INVENTORY OF EXISTING AND PROPOSED VEGETATION TO THE SITE;~~

~~BASIC INDICATION OF EXISTING AND PROPOSED DRAINAGE PATTERNS AND STRUCTURES, INCLUDING LOCATION AND NATURE OF ANY STREAMS, DRAINS, WETLANDS, UNSTABLE SOILS OR~~

~~FENCES DESIGNED TO PREVENT SOIL EROSION AND A GENERAL DESCRIPTION OF METHOD AND LOCATION OF STORM WATER DETENTION;~~

~~LOCATION, DIMENSIONS AND CONTENT OF ALL SIGNAGE;~~

~~A STATEMENT INDICATING THE EXISTING AND INTENDED USE OF THE LOT AND STRUCTURES UPON IT;~~

~~ANY ANCILLARY IMPROVEMENTS PROPOSED TO REMEDY OR PREVENT PROBLEMS CREATED BY THE DEVELOPMENT; AND,~~

~~ANY OTHER INFORMATION CONCERNING THE SUBJECT SITE OR ADJACENT LOTS THAT THE PLANNING COMMISSION DETERMINES IS REASONABLY NECESSARY TO ENSURE COMPLIANCE WITH THIS CHAPTER.~~

~~PRELIMINARY REVIEW. TWO COPIES OF THE SITE PLAN ALONG WITH A SITE PLAN APPLICATION AND REQUIRED FEE SHALL BE SUBMITTED TO THE PLANNING OFFICIAL FOR PRELIMINARY REVIEW TO ENSURE COMPLIANCE WITH ALL CITY ORDINANCES. IN ADDITION, THE PRELIMINARY REVIEW SHALL ENSURE THAT A COMPLETE SITE PLAN HAS BEEN SUBMITTED TO THE PLANNING COMMISSION FOR ITS CONSIDERATION. THE DESIGNATED PLANNING OFFICIAL SHALL HAVE A MINIMUM OF 15 BUSINESS DAYS TO REVIEW THE SITE PLAN AND~~

~~PROVIDE FEEDBACK TO THE APPLICANT.~~

~~FINAL REVIEW. AFTER RECEIVING FEEDBACK ON THE PRELIMINARY REVIEW, THE APPLICANT SHALL SUPPLY THE CITY WITH 18 COPIES OF THE REVISED SITE PLAN, THREE OF WHICH SHALL BE SIGNED AND SEALED BY A REGISTERED ENGINEER, ARCHITECT OR SURVEYOR. THE MATTER SHALL THEN BE PLACED ON THE PLANNING COMMISSION'S AGENDA FOR CONSIDERATION.~~

~~PLANNING COMMISSION REVIEW. THE APPROVAL, DENIAL OR APPROVAL WITH LIMITATIONS, CONDITIONS, MODIFICATIONS, OR ALTERATIONS OF A SITE PLAN BY THE PLANNING COMMISSION SHALL BE BASED UPON THE FOLLOWING STANDARDS:~~

~~APPROVAL, DENIAL, OR APPROVAL WITH LIMITATIONS, CONDITIONS, MODIFICATIONS OR ALTERATIONS IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS SECTION.~~

~~EXISTING STREETS, HIGHWAYS, WALKWAYS, INTERSECTIONS, ROAD WIDTHS, TRAFFIC CONTROL DEVICES, DECELERATION LANES, SERVICE DRIVES, ENTRANCE AND EXIT DRIVEWAYS, AND PARKING AREAS PROVIDE PROPER ACCESS AND CIRCULATION OF TRAFFIC AND ARE SAFE AND CONVENIENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC.~~

~~THE PLANNED USE AND~~

~~STRUCTURES ARE COMPATIBLE WITH THE ZONING DISTRICT IN WHICH THEY ARE LOCATED, AND ARE APPROPRIATE AND IN HARMONY WITH THE APPEARANCE AND ESSENTIAL CHARACTER OF THE DISTRICT.~~

~~THE PLANNED USE AND STRUCTURES ARE NOT HAZARDOUS OR DISTURBING TO EXISTING OR INTENDED USES IN THE SAME GENERAL AREA.~~

~~THE PLANNED USE WILL NOT BE OBJECTIONABLE BY REASON OF EXCESSIVE SMOKE, DUST, LIGHT, GLARE, NOISE, VIBRATION, ODORS OR OTHER OBJECTIONABLE FEATURES.~~

~~THE PLANNED USE AND STRUCTURES ARE ADEQUATELY SERVED BY EXISTING PUBLIC FACILITIES AND SERVICES SUCH AS HIGHWAYS, STREETS, POLICE AND FIRE PROTECTION, DRAINAGE STRUCTURES, REFUSE DISPOSAL, WATER AND SEWAGE FACILITIES, AND SCHOOLS.~~

~~THE PLANNED USE AND/OR STRUCTURE COMPLIES WITH ALL APPLICABLE PROVISIONS OF THIS CHAPTER, UNLESS A VARIANCE HAS BEEN GRANTED BY THE ZONING BOARD OF APPEALS.~~

~~THE PLANNED STRUCTURE IS ACCESSIBLE BY EMERGENCY VEHICLES.~~

~~AMENDMENTS TO APPROVED SITE PLAN. MINOR CHANGES TO OR~~

~~DEVIATIONS FROM AN APPROVED SITE PLAN MAY BE APPROVED BY THE PLANNING OFFICIAL. THE PLANNING COMMISSION SHALL BE NOTIFIED OF ANY SUCH CHANGES AT ITS NEXT REGULARLY SCHEDULED MEETING. IF THE PLANNING OFFICIAL CONCLUDES THAT THE PROPOSED CHANGES ARE SO SUBSTANTIAL AS TO NECESSITATE REVIEW BY THE PLANNING COMMISSION, THEN ANOTHER SITE PLAN REVIEW APPLICATION SHALL BE SUBMITTED TO THE PLANNING COMMISSION WITH THE APPROPRIATE FEE.~~

~~EXPIRATION OF APPROVALS. THE HOLDER OF AN APPROVED SITE PLAN MUST OBTAIN A BUILDING PERMIT FROM THE CITY BUILDING OFFICIAL WITHIN ONE YEAR AFTER THE DATE OF ISSUANCE OF THE APPROVED SITE PLAN. IF SUCH ACTION IS NOT TAKEN WITHIN ONE YEAR, THE APPROVED SITE PLAN SHALL BE VOID AND A NEW SITE PLAN APPLICATION AND APPROPRIATE FEE SHALL BE REQUIRED. THE PLANNING COMMISSION MAY EXTEND THE PERIOD OF SITE PLAN APPROVAL ON REQUEST FOR UP TO ONE YEAR, PROVIDED A REQUEST FOR SUCH EXTENSION IS MADE BEFORE THE SITE PLAN EXPIRES.~~

~~BUILDING PERMITS. THE CITY BUILDING OFFICIAL SHALL NOT ISSUE A BUILDING PERMIT FOR CONSTRUCTION UNTIL RECEIVING~~



~~A COPY OF THE APPROVED SITE PLAN AND SITE PLAN APPLICATION FROM THE PLANNING COMMISSION OR PLANNING OFFICIAL.~~

~~(ORD. 2412, PASSED 11-5-73; AM. ORD. 2458, PASSED 10-14-74; AM. ORD. 3043, PASSED 8-24-87;~~

~~AM. ORD. 3080, PASSED 10-24-88; AM. ORD. 3427, PASSED 2-8-99; AM. ORD. 3485, PASSED 1-28-~~

~~02; AM. ORD. 3634, PASSED 02-14-05)~~

~~§50-8.4 BUILDING OFFICIAL TO ACT WITHIN 15 DAYS.~~

~~THE BUILDING OFFICIAL SHALL ACT UPON ALL SUCH APPLICATIONS ON WHICH HE OR SHE IS AUTHORIZED TO ACT BY THE PROVISIONS OF § 50-8.3 WITHIN 15 DAYS AFTER THEY ARE FILED IN FULL COMPLIANCE WITH ALL THE APPLICABLE REQUIREMENTS. HE OR SHE SHALL EITHER ISSUE A ZONING CERTIFICATE WITHIN THE 15 DAYS OR SHALL NOTIFY THE APPLICANT IN WRITING OF HIS OR HER REFUSAL OF SUCH CERTIFICATE AND THE REASONS THEREFOR. FAILURE TO NOTIFY THE APPLICANT IN CASE OF SUCH REFUSAL WITHIN 15 DAYS SHALL ENTITLE THE APPLICANT TO ZONING CERTIFICATE, UNLESS THE APPLICANT CONSENTS TO AN EXTENSION OF TIME.~~

~~(ORD. 2458, PASSED 10-14-74)~~

~~§ 50-9 ZONING CERTIFICATE~~

~~REQUIRED; ISSUANCE; CONSTRUCTION OR EXCAVATION PERMITS.~~

~~IT SHALL BE UNLAWFUL FOR ANY OWNER, LESSEE OR TENANT TO USE OR PERMIT THE USE OF ANY STRUCTURE, BUILDING OR LAND, OR PART THEREOF, CREATED, ERECTED, CHANGED, CONVERTED OR ENLARGED, WHOLLY OR PARTLY, UNTIL A ZONING CERTIFICATE, WHICH IS A PART OF THE BUILDING PERMIT, SHALL HAVE BEEN ISSUED BY THE BUILDING INSPECTOR. SUCH ZONING CERTIFICATE SHALL SHOW THAT SUCH BUILDING OR PREMISES OR A PART THEREOF, AND THE PROPOSED USE THEREOF, ARE IN CONFORMITY WITH THE PROVISIONS OF THIS CHAPTER. IT SHALL BE THE DUTY OF THE BUILDING INSPECTOR TO ISSUE A ZONING CERTIFICATE; PROVIDED, THAT HE OR SHE IS SATISFIED THAT THE STRUCTURE, BUILDING OR PREMISES, AND THE PROPOSED METHODS OF WATER SUPPLY AND DISPOSAL OF SANITARY WASTES, CONFORM TO ALL THE REQUIREMENTS OF THIS CHAPTER.~~

~~NO PERMIT FOR EXCAVATION OR CONSTRUCTION SHALL BE ISSUED BY THE BUILDING INSPECTOR, UNLESS THE PLANS, SPECIFICATIONS AND THE INTENDED USE CONFORM TO THE PROVISIONS OF THIS CHAPTER.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD.~~

~~§ 50-10 SAME APPLICATION:~~

~~EVERY APPLICATION FOR A ZONING CERTIFICATE, WHICH IS PART OF THE BUILDING PERMIT, SHALL BE ACCOMPANIED BY PLANS IN DUPLICATE DRAWN TO SCALE, IN BLACK LINE OR BLUE PRINT, SHOWING THE ACTUAL SHAPE AND THE DIMENSIONS OF THE LOT TO BE BUILT UPON OR TO BE CHANGED IN ITS USE, IN WHOLE OR IN PART; THE EXACT LOCATION, SIZE AND HEIGHT OF ANY BUILDING OR STRUCTURE TO BE ERECTED OR ALTERED; IN THE CASE OF A PROPOSED NEW BUILDING OR STRUCTURE OF PROPOSED ALTERATION OF AN EXISTING BUILDING OR STRUCTURE WHICH WOULD SUBSTANTIALLY ALTER ITS APPEARANCE, DRAWINGS OR SKETCHES SHOWING THE FRONT, SIDE AND REAR ELEVATIONS OF THE PROPOSED BUILDING OR STRUCTURE, OR OF THE STRUCTURE AS IT WILL APPEAR AFTER THE WORK FOR WHICH A PERMIT IS SOUGHT SHALL HAVE BEEN COMPLETED; THE EXISTING AND INTENDED USE OF EACH BUILDING OR STRUCTURE OR PART THEREOF; THE NUMBER OF FAMILIES OR DWELLING UNITS THE BUILDING IS DESIGNED TO ACCOMMODATE; AND, WHEN NO BUILDINGS ARE INVOLVED, THE LOCATION OF THE PRESENT USE AND PROPOSED USE~~

~~AND SUCH OTHER INFORMATION WITH REGARD TO THE LOT AND NEIGHBORHOOD LOTS AS MAY BE NECESSARY TO DETERMINE APPLICABLE STANDARDS AND PROVIDE FOR THE ENFORCEMENT OF THIS CHAPTER. ONE COPY OF SUCH PLANS SHALL BE RETURNED TO THE OWNER WHEN SUCH PLANS SHALL HAVE BEEN APPROVED BY THE BUILDING INSPECTOR, TOGETHER WITH SUCH ZONING CERTIFICATE AS MAY BE GRANTED.~~

~~IN EVERY CASE WHERE THE LOT IS NOT PROVIDED AND IS NOT PROPOSED TO BE PROVIDED WITH PUBLIC WATER SUPPLY OR THE DISPOSAL OF SANITARY WASTES BY MEANS OF PUBLIC SEWERS, THE APPLICATION SHALL BE ACCOMPANIED BY A CERTIFICATE OF APPROVAL OF THE DIRECTOR OF HEALTH OF THE CITY OF THE PROPOSED METHOD OF WATER SUPPLY OR DISPOSAL OF SANITARY WASTE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-11 SAME ACTIONS BY BUILDING INSPECTOR.~~

~~THE BUILDING INSPECTOR SHALL ACT UPON ALL SUCH APPLICATIONS ON WHICH HE OR SHE IS AUTHORIZED TO ACT BY THE PROVISIONS OF THIS CHAPTER WITHIN 30 DAYS AFTER THEY ARE FILED IN FULL COMPLIANCE WITH~~

~~ALL THE APPLICABLE REQUIREMENTS. HE OR SHE SHALL EITHER ISSUE A ZONING CERTIFICATE WITHIN 30 DAYS OR SHALL NOTIFY THE APPLICANT IN WRITING OF HIS OR HER REFUSAL OF SUCH CERTIFICATE AND THE REASONS THEREFORE. FAILURE TO NOTIFY THE APPLICANT IN CASE OF SUCH REFUSAL WITHIN THE 30 DAYS SHALL ENTITLE THE APPLICANT TO A ZONING CERTIFICATE, UNLESS THE APPLICANT CONSENTS TO AN EXTENSION OF TIME.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-12 SAME FEES.~~

~~NO FEE SHALL BE CHARGED FOR AN ORIGINAL ZONING CERTIFICATE APPLIED WITH THE APPLICATION FOR A BUILDING PERMIT, WHERE SUCH PERMIT IS REQUIRED AND ISSUED UNDER THE BUILDING CODE OF THE CITY. FOR ALL OTHER ZONING CERTIFICATES, THERE SHALL BE A FEE AND CHARGE THEREFOR. SAID FEE SHALL BE ESTABLISHED FROM TIME TO TIME BY RESOLUTION OF THE CITY COUNCIL, KEPT ON FILE BY THE CITY CLERK, AND CONTAINED IN APPENDIX A OF THE CITY CODE.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2770, PASSED 6-9-80; AM. ORD. 3427, PASSED 2-8-99)~~

~~§ 50-13 CERTIFICATE OF OCCUPANCY.~~

~~IT SHALL BE UNLAWFUL FOR ANY OWNER, LESSEE OR TENANT TO OCCUPY ANY STRUCTURE, BUILDING OR LAND, OR PART THEREOF, ERECTED, CREATED, CHANGED, CONVERTED OR ENLARGED AFTER APRIL 26, 1968 UNLESS A CERTIFICATE OF OCCUPANCY SHALL HAVE BEEN ISSUED BY THE BUILDING INSPECTOR AFTER INSPECTION. SUCH CERTIFICATE SHALL SHOW AND CERTIFY THAT ALL OR PART OF SUCH BUILDING, STRUCTURE OR PREMISES HAS BEEN CONSTRUCTED, ALTERED OR IMPROVED IN COMPLIANCE WITH THE PROVISIONS OF THIS CHAPTER, THE BUILDING CODE AND OTHER APPLICABLE LAWS, CODES OR REGULATIONS AND ALL CONDITIONS AND REQUIREMENTS STIPULATED BY THE BOARD OF APPEALS, IF ANY. A TEMPORARY CERTIFICATE, RENEWABLE FOR ONE SIX MONTH PERIOD, MAY BE ISSUED BY THE BUILDING INSPECTOR IN THOSE INSTANCES WHERE, DUE TO WEATHER, STRIKES, ETC., FULL COMPLIANCE WITH ALL CONTROLS HAS NOT BEEN MET AND THE ISSUANCE OF SUCH CERTIFICATE WOULD NOT ENDANGER THE SAFETY AND HEALTH OF THE OCCUPANTS OR PUBLIC.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-14 SET BACK FROM SAGINAW STREET.~~

~~NO BUILDING OR STRUCTURE SHALL BE ERECTED, RECONSTRUCTED OR SUBSTANTIALLY REPAIRED SO THAT ANY PART OF THE SAME SHALL BE WITHIN 49<sup>5</sup>/10 FEET OF THE CENTERLINE OF SAGINAW STREET.~~

~~A BUILDING SHALL BE DEEMED SUBSTANTIALLY REPAIRED WITHIN THE MEANING OF THIS SECTION IF RECONSTRUCTION OF THE FRONT IS INVOLVED.~~

~~THE CENTERLINE OF SAGINAW STREET WITHIN THE MEANING OF THIS SECTION SHALL BE THE CENTER LINE OF THE STREET AS ORIGINALLY LAID OUT.~~

~~IT SHALL BE THE DUTY OF THE BUILDING INSPECTOR OF THE CITY TO ENFORCE THIS SECTION.~~

~~ANY BUILDING PERMIT ISSUED BY THE BUILDING INSPECTOR WHICH SHALL NOT BE IN COMPLIANCE WITH THIS SECTION SHALL BE VOID.~~

~~(ORD. 39, PASSED 8-21-23)~~

~~§ 50-15 ENFORCEMENT OF CHAPTER; COMPLIANCE WITH CHAPTER IN ISSUANCE OF PERMITS, ETC.~~

~~IT SHALL BE THE DUTY OF THE BUILDING INSPECTOR TO ENFORCE THIS CHAPTER IN ACCORDANCE~~

~~WITH THE ADMINISTRATIVE PROVISIONS OF THE BUILDING CODE OF THE CITY AND THIS CHAPTER. ALL DEPARTMENTS, OFFICIALS AND PUBLIC EMPLOYEES OF THE CITY, VESTED WITH THE DUTY OR AUTHORITY TO ISSUE PERMITS OR LICENSES, SHALL COMPLY WITH THE PROVISIONS OF THIS CHAPTER AND SHALL ISSUE NO PERMIT OR LICENSE FOR ANY USE, BUILDING OR PURPOSE IN CONFLICT WITH THE PROVISIONS OF THIS CHAPTER. ANY PERMIT OR LICENSE ISSUED IN CONFLICT WITH THE PROVISIONS OF THIS CHAPTER SHALL BE NULL AND VOID AND OF NO EFFECT WHATEVER.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-16 INSTITUTION OF PROCEEDINGS BY CITY TO CORRECT VIOLATIONS OF CHAPTER. IN CASE ANY BUILDING IS OR PROPOSED TO BE LOCATED, ERECTED, CONSTRUCTED, RECONSTRUCTED, ENLARGED, CHANGED, MAINTAINED, USED, OR ANY LAND IS OR IS PROPOSED TO BE USED IN VIOLATION OF THIS CHAPTER OR ANY AMENDMENT OR SUPPLEMENT THERETO, APPROPRIATE ACTION OR PROCEEDINGS MAY BE INSTITUTED TO PREVENT SUCH UNLAWFUL LOCATION, ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATION, CONVERSION,~~

~~MAINTENANCE OR USE; TO RESTRAIN, CORRECT OR ABATE SUCH VIOLATION; TO PREVENT THE OCCUPANCY OF SUCH BUILDING, STRUCTURE OR LAND; OR TO PREVENT ANY ILLEGAL ACT, CONDUCT BUSINESS OR USE IN OR ABOUT SUCH PREMISES.~~

~~(ORD. 2046, PASSED 4-11-68)~~

## ~~ARTICLE II A-1 SINGLE FAMILY LOW DENSITY DISTRICT~~

### ~~§ 50-17 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING PRINCIPAL PERMITTED USES ARE PERMITTED OUTRIGHT IN AN A-1 SINGLE FAMILY LOW DENSITY DISTRICT:~~

~~RESIDENTIAL. ONE FAMILY DETACHED DWELLINGS.~~

~~INSTITUTIONAL AND CULTURAL. CHURCHES AND OTHER PLACES OF WORSHIP; PUBLIC AND PAROCHIAL SCHOOLS, COLLEGES AND UNIVERSITIES FOR ACADEMIC INSTRUCTION; PUBLIC LIBRARIES, MUSEUMS, ART GALLERIES; EXTENSION OF EXISTING CEMETERIES.~~

~~RECREATIONAL. PUBLIC PARKS, PLAYGROUNDS, NEIGHBORHOOD AND COMMUNITY CENTER BUILDINGS AND GROUNDS.~~

~~AGRICULTURAL. CUSTOMARY AGRICULTURAL USES INCLUDING NONCOMMERCIAL NURSERIES AND~~

~~GREENHOUSES, BUT EXPRESSLY EXCLUDING THE KEEPING OF FARM ANIMALS.~~

~~ESSENTIAL SERVICES. AS SET FORTH IN § 50-1.(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-18 PRINCIPAL CONDITIONAL USES.~~

~~THE FOLLOWING ARE THE PRINCIPAL CONDITIONAL USES IN AN A-1 SINGLE FAMILY LOW DENSITY DISTRICT:~~

~~RECREATIONAL. GOLF COURSES, COUNTRY CLUBS, TENNIS COURTS AND SIMILAR USES, ALL OF A NONCOMMERCIAL NATURE.~~

~~INSTITUTIONAL. CHILDREN'S INSTITUTIONS, INCLUDING NURSERY SCHOOLS AND DAY NURSERIES; HOMES FOR THE AGED (MINIMUM SITE AREA 15,000 SQUARE FEET; LIMITED OCCUPANCY, 1,500 SQUARE FEET OF LOT AREA FOR EACH RESIDENT); PRIVATE SCHOOLS.~~

~~ESSENTIAL SERVICES. BRANCH TELEPHONE EXCHANGES, ELECTRIC SUBSTATIONS, GAS REGULATORS OR OTHER UTILITY FACILITIES, INCLUDING STRUCTURES NECESSARY TO SERVE ADJACENT AREAS, BUT NOT INCLUDING YARDS OR GARAGES FOR SERVICE OR STORAGE.~~

~~RESIDENTIAL. COMMUNITY DEVELOPMENT PROJECTS.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2795, PASSED 5-26-81)~~

~~§ 50-19 PRINCIPAL ACCESSORY USES.~~

~~THE FOLLOWING ACCESSORY USES ARE PERMITTED OUTRIGHT IN AN A-1 SINGLE FAMILY LOW DENSITY DISTRICT:~~

~~ANY USE, STRUCTURE OR BUILDING CUSTOMARILY INCIDENTAL TO PRINCIPAL USE PERMITTED OUTRIGHT AND THE FOLLOWING.~~

~~LIVING QUARTERS FOR DOMESTIC SERVANTS, MINIMUM LOT AREA 15,000 SQUARE FEET.~~

~~NAMEPLATES FOR PUBLIC AND SEMIPUBLIC USES.~~

~~REAL ESTATE SIGNS; TEMPORARY.~~

~~MAUSOLEUMS AND COLUMBARIUMS WITHIN AND ACCESSORY TO CEMETERIES, 100 FEET FROM PROPERTY LINES.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-20 ACCESSORY CONDITIONAL USES.~~

~~ANY USE, BUILDING OR STRUCTURE CUSTOMARILY INCIDENTAL TO A PRINCIPAL CONDITIONAL USE IS AN A-1 SINGLE FAMILY LOW DENSITY DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§50-20.1 REQUIRED CONDITIONS.~~

~~ALL DWELLINGS SHALL BE CONSTRUCTED ON A PERMANENT FOUNDATION. (ORD. 2829, PASSED 3-22-82)~~

~~§50-20.2 PROHIBITED USES.~~

~~MOBILE HOMES, PREFABRICATED DWELLINGS. (ORD. 2829, PASSED 3-22-82)~~

~~ARTICLE III — A-2 SINGLE FAMILY MEDIUM DENSITY DISTRICT~~

~~§ 50-21 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING PRINCIPAL PERMITTED USES ARE PERMITTED OUTRIGHT IN AN A-2 SINGLE~~

~~FAMILY MEDIUM DENSITY DISTRICT. GENERALLY, ALL PRINCIPAL USES PERMITTED OUTRIGHT AND AS REGULATED IN THE A-1 DISTRICT EXCEPT AS HEREINAFTER SPECIFIED.~~

~~RESIDENTIAL. ONE FAMILY DETACHED DWELLINGS.~~

~~INSTITUTIONAL. PUBLIC ADMINISTRATION BUILDINGS.~~

~~HOME OCCUPATIONS. SUBJECT TO THE FOLLOWING CONDITIONS:~~

~~ONLY THE RESIDENTS OF THE PREMISES SHALL BE ENGAGED IN SUCH OCCUPATION.~~

~~THE USE OF THE DWELLING UNIT FOR THE HOME OCCUPATION SHALL BE CLEARLY INCIDENTAL AND SUBORDINATE TO ITS USE FOR RESIDENTIAL PURPOSES BY ITS OCCUPANTS, AND NOT MORE THAN 25% OF THE TOTAL FLOOR AREA OF THE DWELLING UNIT SHALL BE USED IN THE CONDUCT OF THE HOME OCCUPATION. (FOR THE PURPOSES OF THIS SECTION, THE BASEMENT AND/OR CELLAR SHALL NOT BE INCLUDED IN COMPUTATIONS OF TOTAL FLOOR AREA.)~~

~~NO "WALK IN" TRADE SHALL BE ALLOWED.~~

~~THERE SHALL BE NO CHANGE IN THE OUTSIDE APPEARANCE OF THE BUILDING OR PREMISES, NO STRUCTURAL ALTERATIONS, OR OTHER VISIBLE EVIDENCE OF THE CONDUCT OF SUCH HOME~~

~~OCCUPATION.~~

~~ENTRANCE SHALL BE FROM WITHIN THE DWELLING.~~

~~NO HOME OCCUPATION SHALL BE CONDUCTED IN ANY ACCESSORY BUILDING.~~

~~NO TRAFFIC SHALL BE GENERATED BY SUCH HOME OCCUPATION IN GREATER VOLUMES THAN WOULD NORMALLY BE EXPECTED IN A RESIDENTIAL NEIGHBORHOOD, AND ANY NEED FOR PARKING GENERATED BY THE CONDUCT OF SUCH HOME OCCUPATION SHALL BE MET OFF THE STREET AND OTHER THAN IN A FRONT YARD.~~

~~NO EQUIPMENT OR PROCESS SHALL BE USED IN SUCH HOME OCCUPATION WHICH CREATES NOISE, VIBRATION, GLARE, FUMES, ODORS, OR ELECTRICAL INTERFERENCE; NO EQUIPMENT OR PROCESS SHALL BE USED WHICH CREATES VISUAL OR AUDIBLE INTERFERENCE IN ANY RADIO OR TELEVISION RECEIVERS OFF THE PREMISES, OR CAUSES FLUCTUATIONS IN LINE VOLTAGE OFF THE PREMISES.~~

~~NO STORAGE OR DISPLAY OF MATERIALS, GOODS, SUPPLIES OR EQUIPMENT RELATED TO THE OPERATION OF THE HOME OCCUPATION SHALL BE VISIBLE FROM THE OUTSIDE OF ANY STRUCTURE LOCATED ON THE PREMISES OR ON ADJACENT PREMISES.~~

~~THE HOME OCCUPATION SHALL NOT INVOLVE THE USE OF COMMERCIAL VEHICLES FOR DELIVERY OF MATERIALS TO OR FROM THE PREMISES; HOWEVER, A VEHICLE OF NO MORE THAN THREE FOURTH TON CAPACITY MAY BE USED AS PART OF THE HOME OCCUPATION.~~

~~NO SIGN OR OTHER ADVERTISING SHALL BE ALLOWED ANYWHERE ON THE PREMISES.~~

~~NOTHING IN THIS SECTION SHALL PROHIBIT THE USE OF A RESIDENCE BY AN OCCUPANT OF THAT RESIDENCE TO GIVE OR RECEIVE INSTRUCTION IN A CRAFT, FINE ART, SCIENCE, HUMANITY, OR FIELD OF LEARNING AND NEITHER SHALL THIS SECTION PROHIBIT THE REGULATION OF NOISE, ADVERTISING, TRAFFIC, OR OTHER CONDITIONS THAT MAY ACCOMPANY THE USE OF A RESIDENCE AS DESCRIBED ABOVE.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2910, PASSED 4-23-84; AM. ORD. 3301, PASSED 6-12-95)~~

~~§ 50-22 PRINCIPAL CONDITIONAL USES.~~

~~THE FOLLOWING ARE THE PRINCIPAL CONDITIONAL USES IN AN A-2 SINGLE FAMILY MEDIUM DENSITY DISTRICT:~~

~~GENERALLY. ALL PRINCIPAL CONDITIONAL USES PERMITTED AND REGULATED IN THE A-2 DISTRICT, EXCEPT AS HEREIN~~



~~SPECIFIED.~~

~~INSTITUTIONAL. HOSPITALS FOR HUMAN CARE, SANITARIUMS, RELIGIOUS OR CHARITABLE INSTITUTIONS, EXCLUDING INSTITUTIONS FOR CARE EXCLUSIVELY OR PRIMARILY OF EPILEPTICS, DRUG ADDICTS, THE FEEBLE MINDED OR INSANE, ALCOHOLIC, CONTAGIOUS DISEASES. (MINIMUM LOT AREA, ONE ACRE; 1,500 SQUARE FEET OF LOT AREA FOR EACH RESIDENT OR BED, EXCLUDING BASSINETS.)~~

~~RESIDENTIAL.~~

~~COMMUNITY DEVELOPMENT PROJECTS.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2795, PASSED 5-26-81; AM. ORD. 2910, PASSED 4-23-84; AM. ORD. 3036, PASSED 5-26-87)~~

~~§ 50-23 PRINCIPAL ACCESSORY USES.~~

~~THE FOLLOWING ACCESSORY USES ARE PERMITTED OUTRIGHT IN AN A-2 SINGLE FAMILY MEDIUM DENSITY DISTRICT:~~

~~GENERALLY. USES CUSTOMARILY INCIDENTAL TO PRINCIPAL USES PERMITTED OUTRIGHT.~~

~~ROOMERS. NOT MORE THAN TWO ROOMERS OR BOARDERS BY A RESIDENTIAL FAMILY. (ORD. 2046, PASSED 4-11-68)~~

~~§ 50-24 ACCESSORY CONDITIONAL USE.~~

~~ANY USE, STRUCTURE OR BUILDING CUSTOMARILY INCIDENTAL TO A PRINCIPAL CONDITIONAL USE SHALL BE AN ACCESSORY CONDITIONAL USE IN AN A-2 SINGLE FAMILY MEDIUM DENSITY DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§50-24.1 REQUIRED CONDITIONS.~~

~~ALL DWELLINGS SHALL BE ATTACHED TO A PERMANENT FOUNDATION CONSTRUCTED ON THE SITE IN ACCORDANCE WITH THE CITY BUILDING CODE.~~

~~ALL DWELLINGS SHALL HAVE A MINIMUM WIDTH ALONG THE EXTERIOR SIDE ELEVATION OF 20 FEET, MEASURED ALONG HABITABLE DWELLING SPACE.~~

~~DOES NOT HAVE EXPOSED WHEELS, UNDERCARRIAGES OR CHASSIS, OR UTILITIES THAT SERVICE THAT DWELLING EXCEPT ELECTRICITY.~~

~~TOWING MECHANISMS MUST BE REMOVED. (ORD. 2829, PASSED 3-22-82)~~

~~§50-24.2 PROHIBITED USES.~~

~~TYPE C MOBILE HOMES.~~

~~TYPE D MOBILE HOMES. (ORD. 2829,  
PASSED 3-22-82)~~

~~ARTICLE IV — B TWO FAMILY  
DISTRICT~~

~~§ 50-25 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING PRINCIPAL USES  
ARE PERMITTED OUTRIGHT IN A B  
TWO FAMILY DISTRICT:~~

~~GENERALLY. ALL A-2 PRINCIPAL  
USES.~~

~~RESIDENTIAL. — TWO FAMILY  
DWELLINGS, DWELLING GROUPS.  
(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-26 PRINCIPAL CONDITIONAL  
USES.~~

~~THE FOLLOWING ARE THE  
PRINCIPAL CONDITIONAL USES IN A  
B-TWO FAMILY DISTRICT:~~

~~GENERALLY. ALL PRINCIPAL  
CONDITIONAL USES PERMITTED  
AND AS REGULATED IN THE A-2  
DISTRICT; EXCEPT, THAT FOR  
INSTITUTIONAL USES THERE SHALL  
BE 1,000 SQUARE FEET OF LOT AREA  
FOR EACH RESIDENT OR BED,  
EXCLUDING BASSINETS.~~

~~RESIDENTIAL.~~

~~COMMUNITY — DEVELOPMENT  
PROJECTS.~~

~~THREE — OR — FOUR FAMILY  
DWELLINGS, CONFORMING TO THE  
REGULATIONS OF THE C-1 DISTRICT,  
MAY BE ERECTED ON OR OCCUPY A  
LOT IN ANY ONE OF THE  
FOLLOWING CASES:~~

~~WHERE THE LOT ADJOINS SIDE BY  
SIDE WITHIN 100 FEET OF  
NONRESIDENTIAL DISTRICTS.~~

~~WHERE EACH OF THE LOTS  
ADJOINING SUCH LOT IS OCCUPIED  
BY A MULTIFAMILY DWELLING OR  
A MAIN BUILDING, OTHER THAN A  
TEMPORARY BUILDING, THE USE OF  
WHICH DOES NOT CONFORM TO THE  
REGULATIONS OF THE B DISTRICT.~~

~~WHERE IN THE SAME BLOCK AS  
SUCH LOT MORE THAN 25% OF THE  
STREET FRONTAGE WITHIN 200 FEET  
OF THE CENTER OF, AND ALONG  
THE SAME STREET AS, THE FRONT  
LOT LINE OF SUCH LOT CONSISTS OF  
FRONT LOT LINES OF LOTS  
OCCUPIED BY MULTIFAMILY  
DWELLINGS, OR MAIN BUILDINGS,  
OTHER THAN TEMPORARY  
BUILDINGS, THE USE OF WHICH  
DOES NOT CONFORM TO THE  
REGULATIONS OF THE B DISTRICT.  
(NONSTRUCTURAL USES AND  
PUBLIC BUILDINGS ARE NOT TO BE  
INCLUDED IN THE CALCULATION OF  
FRONTAGE; THREE OR FOUR  
FAMILY DWELLINGS COMPLYING  
WITH THE CONDITIONS HEREIN  
SHALL BE CONSIDERED  
CONFORMING USES IN THE B  
DISTRICT).~~

~~REST HOMES. REST HOMES OR NURSING HOMES FOR CONVALESCENT PATIENTS. (AT LEAST 15,000 SQUARE FEET LOT AREA; 1,000 SQUARE FEET OF LOT AREA FOR EACH RESIDENT; BUILDING 20 FEET FROM PROPERTY LINES.)~~

~~HOSPITALS. HOSPITALS OF ANY KIND, EXCEPT ANIMAL. (MINIMUM LOT AREA ONE ACRE; 1,000 SQUARE FEET OF LOT AREA FOR EACH RESIDENT OR BED, EXCLUDING BASSINETS; BUILDINGS FOR PATIENTS 50 FEET FROM PROPERTY LINES).~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2857, PASSED 10-25-82; AM. ORD. 3048, PASSED 10-12-87)~~

~~§ 50-27 PRINCIPAL ACCESSORY USES.~~

~~THE FOLLOWING ACCESSORY USES ARE PERMITTED OUTRIGHT IN A B TWO-FAMILY DISTRICT:~~

~~GENERALLY. ANY USE, STRUCTURE OR BUILDING CUSTOMARILY INCIDENTAL TO A PRINCIPAL USE PERMITTED OUTRIGHT.~~

~~ROOMERS. SAME AS A-2 ACCESSORY USES PERMITTED OUTRIGHT OR NOT MORE THAN FOUR ROOMERS OR BOARDERS BY A RESIDENTIAL FAMILY IN A ONE-FAMILY STRUCTURE, TWO IN EACH~~

~~DWELLING UNIT OF A TWO-FAMILY DWELLING WHEN THERE IS A LOT AREA OF AT LEAST 6,000 SQUARE FEET.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§50-27.1 REQUIRED USES.~~

~~SAME AS § 50-24.1.~~

~~(ORD. 2829, PASSED 3-22-82)~~

~~§50-27.2 PROHIBITED USES.~~

~~SAME AS § 50-24.2.~~

~~(ORD. 2829, PASSED 3-22-82)~~

~~§ 50-28 ACCESSORY CONDITIONAL USES.~~

~~ANY USE, STRUCTURE OR BUILDING CUSTOMARILY INCIDENTAL TO A PRINCIPAL CONDITIONAL USE SHALL BE AN ACCESSORY CONDITIONAL USE IN A B-TWO-FAMILY DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~ARTICLE IV.I B-1 TOWNHOUSE DISTRICT~~

~~§50-28.1 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING PRINCIPAL USES ARE PERMITTED OUTRIGHT IN A B-1 TOWNHOUSE DISTRICT:~~

~~GENERALLY. ALL B-DISTRICT~~

~~PRINCIPAL USES.~~

~~RESIDENTIAL. TOWNHOUSES, A BUILDING CONTAINING THREE OR MORE ATTACHED DWELLING UNITS, ARRANGED SIDE BY SIDE, SEPARATED FROM EACH OTHER BY A FIRE WALL AND HAVING SEPARATE MEANS OF EGRESS AND INGRESS FROM THE OUTSIDE.~~

~~(ORD. 2770, PASSED 6-9-80)~~

~~§50-28.2 PRINCIPAL CONDITIONAL USES.~~

~~THE FOLLOWING ARE THE PRINCIPAL CONDITIONAL USES IN A B-1 TOWNHOUSE DISTRICT:~~

~~(A) GENERALLY. ALL PRINCIPAL CONDITIONAL USES PERMITTED AND AS REGULATED IN THE A-2 DISTRICT. (ORD. 2770, PASSED 6-9-80)~~

~~§50-28.3 PRINCIPAL ACCESSORY USES.~~

~~THE FOLLOWING ACCESSORY USES ARE PERMITTED OUTRIGHT IN A B-1 TOWNHOUSE DISTRICT.~~

~~GENERALLY. ANY USE, STRUCTURE OR BUILDING CUSTOMARILY INCIDENTAL TO A PRINCIPAL USE PERMITTED OUTRIGHT.~~

~~ROOMERS. SAME AS A-2. (ORD. 2770, PASSED 6-9-80)~~

~~§50-28.4 ACCESSORY CONDITIONAL USES.~~

~~ANY USE, STRUCTURE OR BUILDING CUSTOMARILY INCIDENTAL TO A PRINCIPAL USE SHALL BE AN ACCESSORY CONDITIONAL USE IN A B-1 TOWNHOUSE DISTRICT.~~

~~(ORD. 2770, PASSED 6-9-80)~~

~~§50-28.5 PROHIBITED USES.~~

~~MOBILE HOMES.~~

~~(ORD. 2770, PASSED 6-9-80)~~

~~§50-28.6 REQUIRED CONDITIONS.~~

~~SAME AS § 50-24.1.~~

~~(ORD. 2829, PASSED 3-22-82)~~

~~ARTICLE V C-1 MULTIFAMILY WALK-UP APARTMENT DISTRICT~~

~~§ 50-29 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING PRINCIPAL USES ARE PERMITTED OUTRIGHT IN A C-1 MULTIFAMILY WALK-UP APARTMENT DISTRICT:~~

~~GENERALLY. ALL B-DISTRICT PRINCIPAL USES.~~

~~RESIDENTIAL. MULTIFAMILY WALK-UP APARTMENTS, ROW HOUSES, CONVERSION OF ONE-FAMILY INTO MULTIFAMILY DWELLINGS.~~

~~INSTITUTIONAL.~~

~~A. FRATERNITIES, SORORITIES.~~

~~BUILDINGS 20 FEET FROM~~

~~PROPERTY LINES EXCEPT WHEN ADJOINING OTHER INSTITUTIONAL USES OR NONRESIDENTIAL DISTRICTS.~~

~~HOMES FOR THE AGED, MONASTERIES AND SIMILAR GROUP DWELLINGS FOR MEMBERS OF RELIGIOUS ORDERS, CHILDREN'S INSTITUTIONS (ALL NOT LESS THAN 15,000 SQUARE FEET).~~

~~BOARDING AND ROOMING HOUSES.~~

~~ALL OF ABOVE USES SHALL PROVIDE AT LEAST 500 SQUARE FEET OF LOT AREA FOR EACH RESIDENT. (ORD. 2046, PASSED 4-11-68; AM. ORD. 3015, PASSED 11-10-86)~~

~~§ 50-30 PRINCIPAL CONDITIONAL USES.~~

~~THE FOLLOWING ARE THE PRINCIPAL CONDITIONAL USES IN A C-1 MULTIFAMILY WALK-UP APARTMENT DISTRICT:~~

~~GENERALLY. ALL PRINCIPAL CONDITIONAL USES PERMITTED AND AS REGULATED IN THE B DISTRICT; EXCEPT, THAT FOR INSTITUTIONAL USES THERE SHALL BE 500 SQUARE FEET OF LOT AREA FOR EACH RESIDENT OR BED, EXCLUDING BASSINETS.~~

~~OFFICES. OFFICES OF CIVIL, RELIGIOUS OR CHARITABLE ORGANIZATIONS AND FINANCIAL OR INSURANCE INSTITUTIONS CONDUCTING THEIR ACTIVITIES~~

~~PRIMARILY BY MAIL AND NOT HANDLING MERCHANDISE OR RENDERING SERVICE ON THE PREMISES, PHYSICIANS' AND DENTISTS' OFFICES AND PRIVATE CLINICS, PROFESSIONAL OFFICES OF ARCHITECTS, ENGINEERS, LAWYERS AND THE LIKE, OFFICES DEVOTED TO REAL ESTATE, INSURANCE, MANAGEMENT AND SIMILAR ENTERPRISES WHEN CONDUCTING THEIR ACTIVITIES PRIMARILY BY MAIL OR TELEPHONE AND NOT DISPLAYING OR HANDLING MERCHANDISE ON THE PREMISES. (ONE UNLIGHTED SIGN NOT EXCEEDING SIX SQUARE FEET IN AREA AND ATTACHED TO STRUCTURE. THE RESIDENTIAL APPEARANCE OF THE BUILDING SHALL BE RETAINED.)~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-31 PRINCIPAL ACCESSORY USES.~~

~~ANY USE, BUILDING OR STRUCTURE CUSTOMARILY INCIDENTAL TO A PRINCIPAL USE PERMITTED OUTRIGHT SHALL BE PERMITTED OUTRIGHT IN A C-1 FAMILY WALK-UP APARTMENT DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-32 ACCESSORY CONDITIONAL USES.~~

~~ANY USE, BUILDING OR STRUCTURE~~

~~CUSTOMARILY INCIDENTAL TO A  
PRINCIPAL USE PERMITTED  
OUTRIGHT SHALL BE PERMITTED  
OUTRIGHT IN A C-1 MULTIFAMILY  
WALK-UP APARTMENT DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§50-32.1 REQUIRED CONDITIONS:~~

~~ANY USE, BUILDING OR STRUCTURE  
CUSTOMARILY INCIDENTAL TO A  
PRINCIPAL USE PERMITTED  
OUTRIGHT SHALL BE PERMITTED  
OUTRIGHT IN A C-1 MULTIFAMILY  
WALK-UP APARTMENT DISTRICT.~~

~~(ORD. 2829, PASSED 6-9-80)~~

~~ARTICLE VI C-2 MULTIFAMILY  
HIGH DENSITY APARTMENT  
DISTRICT~~

~~§ 50-33 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING PRINCIPAL  
PERMITTED USES ARE PERMITTED  
OUTRIGHT IN A C-2 MULTIFAMILY  
HIGH DENSITY APARTMENT  
DISTRICT:~~

~~GENERALLY. ALL C-1 PRINCIPAL  
USES.~~

~~RESIDENTIAL. MULTIFAMILY  
DWELLINGS OF ANY KIND;  
HOUSEKEEPING UNITS; APARTMENT  
HOTELS.~~

~~MEETING PLACES.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD.  
2972, PASSED 9-23-85)~~

City of Flint Zoning Ordinance

~~§ 50-34 PRINCIPAL CONDITIONAL  
USES.~~

~~THE FOLLOWING ARE PRINCIPAL  
CONDITIONAL USES IN A C-2  
MULTIFAMILY HIGH DENSITY  
APARTMENT DISTRICT:~~

~~GENERALLY. ALL PRINCIPAL  
CONDITIONAL USES PERMITTED  
AND REGULATED IN THE C-1  
DISTRICT; EXCEPT, THAT FOR  
INSTITUTIONAL USES THERE SHALL  
BE 300 SQUARE FEET OF LOT AREA  
FOR EACH RESIDENT OR BED,  
EXCLUDING BASSINETS.~~

~~HOTELS. FOR ANY NUMBER OF  
GUESTS, INCLUDING MOTELS AND  
MOTOR HOTELS.~~

~~OFFICES. OF PHYSICIANS, DENTISTS,  
ATTORNEYS, ENGINEERS AND  
SIMILAR PROFESSIONAL PERSONS,  
ADMINISTRATIVE OFFICES OF  
SEMPUBLIC ORGANIZATIONS.~~

~~CLINICS. FOR HUMAN CARE,  
SANITARIUMS.~~

~~FUNERAL HOMES AND MORTUARIES.~~

~~MOBILE HOME PARKS AS SPECIFIED  
IN ARTICLE XX, TRAILERS AND  
TRAILER PARKS, MOTELS AND  
MOTORHOTELS, OF THIS CHAPTER.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD.  
2829, PASSED 3-22-82; AM. ORD. 3048,  
PASSED 10-12-87)~~

~~§ 50-35 PERMITTED ACCESSORY~~

USES.

~~ANY USE, BUILDING OR STRUCTURE  
CUSTOMARILY INCIDENTAL TO A  
PRINCIPAL USE PERMITTED  
OUTRIGHT SHALL BE PERMITTED  
OUTRIGHT IN A C-2 MULTIFAMILY  
HIGH DENSITY APARTMENT  
DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-36 CONDITIONAL ACCESSORY  
USES.~~

~~THE FOLLOWING ARE THE  
ACCESSORY CONDITIONAL USES IN  
A C-2 MULTI-FAMILY HIGH DENSITY  
APARTMENT DISTRICT:~~

~~ANY USE, BUILDING OR STRUCTURE  
CUSTOMARILY INCIDENTAL TO A  
PRINCIPAL CONDITIONAL USE.~~

~~RESTAURANTS, SHOPS, PERSONAL  
SERVICE ESTABLISHMENTS IN  
APARTMENT BUILDINGS AND  
COMMUNITY DEVELOPMENT  
PROJECTS, HOTELS AND  
RECREATION BUILDINGS; PROVIDED  
THAT ALL ENTRANCES SHALL BE  
FROM WITHIN SUCH BUILDING OR  
PROJECT AND NO EXTERIOR  
ADVERTISING SHALL BE  
PERMITTED, EXCEPT A FOUR-  
SQUARE FOOT NAMEPLATE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§50-36.1 REQUIRED CONDITIONS.~~

~~SAME AS § 50-24.1.~~

~~(ORD. 2829, PASSED 3-22-82)~~

~~§50-36.2 PROHIBITED USES.~~

~~SAME AS § 50-24.2.~~

~~(ORD. 2829, PASSED 3-22-82)~~

~~ARTICLE VII D-1 OFFICE DISTRICT~~

~~§ 50-37 PURPOSE.~~

~~IT IS THE PURPOSE OF THE D-1  
DISTRICTS TO PROVIDE DEFINITE  
AREAS WHICH ARE LIMITED TO  
OFFICE TYPE USES EXCLUSIVELY.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-38 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING ARE THE  
PRINCIPAL PERMITTED USES IN A D-  
1 OFFICE DISTRICT:~~

~~OFFICES.~~

~~MEDICAL OR DENTAL CLINICS.~~

~~OFFICES FOR PROFESSION OR  
BUSINESS.~~

~~PHARMACIES, WHEN INCIDENTAL  
TO THE USES IN SUBSECTIONS (1)  
AND (2) OF THIS SUBSECTION (A)  
AND LOCATED IN THE STRUCTURE  
OCCUPIED BY SUCH USES.~~

~~RESIDENTIAL USES. ANY PRINCIPALS  
OR CONDITIONAL USE PERMITTED  
IN RESIDENCE DISTRICTS  
ADJOINING THE D-1 DISTRICT; AND~~

~~IF THESE ARE ADJOINING THE D-1 DISTRICT; AND IF THESE ARE ADJOINING TWO OR MORE DIFFERENT CATEGORIES OF RESIDENCE DISTRICTS, THE REGULATIONS OF THE LEAST RESTRICTIVE OF SUCH RESIDENCE DISTRICTS SHALL APPLY.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-39 PRINCIPAL ACCESSORY USES.~~

~~ANY USE, BUILDING OR OTHER STRUCTURE CUSTOMARILY INCIDENTAL TO ANY PRINCIPAL USE PERMITTED OUTRIGHT SHALL BE AN ACCESSORY USE PERMITTED OUTRIGHT IN A D-1 OFFICE DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-40 ACCESSORY CONDITIONAL USES.~~

~~ANY BUILDING OR OTHER STRUCTURE CUSTOMARILY INCIDENTAL TO ANY PRINCIPAL CONDITIONAL USE SHALL BE A CONDITIONAL ACCESSORY USE IN A D-1 OFFICE DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§50-40.1 LOCATION OF MECHANICAL AMUSEMENT DEVICES.~~

~~NO MECHANICAL AMUSEMENT DEVICE SHALL BE LOCATED CLOSER~~

~~THAN FIVE HUNDRED (500) FEET FROM ANY PUBLIC OR PRIVATE SCHOOL HOUSING GRADES K THROUGH 12. THE FIVE HUNDRED FEET SHALL BE MEASURED FROM NEAREST POINT ON BUILDING TO NEAREST POINT ON BUILDING. THIS PROHIBITION SHALL NOT APPLY TO BARS OR OTHER ESTABLISHMENTS WHERE MINORS ARE PROHIBITED BY LAW.~~

~~(ORD. 2832, PASSED 5-10-82)~~



~~ARTICLE VIII — D-2 NEIGHBORHOOD  
BUSINESS DISTRICT~~

~~§ 50-41 PURPOSE.~~

~~IT IS THE PURPOSE OF D-2 DISTRICTS  
TO PROVIDE PRINCIPALLY FOR  
CONVENIENCE GOODS NEEDS OF  
PERSONS RESIDING IN THE  
RESIDENTIAL AREAS NEARBY. USES  
PERMITTED — OUTRIGHT — OR  
CONDITIONALLY SHALL BE LIMITED  
TO THOSE REQUIRED TO SATISFY  
BASIC NEEDS FOR GOODS AND  
SERVICES REQUIRED DAILY OR  
FREQUENTLY AND OTHER USES,  
WHICH WHILE NOT SERVING BASIC  
DAY-TO-DAY NEEDS, NONETHELESS  
CAN BE CONSIDERED TO HAVE  
LITTLE IMPACT ON SURROUNDING  
RESIDENTIAL AREAS.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD.  
2399, PASSED — ; AM. ORD. 3039,  
PASSED 6-8-87)~~

~~§ 50-42 PRINCIPAL PERMITTED USES.~~

~~THE PRINCIPAL PERMITTED USES IN  
A D-2 NEIGHBORHOOD BUSINESS  
DISTRICT ARE AS FOLLOWS:~~

~~GENERALLY. ANY LOCAL RETAIL  
BUSINESS — OR — SERVICE  
ESTABLISHMENT — SUPPLYING  
COMMODITIES OR PERFORMING  
SERVICES — PRIMARILY — FOR  
RESIDENTS OF THE SURROUNDING  
NEIGHBORHOOD ON A DAY-TO-DAY  
BASIS.~~

~~RETAIL AND SERVICE. ART OR~~

~~ANTIQUE SHOPS, ARTISTS' SUPPLY  
STORES, CAMERA AND PHOTO  
SUPPLY STORES, GROCERIES,  
SUPERMARKETS, MEAT, FRUIT AND  
VEGETABLE — MARKETS,  
DELICATESSEN — STORES, — DRUG  
STORES — AND — PHARMACIES,  
BARBERSHOPS — AND — BEAUTY  
PARLORS, — SELF SERVICE  
LAUNDRIES, CLOTHES CLEANING  
AND LAUNDRY PICKUP, BOOK  
STORES, NOVELTY, MILLINERY,  
NOTION, MUSIC AND TV STORES,  
LIQUOR AND CANDY STORES,  
TOBACCO SHOPS, FLORISTS, SHOE  
REPAIR SHOPS, HARDWARE STORES,  
FUNERAL HOMES AND MORTUARIES  
AND THE LIKE. ALSO, PRINTING  
SHOPS EMPLOYING NOT MORE  
THAN THREE PERSONS IN  
PRODUCTION AND LIMITED TO  
PHOTOCOPIER, PHOTOGRAPHIC AND  
PHOTO-OFFSET — DUPLICATING  
PROCESSES.~~

~~EATING AND DRINKING PLACES.  
SODA FOUNTAINS, ICE CREAM  
PARLORS, — RESTAURANTS — AND  
CAFETERIAS, — NOT — INCLUDING  
DANCING.~~

~~AUTOMOTIVE SERVICES. — MINOR  
REPAIR AND PARKING GARAGES  
FOR PRIVATE PASSENGER VEHICLES  
AND PARKING LOTS, SUBJECT TO  
THE — OTHER — APPLICABLE  
REQUIREMENTS OF THIS CHAPTER;  
ALSO, — AUTOMOBILE — SERVICE  
STATIONS, — SUBJECT TO — THE  
FOLLOWING REQUIREMENTS:~~

~~MINIMUM SITE SIZE. 12,000 SQUARE~~

~~FEET WITH A MINIMUM WIDTH OF 120 FEET.~~

~~*SITE LOCATION.* THE PROPOSED SITE SHALL HAVE AT LEAST ONE PROPERTY LINE ON AN ARTERIAL STREET OR PRINCIPAL COLLECTOR AS CLASSIFIED BY THE CITY-COUNTY FUNCTIONAL HIGHWAY CLASSIFICATION SYSTEM.~~

~~*DISTANCE FROM OTHER LAND USES.* NO AUTOMOBILE SERVICE STATION WILL BE CONSTRUCTED ON ANY LOT THAT IS LOCATED WITHIN 500 FEET OF TWO OR MORE EXISTING AUTOMOBILE SERVICE STATIONS, WHETHER OR NOT SUCH STATIONS ARE ACTUALLY BEING USED FOR SUCH PURPOSE; THE DISTANCE TO BE MEASURED FORM THE NEAREST LOT LINES; PROVIDED, THAT ANY BUILDING CONSTRUCTED AS AN AUTOMOBILE SERVICE STATION WHICH HAS BEEN CONVERTED TO ANOTHER USE SHALL NOT BE CONSIDERED IN DETERMINING THE EXISTENCE OF AN AUTOMOBILE SERVICE STATION; IN ADDITION, NO AUTOMOBILE SERVICE STATION SHALL BE ERECTED WITHIN 500 FEET OF ANY SCHOOL GROUNDS OR BUILDINGS USED FOR PUBLIC ASSEMBLY.~~

~~*BUILDING SETBACK.* THE AUTOMOBILE SERVICE STATION BUILDING SHALL BE SET BACK A MINIMUM OF 45 FEET FROM ALL STREET RIGHT-OF-WAY LINES AND~~

~~SHALL NOT BE LOCATED CLOSER THAN TEN FEET TO ANY PROPERTY LINE IN A RESIDENTIAL DISTRICT.~~

~~EXTENDED OR FREESTANDING CANOPIES MAY BE CONSTRUCTED TO WITHIN SEVEN FEET OF STREET RIGHT OF WAY LINES AND NOT CLOSER THAN TEN FEET TO ANY PROPERTY LINE IN A RESIDENTIAL DISTRICT. CANOPIES SHALL HAVE A MINIMUM CLEARANCE ABOVE THE DRIVEWAY SURFACE OF 14 FEET, 0 INCHES. IN ADDITION, ENCLOSED ATTENDANT BOOTHS ABUTTING THE PUMP ISLANDS; PROVIDED, THAT THE ENTIRE AREA OF THE ABUTTING THE BOOTH SHALL BE ENCLOSED WITH TRANSPARENT SAFETY GLASSING MATERIAL EXCEPT FOR NECESSARY FRAMING AND ROOF COVERING.~~

~~HYDRAULIC HOISTS, PITS AND ALL LUBRICATION, GREASING, AUTOMOBILE WASHING AND REPAIR EQUIPMENT SHALL BE ENTIRELY ENCLOSED WITHIN A BUILDING.~~

~~*ACCESS DRIVES AND CURBING.* ACCESS DRIVES AND CURBING MUST BE APPROVED BY THE DIVISION OF TRAFFIC ENGINEERING.~~

~~*PAVING.* THE ENTIRE SERVICE AREA SHALL BE SURFACED WITH AN ASPHALT OR PORTLAND CEMENT BINDER PAVEMENT.~~

~~*FENCING.* A SOLID WALL OR FENCE AT LEAST FOUR FEET IN HEIGHT SHALL BE ERECTED ALONG ALL~~

~~PROPERTY LINES ABUTTING ANY LOT WITHIN A RESIDENTIAL DISTRICT.~~

~~LIGHTING. EXTERIOR LIGHTING SHALL BE SO ARRANGED THAT IT IS DEFLECTED AWAY FROM ADJACENT PROPERTIES AND DOES NOT CREATE A TRAFFIC HAZARD BECAUSE OF THE GLARE.~~

~~JUNK. IT SHALL BE UNLAWFUL FOR THE OWNER OR OPERATOR OF AN AUTOMOBILE SERVICE STATION TO ALLOW THE ACCUMULATION OF JUNK, AS HEREINAFTER DEFINED, UPON THE PREMISES OF SUCH AUTOMOBILE SERVICE STATION. JUNK, FOR THE PURPOSE OF THIS SECTION, IS DEFINED AS ANY WASTE MATERIAL, REFUSE, OR ANY ITEM WHICH HAS CEASED TO HAVE ANY VALUE FOR ITS ORIGINAL INTENDED USE. NONREPAIRABLE AUTOMOBILES OR ANY AUTOMOBILE PARTS WHICH ARE NO LONGER SUITABLE FOR REPAIR OPERATIONS ARE DECLARED TO BE JUNK FOR THE PURPOSES OF THIS SECTION.~~

~~PUMPS. PUMPS AND OTHER SERVICE DEVICES SHALL BE SO PLACED THAT NO CAR, WHILE BEING SERVICED, WILL BE LOCATED ON CITY PROPERTY.~~

~~PARKING. ALL VEHICLES ON THE PREMISES, WITH THE EXCEPTION OF CARS BEING SERVICED AT THE PUMPS OR WAITING FOR IMMEDIATE SERVICE, SHALL BE~~

~~PROVIDED PARKING AREA IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE XXV OF THIS CHAPTER. IN ADDITION, ANY PARKING AREA USED FOR THE TEMPORARY STORAGE OF WRECKED VEHICLES SHALL BE EFFECTIVELY SCREENED ON ALL SIDES FRONTING ON A PUBLIC STREET, EXCEPT FOR NECESSARY ENTRANCES AND EXITS, BY A MASONRY WALL OR SOLID FENCE OR A CHAIN LINK FENCE WITH A SIX FOOT PLANTING BUFFER MAINTAINED IN A HEALTHY CONDITION. SUCH WALL OR FENCE SHALL BE NOT LESS THAN FOUR FEET IN HEIGHT.~~

~~FINANCIAL SERVICES. BANKS, DRIVE-IN BANKS, SAVINGS AND LOAN ASSOCIATIONS AND FINANCE COMPANIES.~~

~~OUTDOOR ADVERTISING. ADVERTISING ONLY THE BUSINESS CONDUCTED ON THE PREMISES.~~

~~RESIDENTIAL USES. ANY USE PERMITTED AND AS REGULATED IN THE RESIDENTIAL DISTRICT ADJOINING THE D-2 DISTRICT; AND IF THERE ARE ADJOINING TWO OR MORE DIFFERENT CATEGORIES OF RESIDENTIAL DISTRICTS, THE REGULATIONS OF THE LEAST RESTRICTIVE OF SUCH RESIDENTIAL DISTRICTS SHALL APPLY.~~

~~ACCESSORY USES PERMITTED OUTRIGHT. ANY USE, BUILDING OR~~

~~OTHER STRUCTURE CUSTOMARILY INCIDENTAL TO THE PRINCIPAL USE PERMITTED OUTRIGHT.~~

~~ACCESSORY CONDITIONAL USES. ANY USE, BUILDING OR OTHER STRUCTURE CUSTOMARILY INCIDENTAL TO ANY PRINCIPAL CONDITIONAL USE.~~

~~THE FOLLOWING "D-3" COMMUNITY BUSINESS USES ARE PERMITTED OUTRIGHT BY REFERENCE TO THE APPROPRIATE SUBSECTIONS OF § 50-47: (B)(1) RETAIL, PERSONAL AND BUSINESS SERVICES; (B)(4) OFFICES; (B)(5) COMMERCIAL ART STUDIOS; (B)(6) PERSONAL SERVICES; (B)(7) GENERAL BUSINESS SERVICES; (C)(2) TRADES; (C)(3) HOUSEHOLD SERVICES.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2344, PASSED —; AM. ORD. 2353, PASSED —; AM. ORD. 2399, PASSED —AM. ORD. 3039, PASSED 6-8-87)~~

~~§ 50-43 PERMITTED ACCESSORY USE.~~

~~ANY USE, BUILDING OR OTHER STRUCTURE CUSTOMARILY INCIDENTAL TO ANY PRINCIPAL USE PERMITTED OUTRIGHT IN A D-2 NEIGHBORHOOD BUSINESS DISTRICT SHALL ALSO BE PERMITTED.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-44 ACCESSORY CONDITIONAL USES.~~

~~ANY USE, BUILDING OR OTHER STRUCTURE CUSTOMARILY INCIDENTAL TO ANY PRINCIPAL CONDITIONAL USE IN A D-2 NEIGHBORHOOD BUSINESS DISTRICT SHALL BE CONDITIONAL ACCESSORY USE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§50-44.1 PROHIBITED USES.~~

~~THE FOLLOWING PRINCIPAL USES ARE PROHIBITED IN THE D-2 NEIGHBORHOOD BUSINESS DISTRICT:~~

~~GENERALLY, ANY USE FIRST PERMITTED AND REGULATED IN THE FOLLOWING DISTRICTS: D-3, D-4, D-5, D-6, E, F, G.~~

~~PAWN SHOPS.~~

~~(ORD. 2872, PASSED 3-14-83)~~

~~§ 50-45 REQUIRED CONDITIONS.~~

~~ALL USES AUTHORIZED BY THIS ARTICLE SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:~~

~~*BUSINESS IN ENCLOSED BUILDINGS.* ALL BUSINESSES, SERVICES OR PROCESSING SHALL BE CONDUCTED WHOLLY WITHIN A COMPLETELY ENCLOSED BUILDING, EXCEPT FOR THE SALES OF AUTOMOTIVE FUELS, LUBRICANTS AND OTHER FLUIDS AT SERVICE STATIONS, AND SUCH OUTDOOR BUSINESS, SERVICE, DISPLAY OR STORAGE OF VEHICLES, STORAGE OF MATERIALS AND~~

~~EQUIPMENT AS HEREINBEFORE SPECIFICALLY AUTHORIZED OR AS MAY BE AUTHORIZED BY THE BOARD OF APPEALS.~~

~~PRODUCTION OF SALE AT RETAIL. ALL PRODUCTS PRODUCED ON THE PREMISES, WHETHER PRIMARY OR INCIDENTAL, SHALL BE SOLD AT RETAIL ON THE PREMISES WHERE PRODUCED.~~

~~USE TO BE NONOBJECTIONABLE. PROCESSES AND EQUIPMENT EMPLOYED AND GOODS SOLD SHALL BE LIMITED TO THOSE WHICH ARE NONOBJECTIONABLE BY REASON OF ODOR, DUST, SMOKE, CINDERS, GAS FUMES, NOISE, VIBRATION, RADIATION, REFUSE MATTER OR WATER CARRIED WASTE.~~

~~NEW MERCHANDISE. GOODS FOR SALE SHALL CONSIST PRIMARILY OF NEW MERCHANDISE, EXCEPT ANTIQUES.~~

~~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 RESIDENTIAL DISTRICT UNLESS IT IS ENCLOSED ON ALL SIDES ADJOINING SAID RESIDENTIAL DISTRICT BY SCREENING AND FENCING.~~

~~LOCATION OF SDM AND SDD LICENSES. NO BUSINESS OR SERVICE~~

~~HAVING AN SDM AND/OR SDD LICENSE SHALL BE LOCATED WITHIN 500 FEET, PROPERTY TO PROPERTY, OF ANOTHER BUSINESS OR SERVICE HAVING AN SDM OR SDD LICENSE. THIS REQUIREMENT SHALL NOT APPLY TO FULL LINE GROCERIES AND SUPERMARKETS, REGARDLESS OF SIZE, WHICH HAVE THE FOLLOWING DISTINGUISHING CHARACTERISTICS:~~

~~PROVIDE A FRESH BEEF, PORK AND POULTRY COUNTER AT LEAST SIX (6) FEET IN LENGTH;~~

~~PROVIDE A FRESH PRODUCE COUNTER OR AREA WITH A MINIMUM OF EIGHT ITEMS IN AT LEAST ONE CASE LOTS EACH AT THE TIME OF PURCHASE;~~

~~“TAKE OUT” ALCOHOL CANNOT OCCUPY MORE THAN 10% OF THE GROSS BUILDING FLOOR AREA.~~

~~EXTERIOR LIGHTING. EXTERIOR LIGHTING FIXTURES SHALL BE NO MORE THAN 20 FEET IN HEIGHT AND SHALL BE SHIELDED TO PREVENT THE VISIBILITY OF THE LUMINARIES FROM, AND THE CASTING OF DIRECT LIGHT UPON, ADJACENT RESIDENTIAL PROPERTIES. AT THE CLOSE OF BUSINESS, ALL ILLUMINATED SIGNS AND LIGHTS, NOT NECESSARY FOR SECURITY PURPOSES, SHALL BE EXTINGUISHED.~~

~~TRASH AND STORAGE. ALL USES, INCLUDING TRASH COLLECTION AND STORAGE AREA, NOT LOCATED~~

~~WITHIN A FULLY ENCLOSED BUILDING OR STRUCTURE, SHALL BE COMPLETELY ENCLOSED BY A SOLID WALL, SOLID FENCE, DENSE LIVING HEDGE, AND/OR SOLID GATE NOT LESS THAN SIX FEET IN HEIGHT.~~

~~LOCATION OF MECHANICAL AMUSEMENT DEVICES. SAME AS D-1.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2344, PASSED ---; AM. ORD. 2353, PASSED ---; AM. ORD. 2399, PASSED ---; AM. ORD. 2713, PASSED 6-25-79; AM. ORD. 2832, PASSED 5-10-82; AM. ORD. 2872, PASSED 3-14-83; AM. ORD. 2968, PASSED 9-9-85)~~

## ~~ARTICLE IX D-3 COMMUNITY BUSINESS DISTRICT~~

### ~~§ 50-46 PURPOSE.~~

~~IT IS THE PURPOSE OF D-3 DISTRICTS TO PROVIDE FOR THE NEEDS FOR BOTH CONVENIENCE GOODS AND MORE COMMON AND OFTEN RECURRING SHOPPING GOODS, AND ALSO PERSONAL AND HOUSEHOLD SERVICES, OF A POPULATION CONSIDERABLY LARGER THAN THAT SERVED BY NEIGHBORHOOD BUSINESS DISTRICTS. THE PRINCIPAL ESTABLISHMENT IN SUCH DISTRICT WILL NORMALLY BE ONE OR SEVERAL VARIETY STORES, SUPERMARKETS, SUPER DRUGSTORES, CLOTHING STORES, SHOE STORES, HOUSEHOLD APPLIANCE STORES, BRANCH BANKS, ETC.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2078, PASSED ---; AM. ORD. 2832, PASSED 5-10-82)~~

### ~~§ 50-47 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING PRINCIPAL PERMITTED USES ARE PERMITTED OUTRIGHT IN A D-3 COMMUNITY BUSINESS DISTRICT:~~

~~GENERALLY. ANY USE PERMITTED AND AS REGULATED IN THE D-2 DISTRICT, EXCEPT AS HEREINAFTER MODIFIED.~~

~~RETAIL, PERSONAL AND BUSINESS SERVICES.~~

~~RETAIL STORES. FURNITURE AND APPLIANCE STORES, DEPARTMENT STORES, VARIETY AND DIME STORES, SPORTING GOODS STORES, JEWELRY STORES, GENERAL CLOTHING, DRY GOODS AND APPAREL STORES, MAIL ORDER HOUSES, BAKERIES EMPLOYING NOT MORE THAN TEN PERSONS IN PRODUCTION AND HAVING ONLY STATIONARY WINDOWS AND REQUIRED FIRE EXITS WITHIN 50 FEET OF A RESIDENCE DISTRICT AND THE LIKE.~~

~~EATING AND DRINKING PLACES. BARS, RESTAURANTS, GRILLS, COCKTAIL LOUNGES, INCLUDING ENTERTAINMENT, SUBJECT TO THE PROVISIONS OF SUBSECTION (3) OF THIS SUBSECTION (B). ALSO, DRIVE-IN RESTAURANTS; PROVIDED, THAT THE PREMISES SHALL BE SCREENED BY A SIX FOOT SOLID WALL OR~~

~~FENCE, OR A CHAIN LINK FENCE WITH A SIX FOOT PLANTING BUFFER MAINTAINED IN A HEALTHY CONDITION WHERE IT ADJOINS OR FACES A RESIDENTIAL DISTRICT.~~

~~ENTERTAINMENT. NIGHTCLUBS, THEATERS, HALLS FOR HIRE (INCLUDING "BINGO HALLS" AND SIMILAR ESTABLISHMENTS NOT DEDICATED TO GAMING USES), PENNY ARCADES, BOWLING ALLEYS AND SIMILAR ENTERPRISES, BUT NOT WITHIN 50 FEET OF ANY RESIDENCE DISTRICT, UNLESS A BUILDING HAVING NO OPENINGS OTHER THAN STATIONARY WINDOWS AND REQUIRED FIRE EXITS; SUBJECT TO ALL APPLICABLE REGULATIONS AND SUCH LICENSES AS MAY BE REQUIRED; ALSO TEMPORARY AMUSEMENT ENTERPRISES, WHEN AUTHORIZED BY THE CITY COUNCIL.~~

~~OFFICES. OFFICE BUILDINGS OF ANY KIND.~~

~~COMMERCIAL ART STUDIOS, INCLUDING PHOTOGRAPHIC STUDIOS, DANCE STUDIOS, RADIO AND TELECASTING STUDIOS AND THE LIKE.~~

~~PERSONAL SERVICES. HEALTH SERVICES AND OTHER PERSONAL SERVICE ESTABLISHMENTS.~~

~~GENERAL BUSINESS SERVICES. BUSINESS, APPLIANCE AND EQUIPMENT REPAIR SHOPS, MIMEOGRAPHING, ETC. PRINTING SHOP EMPLOYING NOT MORE THAN~~

~~TEN PERSONS IN PRODUCTION~~

~~AND HAVING ONLY STATIONARY WINDOWS AND REQUIRED FIRE EXITS WITHIN 50 FEET OF A RESIDENCE DISTRICT.~~

~~BUSINESS SCHOOLS. PROVIDED NO EQUIPMENT OR MACHINERY IS EMPLOYED WHICH IS NOT PERMITTED IN THE D-3 DISTRICT.~~

~~OUTDOOR ADVERTISING. SUBJECT TO THE APPLICABLE REGULATIONS.~~

~~LIMITED LIGHT WHOLESALE. WHOLESALING OF MERCHANDISE WHEN INCIDENTAL AND SECONDARY TO A PERMITTED RETAIL USE IN THE D-3 DISTRICT AND CERTAIN LIGHT WHOLESALE BUSINESSES HANDLING ONLY THE FOLLOWING: BARBER AND BEAUTY SHOP SUPPLIES, RADIO AND TELEVISION PARTS SUPPLIES, TOBACCO PRODUCTS OR SIMILAR USES AS DETERMINED BY THE BOARD OF APPEALS.~~

~~MOTELS AND MOTOR HOTELS.~~

~~MEETING PLACES. NOT WITHIN 50 FEET, PROPERTY LINE TO PROPERTY LINE, OF ANY RESIDENCE DISTRICT, SUBJECT TO ALL APPLICABLE REGULATIONS AND SUCH LICENSES AS MAY BE REQUIRED.~~

~~TRADES, MAINTENANCE AND REPAIR.~~

~~AUTOMOTIVE SERVICES. IN ADDITION TO THOSE AUTHORIZED IN THE D-2 DISTRICT, AUTOMOTIVE DISPLAY (INCLUDING USED CAR LOTS), HIRE, SALES, AUTOMATIC CAR WASHES,~~

~~MINOR AUTO REPAIR; PROVIDED THAT ALL OPERATIONS OTHER THAN DISPLAY AND SALES SHALL BE CONDUCTED WHOLLY WITHIN A COMPLETELY ENCLOSED BUILDING; AND PROVIDED FURTHER, THAT ANY PORTION OF A BUILDING USED FOR REPAIR OF AUTOMOBILES OR AS A PUBLIC GARAGE LOCATED WITHIN 100 FEET FROM ANY RESIDENCE DISTRICT SHALL HAVE NO WINDOWS FACING SUCH RESIDENCE DISTRICT, OTHER THAN STATIONARY WINDOWS OR REQUIRED FIRE EXITS. ALL SALES, DISPLAY AND HIRE OF VEHICLES, IF CONDUCTED OUTSIDE OF A COMPLETELY ENCLOSED BUILDING, SHALL BE CONDUCTED ON A PAVED ASPHALT OR PORTLAND BINDER SURFACE.~~

~~TRADES. SHEET METAL, CARPENTER, PLUMBING OR HEATING SHOPS, FURNITURE UPHOLSTERING, PAINT, PAPER HANGING, DECORATING OR SIGN PAINTING SHOPS AND SIMILAR ENTERPRISES; PROVIDED, THAT ANY BUILDING OCCUPIED BY SUCH USE AND LOCATED WITHIN 100 FEET OF ANY RESIDENCE DISTRICT SHALL HAVE NO OPENINGS FACING SUCH RESIDENCE DISTRICT, OTHER THAN STATIONARY WINDOWS OR REQUIRED FIRE EXITS.~~

~~HOUSEHOLD SERVICES. LAUNDRY, DYEING AND DRY CLEANING SHOPS; PROVIDED, THAT NO BUILDING FOR ANY SUCH USE AND LOCATED WITHIN 50 FEET OF ANY~~

~~RESIDENCE DISTRICT SHALL HAVE ANY HEATING OR POWER PLANT, VENTILATING FAN OR OTHER OPENING FACING SUCH RESIDENCE DISTRICT, EXCEPT STATIONARY WINDOWS AND REQUIRED FIRE EXITS; HOUSEHOLD GOODS AND APPLIANCE REPAIR SHOPS, ETC.~~

~~RESIDENTIAL USES. ANY PRINCIPAL OR CONDITIONAL USE PERMITTED AND AS REGULATED IN THE C-1 DISTRICT; PROVIDED, THAT IF THERE ARE ADJOINING THE D-3 DISTRICT ANY RESIDENCE DISTRICTS WHICH ARE LESS RESTRICTIVE THAN THE C-1 DISTRICT, THE REGULATION OF THE LEAST RESTRICTIVE OF SUCH ADJOINING RESIDENCE DISTRICTS SHALL APPLY.~~

~~SMALL ANIMAL/COMPANION VETERINARY CLINICS.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2078, PASSED ; AM. ORD. 2832, PASSED 5-10-82; AM. ORD. 2872, PASSED 3-14-83; AM. ORD. 2972, PASSED 9-23-85; AM. ORD. 3053, PASSED 4-11-88;~~

~~AM. ORD. 3159, PASSED 2-25-91; AM. ORD. 3237, PASSED 7-12-93; AM. ORD. 3329, PASSED 4-22-~~

~~96)~~

~~§ 50-48 PRINCIPAL ACCESSORY USES.~~



~~ANY USE, BUILDING OR STRUCTURE  
CUSTOMARILY INCIDENTAL TO ANY  
PRINCIPAL USE PERMITTED  
OUTRIGHT IN A D-3 COMMUNITY  
BUSINESS DISTRICT SHALL ALSO BE  
PERMITTED OUTRIGHT.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD.  
2078, PASSED )~~

~~§ 50-49 REQUIRED CONDITIONS:~~

~~ALL USES AUTHORIZED BY THIS  
ARTICLE SHALL BE SUBJECT TO  
THE SAME REQUIRED CONDITIONS  
AS IN THE D-2 DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68; AM.  
ORD. 2078, PASSED ; AM. ORD.  
2713, PASSED 6-25-79; AM. ORD. 2832,  
PASSED 5-10-82; ORD. 3684, PASSED  
10-23-06)~~

~~ARTICLE X — D-4 METROPOLITAN  
BUSINESS DISTRICT~~

~~§ 50-50 PURPOSE.~~

~~THE D-4 METROPOLITAN BUSINESS  
DISTRICT IS INTENDED TO  
ACCOMMODATE THE SEVERAL  
COMMERCIAL TYPES OF ACTIVITIES  
AND USES COMMONLY FOUND IN  
THE CORE OF CENTRAL BUSINESS  
DISTRICTS, AS DEFINED FOR THE  
CITY IN THE CENTRAL BUSINESS  
DISTRICT PLAN, AND AS FOUND  
ALSO IN THE LARGEST REGIONAL  
SHOPPING CENTERS.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-51 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING PRINCIPAL USES  
ARE PERMITTED IN A D-4  
METROPOLITAN BUSINESS  
DISTRICT:~~

~~D-3 USES. ANY USE PERMITTED BY  
§ 50-47(B) IN THE D-3 DISTRICT  
AND AS REGULATED THEREIN,  
EXCEPT AS HEREAFTER MODIFIED.~~

~~OFFICE BUILDINGS. OF ANY KIND,  
INCLUDING WHOLESALE OFFICES  
AND INCIDENTAL WHOLESALE  
STORAGE.~~

~~OTHER RETAIL USES. DEPARTMENT  
STORES, AND ANY OTHER RETAIL  
USE OR SERVICE NOT FIRST  
PERMITTED OR PROHIBITED IN THE  
D-5 DISTRICT.~~

~~PRINTING. NEWSPAPER PUBLISHING~~

~~PLANTS.~~

~~LIGHT MANUFACTURING. ANY  
MANUFACTURING, TREATMENT,  
CONVERTING, FINISHING OR  
ASSEMBLING AUTHORIZED AS  
PRINCIPAL USE PERMITTED  
OUTRIGHT IN THE E DISTRICT;  
PROVIDED, THAT SUCH USE SHALL  
NOT OCCUPY THE GROUND FLOOR  
STREET FRONTAGE OF ANY  
BUILDING WITHIN THE CORE AREA,  
D-4 DISTRICT.~~

~~RESIDENTIAL USES. RESIDENTIAL  
USES OF ANY KIND; PROVIDED,  
THAT SUCH USES SHALL NOT  
OCCUPY THE GROUND FLOOR OF  
ANY BUILDING WITHIN THE  
DISTRICT. OFF-STREET PARKING PER  
§ 50-139 IS NOT REQUIRED,  
HOWEVER, IF PROVIDED, SHALL  
NOT OCCUPY THE GROUND FLOOR  
STREET FRONTAGE OF ANY  
BUILDING.~~

~~CLUBS, LODGES. ALCOHOLIC  
BEVERAGES MAY BE SOLD,  
CONSUMED OR STORED ON THE  
PREMISES PROVIDED THIS ACTIVITY  
MEETS ALL FEDERAL, STATE OR  
LOCAL STATUTES OR ORDINANCES,  
BUT NOT WITHIN 50 FEET,  
PROPERTY LINE TO PROPERTY LINE,  
OF ANY RESIDENCE DISTRICT AND  
SUBJECT TO ALL APPLICABLE  
LICENSES AND SUCH LICENSES AS  
MAY BE REQUIRED.~~

~~(ORD. 2046, PASSED 4-11-68; AM.  
ORD. 2930, PASSED 1-15-85; AM.  
ORD. 2972, PASSED 9-23-85;~~

AM. ORD. 3237, PASSED 7-12-93)

~~§ 50-52 PARKING STRUCTURES AND LOTS.~~

~~WHEN AUTHORIZED BY THE PLANNING COMMISSION, PARKING STRUCTURES AND LOTS FOR PASSENGER VEHICLES ONLY, SHALL BE PRINCIPAL CONDITIONAL USES, SUBJECT TO THE FOLLOWING CONDITIONS:~~

~~SUCH STRUCTURES OR LOTS SHALL CONFORM WITH THE OFFICIAL CIRCULATION AND DOWNTOWN DEVELOPMENT PLAN.~~

~~ENTRANCES AND EXITS OR INGRESS AND EGRESS WAYS, LANES OR RAMPS SHALL BE CONNECTED DIRECTLY WITH ONE OR MORE OF THE PRINCIPAL THOROUGHFARES DESIGNATED IN THE OFFICIAL CIRCULATION PLAN, BY MEANS OF A PRIVATE PASSAGE, BRIDGE, TUNNEL OR OTHERWISE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-53 PRINCIPAL ACCESSORY USES.~~

~~ANY USE, BUILDING OR STRUCTURE CUSTOMARILY INCIDENTAL TO ANY PRINCIPAL USE PERMITTED OUTRIGHT, INCLUDING PRODUCTION, PROCESSING AND STORAGE OF GOODS SOLD AT RETAIL, AND WHOLESALE STORAGE IN CONJUNCTION WITH WHOLESALE~~

~~OFFICES; PROVIDED, THAT ANY SUCH PRODUCTION, PROCESSING OR STORING SHALL NOT OCCUPY GROUND FLOOR STREET FRONTAGE WITHIN THE CORE AREA OF THE CITY, SHALL BE AN ACCESSORY USE PERMITTED OUTRIGHT IN A D-4 METROPOLITAN BUSINESS DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-54 ACCESSORY CONDITIONAL USES.~~

~~ANY USE, BUILDING OR STRUCTURE CUSTOMARILY INCIDENTAL TO ANY PRINCIPAL CONDITIONAL USE IN A D-4 METROPOLITAN BUSINESS DISTRICT SHALL BE A CONDITIONAL ACCESSORY USE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-55 PROHIBITED USES.~~

~~THE FOLLOWING USES ARE PROHIBITED IN A D-4 METROPOLITAN BUSINESS DISTRICT: ANY USE WHICH IS FIRST PERMITTED OR WHICH IS PROHIBITED IN THE D-5 DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2930, PASSED 1-15-85)~~

~~§ 50-56 REQUIRED CONDITIONS.~~

~~ALL USES AUTHORIZED IN THIS ARTICLE SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:~~

~~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, USED CAR AND TRUCK LOTS, OFF-STREET LOADING AREAS, GASOLINE STATIONS AND OUTDOOR ADVERTISING. HOWEVER, FOOD, BEVERAGES (INCLUDING ALCOHOL) AND MERCHANDISE MAY NOT BE DISPLAYED AND SOLD BY AN OWNER OR TENANT OUTSIDE OF A COMPLETELY ENCLOSED BUILDING SUBJECT TO APPROVAL BY THE PLANNING COMMISSION AS A "SPECIAL LAND USE" (§ 50-151.1) AND THE FOLLOWING CONDITIONS:~~

~~MEETS ALL HEALTH CODES AND CITY LICENSING AND PERMIT REQUIREMENTS.~~

~~PEDESTRIAN AND VEHICULAR MOVEMENT AND CIRCULATION MAY NOT BE IMPEDED.~~

~~OUTSIDE ACTIVITIES MUST BE CONDUCTED IN CLEARLY DEMARCATED AREAS.~~

~~A DETAILED SITE PLAN SHOWING THE LOCATION OF ALL FURNITURE AND EQUIPMENT MUST BE SUBMITTED TO, AND APPROVED BY, THE FLINT PLANNING COMMISSION. THE REQUIREMENTS OF § 50-8.3 SHALL NOT APPLY TO THIS SUBSECTION OF THE SITE PLAN REQUIRED HEREUNDER IF NOT SUBMITTED IN CONJUNCTION WITH A PROJECT REQUIRING FORMAL~~

~~SITE PLAN REVIEW.~~

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

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2927, PASSED 11-12-84)~~

~~ARTICLE XI — D-5 METROPOLITAN  
COMMERCIAL SERVICE DISTRICT~~

~~§ 50-57 PURPOSE.~~

~~THE — D-5 — METROPOLITAN  
COMMERCIAL SERVICES — DISTRICT  
IS INTENDED TO ACCOMMODATE  
THE VARIOUS COMMERCIAL AND  
RESIDENTIAL ACTIVITIES AND USES  
WHICH ARE COMMONLY FOUND  
AND PROPERLY LOCATED IN THE  
AREAS ADJACENT TO THE CORE OF  
CENTRAL BUSINESS DISTRICTS,  
WHICH ARE CHARACTERISTIC OF  
THE FRAME AREA AS DEFINED BY  
THE CENTRAL BUSINESS DISTRICT  
PLAN.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-58 PRINCIPAL PERMITTED USES.~~

~~THE — FOLLOWING — ARE — THE  
PRINCIPAL — USES — PERMITTED  
OUTRIGHT IN A D-5 METROPOLITAN  
COMMERCIAL SERVICE DISTRICT:~~

~~D-3 USES. ANY USE PERMITTED AND  
AS REGULATED IN THE D-3  
DISTRICT, EXCEPT AS HEREINAFTER  
MODIFIED.~~

~~D-4 USES. ANY PRINCIPAL USE  
PERMITTED OUTRIGHT AND AS  
REGULATED IN THE D-4 DISTRICT,  
EXCEPT — AS — HEREINAFTER  
MODIFIED.~~

~~C-2 USES. ANY USE PERMITTED AND  
AS REGULATED IN THE C-2  
DISTRICT, EXCEPT AS HEREINAFTER~~

~~MODIFIED.~~

~~AUTOMOTIVE — SERVICES.  
AUTOMOTIVE — REPAIR — AND  
SERVICES, — COLLISION — SERVICE,  
AUTOMOTIVE RENTAL AND SALES.~~

~~MANUFACTURING. — ANY  
MANUFACTURING USE AUTHORIZED  
AS A PRINCIPAL USE PERMITTED  
OUTRIGHT AND AS REGULATED IN  
THE E DISTRICT; PROVIDED, THAT  
SUCH USE SHALL NOT OCCUPY ANY  
GROUND FLOOR STREET FRONTAGE  
UNLESS COMPLETELY SCREENED  
BY A SOLID WALL WITHOUT  
OPENINGS OR WINDOWS OTHER  
THAN STATIONARY WINDOWS AND  
REQUIRED FIRE EXITS. SUBJECT TO  
THE HEIGHT, AREA AND YARD  
REQUIREMENTS OF THE D-5  
DISTRICT.~~

~~PRINTING. ENGRAVING, PRINTING,  
PUBLISHING OR LITHOGRAPHING.~~

~~SCHOOLS. TRADE OR BUSINESS  
SCHOOLS, INCLUDING SHOPS,  
TESTING LABORATORIES, STUDIOS,  
BUT NOT EMPLOYING MACHINERY  
WHICH WOULD NOT BE PERMITTED  
IN THE E DISTRICT.~~

~~WHOLESALE AND WAREHOUSE.  
WHOLESALE ENTERPRISES AND  
WAREHOUSES OF ANY KIND,  
EXCEPT THOSE WHICH WOULD NOT  
BE PERMITTED IN THE E DISTRICT.~~

~~LABORATORIES. — EXPERIMENTAL,  
FILM OR TESTING LABORATORIES;  
PROVIDED, THAT NO OPERATION  
SHALL BE CONDUCTED OR  
EQUIPMENT USED WHICH WOULD~~

~~CREATE HAZARDOUS, NOXIOUS OR  
OFFENSIVE CONDITIONS.~~

~~STUDIOS. MOTION PICTURE,  
TELEVISION AND RADIO  
PRODUCTION STUDIOS,  
TRANSMITTERS AND RELATED  
EQUIPMENT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-59 PRINCIPAL CONDITIONAL  
USES. WHEN AUTHORIZED BY THE  
PLANNING COMMISSION, THE  
FOLLOWING SHALL BE THE  
PRINCIPAL CONDITIONAL USES IN A  
D-5 METROPOLITAN COMMERCIAL-  
SERVICE DISTRICT:~~

~~PARKING STRUCTURES AND LOTS.  
SUBJECT TO THE CONDITIONS AND  
REQUIREMENTS OF THE D-4  
DISTRICT; EXCEPT, THAT GROUND  
FLOOR STREET FRONTAGE MAY  
ALSO BE USED FOR PARKING OF  
PASSENGER VEHICLES.~~

~~BUS TERMINALS. DEPOTS AND  
TERMINALS FOR TRANSIT BUSES.  
(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-60 PRINCIPAL ACCESSORY  
USES.~~

~~ANY USE, BUILDING OR STRUCTURE  
CUSTOMARILY INCIDENTAL TO ANY  
PRINCIPAL USES IN A D-5  
METROPOLITAN COMMERCIAL-  
SERVICE DISTRICT SHALL BE AN  
ACCESSORY USE PERMITTED  
OUTRIGHT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-61 ACCESSORY CONDITIONAL  
USES.~~

~~ANY USE, BUILDING OR STRUCTURE  
CUSTOMARILY INCIDENTAL TO  
ANY PRINCIPAL, CONDITIONAL USE  
IN A D-5 METROPOLITAN  
COMMERCIAL SERVICE DISTRICT  
SHALL BE A CONDITIONAL  
ACCESSORY USE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-62 REQUIRED CONDITIONS.~~

~~ALL USES AUTHORIZED IN THIS  
ARTICLE SHALL BE SUBJECT TO THE  
FOLLOWING CONDITIONS:~~

~~ENCLOSED BUILDINGS. ALL  
BUSINESS, SERVICE, REPAIR,  
PROCESSING, STORAGE OR DISPLAY  
MERCHANDISE SHALL BE  
CONDUCTED WHOLLY WITHIN AN  
ENCLOSED BUILDING, EXCEPT OFF-  
STREET PARKING STRUCTURES AND  
LOTS, USED CAR AND TRUCK LOTS,  
OFF STREET LOADING AREAS,  
GASOLINE STATIONS AND OUTDOOR  
ADVERTISING. HOWEVER, FOOD,  
BEVERAGES (INCLUDING ALCOHOL)  
AND MERCHANDISE MAY BE  
DISPLAYED AND SOLD BY AN  
OWNER OR TENANT OUTSIDE OF A  
COMPLETELY ENCLOSED BUILDING  
SUBJECT TO APPROVAL BY THE  
PLANNING COMMISSION AS A  
“SPECIAL LAND USE” (§ 50-151.1)  
AND THE FOLLOWING CONDITIONS:~~

~~MEETS ALL HEALTH CODES AND~~

~~CITY LICENSING AND PERMIT REQUIREMENTS;~~

~~PEDESTRIAN AND VEHICULAR MOVEMENT AND CIRCULATION MAY NOT BE IMPEDED;~~

~~OUTSIDE ACTIVITIES MUST BE CONDUCTED IN A CLEARLY DEMARCATED AREA;~~

~~IF CONDUCTED IN A PUBLIC RIGHT-OF-WAY, MUST ALSO OBTAIN PERMISSION FROM THE CITY COUNCIL; AND~~

~~A DETAILED SITE PLAN SHOWING THE LOCATION OF ALL FURNITURE AND EQUIPMENT MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION. THE REQUIREMENTS OF § 50-8.3 SHALL NOT APPLY TO THIS SUBSECTION IF THE SITE PLAN REQUIRED HEREUNDER IS NOT SUBMITTED IN CONJUNCTION WITH A PROJECT REQUIRING FORMAL SITE PLAN REVIEW.~~

~~USE TO BE NONOBJECTIONABLE. PROCESSES AND EQUIPMENT EMPLOYED AND GOODS SOLD SHALL BE LIMITED TO THOSE WHICH ARE NOT OBJECTIONABLE BY REASON OF ODOR, DUST, SMOKE, CINDERS, GAS, FUMES, NOISE, VIBRATIONS, RADIATION, REFUSE, MATTER OR WATER-CARRIED WASTE.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2927, PASSED 11-12-84)~~

~~ARTICLE XII D-6 GENERAL AND  
HIGHWAY COMMERCIAL  
SERVICE DISTRICT~~

~~§ 50-63 PURPOSE.~~

~~THE D-6 GENERAL AND HIGHWAY  
COMMERCIAL SERVICE DISTRICT IS  
INTENDED TO ACCOMMODATE  
PRIMARILY THOSE  
ESTABLISHMENTS OFFERING  
ACCOMMODATIONS, SUPPLIES OR  
SERVICE TO MOTORISTS, AND  
CERTAIN SPECIALIZED USES, RETAIL  
OUTLETS, REPAIR AND SERVICE  
ESTABLISHMENTS, WHICH,  
ALTHOUGH SERVING THE ENTIRE  
CITY OR A MAJOR SECTION  
THEREOF, DO NOT CUSTOMARILY  
LOCATE IN THE CENTRAL BUSINESS  
DISTRICT OR IN COMMUNITY  
BUSINESS DISTRICTS. ORDINARILY  
THE D-6 DISTRICT WILL BE  
LOCATED ALONG NUMBERED STATE  
OR FEDERAL HIGHWAYS OR OTHER  
PRIMARY THOROUGHFARES SO  
DESIGNATED IN THE MAJOR STREET  
PLAN.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-64 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING PRINCIPAL  
PERMITTED USES ARE PERMITTED  
OUTRIGHT IN A D-6 GENERAL AND  
HIGHWAY COMMERCIAL SERVICE  
DISTRICT:~~

~~D-5 USES. ANY PRINCIPAL USE  
PERMITTED OUTRIGHT AND AS~~

~~REGULATED IN THE D-5 DISTRICT,  
EXCEPT AS HEREINAFTER  
MODIFIED.~~

~~EATING AND DRINKING  
ESTABLISHMENTS. DRIVE IN EATING  
AND DRINKING PLACES, SUMMER  
GARDENS AND ROADHOUSES;  
PROVIDED, THAT THE PRINCIPAL  
BUILDING IS AT LEAST 50 FEET  
FROM ANY RESIDENCE DISTRICT.  
ENTERTAINMENT AND DANCING  
ARE SUBJECT TO THE SAME  
REGULATIONS AS PROVIDED IN D-3.~~

~~AUTOMOTIVE SERVICES, FARM  
IMPLEMENTS. AUTOMOBILE,  
TRUCKS, TRAILERS, FARM  
IMPLEMENTS, FOR SALE, DISPLAY,  
HIRE, SERVICE OR REPAIR,  
INCLUDING SALES LOTS, USED CAR  
LOTS, TRAILER LOTS, REPAIR  
GARAGES, BODY AND FENDER  
SHOPS, PAINT SHOPS; PROVIDED,  
THAT ANY PORTION OF A BUILDING  
USED FOR MAJOR REPAIRS  
LOCATED WITHIN 100 FEET OF ANY  
RESIDENCE DISTRICT SHALL HAVE  
NO OPENINGS FACING SUCH  
RESIDENCE DISTRICTS, OTHER THAN  
STATIONARY WINDOWS OR  
REQUIRED FIRE EXITS WITHIN SUCH  
100 FEET OF THE RESIDENCE  
DISTRICT.~~

~~ANIMAL HOSPITALS, VETERINARY  
CLINICS, ETC. ANIMALS HOSPITALS,  
KENNELS FOR DISPLAY, BOARDING  
OR TREATMENT OF PETS AND  
OTHER DOMESTIC ANIMALS;  
PROVIDED, THAT ANY STRUCTURE  
OR AREA USED FOR SUCH~~



~~PURPOSES, INCLUDING PENS AND EXERCISE YARDS, SHALL BE LOCATED AT LEAST 50 FEET FROM ANY RESIDENCE DISTRICT.~~

~~COMMERCIAL RECREATION. ANY TYPE OF COMMERCIAL RECREATION, INCLUDING BASEBALL FIELDS, BOWLING ALLEYS, TRAMPOLINE CENTERS, SWIMMING POOLS, SKATING RINKS, GOLF DRIVING RANGES AND SIMILAR OPEN AIR FACILITIES; PROVIDED, THAT ANY STRUCTURE OR AREA USED FOR SUCH PURPOSES SHALL BE LOCATED NOT LESS THAN 100 FEET FROM ANY RESIDENCE DISTRICT.~~

~~MOTELS AND MOTOR HOTELS.~~

~~CONTRACTORS' YARDS AND SIMILAR ESTABLISHMENTS. BUILDING MATERIAL YARDS EXCLUDING CONCRETE MIXING PLANT, CONTRACTOR'S EQUIPMENT YARD OR PLANT OR STORAGE YARD FOR RENTAL OF EQUIPMENT COMMONLY USED BY CONTRACTORS; RETAIL LUMBERYARDS, INCLUDING ONLY INCIDENTAL MILLWORK; STORAGE AND SALES OF GRAIN, LIVESTOCK FEED OR FUEL; CARTING, EXPRESS OR HAULING ESTABLISHMENTS; PUBLIC UTILITY SERVICE YARD; STONE AND MONUMENT WORKS NOT INCLUDING POWER DRIVEN TOOLS; PROVIDED, THAT SUCH USES ARE CONDUCTED:~~

~~IN COMPLETELY ENCLOSED BUILDINGS, WHICH BUILDINGS~~

~~SHALL HAVE AT LEAST 100 FEET FROM ANY RESIDENCE DISTRICT UNLESS THEY HAVE NO OPENINGS OTHER THAN STATIONARY WINDOWS AND REQUIRED FIRE EXITS WITHIN SUCH DISTANCE.~~

~~WHEN CONDUCTED WITHIN AN AREA COMPLETELY ENCLOSED ON ALL SIDES ADJACENT TO OR DIRECTLY ACROSS A STREET FROM A RESIDENTIAL DISTRICT WITH A SOLID WALL OR UNIFORMLY PAINTED SOLID BOARD FENCE OR A CHAIN LINK FENCE WITH A SIX FEET PLANTING BUFFER MAINTAINED IN A HEALTHY CONDITION, FENCING NOT LESS THAN SIX FEET HIGH.~~

~~BOTTLING WORKS. BOTTLING OF SOFT DRINKS AND MILK OR DISTRIBUTION STATIONS; PROVIDED, THAT NO BUILDING USED FOR BOTTLING CUSTOMARILY INVOLVING NIGHT OPERATION SHALL HAVE ANY OPENING OTHER THAN STATIONARY WINDOWS OR REQUIRED FIRE EXITS WITHIN 50 FEET OF ANY RESIDENCE DISTRICT. NO SPACE USED FOR LOADING AND UNLOADING OF COMMERCIAL VEHICLES IN CONNECTION THEREWITH SHALL BE WITHIN 50 FEET OF ANY RESIDENCE DISTRICT UNLESS ENCLOSED ON ALL SIDES ADJACENT TO OR DIRECTLY ACROSS THE STREET FROM A RESIDENCE DISTRICT WITH A SOLID WALL OR UNIFORMLY PAINTED SOLID BOARD FENCE OR A CHAIN LINK FENCE WITH A SIX FOOT~~

~~PLANTING BUFFER MAINTAINED IN A HEALTHY CONDITION. FENCING SHALL NOT BE LESS THAN EIGHT FEET HIGH.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-65 PRINCIPAL CONDITIONAL PERMITTED USES.~~

~~WHEN AUTHORIZED BY THE PLANNING COMMISSION, THE FOLLOWING SHALL BE PRINCIPAL CONDITIONAL USES WITHIN A D-6 GENERAL AND HIGHWAY COMMERCIAL SERVICE DISTRICT:~~

~~TRAILER PARKS. SUBJECT TO THE TRAILER PARK REGULATIONS OF THIS CHAPTER.~~

~~DRIVE-IN THEATERS.~~

~~AMUSEMENT ENTERPRISES. CIRCUS, AMUSEMENT PARK AND SIMILAR TRANSIENT OR SEASONAL AMUSEMENT ENTERPRISES.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-66 PRINCIPAL ACCESSORY USES.~~

~~ANY USE, BUILDING OR STRUCTURE CUSTOMARILY INCIDENTAL TO ANY PRINCIPAL USE PERMITTED OUTRIGHT IN A D-6 GENERAL AND HIGHWAY COMMERCIAL SERVICE DISTRICT SHALL BE AN ACCESSORY USE PERMITTED OUTRIGHT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-67 ACCESSORY CONDITIONS USES.~~

~~ANY USE, BUILDING OR STRUCTURE CUSTOMARILY INCIDENTAL TO ANY PRINCIPAL CONDITIONAL USE IN A D-6 GENERAL AND HIGHWAY COMMERCIAL SERVICE DISTRICT SHALL BE A CONDITIONAL ACCESSORY USE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-68 REQUIRED CONDITION.~~

~~ALL USES AUTHORIZED IN THIS CHAPTER SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:~~

~~ENCLOSURES. ANY BUSINESS, SERVICE, REPAIR, PROCESSING, STORAGE OR DISPLAY, WHETHER PRINCIPAL OR ACCESSORY, IF NOT CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING SHALL BE ENCLOSED BY A SOLID WALL OR FENCE AT LEAST SIX FEET HIGH OR A CHAIN LINK FENCE AT LEAST SIX FEET HIGH WITH A SIX FOOT PLANTING BUFFER MAINTAINED IN A HEALTHY CONDITION WHERE SUCH USE ADJOINS OR FACES EITHER DIRECTLY OR ACROSS A STREET, ALLEY, OR OTHER PUBLIC OPEN SPACE, ANY RESIDENCE DISTRICT.~~

~~USE TO BE NONOBJECTIONABLE. PROCESSES AND EQUIPMENT EMPLOYED AND GOODS SOLD~~

~~SHALL BE LIMITED TO THOSE WHICH ARE NONOBJECTIONABLE BY REASON OF ODOR, DUST, SMOKE, CINDERS, GAS, FUMES, NOISE, VIBRATION, RADIATION, REFUSE MATTER AND WATER CARRIED WASTES.~~

~~OUTDOOR ADVERTISING. AS PER APPLICABLE REGULATIONS.~~

~~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.~~

~~TRAFFIC SAFETY. ENTRANCES AND EXITS CONNECTING THE PUBLIC THOROUGHFARE SYSTEM WITH ESTABLISHMENTS WHICH, IN THE NORMAL CONDUCT OF BUSINESS DEPEND UPON THE FREQUENT INGRESS AND EGRESS OF AUTOMOBILES, SHALL BE SUBJECT TO APPROVAL BY THE TRAFFIC ENGINEER.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~ARTICLE XIII E HEAVY  
COMMERCIAL LIMITED  
MANUFACTURING DISTRICT~~

~~§ 50-69 PURPOSE.~~

~~THE E HEAVY COMMERCIAL  
LIMITED MANUFACTURING  
DISTRICT IS INTENDED TO  
ACCOMMODATE HEAVY  
COMMERCIAL AND CERTAIN LIGHT  
MANUFACTURING USES WHICH ARE  
GENERALLY INCOMPATIBLE WITH  
USES APPROPRIATE IN RETAIL  
BUSINESS DISTRICTS BUT WHICH DO  
NOT WARRANT AN EXCLUSIVE  
INDUSTRIAL CLASSIFICATION.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-70 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING PRINCIPAL USES  
ARE PERMITTED OUTRIGHT IN AN E  
HEAVY COMMERCIAL LIGHT  
MANUFACTURING DISTRICT:~~

~~D-5 AND D-6 USES. ANY PRINCIPAL  
USE PERMITTED OUTRIGHT AND  
ANY PRINCIPAL CONDITIONAL USE  
AS REGULATED IN THE D-5 AND D-6  
DISTRICT, EXCEPT AS HEREINAFTER  
MODIFIED:~~

~~MANUFACTURING USES. THE  
PROCESSING, MANUFACTURING,  
ASSEMBLING AND DISTRIBUTION  
SUCH AS THE FOLLOWING:~~

~~FOOD PRODUCTS. BAKERY GOODS,  
CANDY, LIGHT MEAT PACKING,  
SAUSAGE MAKING, CANNING, MILK~~

~~PRODUCTS, COFFEE ROASTING AND  
THE LIKE; EXCLUDING FISH  
PRODUCTS, SLAUGHTERHOUSES,  
SAUERKRAUT, VINEGAR OR YEAST,  
MANUFACTURING AND RENDERING  
AND REFINING OF FATS OR OILS,  
AND EXCEPT SUCH AS ARE FIRST  
PERMITTED OR ARE PROHIBITED IN  
THE F DISTRICT; PROVIDED, THAT  
NO BUILDING USED AS A BAKERY  
OR OTHER USE CUSTOMARILY  
INVOLVING NIGHT OPERATION  
SHALL HAVE ANY OPENING, OTHER  
THAN STATIONARY WINDOWS OR A  
REQUIRED FIRE EXIT, WITHIN 50  
FEET OF ANY RESIDENCE DISTRICT;  
AND PROVIDED, THAT NO SPACE  
USED FOR LOADING OR UNLOADING  
COMMERCIAL VEHICLES IN  
CONNECTION WITH SUCH  
OPERATION SHALL BE WITHIN 50  
FEET OF ANY RESIDENCE DISTRICT.~~

~~PHARMACEUTICALS. GENERAL  
PHARMACEUTICAL PRODUCTS,  
COSMETICS AND TOILETRIES.~~

~~PRODUCTS FROM THE FOLLOWING  
PREVIOUSLY PREPARED MATERIALS.  
BONE, CANVAS, CELLOPHANE,  
CLOTH, CORK, FEATHERS, FIBER,  
FUR, GLASS, HAIR, HORN, LEATHER,  
PAPER, PLASTICS, PRECIOUS OR  
SEMI-PRECIOUS METALS OR  
STONES, SHEET METAL, EXCEPT  
WHERE PRESSES OVER 20 TONS  
RATED CAPACITY ARE EMPLOYED,  
SHELL, TEXTILES, TOBACCO, WAX,  
WIRE, WOOD AND YARNS.~~

~~POTTERY AND FIGURINES. USING  
PREVIOUSLY PULVERIZED CLAY,~~

~~AND KILNS FIRED ONLY WITH GAS OR ELECTRICITY.~~

~~NOVELTIES. INCLUDING MUSICAL INSTRUMENTS, TOYS, RUBBER OR METAL STAMPS AND OTHER SMALL RUBBER PRODUCTS.~~

~~APPLIANCES. ELECTRICAL AND ELECTRONIC APPLIANCES, INSTRUMENTS AND DEVICES, TELEVISION SETS, RADIOS, PHONOGRAPHS, ELECTRIC AND NEON SIGNS, AND THE LIKE.~~

~~LIGHT SHEET METAL PRODUCTS. INCLUDING HEATING AND VENTILATING EQUIPMENT, CORNICES, EAVES AND THE LIKE.~~

~~MISCELLANEOUS USES. PROVIDED NO PART OF A BUILDING OCCUPIED BY SUCH USES SHALL HAVE ANY OPENING, OTHER THAN STATIONARY WINDOWS OR REQUIRED FIRE EXITS, WITHIN 50 FEET OF ANY RESIDENCE DISTRICT.~~

~~WELDING SHOPS OR OTHER METAL WORKING OR MACHINE SHOP. EXCLUDING, WITHIN 200 FEET OF ANY RESIDENCE DISTRICT, PUNCH PRESSES OVER 20 TONS RATED CAPACITY, DROP HAMMERS AND OTHER EXCESSIVE NOISE-GENERATING MACHINE OPERATED TOOLS.~~

~~FOUNDRY. CASTING LIGHTWEIGHT NONFERROUS METALS, OR ELECTRIC FOUNDRY NOT CAUSING NOXIOUS FUMES OR ODORS.~~

~~RAG CLEANING. BAG, CARPET AND RAG CLEANING; PROVIDED, THAT~~

~~NECESSARY EQUIPMENT IS INSTALLED AND OPERATED FOR THE EFFECTIVE RECOVERY OF DUST.~~

~~ICE MANUFACTURING. ANY COLD STORAGE PLANTS. (ORD. 2046, PASSED 4-11-68)~~

~~§ 50-71 PRINCIPAL CONDITIONAL USES.~~

~~WHEN AUTHORIZED BY THE PLANNING COMMISSION, THE FOLLOWING SHALL BE PRINCIPAL CONDITIONAL USES IN A E HEAVY COMMERCIAL-LIMITED-MANUFACTURING DISTRICT:~~

~~FREIGHT TERMINALS. TRUCK TERMINALS, MINOR RAILROAD FREIGHT STATIONS AND DEPOTS; PROVIDED, THAT THE PREMISES IS AT LEAST 200 FEET FROM ANY RESIDENCE DISTRICT AND SUBJECT TO APPROVAL BY THE TRAFFIC ENGINEER.~~

~~BULK STATIONS. PROVIDED ALL STORAGE TANKS SHALL BE LOCATED UNDER GROUND.~~

~~BUILDING MATERIALS SALES YARDS. INCLUDING CONCRETE MIXING, LUMBER YARDS, PLANING MILLS, OPEN YARDS FOR STORAGE AND SALE OF FEED OR FUEL, OR BOTH, WHEN LOCATED NOT LESS THAN 200 FEET FROM ANY RESIDENCE DISTRICT.~~

~~AIRPORTS. PROVIDED ALL OF THE FEDERAL AND STATE~~

~~AERONAUTICAL REGULATIONS ARE COMPLIED WITH. USES OF AIRPORT LAND SHALL BE LIMITED TO THE USES PERMITTED IN THE E DISTRICT, AND, IN ADDITION, THOSE COMMERCIAL AND INDUSTRIAL USES INCIDENTAL AND RELATED TO AIRPORT OPERATIONS.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-72 PRINCIPAL ACCESSORY USES.~~

~~ANY USE, BUILDING OR STRUCTURE CUSTOMARILY INCIDENTAL TO ANY PRINCIPAL USE PERMITTED OUTRIGHT IN A E HEAVY COMMERCIAL LIGHT MANUFACTURING DISTRICT SHALL BE AN ACCESSORY USE PERMITTED OUTRIGHT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-73 ACCESSORY CONDITIONAL USES.~~

~~ANY USE, BUILDING OR STRUCTURE CUSTOMARILY INCIDENTAL TO ANY PRINCIPAL CONDITIONAL USE IN A E HEAVY COMMERCIAL LIGHT MANUFACTURING DISTRICT SHALL BE CONDITIONAL ACCESSORY USE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-74 PROHIBITED USES.~~

~~DWELLINGS AND RESIDENCES OF ANY KIND, INCLUDING MOTELS AND~~

~~TRAILER PARKS, ALSO SCHOOLS, HOSPITALS AND CLINICS AND OTHER INSTITUTIONS FOR HUMAN CARE, EXCEPT WHERE THEY ARE INCIDENTAL TO A PERMITTED PRINCIPAL USE, SHALL BE PROHIBITED IN AN E HEAVY COMMERCIAL LIGHT MANUFACTURING DISTRICT; PROVIDED, THAT ANY OF THE AFORESAID USES LEGALLY EXISTING IN THE E DISTRICT ON APRIL 26, 1968, OR AT THE TIME OF THE ADOPTION OF ANY AMENDMENT TO THIS CHAPTER SHALL NOT BE CLASSIFIED AS A NONCONFORMING USE.~~

~~ANY USE WHICH IS FIRST PERMITTED IN THE F DISTRICT SHALL ALSO BE PROHIBITED. (ORD. 2046, PASSED 4-11-68; AM. ORD. 2845, PASSED 7-26-82)~~

~~§ 50-75 REQUIRED CONDITIONS.~~

~~ALL USES AUTHORIZED IN THIS ARTICLE SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:~~

~~ENCLOSURES. ANY BUSINESS, SERVICE, REPAIR, PROCESSING, STORAGE OR DISPLAY, WHETHER PRINCIPAL OR ACCESSORY, IF NOT CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING SHALL BE ENCLOSED BY A SOLID WALL OR FENCE AT LEAST SIX FEET HIGH OR A CHAIN LINK FENCE AT LEAST SIX FEET HIGH WITH A SIX FOOT PLANTING BUFFER MAINTAINED IN~~

~~A HEALTHY CONDITION WHERE USE ABUTS, ADJOINS OR FACES, EITHER DIRECTLY OR ACROSS A STREET, ALLEY OR OTHER PUBLIC OPEN SPACE, ANY RESIDENCE DISTRICT.~~

~~USE TO BE NONOBJECTIONABLE. PROCESSES AND EQUIPMENT AND GOODS SOLD SHALL BE LIMITED TO THOSE WHICH ARE NOT OBJECTIONABLE BY REASON OF ODOR, DUST, SMOKE, CINDERS, GAS, FUMES, NOISE, VIBRATION, RADIATION, REFUSE MATTER AND WATER CARRIED WASTE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

#### ~~ARTICLE XIV F INTERMEDIATE MANUFACTURING DISTRICT~~

##### ~~§ 50-76 PURPOSE.~~

~~THE F INTERMEDIATE MANUFACTURING DISTRICT IS DESIGNED TO ACCOMMODATE THOSE MANUFACTURING ESTABLISHMENTS WHICH ARE EITHER FREE OF OBJECTIONABLE INFLUENCES IN THEIR OPERATION OR WHICH CAN READILY OBTAIN OR CONTROL ANY OBJECTIONABLE FEATURES WHICH MAY OTHERWISE RESULT FROM THE MANUFACTURING PROCESSES.~~

~~(ORD. 2046, PASSED 4-11-68)~~

##### ~~§ 50-77 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING PRINCIPAL USES ARE PERMITTED OUTRIGHT IN AN F INTERMEDIATE MANUFACTURING DISTRICT:~~

~~E USES. ANY PRINCIPAL USE PERMITTED OUTRIGHT AND ANY PRINCIPAL CONDITIONAL USE AS REGULATED IN THE E DISTRICT, EXCEPT AS HEREINAFTER MODIFIED.~~

~~OTHER MANUFACTURING USES, GENERAL PROVISIONS. ANY MANUFACTURING USE MAY BE PERMITTED OUTRIGHT, IN THE F DISTRICT, WHICH IS NOT PROHIBITED BY THIS ARTICLE.~~

~~NONMANUFACTURING USES. THE FOLLOWING USES ARE AUTHORIZED BUT SHALL BE SUBJECT TO CERTAIN HEREINAFTER PRESCRIBED STIPULATIONS:~~

~~AUTOMOBILE SALVAGE AND WRECKING OPERATIONS. INCLUDING INDUSTRIAL METAL AND WASTE SALVAGE OPERATIONS AND JUNKYARD, IF LOCATED NOT LESS THAN 200 FEET FROM ANY RESIDENCE DISTRICT; PROVIDED, THAT ALL OPERATIONS ARE CONDUCTED WITH AN AREA ENCLOSED ON ALL SIDES FRONTING ON A PUBLIC STREET WITH A SOLID WALL OR UNIFORM TIGHT BOARD FENCE, NOT LESS THAN EIGHT FEET HIGH; AND PROVIDED FURTHER, THAT SUCH OPERATION SHALL NOT BE VISIBLE FROM THE NEAREST STREET. ANY GATES SHALL BE DESIGNED SO SUCH OPERATION IS~~

~~NOT VISIBLE FROM THE STREET.~~

~~CREMATORY. IF LOCATED NOT LESS THAN 200 FEET FROM ANY RESIDENCE DISTRICT.~~

~~RAILROAD YARD AND MAJOR FREIGHT STATION. IF LOCATED NOT LESS THAN 200 FEET FROM ANY RESIDENCE DISTRICT, SUBJECT TO APPROVAL OF TRAFFIC ENGINEER.~~

~~COAL, COKE AND WOOD YARDS. PROVIDED THE PREMISES ARE ENCLOSED ON ALL SIDES FRONTING ON A PUBLIC STREET BY A SOLID WALL OR FENCE AT LEAST EIGHT FEET HIGH. ANY GATES SHALL BE DESIGNED SO SUCH OPERATION IS NOT VISIBLE FROM THE STREET; PROVIDED FURTHER, THAT SUCH YARD IS LOCATED NOT LESS THAN 200 FEET FROM ANY RESIDENCE DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-78 PERMITTED ACCESSORY USES.~~

~~ANY USE, BUILDING OR STRUCTURE, CUSTOMARILY INCIDENTAL TO A PRINCIPAL USE PERMITTED OUTRIGHT IN AN F INTERMEDIATE MANUFACTURING DISTRICT, SHALL BE AN ACCESSORY USE PERMITTED OUTRIGHT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-79 ACCESSORY CONDITIONAL USES. ANY USE, BUILDING OR STRUCTURE, CUSTOMARILY~~

~~INCIDENTAL TO A PRINCIPAL CONDITIONAL USE IN AN F INTERMEDIATE MANUFACTURING DISTRICT, SHALL BE A CONDITIONAL ACCESSORY USE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-80 PROHIBITED USES.~~

~~THE FOLLOWING USES ARE PROHIBITED IN A F INTERMEDIATE MANUFACTURING DISTRICT:~~

~~DWELLINGS. DWELLINGS AND RESIDENCES OF ANY KIND, INCLUDING MOTELS AND TRAILER PARKS, ALSO SCHOOLS, HOSPITALS, CLINICS AND OTHER INSTITUTIONS OF HUMAN CARE, EXCEPT WHERE THEY ARE INCIDENTAL TO A PERMITTED PRINCIPAL USE; PROVIDED, THAT ANY OF THE AFORESAID USES LEGALLY EXISTING IN THE F DISTRICT ON APRIL 26, 1968, OR AT THE TIME OF ADOPTION OF ANY AMENDMENT THERETO, SHALL NOT BE CLASSIFIED AS A NONCONFORMING USE.~~

~~BUSINESS AND SERVICES. RETAIL BUSINESS, PERSONAL AND BUSINESS SERVICE ESTABLISHMENTS OF ANY KIND, EXCEPT THE FOLLOWING:~~

~~RESTAURANTS OR CAFETERIAS AND REFRESHMENTS OR TOBACCO STANDS WHERE INCIDENTAL AND ACCESSORY TO PRINCIPAL USE;~~

~~ANIMAL HOSPITALS;~~



~~STORAGE AND EQUIPMENT YARDS;  
AUTOMOBILE SERVICE STATIONS  
AND REPAIR GARAGES;~~

~~UNION HALLS.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD.  
2691, PASSED 2-12-78)~~

~~OPERATION SHALL BE LOCATED  
WITHIN 100 FEET OF ANY  
RESIDENCE DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD.  
2845, PASSED 7-26-82)~~

~~§ 50-81 REQUIRED CONDITIONS.~~

~~ALL USES AUTHORIZED IN THIS  
ARTICLE SHALL BE SUBJECT TO THE  
FOLLOWING CONDITIONS:~~

~~ENCLOSURES. ANY BUSINESS,  
SERVICE, REPAIR, PROCESSING,  
STORAGE OR DISPLAY, WHETHER  
PRINCIPAL OR ACCESSORY, IF NOT  
CONDUCTED WHOLLY WITHIN AN  
ENCLOSED BUILDING, SHALL BE  
ENCLOSED BY A SOLID WALL OR  
FENCE SIX FEET HIGH OR A CHAIN  
LINK FENCE AT LEAST SIX FEET  
HIGH WITH A SIX FOOT PLANTING  
BUFFER MAINTAINED IN A  
HEALTHY CONDITION WHERE SUCH  
USE ABUTS, ADJOINS OR FACES,  
EITHER DIRECTLY OR ACROSS A  
STREET, ALLEY OR OTHER PUBLIC  
OPEN SPACE, ANY RESIDENCE  
DISTRICT.~~

~~NIGHT OPERATIONS. NO BUILDING  
CUSTOMARILY USED FOR NIGHT  
OPERATIONS SHALL HAVE ANY  
OPENING, OTHER THAN  
STATIONARY WINDOWS OR FIRE  
EXITS WITHIN 100 FEET OF ANY  
RESIDENCE DISTRICT, AND NO  
LOADING DOCK USED IN  
CONNECTION WITH SUCH~~

~~ARTICLE XV G HEAVY  
MANUFACTURING DISTRICT~~

~~§ 50-82 PURPOSE.~~

~~THE G HEAVY MANUFACTURING  
DISTRICT IS INTENDED TO  
ACCOMMODATE THOSE HEAVY  
INDUSTRIES THAT CANNOT  
ELIMINATE ENTIRELY  
OBJECTIONABLE FEATURES AND  
INFLUENCES BUT WHICH,  
NEVERTHELESS, MUST BE  
PROVIDED FOR SOMEWHERE IN THE  
CITY.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-83 PRINCIPAL PERMITTED USES.~~

~~THE FOLLOWING PRINCIPAL USES  
ARE PERMITTED OUTRIGHT IN A G  
HEAVY MANUFACTURING DISTRICT:  
ANY PRINCIPAL USE PERMITTED IN  
THE F DISTRICT AND THE  
FOLLOWING USES THAT ARE NOT  
SUBJECT TO DISTANCE  
REQUIREMENTS MAY BE LOCATED  
ANYWHERE IN THE G DISTRICT:~~

~~ACETYLENE MANUFACTURING IN  
EXCESS OF 15 POUNDS PRESSURE  
PER SQUARE INCH.~~

~~ACID MANUFACTURE.~~

~~ASBESTOS MANUFACTURING.~~

~~AUTOMOBILE ASSEMBLY.~~

~~BLEACHING, CLEANING AND  
DYEING PLANT.~~

~~BOILER SHOPS, STRUCTURAL STEEL  
FABRICATING SHOPS, RAILWAY CAR  
OR LOCOMOTIVE SHOPS,  
INCLUDING REPAIR METAL  
WORKING SHOPS EMPLOYING  
RECIPROCATING HAMMERS OR  
PRESSES OVER 20 TONS RATED  
CAPACITY.~~

~~BREWING OR DISTILLING OF  
LIQUOR.~~

~~BRICK, POTTERY, TILE AND TERRA  
COTTA MANUFACTURING.~~

~~CANDLE OR SPERM OIL  
MANUFACTURING.~~

~~COOPERAGE WORKS.~~

~~DEXTRINE, STARCH OR GLUCOSE  
MANUFACTURING.~~

~~DISINFECTANT, INSECTICIDE OR  
POISON MANUFACTURING.~~

~~ENAMELING, LACQUERING OR  
JAPPANING, VARNISHING.~~

~~EMERY CLOTH OR SANDPAPER  
MANUFACTURING.~~

~~FELT MANUFACTURING.~~

~~FLOUR OR GRAIN MILL.~~

~~FORGE OR FOUNDRY WORKS.~~

~~GRAIN DRYING OR POULTRY FEED  
MANUFACTURING, FROM REFUSE,  
MASH OR GRAIN.~~

~~HAIR OR HAIR PRODUCTS  
MANUFACTURING.~~

~~LIME OR LIME PRODUCTS  
MANUFACTURING.~~

~~LINOLEUM, OIL CLOTH OR OILED~~

~~GOODS MANUFACTURING.~~

~~MATCH MANUFACTURING.~~

~~MEAT PACKING.~~

~~PAPER AND PULP MANUFACTURING.~~

~~PERFUME MANUFACTURING.~~

~~PICKLE, SAUERKRAUT OR SAUSAGE  
MANUFACTURING.~~

~~PLASTER MANUFACTURING.~~

~~POULTRY ——— SLAUGHTERHOUSE,  
INCLUDING PACKING AND STORAGE  
FOR WHOLESALE.~~

~~PRINTING INK MANUFACTURING.~~

~~RADIUM EXTRACTION.~~

~~SANDBLASTING OR CUTTING.~~

~~SAWMILL, THE MANUFACTURE OF  
EXCELSIOR, WOOD FIBRE OR  
SAWDUST PRODUCTS.~~

~~SEWAGE DISPOSAL PLANT.~~

~~SHODDY MANUFACTURING.~~

~~SHOE BLACKING OR POLISH OR  
STOVE POLISH MANUFACTURING.~~

~~STEAM POWER PLANT, EXCEPT  
WHERE ACCESSORY TO A  
PERMITTED PRINCIPAL USE.~~

~~STONE AND MONUMENT WORKS.~~

~~SLAG PILES.~~

~~ANY OTHER USE WHICH, IN THE  
JUDGMENT OF THE BOARD OF  
APPEALS, IS OF A SIMILAR  
CHARACTER IN RESPECT TO THE  
POSSIBLE EMISSION OF DANGEROUS  
OR OFFENSIVE ELEMENTS AS THE  
USES LISTED ABOVE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-84 USES PERMITTED SUBJECT  
TO DISTANCE REQUIREMENTS.~~

~~ALL PARTS OF THE PREMISES UPON  
WHICH THE USES DESCRIBED IN  
THIS SECTION MAY BE  
ESTABLISHED AND CONTINUED IN A  
G ——— HEAVY ——— MANUFACTURING  
DISTRICT, SHALL BE NOT LESS THAN  
600 FEET FROM ANY RESIDENCE, D-  
1, D-2 AND D-3 DISTRICT, AND NOT  
LESS THAN 200 FEET FROM ANY D-4,  
D-5 AND D-6 DISTRICT:~~

~~MANUFACTURING OF:~~

~~ASPHALT, CEMENT, CHARCOAL AND  
FUEL BRIQUETTES.~~

~~ANILINE DYES, AMMONIA, CARBIDE,  
CAUSTIC ——— SODA, ——— CELLULOSE,  
CHLORINE, CARBON BLACK AND  
BONE ——— BLACK, ——— CREOSOTE,  
HYDROGEN ——— AND ——— OXYGEN,  
INDUSTRIAL ALCOHOL, NITRATES  
OF AN EXPLOSIVE NATURE, POTASH,  
PLASTIC ——— MATERIALS ——— AND  
SYNTHETIC RESINS, PYROXYLIN,  
RAYON ——— YARN, ——— AND  
HYDROCHLORIC, ——— NITRIC,  
PHOSPHORIC, PICRIC AND SULFURIC  
ACIDS, ROCKET FUELS.~~

~~COAL, COKE AND TAR PRODUCTS,  
INCLUDING GAS MANUFACTURING;  
EXPLOSIVES, ——— FERTILIZERS,  
GELATIN, ANIMAL GLUE AND SIZE.~~

~~TURPENTINE.~~

~~RUBBER; SOAPS INCLUDING FAT~~

~~RENDERING.~~

~~PROCESSING INVOLVING NITRATING OF COTTON OR OTHER MATERIALS; MAGNESIUM FOUNDRY; REDUCTION, REFINING, SMELTING AND ALLOYING OF METAL OR METAL ORES; REFINING PETROLEUM PRODUCTS, SUCH AS GASOLINE, KEROSENE, NAPHTHA, LUBRICATING OIL; DISTILLATION OF WOOD OR BONES; STORAGE, CURING OR TANNING OF RAW, GREEN OR SALTED HIDES OR SKINS; NUCLEAR REACTORS.~~

~~STOCKYARDS; SLAUGHTER HOUSES. STORAGE OF EXPLOSIVES OR FIREWORKS, EXCEPT WHERE INCIDENTAL AND ACCESSORY TO A USE WHICH IS NOT SUBJECT TO A DISTANCE REQUIREMENT.~~

~~STORAGE OF OIL, GASOLINE AND OTHER INFLAMMABLE LIQUIDS ABOVE GROUND.~~

~~ANY OTHER USE WHICH, IN THE JUDGMENT OF THE BOARD OF APPEALS, IS OF A SIMILAR CHARACTER WITH RESPECT TO THE POSSIBLE EMISSION OF DANGEROUS OR OFFENSIVE ELEMENTS AS THE USES LISTED ABOVE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-85 PERMITTED ACCESSORY USES.~~

~~ANY USE, BUILDING OR STRUCTURE CUSTOMARILY INCIDENTAL TO A~~

~~PRINCIPAL USE PERMITTED OUTRIGHT IN A G HEAVY MANUFACTURING DISTRICT SHALL BE AN ACCESSORY USE PERMITTED OUTRIGHT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-86 ACCESSORY CONDITIONAL USES.~~

~~ANY USE, BUILDING OR STRUCTURE CUSTOMARILY INCIDENTAL TO A PRINCIPAL CONDITIONAL USE IN A G HEAVY MANUFACTURING DISTRICT SHALL BE A CONDITIONAL ACCESSORY USE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-87 PROHIBITED USES.~~

~~THE FOLLOWING USES ARE PROHIBITED IN A G HEAVY MANUFACTURING DISTRICT:~~

~~DWELLINGS. DWELLINGS AND RESIDENCES OF ANY KIND, INCLUDING MOTELS AND TRAILER PARKS, ALSO SCHOOLS, HOSPITALS, CLINICS AND OTHER INSTITUTIONS FOR HUMAN CARE, EXCEPT WHERE THEY ARE INCIDENTAL TO A PERMITTED PRINCIPAL USE; PROVIDED, THAT ANY OF THE AFORESAID USES LEGALLY EXISTING IN THE G DISTRICT ON APRIL 26, 1968, OR AT THE TIME OF THE ADOPTION OF ANY AMENDMENT TO THIS CHAPTER, SHALL NOT BE CLASSIFIED AS A~~

~~NONCONFORMING USE.~~

~~BUSINESS AND SERVICES. RETAIL BUSINESS, PERSONAL AND BUSINESS SERVICE ESTABLISHMENTS OF ANY KIND, EXCEPT THE FOLLOWING:~~

~~RESTAURANTS OR CAFETERIAS AND REFRESHMENT OR TOBACCO STANDS WHERE INCIDENTAL AND ACCESSORY TO A PRINCIPAL USE.~~

~~ANIMAL HOSPITALS.~~

~~STORAGE AND EQUIPMENT YARDS.~~

~~AUTOMOBILE SERVICE STATIONS AND REPAIR GARAGE.~~

~~UNION HALLS.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2691, PASSED 2-12-79)~~

#### ~~§ 50-88 REQUIRED CONDITIONS.~~

~~THE REQUIRED CONDITIONS IN A G HEAVY MANUFACTURING DISTRICT SHALL BE THE SAME AS FOR AN F DISTRICT. (ORD. 2046, PASSED 4-11-68)~~

#### ~~ARTICLE XV-A. P PARKING DISTRICT~~

##### ~~§50-88.1 PURPOSE.~~

~~IT IS THE PURPOSE OF THIS P PARKING DISTRICT TO PROVIDE OFF-STREET PARKING LOTS IN RESIDENCE DISTRICTS WHERE THE PARKING LOT IS NOT ACCESSORY TO A PRINCIPAL PERMITTED USE OR~~

~~IS PHYSICALLY SEPARATED FROM THE PRINCIPAL PERMITTED USE BY A PUBLIC RIGHT-OF-WAY OR PARCEL(S) OF OWNERSHIP.~~

~~(ORD. 3048, PASSED 10-12-87)~~

##### ~~§50-88.2 PRINCIPAL PERMITTED USE.~~

~~OFF-STREET PARKING LOTS FOR AUTOMOBILES ARE PERMITTED OUTRIGHT WHERE:~~

~~THE PARKING IS NOT ACCESSORY TO A PRINCIPAL PERMITTED USE; OR THE PARKING LOT IS PHYSICALLY SEPARATED FROM THE PRINCIPAL PERMITTED USE BY A PUBLIC RIGHT OF WAY OR PARCEL OF OWNERSHIP.~~

~~(ORD. 3048, PASSED 10-12-87)~~

##### ~~§50-88.3 REQUIRED CONDITIONS.~~

~~IN ADDITION TO THE PARKING LOT DEVELOPMENT STANDARDS OF THIS ORDINANCE [CHAPTER], AN APPLICANT FOR A CHANGE IN ZONING TO "P" SHALL SUBMIT WITH THE REZONING APPLICATION A SITE PLAN DEVELOPED PURSUANT TO THE REQUIREMENTS OF § 50-8.3. THIS SITE PLAN SHALL BECOME AN INTEGRAL PART OF THE REZONING APPLICATION BUT SHALL NOT REQUIRE REVIEW AND APPROVAL BY THE CITY COUNCIL.~~

~~(ORD. 3048, PASSED 10-12-87)~~

# ~~ARTICLE XVI – GENERALLY APPLICABLE STANDARDS~~

~~§ 50-89 DESIGNATED; TABLES:~~

~~THE FOLLOWING STANDARDS FOR HEIGHT, AREA AND THE LIKE ARE APPLICABLE IN THE DESIGNATED DISTRICTS SET FORTH IN TABLE A – RESIDENCE DISTRICTS AND TABLE B NONRESIDENCE DISTRICTS ON THE FOLLOWING PAGES.~~

~~TABLE A – GENERALLY APPLICABLE STANDARDS – RESIDENCE DISTRICTS~~

| DISTRICT | PRINCIPAL-<br>USE<br>PERMITTED                          | MAXIMUM<br>HEIGHT | LOT AREA               |   | MAXIMUM<br>COVERAGE    |                | MINIMUM<br>FRONT<br>YARD | MINIMUM SIDE YARDS |                |                           | MINIMUM<br>REAR YARD | COURTS               |
|----------|---|-------------------|------------------------|---|------------------------|----------------|--------------------------|--------------------|----------------|---------------------------|----------------------|----------------------|
|          |   |                   | MINIMUM<br>LOT<br>AREA | MINIMUM<br>LOT<br>AREA<br>PER<br>DWELLING<br>UNIT | INTERIOR<br>OR<br>LOTS | CORNER<br>LOTS |                          | STORIES            | LEAST<br>WIDTH | SUM OF<br>LEAST-<br>WIDTH |                      |                      |
| A-1      | SINGLE-FAMILY LOW-DENSITY-ONE FAMILY DETACHED DWELLINGS | 2-STORIES OR 30'  | 10,000-SQ. FT.         | 10,000-SQ. FT.                                    | 35%                    | 35%            | 30'                      | 1-AND-2-STORIES    | 10'            | 20'                       | 35'                  | AS PER-BUILDING CODE |
| A-2      | SINGLE-FAMILY MED. DENSITY A-1 DISTRICT USES            | 2½-STORIES OR 35' | 5,000-SQ. FT.          | 5,000-SQ. FT.                                     | 50%                    | 50%            | 25'                      | 1-STORY            | 5'             | 15'                       | 25'                  | AS PER-BUILDING CODE |
|          |   |                   |                        |   |                        |                |                          | 2-STORIES          | 6'             | 16'                       | 30'                  |                      |

|     |  |                                       |                               |                               |                |                |                |                      |                |                |                |  |
|-----|--|---------------------------------------|-------------------------------|-------------------------------|----------------|----------------|----------------|----------------------|----------------|----------------|----------------|--|
| B   | <del>TWO-FAMILY<br/>A-DISTRICT<br/>USES:<br/>TWO-<br/>FAMILY<br/>DWELLINGS</del>                   | <del>2½-<br/>STORIES<br/>OR 35'</del> | <del>5,000-<br/>SQ. FT.</del> | <del>2,500-<br/>SQ. FT.</del> | <del>50%</del> | <del>50%</del> | <del>25'</del> | <del>1-STORY</del>   | <del>5'</del>  | <del>15'</del> | <del>25'</del> | <del>AS PER-<br/>BUILDING<br/>CODE</del> |
|     |  |                                       |                               |                               |                |                |                | <del>2-STORIES</del> | <del>6'</del>  | <del>16'</del> | <del>30'</del> |  |
| B-1 | <del>TOWNHOUSE<br/>SB-DISTRICT<br/>USES:<br/>3-OR MORE<br/>ATTACHED-<br/>DWELLING-<br/>UNITS</del> | <del>2½-<br/>STORIES<br/>OR 40'</del> | <del>5,000-<br/>SQ. FT.</del> | <del>2,400-<br/>SQ. FT.</del> | <del>40%</del> | <del>40%</del> | <del>25'</del> | <del>1-STORY</del>   | <del>10'</del> | <del>20'</del> | <del>25'</del> | <del>AS PER-<br/>BUILDING<br/>CODE</del> |
|     |  |                                       |                               |                               |                |                |                | <del>2-STORIES</del> | <del>10'</del> | <del>20'</del> | <del>30'</del> |  |

| DISTRICT | PRINCIPAL<br>USE<br>PERMITTED   | MAXIM<br>UM<br>HEIGHT      | LOT AREA               |  | MAXIMUM<br>COVERAGE  |                    | MINIMUM<br>FRONT<br>YARD | MINIMUM SIDE YARDS |                |                          | MINIMUM<br>REAR YARD | COURTS               |
|----------|---|----------------------------|------------------------|--|----------------------|--------------------|--------------------------|--------------------|----------------|--------------------------|----------------------|----------------------|
|          |   |                            | MINIMU<br>MLOT<br>AREA | MINIMU<br>MLOT<br>AREA<br>PER<br>DWELLI<br>NG<br>UNIT  | INTERI<br>OR<br>LOTS | CORN<br>ER<br>LOTS |                          | STORIES            | LEAST<br>WIDTH | SUM OF<br>LEAST<br>WIDTH |                      |                      |
| C-1      | MULTI-FAMILY WALK-UP APARTMENT<br>S-B DISTRICT<br>USES:<br>MULTI-FAMILY WALK-UPS,<br>ROW HOUSES,<br>ROOMING HOUSES,<br>HOMES FOR AGED,<br>INSTITUTIONS, GROUP DWELLINGS,<br>FRATERNITIES, AND SORORITIES. | 3-<br>STORIES<br>OR<br>40' | 5,000-<br>SQ. FT.      | 800 SQ. FT. PER EFFICIENCY OR ONE BEDROOM APARTMENT<br>1,250 SQ. FT. PER TWO OR MORE BEDROOM APARTMENT | 35%                  | 35%                | 20'                      | 1-STORY            | 5'             | 15'                      | 25'                  | AS PER BUILDING CODE |
|          |   |                            |                        |  |                      |                    |                          | 2-STORIES          | 6'             | 16'                      | 30'                  |                      |
|          |   |                            |                        |  |                      |                    |                          | 3-STORIES          | 10'            | 20'                      | 35'                  |                      |



|     |  |   |               |   |     |     |     |                    |   |   |   |                      |
|-----|--|---|---------------|---|-----|-----|-----|--------------------|---|---|---|----------------------|
| C-2 | MULTI-FAMILYHIGH DENSITY APARTMENT SC-1 DISTRICT USES:- APARTMENT HOTELS, CLUBSAND LODGES, MEETING PLACES (NON-COMMERCIAL) | 2-TIMES THE DISTANCE FROM BUILDING LINE TO CENTER LINE OF STREET. | 5,000-SQ. FT. | 600-SQ. FT. PER EFFICIENCY OR ONE-BEDROOM APARTMENT 1,000-SQ. FT. PER TWO-OR-MORE-BEDROOM APARTMENT | 30% | 35% | 20' | 1-AND-2-STORIES    | 5'  | 15'   | 15'   | AS PER-BUILDING CODE |
|     |  |   |               |   |     |     |     | 3-STORIES AND-OVER | ADD'L 2'FOR EACH ADD'L 5'OF BUILDING HEIGHT | ADD'L 4'FOR EACH ADD'L 5'OF BUILDING HEIGHT | ADD'L 2' OR EACH ADD'L 5'OF BUILDING HEIGHT |                      |

(ORD. NO. 2770, PASSED 6-9-80; AM. ORD. 2846, PASSED 7-26-82; AM. ORD. 2955, PASSED 6-10-85)

**TABLE B - GENERALLY APPLICABLE STANDARDS - NONRESIDENCE DISTRICTS**

| DISTRICT | PRINCIPAL USE PERMITTED  | MAXIMUM HEIGHT | LOT AREA         |                                    | MAXIMUM CUBIC CONTENTS | MAXIMUM COVER AGE | MINIMUM FRONT YARD   | MINIMUM SIDE YARDS AND SIDE STREET SIDE YARDS  | MINIMUM REAR YARD   | COURTS               |
|----------|--|----------------|------------------|------------------------------------|------------------------|-------------------|--|--|---------------------|----------------------|
|          |  |                | MINIMUM LOT AREA | MINIMUM LOT AREA PER DWELLING UNIT |                        |                   |  | LEAST WIDTH (STORIES AND SUM OF LEAST WIDTH NOT APPLICABLE)  |                     |                      |
| D-1      | PROFESSIONAL AND BUSINESS OFFICE; MEDICAL AND DENTAL CLINICS, OFFICES FOR PROFESSION OR BUSINESS | 30'            | NONE             |                                    | NONE                   | NONE              | 7' OR NOT LESS THAN THE AVERAGE SETBACK OF EXISTING BUILDINGS IN THE SAME BLOCK FRONT.**             | NONRESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS  |                     | AS PER-BUILDING CODE |
|          |  |                |                  |                                    |                        |                   |  | SEE NOTES AT BOTTOM  | SEE NOTES AT BOTTOM |                      |
|          |  |                |                  |                                    |                        |                   |  | RESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS - SAME AS LEAST RESTRICTED ADJOINING RESIDENCE DISTRICT |                     |                      |
| D-2      | NEIGHBORHOOD BUSINESS; NEIGHBORHOOD TYPE RETAIL STORES (SUPER MARKETS, DRUG STORES,              | 30'            | NONE             |                                    | NONE                   | NONE              | SAME AS D-1  | NONRESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS  |                     | SAME AS D-1          |
|          |  |                |                  |                                    |                        |                   |  | SEE NOTES AT BOTTOM  | SEE NOTES AT BOTTOM |                      |
|          |  |                |                  |                                    |                        |                   | RESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS - SAME AS LEAST RESTRICTED ADJOINING RESIDENCE DISTRICT |  |                     |                      |

|     |  |     |      |  |      |      |  |   |                     |             |
|-----|--|-----|------|--|------|------|--|---|---------------------|-------------|
|     | FILLING-STATIONS, ETC.)<br>ADJOINING RESIDENCE DISTRICT USES   |     |      |  |      |      |  |   |                     |             |
| D-3 | COMMUNITY BUSINESS: D-1 DISTRICT USES: COMMUNITY TYPE RETAIL STORES-SELECTED SERVICES, AUTOMOTIVE USES | 30' | NONE |  | NONE | NONE | SAME AS D-1  | NONRESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS |                     | SAME AS D-1 |
|     |  |     |      |  |      |      |  | SEE NOTES AT BOTTOM                             | SEE NOTES AT BOTTOM |             |
|     |  |     |      |  |      |      | RESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS SAME-ASC 1 OR LEAST RESTRICTED ADJOINING RESIDENCE-DISTRICT |   |                     |             |

| DISTRICT | PRINCIPAL USE PERMITTED<br><br>AUTOMOTIVE USES  | MAXIMUM HEIGHT  | LOT AREA         |                                    | MAXIMUM CUBIC CONTENTS  | MAXIMUM COVERAGE | MINIMUM FRONT YARD  | MINIMUM SIDE YARDS- ANDSIDE STREET SIDE YARDS               | MINIMUMREAR YARD | COURTS     |
|----------|---|---|------------------|------------------------------------|---|------------------|---|---|------------------|------------|
|          |   |   | MINIMUM LOT AREA | MINIMUM LOT AREA PER DWELLING UNIT |   |                  |   | LEAST WIDTH (STORIES- ANDSUM OF LEAST WIDTH NOT APPLICABLE) |                  |            |
|          |   |   |                  |                                    |   |                  |   |   |                  |            |
| D-4      | METROPOLITAN BUSINESS: SELECTED D-3 USES: REGIONAL-TYPE RETAIL STORES (DEPT. STORES, WHOLESALE OFFICES, HOTELS) | AT STREET LINE 2-TIMES THE WIDTH OF STREET RIGHT-OF WAY ADD'L 1' FOR EACH ADD'L 4' OF BUILDING HEIGHT | NONE             |                                    | EQUAL TO VOLUME OF A PRISM WITH BASE = LOT AREA HEIGHT = 2½ × STREET RIGHT-OF-WAY | NONE             | NONE  | NONRESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS             | SAME ASD-1       |            |
|          |   |   |                  |                                    |   |                  | NONE  | NONE  | NONE             | SAME ASD-1 |
|          |   |   |                  |                                    |   |                  | RESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS PROHIBITED— EXCEPTHOTELS |   |                  |            |

|     |  |                |      |  |   |      |   |  |                        |             |
|-----|--|----------------|------|--|---|------|---|--|------------------------|-------------|
| D-5 | METROPOLITAN<br>COMMERCIAL<br>SERVICE:<br>C-2, D-3, D-4<br>DISTRICT<br>USES,<br>WHOLESALE<br>BUSINESS,<br>PARKING<br>GARAGES AND<br>LOTS,<br>SELECTED<br>MANUFACTURING | SAME AS<br>D-4 | NONE |  | EQUAL<br>TO<br>VOLUME OF<br>A<br>PRISM<br>WITH<br>BASE<br>= LOT<br>AREA<br>HEIGHT = 2 ×<br>STREET<br>RIGHT<br>OF<br>WAY | NONE | SAME AS D-<br>1   | NONRESIDENTIAL BUILDINGS AND PARTS<br>OF BUILDINGS |                        | SAME AS D-1 |
|     |  |                |      |  |   |      |   | SEE NOTES AT BOTTOM                                | SEE NOTES AT<br>BOTTOM |             |
|     |  |                |      |  |   |      | RESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS— SAME AS<br>NONRESIDENTIAL |  |                        |             |
| D-6 | GENERAL AND<br>HIGHWAY<br>SERVICE:<br>D-5 DISTRICT<br>USES:<br>HIGHWAY<br>SERVICE  | 30'            | NONE |  | NONE  | NONE | SAME AS D-<br>1   | NONRESIDENTIAL BUILDINGS AND PARTS<br>OF BUILDINGS |                        | SAME AS D-1 |
|     |  |                |      |  |   |      |   | SEE NOTES AT BOTTOM                                | SEE NOTES AT<br>BOTTOM |             |

| DISTRICT | PRINCIPAL USE PERMITTED TYPE USES, AUTO REPAIR, MOTEL, DRIVE IN FACILITIES, TRAILER PARKS                         | MAXIMUM HEIGHT   | LOT AREA         |                                    | MAXIMUM CUBIC CONTENTS | MAXIMUM COVERAG E | MINIMUM FRONT YARD   | MINIMUM SIDE YARDS AND SIDE STREET SIDE YARDS               | MINIMUM REAR YARD   | COURTS      |
|----------|---|--|------------------|------------------------------------|------------------------|-------------------|--|---|---------------------|-------------|
|          |   |  | MINIMUM LOT AREA | MINIMUM LOT AREA PER DWELLING UNIT |                        |                   |  | LEAST WIDTH (STORIES AND SUM OF LEAST WIDTH NOT APPLICABLE) |                     |             |
|          |   |  |                  |                                    |                        |                   |  |   |                     |             |
|          |   |  |                  |                                    |                        |                   | RESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS — SAME AS C-1 |   |                     |             |
| E        | COMMERCIAL — MANUFACTURING: D-4 DISTRICT USES: HEAVY COMMERCIAL USES LIGHT MANUFACTURING USES WAREHOUSES, FREIGHT | NONE, EXCEPT WITHIN 200' OF RESIDENCE DISTRICT, THEN EQUAL TO 5' OF HEIGHT FOR EACH 4' OF DISTANCE | NONE             |                                    | NONE                   | NONE              | SAME AS D-1  | NONRESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS             |                     | SAME AS D-1 |
|          |   |  |                  |                                    |                        |                   |  | SEE NOTES AT BOTTOM   | SEE NOTES AT BOTTOM |             |
|          |   |  |                  |                                    |                        |                   | RESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS PROHIBITED    |   |                     |             |

|   |  |   |      |  |      |      |   |
|---|--|---|------|--|------|------|---|
|   | TERMINALS                              | FROM-<br>RESIDE<br>NCE-<br>DISTRIC<br>T |      |  |      |      |   |
| F | INTERMEDIA<br>TE-<br>MANUFACTUR<br>ING | SAME-<br>ASE                            | NONE |  | NONE | NONE | NONRESIDENTIAL BUILDINGS AND PARTS<br>OFBUILDINGS |

| DISTRICT  | PRINCIPAL<br>USE<br>PERMITTED<br>E-DISTRICT<br>USES:<br><br>OTHER<br>MANUFACTUR<br>ING USES<br>EXCEPT<br>THESE FIRST<br>PERMITTED<br>IN THE G-<br>DISTRICT | MAXIM<br>UM<br>HEIGHT | LOT AREA                   |   | MAXIM<br>UM<br>CUBIC<br>AL-<br>CONTE<br>NTS | MAXIM<br>UM<br>COVER<br>AGE | MINIMU<br>MFRONT<br>YARD | MINIMUM SIDE-<br>YARDS AND SIDE-<br>STREET SIDE-<br>YARDS  | MINIMUM REAR YARD  | COURTS      |
|---|--|-----------------------|----------------------------|---|---|-----------------------------|--------------------------|--|--|-------------|
|   |  |                       | MINIM<br>UM<br>LOT<br>AREA | MINIMU<br>M LOT<br>AREA<br>PER<br>DWELLI<br>NG UNIT |   |                             |                          | LEAST WIDTH-<br>(STORIES AND SUM-<br>OF LEAST WIDTH-<br>NOT APPLICABLE)  |  |             |
|   |  |                       |                            |   |   |                             |                          |  |  |             |
|   |  |                       |                            |   |   |                             | 20'                      | NONE, EXCEPT<br>ADJOINING-<br>RESIDENCE-<br>DISTRICT, THEN<br>EQUAL TO 4' FOR<br>EACH 5' OF<br>HOUSING HEIGHT,<br>20' MIN. | NONE, EXCEPT ADJOINING-<br>RESIDENCE DISTRICT, THEN<br>EQUAL TO 4' FOR<br>EACH 5' OF HOUSING HEIGHT,<br>20' MIN. | SAME AS D-1 |
| RESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS PROHIBITED |  |                       |                            |   |   |                             |                          |  |  |             |
|   |  |                       |                            |   |   |                             |                          | NONRESIDENTIAL BUILDINGS AND PARTS OF<br>BUILDINGS   |  |             |



|   |   |              |      |  |      |      |   |  |   |            |
|---|---|--------------|------|--|------|------|---|--|---|------------|
| G | HEAVY<br>MANUFACTUR<br>ING<br><br>MANUFACTU<br>RING<br>ESTABLISHM<br>ENTS OF ALL<br>TYPES, AND<br>SOME<br>SUBJECT TO<br>DISTANCE<br>REQUIREMEN<br>TS. | SAME<br>AS E | NONE |  | NONE | NONE | 20'   | NONE, EXCEPT<br>ADJOINING<br>RESIDENCE<br>DISTRICT, THEN<br>EQUAL TO 4' FOR<br>EACH 5' OF<br>HOUSING HEIGHT,<br>20' MIN. | NONE, EXCEPT ADJOINING<br>RESIDENCE DISTRICT, THEN<br>EQUAL TO 4' FOR<br>EACH 5' OF HOUSING HEIGHT,<br>20' MIN. | SAME ASD-1 |
|   |   |              |      |  |      |      | RESIDENTIAL BUILDINGS AND PARTS OF BUILDINGS PROHIBITED |  |   |            |

~~MINIMUM SIDE YARDS MINIMUM REAR YARDS MINIMUM SIDE STREET SIDE YARDS~~

NONE

~~EXCEPT ADJOINING SIDE BY  
SIDE A RESIDENCE DISTRICT  
THEN EQUAL TO RESIDENCE  
DISTRICT REQUIREMENTS~~

AND;

~~EXCEPT IN THE CASE OF A  
CORNER LOT, NO PART OF THE  
BUILDING WITHIN 25 FEET OF  
THE ADJOINING PROPERTY~~

~~SHALL BE LOCATED IN FRONT  
OF THE SETBACK LINE AS  
ESTABLISHED BY THE  
ADJOINING PROPERTY.~~

NONE

~~EXCEPT WHERE ADJOINING A  
REQUIRED REAR YARD IN A  
RESIDENCE DISTRICT, THEN  
EQUAL TO ONE FOOT FOR  
EACH ONE FOOT OF BUILD-~~

~~ING HEIGHT EXCEEDING 12 ½  
FEET; AND~~

~~EXCEPT WHERE ADJOINING A  
SIDE YARD AND/OR FRONT  
YARD IN A RESIDENCE  
DISTRICT, THEN EQUAL TO~~

~~THE LEAST SIDE YARD  
REQUIREMENT OF THE  
ADJACENT RESIDENCE  
DISTRICT.~~

SEVEN (7) FEET

~~(ORD. 2506, PASSED 6-9-75; AM. ORD. 3334, PASSED  
9-9-96)~~

~~ARTICLE XVII — GENERAL PROVISIONS  
CONCERNING RESIDENCE DISTRICTS~~

~~§ 50-90 CONVERSION OF DWELLINGS.~~

~~THE CONVERSION OF ANY BUILDING INTO A DWELLING OR THE CONVERSION OF ANY DWELLING SO AS TO ACCOMMODATE AN INCREASED NUMBER OF DWELLING UNITS OR FAMILIES SHALL BE PERMITTED ONLY WITHIN A DISTRICT IN WHICH A NEW BUILDING FOR SIMILAR OCCUPANCY WOULD BE PERMITTED UNDER THIS CHAPTER AND ONLY WHEN THE RESULTING OCCUPANCY WILL COMPLY WITH THE REQUIREMENTS GOVERNING NEW CONSTRUCTION IN SUCH DISTRICT, WITH RESPECT TO MINIMUM LOT SIZE, LOT AREA PER DWELLING UNIT, PERCENTAGE OF LOT COVERAGE, DIMENSIONS OF YARDS AND OTHER OPEN SPACES AND OFF STREET PARKING. EACH CONVERSION SHALL BE SUBJECT ALSO TO SUCH FURTHER REQUIREMENTS AS MAY BE SPECIFIED FOR SUCH DISTRICT. THE AFORESAID REQUIREMENTS WITH RESPECT TO LOT COVERAGE, YARDS AND OTHER OPEN SPACES SHALL NOT APPLY IN CASE THE CONVERSION IS A PART OF A DWELLING GROUP; ALSO IN CASE THE CONVERSION WILL NOT INVOLVE ANY MAJOR EXTERIOR STRUCTURAL CHANGES AND:~~

~~THERE IS EITHER A SHORTAGE OF NOT MORE THAN 10% IN THE REQUIRED DIMENSION OR AREA OF EACH OF NOT MORE THAN TWO SUCH REQUIREMENTS AS TO COVERAGE, YARDS AND OTHER OPEN SPACES; OR~~

~~IN CASE THE CONVERSION WILL RESULT IN LOT AREA PER DWELLING UNIT OR FAMILY AT LEAST 20% GREATER THAN REQUIRED~~

~~NEW BUILDINGS IN THE DISTRICT.  
(ORD. 2046, PASSED 4-11-68)~~

~~§50-90.1 — 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 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.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2690, PASSED 2/12/79)~~

~~§ 50-91 REAR DWELLINGS.~~

~~NO BUILDING IN THE REAR OF A PRINCIPAL BUILDING ON THE SAME LOT SHALL BE USED FOR RESIDENTIAL PURPOSES UNLESS IT CONFORMS TO ALL THE YARD AND OTHER OPEN SPACE AND OFF STREET PARKING REQUIREMENTS OF THIS CHAPTER. FOR THE PURPOSE OF DETERMINING THE FRONT YARD IN SUCH CASES, THE REAR LINE OF THE REQUIRED REAR YARD FOR THE PRINCIPAL BUILDING IN FRONT SHALL BE CONSIDERED THE FRONT LOT LINE FOR THE BUILDING IN THE REAR. IN ADDITION, THERE SHALL BE PROVIDED FOR ANY SUCH REAR DWELLING, AN UNOCCUPIED AND UNOBSTRUCTED ACCESSWAY NOT LESS THAN 20 FEET WIDE TO A PUBLIC STREET FOR EACH DWELLING UNIT IN SUCH DWELLING, OR ONE NOT LESS THAN 50 FEET WIDE FOR THREE OR MORE DWELLING UNITS.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-92 TRANSITIONAL USES IN RESIDENCE DISTRICTS.~~

~~IN ANY RESIDENCE DISTRICT A TRANSITIONAL USE SHALL BE PERMITTED ON A LOT, THE SIDE LOT LINE OF WHICH ADJOINS EITHER DIRECTLY OR ACROSS AN ALLEY ANY D, E, F OR G DISTRICT. THE PERMITTED TRANSITIONAL USES FOR ANY SUCH LOT IN AN A-1 DISTRICT SHALL BE ANY USE PERMITTED IN THE A-2 DISTRICT; THE PERMITTED TRANSITIONAL USES FOR ANY LOT IN A-2 DISTRICT SHALL BE ANY USE PERMITTED IN THE B DISTRICT AND THE PERMITTED TRANSITIONAL USES FOR ANY SUCH LOT IN A C-1 DISTRICT SHALL BE ANY USE PERMITTED IN THE C-2 DISTRICT. IN THE~~

~~CASE OF ANY SUCH LOT IN AN A-1, A-2, B, ETC., DISTRICT, THE REQUIREMENTS GOVERNING LOT AREA PER DWELLING UNIT, OFF STREET PARKING, YARDS AND OTHER OPEN SPACES SHALL BE THE SAME AS FOR THE NEXT FOLLOWING LESS RESTRICTED DISTRICT. ANY TRANSITIONAL USE AUTHORIZED UNDER THIS SECTION SHALL NOT EXTEND MORE THAN 100 FEET FROM THE SIDE LOT LINE OF THE LOT ABUTTING ON THE ZONING DISTRICT BOUNDARY LINE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-93 YARD REQUIREMENTS ALONG ZONING BOUNDARY LINE IN LESS RESTRICTED DISTRICT.~~

~~ALONG ANY ZONING BOUNDARY LINES, ON A LOT ADJOINING SUCH BOUNDARY LINE IN THE LESS RESTRICTED DISTRICT, ANY ABUTTING SIDE YARD, REAR YARD OR COURT, UNLESS SUBJECT TO GREATER RESTRICTIONS OR REQUIREMENTS STIPULATED BY OTHER PROVISIONS OF THIS CHAPTER, SHALL HAVE A MINIMUM WIDTH AND DEPTH EQUAL TO THE AVERAGE OF THE REQUIRED MINIMUM WIDTH OR DEPTH FOR SUCH SIDE YARDS, REAR YARDS OR COURTS IN THE TWO DISTRICTS ON EITHER SIDE OF SUCH ZONING BOUNDARY LINE. IN CASES WHERE THE HEIGHT OF A PROPOSED STRUCTURE ON SUCH LOT IN THE LESS RESTRICTED DISTRICT IS GREATER THAN THE MAXIMUM HEIGHT PERMITTED IN THE ADJOINING MORE RESTRICTED DISTRICT, THE MINIMUM WIDTH OR DEPTH OF THE SIDE YARD, REAR YARD OR COURT FOR SUCH STRUCTURE SHALL BE DETERMINED BY INCREASING THE MINIMUM WIDTH OR DEPTH FOR THE HIGHEST STRUCTURE~~

~~PERMITTED IN SUCH MORE RESTRICTED DISTRICT BY ONE FOOT FOR EACH TWO FEET BY WHICH THE PROPOSED STRUCTURE EXCEEDS THE MAXIMUM HEIGHT PERMITTED IN THE MORE RESTRICTED DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-94 ACCESSORY USES IN RESIDENCE DISTRICTS.~~

~~GENERALLY, AN ACCESSORY BUILDING MAY BE ERECTED DETACHED FROM THE PRINCIPAL BUILDING OR MAY BE ERECTED AS AN INTEGRAL PART OF THE PRINCIPAL BUILDING, OR IT MAY BE CONNECTED THEREWITH BY A BREEZEWAY OR SIMILAR STRUCTURE.~~

~~IF CONNECTED OR ATTACHED, THE ACCESSORY BUILDING MUST BE FIVE FEET FROM ANY LOT LINE. (SEE FIGURE 50-94 A)~~

Deleted-40

~~NO ACCESSORY BUILDING SHALL BE ERECTED IN ANY FRONT YARD. (SEE FIGURE 50-94 A)~~

~~NO ACCESSORY BUILDING SHALL BE ERECTED IN ANY REQUIRED SIDE YARD UNLESS DETACHED AND AT LEAST 60 FEET FROM THE FRONT LOT LINE. (SEE FIGURE 50-94 B)~~

~~ACCESSORY BUILDINGS SHALL BE AT LEAST: FIVE FEET FROM ANY DWELLING SITUATED ON THE SAME LOT, UNLESS ATTACHED THERETO;~~

~~AT LEAST FIVE FEET FROM ANY OTHER ACCESSORY BUILDINGS ON THE SAME LOT; AND~~

~~AT LEAST TEN FEET FROM ANY DWELLING  
LOCATED ON AN ADJOINING LOT. THIS  
SHALL NOT PREVENT A DWELLING ON AN  
ADJOINING LOT FROM BEING BUILT LESS  
THAN TEN FEET FROM AN ACCESSORY  
BUILDING ON THE ADJOINING LOT. IF A  
DWELLING IS BUILT ON AN ADJOINING LOT  
LESS THAN TEN FEET FROM AN EXISTING~~

FIGURE 50-94 A

~~ACCESSORY BUILDING, BOTH BUILDINGS  
WILL BE CONSIDERED LEGAL CONFORMING  
STRUCTURES AND CAN BE REBUILT IF THEY  
ARE DAMAGED OR DESTROYED.~~

~~IN NO CASE SHALL AN ACCESSORY BUILDING  
BE CLOSER THAN 18 FEET FROM THE SIDE  
STREET LOT LINE.~~

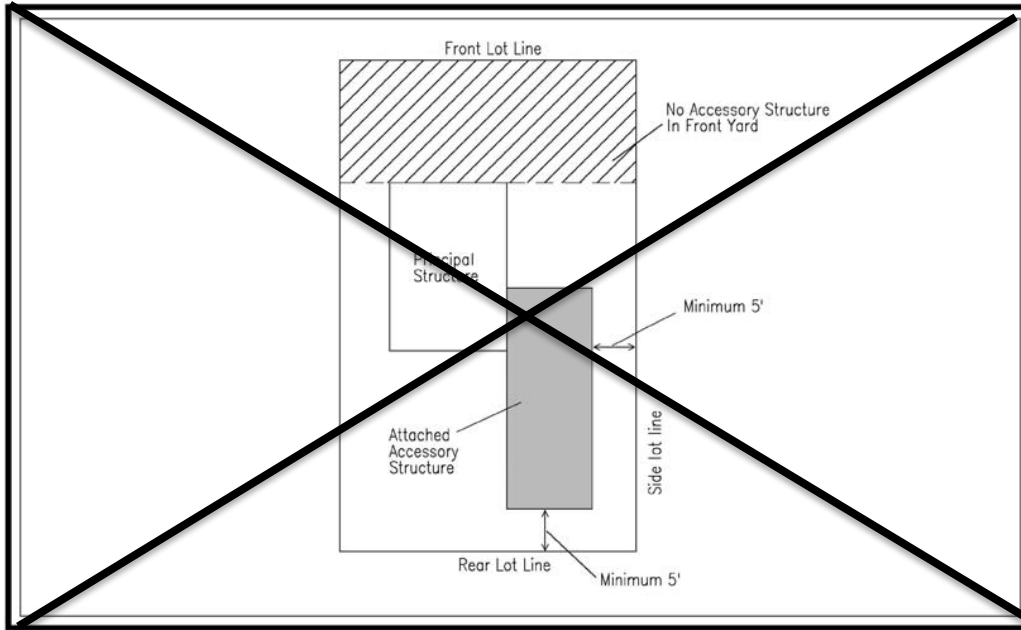
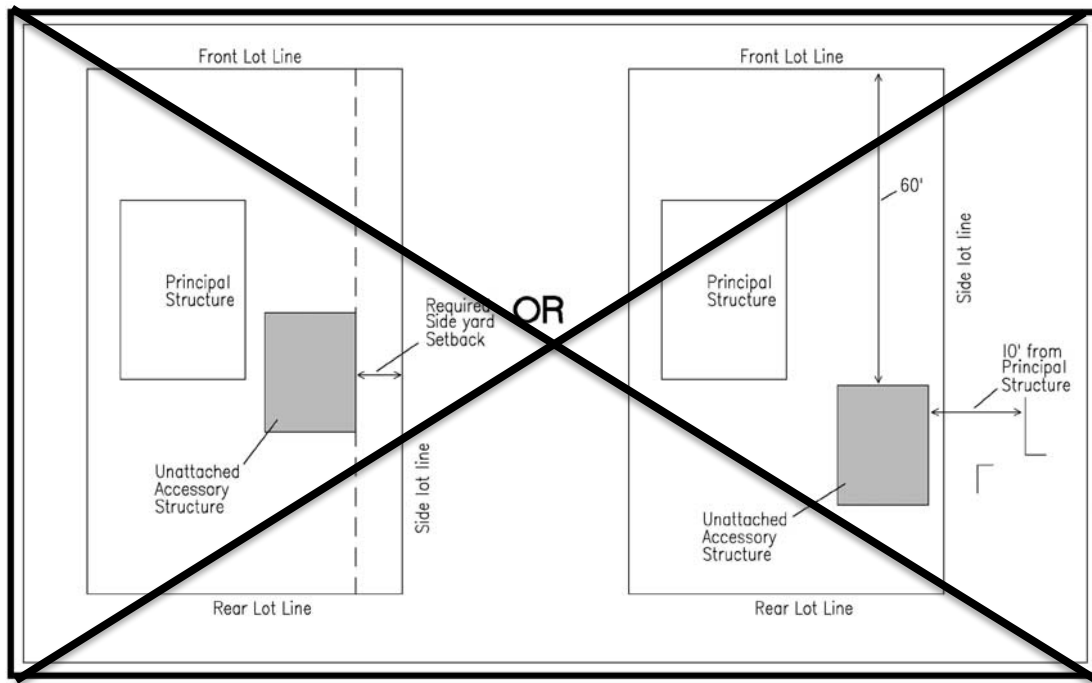


FIGURE 50-94 B



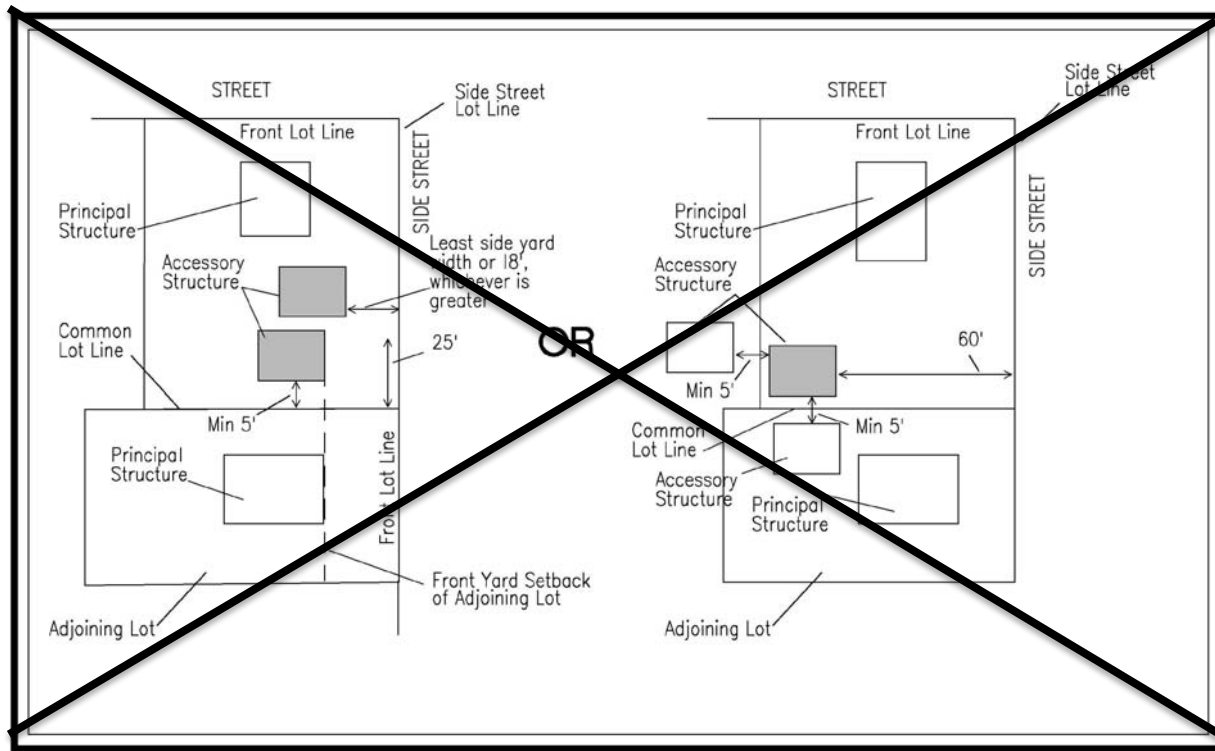
~~CORNER LOTS. IN ANY RESIDENCE DISTRICT, WHERE A CORNER LOT ADJOINS ON THE REAR OF A LOT FRONTING ON THE SIDE STREET AND LOCATED IN A RESIDENCE DISTRICT,~~

~~NO PART OF AN ACCESSORY BUILDING ON SUCH CORNER LOT WITHIN 25 FEET OF A COMMON LOT LINE SHALL BE NEARER A SIDE STREET LOT LINE THAN THE LEAST DEPTH OF THE FRONT YARD REQUIRED ALONG SUCH SIDE STREET FOR A DWELLING ON SUCH ADJOINING LOT, AND IN NO CASE SHALL ANY PART OF SUCH ACCESSORY BUILDING BE NEARER TO THE SIDE STREET LOT LINE THAN THE LEAST WIDTH OF THE SIDE YARD OR 18 FEET, WHICHEVER IS THE GREATER. (SEE FIGURE 50-94 C)~~

~~NO PART OF AN ACCESSORY BUILDING ON SUCH CORNER LOT SHALL BE LESS THAN FIVE FEET FROM THE COMMON LOT LINE, UNLESS 60 FEET OR MORE FROM THE SIDE STREET LINE. (SEE FIGURE 50-94 C)~~



FIGURE 50-94 C



~~YARD REQUIREMENTS. IF ATTACHED, AN ACCESSORY BUILDING MAY EXTEND INTO THE REQUIRED REAR YARD, AND IF USED FOR AUTOMOBILE PARKING OR STORAGE THE MINIMUM SIDE YARD'S LEAST WIDTH MAY APPLY TO BOTH SIDE YARD REQUIREMENTS.~~

~~ERECTION WITHOUT MAIN BUILDING. IN ANY RESIDENCE DISTRICT, NO ACCESSORY BUILDING OR STRUCTURE SHALL BE ERECTED OR CONSTRUCTED PRIOR TO THE ERECTION OR CONSTRUCTION OF THE PRINCIPAL OR MAIN BUILDING.~~

~~REMOVAL OF MAIN BUILDING. IN ANY RESIDENCE DISTRICT, NO EXISTING MAIN~~

~~BUILDING MAY BE DEMOLISHED OR REMOVED FROM A LOT WHILE AN EXISTING ACCESSORY STRUCTURE IS RETAINED UNLESS:~~

~~THE LOT IS COMBINED WITH AN ADJACENT LOT THAT HAS A PRINCIPAL BUILDING ON IT.~~

~~A NEW MAIN BUILDING IS CONSTRUCTED OR MOVED ONTO THE LOT OR A BUILDING PERMIT FOR THE PURPOSE OF CONSTRUCTING OR MOVING A MAIN BUILDING ON THE LOT IS IN EFFECT.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2063, PASSED 7-1-68; AM. ORD. 2284, PASSED 9-20-71;~~

~~AM. ORD. 2845, PASSED 7-25-82; AM. ORD. 3703,  
PASSED 4-14-08)~~

~~§50-94.1 SATELLITE TELEVISION ANTENNAS AS ACCESSORY USES.~~

~~NO SATELLITE TELEVISION ANTENNA SHALL BE ERECTED, CONSTRUCTED, MAINTAINED OR OPERATED EXCEPT IN CONFORMANCE WITH THE FOLLOWING REGULATIONS:~~

~~*PURPOSE.* IT IS THE PURPOSE OF THIS SECTION TO REGULATE SATELLITE TELEVISION ANTENNAS AS ACCESSORY STRUCTURES CONSISTENT WITH THE PRESERVATION OF HEALTH, SAFETY, WELFARE AND RIGHTS OF ALL RESIDENTS OF THE CITY.~~

~~*DEFINITION.* FOR THE PURPOSE OF THIS SECTION, THE FOLLOWING DEFINITION SHALL APPLY UNLESS THE CONTEXT CLEARLY INDICATES OR REQUIRES A DIFFERENT MEANING.~~

~~*SATELLITE TELEVISION ANTENNA.* AN APPARATUS CAPABLE OF RECEIVING COMMUNICATIONS FROM A TRANSMITTER RELAY SIGNAL IN PLANETARY ORBIT.~~

~~*LOCATION.*~~

~~NO PART OF THE SATELLITE ANTENNA STRUCTURE, INCLUDING THE BASE AND OTHER APPURTENANCES, MAY PROJECT OVER OR ONTO A:~~

~~REQUIRED FRONT YARD;~~

~~REQUIRED SIDE YARD; OR~~

~~REQUIRED INTERIOR YARD (UNLESS 60 FEET OR MORE BACK FROM THE FRONT PROPERTY LINE AND THEN NO CLOSER THAN FIVE FEET TO A LOT LINE).~~

~~REAR YARD LOCATIONS ARE ALLOWED PROVIDED THAT NO PART OF THE SATELLITE ANTENNA STRUCTURE,~~

~~INCLUDING THE BASE AND OTHER APPURTENANCES, IS CLOSER THAN FIVE FEET TO A LOT LINE.~~

~~*HEIGHT.* THE HEIGHT OF ANTENNA AND STRUCTURE SHALL NOT EXCEED TOTAL HEIGHT REQUIREMENT FOR THE DISTRICT.~~

~~*SIZE.* NO LIMIT.~~

~~*ROOF MOUNTING.* ALLOWED PURSUANT TO SUBSECTION (D) OF THIS SECTION IF PERMIT OBTAINED FROM THE DIVISION OF BUILDING AND SAFETY INSPECTION, WHICH WILL REVIEW ERECTION FOR CONFORMANCE WITH THE APPLICABLE BUILDING AND ELECTRICAL CODES.~~

~~*ADVERTISING.* NO ADVERTISING INDICATING THE MANUFACTURER OR INSTALLER SHALL BE ALLOWED ON ANY ANTENNA IF VISIBLE FROM A PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PROPERTY.~~

~~(ORD. 3019, PASSED 11-24-86)~~

~~§ 50-95 LOT AREA EXCEPTION.~~

~~IN ANY DISTRICT WHERE DWELLINGS ARE PERMITTED, A ONE FAMILY DETACHED DWELLING MAY BE ERECTED ON ANY LOT OF OFFICIAL RECORD ON APRIL 26, 1968, IRRESPECTIVE OF ITS AREA OR WIDTH; PROVIDED, THAT THE APPLICABLE YARD AND OTHER OPEN SPACE REQUIREMENTS AS MAY BE MODIFIED HEREINAFTER ARE COMPLIED WITH; PROVIDED FURTHER, THAT:~~

~~*MINIMUM SIDE YARDS.* NOT LESS THAN 10% OF LOT WIDTH.~~

~~*PUBLIC SANITARY FACILITIES NOT AVAILABLE.* IN ANY DISTRICT WHERE NEITHER PUBLIC WATER SUPPLY NOR PUBLIC SANITARY SEWER IS ACCESSIBLE, THE LOT AREA AND~~

~~FRONTAGE REQUIREMENTS OTHERWISE  
SPECIFIED SHALL BE INCREASED AS  
FOLLOWS:~~

~~WHERE BOTH PUBLIC SEWERAGE AND  
PUBLIC WATER SUPPLY ARE NOT  
ACCESSIBLE: MINIMUM LOT AREA 20,000 SQ.  
FEET~~

~~FRONTAGE 100 FEET~~

~~WHERE PUBLIC WATER SUPPLY IS  
ACCESSIBLE, BUT WHERE PUBLIC SEWERAGE  
IS NOT ACCESSIBLE: MINIMUM LOT AREA  
10,000 SQ. FEET~~

~~FRONTAGE 100 FEET~~

~~WHERE DIFFERENT LOT AREA  
REQUIREMENTS ARE RECOMMENDED BY THE  
STATE BOARD OF HEALTH ON THE BASIS OF  
PERCOLATION TESTS OR OTHER METHOD,  
SUCH REQUIREMENTS SHALL GOVERN.~~

~~CONSIDERATION OF OPEN SPACE, ETC. THE  
BUILDING INSPECTOR SHALL EXAMINE AND  
DETERMINE IF THE PROPOSED  
CONSTRUCTION ARRANGEMENT GIVES  
ADEQUATE CONSIDERATION TO MAXIMIZING  
OPEN SPACE FOR LIGHT AND AIR UPON THE  
LAND AREA AVAILABLE, AND ATTAINMENT  
OF THE OTHER OBJECTIVES OF THIS  
CHAPTER. IF THE BUILDING INSPECTOR  
SHALL FIND THAT SUCH CONSIDERATION  
HAS NOT BEEN GIVEN IN ANY CASE HE OR  
SHE SHALL REFER THE APPLICATION TO  
THE BOARD OF APPEALS WHICH SHALL  
REVIEW THE MATTER AND MAY IMPOSE  
CONDITIONS IF IT FINDS THEM TO BE  
NECESSARY IN THE BEST INTERESTS OF THE  
PROPER ENFORCEMENT OF THIS CHAPTER.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2252,~~

~~PASSED )~~

~~§ 50-96 AVERAGE DEPTH OF FRONT YARDS:~~

~~IN ANY RESIDENCE DISTRICT, WHERE THE  
FRONT YARDS OF EXISTING PRINCIPAL  
BUILDINGS IN THE SAME BLOCK FRONT ARE  
GREATER OR LESS THAN THE MINIMUM  
REQUIRED FRONT YARDS FOR SUCH  
DISTRICT, THE REQUIRED FRONT YARD  
DEPTH SHALL BE MODIFIED AS FOLLOWS:  
ANY PRINCIPAL BUILDING ERECTED OR  
ALTERED AFTER APRIL 26, 1969, ON A LOT IN  
SUCH A BLOCK FRONT SHALL PROVIDE A  
MINIMUM FRONT YARD AT LEAST EQUAL TO  
THE AVERAGE SETBACK OF THE TWO  
NEAREST PRINCIPAL BUILDINGS TO EACH  
SIDE OF SUCH LOT IN THE SAME BLOCK  
FRONT. IF NO EXISTING FRONT YARD OF A  
PRINCIPAL BUILDING EXISTS TO ONE SIDE  
OR THE OTHER OF SUCH LOT IN THE SAME  
BLOCK FRONT, THE MINIMUM SETBACK FOR  
THE DISTRICT SHALL BE USED IN COMPUTING  
THE AVERAGE SETBACK, EXCEPT IN THE  
CASE OF A CORNER LOT HAVING A FRONT  
YARD IN THE SAME BLOCK FRONT, THE  
SETBACK OF THE LOT SHALL NOT BE LESS  
THAN THE SETBACK OF THE NEAREST  
PRINCIPAL BUILDING IN THE SAME BLOCK  
FRONT; PROVIDED THE DEPTH OF A FRONT  
YARD ON ANY LOT SHALL BE AT LEAST TEN  
FEET AND NEED NOT EXCEED 50 FEET.~~

~~STEEP SLOPES, FRONT YARD GARAGE. IN ANY  
RESIDENCE DISTRICT WHERE THE NATURAL  
GRADE OF A LOT WITHIN THE REQUIRED  
FRONT YARD HAS AN AVERAGE SLOPE,  
NORMAL TO THE FRONT LOT LINE AT EVERY  
POINT ALONG THE LINE, OF SUCH A DEGREE  
OR PERCENT OF SLOPE THAT IT IS NOT  
PRACTICABLE TO PROVIDE A DRIVEWAY~~

~~WITH A GRADE OF 12% OR LESS TO A PRIVATE GARAGE CONFORMING TO THE REQUIREMENTS OF THIS CHAPTER, SUCH GARAGE MAY BE LOCATED WITHIN SUCH FRONT YARD, BUT NOT IN ANY CASE CLOSER THAN SIX FEET TO THE STREET LINE.~~

~~DOUBLE FRONTAGE LOTS. FRONT YARDS ON BOTH STREETS SHALL BE REQUIRED, WHERE ON A GIVEN BLOCK FACE THERE ARE DWELLINGS ADDRESSING OFF BOTH STREETS. THERE SHALL BE NO VEHICLE ACCESS TO AN ACCESSORY BUILDING FROM MORE THAN ONE STREET UNLESS AUTHORIZED BY THE TRAFFIC ENGINEER OF THE CITY, WHO SHALL REVIEW THE SECOND ACCESS IN RELATION TO TRAFFIC FLOW, MOVEMENT AND SAFETY AND FIND THAT THERE WILL NOT BE AN ADVERSE EFFECT. IN NO CASE SHALL AN ACCESSORY BUILDING WITH VEHICLE ACCESS ACROSS THE REAR LOT LINE BE NEARER THAN 18 FEET FROM THE REAR LOT LINE. SEE~~

~~APPENDIX: COMPILED ILLUSTRATIONS, ILLUSTRATION 50-96(B), "TYPICAL LOCATIONS OF ACCESSORY BUILDINGS ON DOUBLE FRONTAGE LOTS," AT THE END OF THIS CHAPTER.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2845, PASSED 7-26-82)~~

~~§ 50-97 COMPUTATION OF REAR YARD DEPTH AND SIDE YARD WIDTH.~~

~~IN COMPUTING THE DEPTH OF A REAR YARD OR THE WIDTH OF A SIDE YARD, WHERE THE REAR OR SIDE YARD ABUTS AN ALLEY, ONE HALF OF THE WIDTH OF THE ALLEY MAY BE INCLUDED AS A PORTION OF THE REQUIRED REAR OR SIDE YARD, AS THE CASE~~

~~MAY BE. HOWEVER, IN NO EVENT SHALL ANY BUILDING OR STRUCTURE BE ERECTED CLOSER THAN FIVE FEET FROM ANY LOT LINE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-98 SIDE YARD MODIFICATIONS.~~

~~SIDE YARD INCREASED. EACH SIDE YARD WHERE REQUIRED, SHALL BE INCREASED IN WIDTH BY ONE HALF INCH FOR EACH FOOT BY WHICH THE LENGTH OF THE SIDE WALL OF THE BUILDING, ADJACENT TO THE SIDE YARD, EXCEEDS 50 FEET, FOR EACH STORY OF BUILDING HEIGHT.~~

~~SIDE YARD, CORNER LOT. A SIDE YARD ALONG THE SIDE STREET LOT LINE OF A CORNER LOT SHALL HAVE A WIDTH OF NOT LESS THAN ONE HALF THE REQUIRED DEPTH OF THE FRONT YARD, BUT IN NO CASE SHALL A BUILDING WIDTH OF LESS THAN 24 FEET BE REQUIRED.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-99 PROJECTION OF ARCHITECTURAL FEATURES.~~

~~CERTAIN ARCHITECTURAL FEATURES MAY PROJECT INTO REQUIRED YARDS OR COURTS AS FOLLOWS:~~

~~FRONT AND SIDE YARDS.~~

~~IN ANY REQUIRED FRONT YARD, OR REQUIRED SIDE YARD ADJOINING A SIDE STREET LOT LINE, CORNICES, CANOPIES, EAVES OR OTHER ARCHITECTURAL FEATURES MAY PROJECT A DISTANCE NOT EXCEEDING THREE FEET, EXCEPT AS PROVIDED FOR IN SUBSECTION (2) BELOW.~~

~~FIRE ESCAPES MAY PROJECT A DISTANCE NOT EXCEEDING FOUR FEET, SIX INCHES. AN UNCOVERED STAIR, NECESSARY LANDINGS AND RAMPS MAY PROJECT A DISTANCE NOT TO EXCEED 44 INCHES; PROVIDED, THAT SUCH STAIR AND LANDING SHALL NOT EXTEND ABOVE THE ENTRANCE FLOOR OF THE BUILDING, EXCEPT FOR AN OPEN RAILING NOT EXCEEDING THREE FEET, SIX INCHES IN HEIGHT. BAY WINDOWS, BALCONIES AND CHIMNEYS MAY PROJECT A DISTANCE NOT EXCEEDING THREE FEET; PROVIDED THAT SUCH FEATURES DO NOT OCCUPY, IN AGGREGATE, MORE THAN ONE-THIRD OF THE LENGTH OF THE BUILDING WALL ON WHICH THEY ARE LOCATED.~~

~~FRONT YARDS ONLY. IN ANY RESIDENTIAL DISTRICT, IN ANY REQUIRED FRONT YARD, A PORCH MAY PROJECT A DISTANCE NOT EXCEEDING EIGHT FEET. THIS PORCH MAY BE COVERED WITH AN AWNING OR OTHER TYPE OF ROOF PROJECTION NOT EXCEEDING NINE FEET. THE COVERED PORCH SHALL REMAIN OPEN BETWEEN THE FLOOR LINE AND EAVE LINE, EXCEPT FOR AN OPEN RAILING NOT EXCEEDING THREE FEET, SIX INCHES IN HEIGHT. IN NO CASE SHALL THE PROJECTION BE NEARER THAN TEN FEET TO THE FRONT LOT LINE. AN UNCOVERED STAIR, NECESSARY LANDING AND RAMP MAY PROJECT A DISTANCE NOT TO EXCEED 44 INCHES BEYOND THE COVERED PORCH, BUT IN NO CASE MAY BE NEARER THAN TEN FEET TO THE FRONT LOT LINE.~~

~~INTERIOR SIDE YARDS. SUBJECT TO THE LIMITATIONS ABOVE, THE ABOVE NAMED FEATURES MAY PROJECT INTO ANY REQUIRED SIDE YARD ADJOINING AN INTERIOR SIDE LOT LINE, A DISTANCE NOT TO EXCEED ONE FIFTH OF THE REQUIRED LEAST WIDTH OF SUCH SIDE YARD, BUT NOT EXCEEDING THREE FEET, IN ANY CASE.~~

~~REAR YARDS. SUBJECT TO THE LIMITATION ABOVE, THE FEATURES THEREIN MAY PROJECT INTO ANY REQUIRED REAR YARDS, THE SAME DISTANCE THEY ARE PERMITTED TO PROJECT INTO A FRONT YARD.~~

~~EXISTING PORCHES. ALL COVERED PORCHES MAY BE ENCLOSED; PROVIDED, THAT AT LEAST 50% OF THE TOTAL AREA OF THE FRONT AND TWO SIDES, BETWEEN THE FLOOR LINE AND EAVE LINE, SHALL BE LIMITED TO SCREEN OR WINDOW.~~

~~EXCEPTIONS. HANDICAP RAMPS TO BE ADDED TO EXISTING ONE AND TWO FAMILY RESIDENTIAL STRUCTURES. UNCOVERED RAMPS DESIGNED FOR THE HANDICAPPED SHALL NOT BE CONSTRUCTED OR EXTENDED CLOSER THAN FIVE FEET FROM ANY LOT LINE, BUT ARE EXEMPT FROM ALL OTHER PROJECTION LIMITATIONS OF THIS SECTION, AND MUST CONFORM TO ALL OTHER FEDERAL, STATE OR LOCAL REQUIREMENTS.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2616, PASSED 11-28-77; AM. ORD. 2881, PASSED 7-11-83;~~

~~AM. ORD. 2887, PASSED 12-12-83; AM. ORD. 3266, PASSED 1-24-94)~~

## ~~ARTICLE XVIII COMMUNITY DEVELOPMENT PROJECTS~~

### ~~§ 50-100 SUBMISSION OF PLANS FOR DEVELOPMENT OF CERTAIN TRACTS.~~

~~IN ANY A-1 DISTRICT OR A-2 DISTRICT, THE OWNERS OF A TRACT OF UNIMPROVED LAND COMPRISING NOT LESS THAN TEN ACRES, AND IN ANY A-2 DISTRICT, THE OWNERS OF A TRACT OF LAND COMPRISING NOT LESS THAN EIGHT ACRES, AND IN ANY B DISTRICT, THE OWNERS OF ANY TRACT OF LAND COMPRISING NOT LESS THAN FIVE ACRES, AND IN ANY C-1 AND C-2 DISTRICT, THE OWNERS OF A TRACT OF LAND COMPRISING NOT LESS THAN THREE ACRES, MAY SUBMIT TO THE PLANNING COMMISSION A PLAN FOR THE USE AND DEVELOPMENT OF ALL OF SUCH TRACT OF LAND FOR RESIDENTIAL PURPOSES OR FOR THE REPAIR OR ALTERATION OF ANY EXISTING HOUSING DEVELOPMENT ON SUCH TRACT.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2795, PASSED 5-26-81)~~

### ~~§ 50-101 STANDARDS FOR PLAN.~~

~~IT SHALL BE THE DUTY OF THE PLANNING COMMISSION TO INVESTIGATE AND ASCERTAIN WHETHER THE PROPOSED RESIDENTIAL DEVELOPMENT PLAN COMPLIES WITH THE FOLLOWING CONDITIONS:~~

~~CONSISTENCY WITH ZONING REGULATIONS. THAT THE PLAN IS CONSISTENT WITH THE INTENT AND PURPOSE OF THIS CHAPTER [I.E., THE ZONING ORDINANCE AND ANY AMENDMENTS THERETO].~~

~~ADJACENT PROPERTY, NO ADVERSE EFFECT. THAT PROPERTY ADJACENT TO THE AREA~~

~~INCLUDED IN THE PLAN WILL NOT BE ADVERSELY AFFECTED.~~

~~RESIDENTIAL USE ONLY. THAT THE BUILDINGS ARE TO BE USED ONLY FOR RESIDENTIAL PURPOSES AND USUAL ACCESSORY USES, SUCH AS GARAGES, STORAGE SPACE, RECREATIONAL AND COMMUNITY ACTIVITIES, INCLUDING CHURCHES, AND SUCH OTHER USES AS ACCESSORY USES AS MAY BE PERMITTED OUTRIGHT OR CONDITIONALLY IN THE DISTRICT WHERE LOCATED.~~

~~LOT AREA PER FAMILY. THAT THE AVERAGE LOT AREA PER FAMILY OR DWELLING UNIT CONTAINED IN THE SITE, EXCLUSIVE OF THE AREA OF STREETS, WILL NOT BE LESS THAN 80% OF THE LOT AREA PER FAMILY REQUIRED IN THE DISTRICT IN WHICH THE SITE IS LOCATED.~~

~~OFF STREET PARKING. THAT THERE ARE TO BE PROVIDED OFF STREET PARKING FACILITIES IN ACCORDANCE WITH THE OFF-STREET PARKING REQUIREMENTS OF THIS CHAPTER.~~

~~COVERAGE. 25%.~~

~~RECREATIONAL FACILITIES. THAT THERE ARE TO BE PROVIDED, AS A PART OF THE PROPOSED DEVELOPMENT, RECREATIONAL FACILITIES TO SERVE THE NEEDS OF THE ANTICIPATED POPULATION TO BE HOUSED THEREIN AS FOLLOWS:~~

~~RECREATION AREA, PROJECTS OVER 20 ACRES. IN CASE ANY LOT OR TRACT ON WHICH A RESIDENCE DEVELOPMENT OR DWELLING GROUP IS TO BE ERECTED CONTAINS 20 ACRES OR MORE, AT LEAST 5% OF THE ACREAGE OF SUCH LOT SHALL BE SET ASIDE AND DEVELOPED AS A~~

~~NEIGHBORHOOD PLAYGROUND OR PLAYGROUNDS.~~

~~RECREATION AREA, PROJECTS UNDER 20 ACRES. IN CASE OF A LOT UNDER 20 ACRES IN AREA WITH MORE THAN 50 DWELLING UNITS, THE REQUIRED AREA OF PLAY LOTS SHALL BE 2,000 SQUARE FEET PLUS 30 SQUARE FEET FOR EACH DWELLING UNIT IN EXCESS OF 50.~~

~~RECREATION AREA, MODIFICATION. THESE REQUIREMENTS FOR THE PROVISION OF RECREATION AREAS MAY BE MODIFIED OR WAIVED BY THE PLANNING COMMISSION WHERE ADEQUATE PUBLIC RECREATION AREAS ARE AVAILABLE NEARBY, OR WHERE JUSTIFIED IN VIEW OF THE AVAILABILITY OF SUITABLE YARD SPACE OF THE TYPE OF OCCUPANCY THE DWELLING UNITS ARE DESIGNED TO ACCOMMODATE.~~

~~PLANNING COMMISSION MAY AUTHORIZE PROJECT. FOLLOWING A PUBLIC HEARING BY THE PLANNING COMMISSION, AND IF THE COMMISSION FINDS THAT THE PROPOSED RESIDENCE DEVELOPMENT PLAN IS CONSISTENT WITH THE INTENT AND PURPOSE OF THIS CHAPTER, IT MAY AUTHORIZE THE BUILDING INSPECTOR TO ISSUE A ZONING CERTIFICATE, EVEN THOUGH THE USE OF THE LAND AND LOCATION OF THE BUILDING TO BE ERECTED AND THE YARDS AND OPEN SPACES CONTEMPLATED BY THE PLAN DO NOT CONFORM IN ALL RESPECTS TO THE REGULATIONS OF THIS CHAPTER FOR THE DISTRICT IN WHICH THE SITE OF THE PROPOSED DEVELOPMENT IS LOCATED.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2795, PASSED 5-26-81; AM. ORD. 2845, PASSED 7-26-82)~~



## ~~ARTICLE XIX DWELLING GROUPS~~

### ~~§ 50-102 STANDARDS GENERALLY.~~

~~A ZONING CERTIFICATE FOR THE ERECTION OF A DWELLING GROUP, IN THOSE DISTRICTS WHERE PERMITTED, MAY BE ISSUED BY THE BUILDING INSPECTOR; PROVIDED, THAT SUCH DWELLING GROUP CONFORMS TO ALL THE FOLLOWING CONDITIONS AND REQUIREMENTS:~~

~~MINIMUM LOT AREA. THE AREA OF THE LOT ON WHICH THE DWELLING GROUP IS TO BE ERECTED SHALL BE AT LEAST 20% GREATER THAN THE AGGREGATE OF THE MINIMUM LOT AREAS OTHERWISE REQUIRED FOR THE INDIVIDUAL DWELLINGS IN THE GROUP.~~

~~DWELLING TO FRONT ON STREET OR OTHER OPEN SPACES, DISTANCES.~~

~~EACH DWELLING IN THE GROUP SHALL FRONT EITHER ON A STREET, OR OTHER PERMANENT PUBLIC OPEN SPACE AT LEAST 40 FEET WIDE, OR ON A COMMON YARD OR OUTER COURT. THE LEAST WIDTH OF SUCH YARD, IF FLANKED BY BUILDINGS ON ONE SIDE ONLY, SHALL BE:~~

~~— 1½ STORIES — 30 FEET~~

~~— 2½ STORIES — 35 FEET~~

~~STORIES — 40 FEET~~

~~IF FLANKED BY BUILDINGS ON BOTH SIDES, THE LEAST WIDTH OF SUCH YARDS SHALL BE:~~

~~— 1½ STORIES — 40 FEET~~

~~— 2½ STORIES — 50 FEET~~

~~STORIES — 60 FEET~~

~~IN EACH CASE THE DISTANCE BETWEEN THE PRINCIPAL BUILDINGS, OTHER THAN THE~~

~~DISTANCES SPECIFIED ABOVE, SHALL NOT BE LESS THAN THE SUM OF THE LEAST WIDTHS OF SIDE YARDS REQUIRED IN THE DISTRICT IN WHICH THE DWELLING GROUP IS TO BE LOCATED.~~

~~THE DISTANCE BETWEEN PRINCIPAL BUILDINGS AND THE NEAREST LOT LINES, OTHER THAN A FRONT LOT LINE, SHALL BE NOT LESS THAN THE HEIGHT OF THE BUILDING, NOR LESS THAN 30 FEET IN ANY CASE.~~

~~ACCESS ROAD DISTANCE. EVERY DWELLING IN THE DWELLING GROUP SHALL BE WITHIN 60 FEET OF AN ACCESS ROADWAY OR DRIVE HAVING A RIGHT OF WAY AT LEAST 20 FEET WIDE, PROVIDING VEHICULAR ACCESS FROM A PUBLIC STREET, AND WITHIN 300 FEET, MEASURED ALONG THE ROUTE OF VEHICULAR ACCESS, FROM A PUBLIC STREET.~~

~~COMPLIANCE, OTHER CHAPTER REQUIREMENTS. EXCEPT AS MODIFIED HEREIN, SUCH DWELLING GROUP SHALL CONFORM TO ALL THE REQUIREMENTS OF THIS CHAPTER FOR THE DISTRICT IN WHICH IT IS TO BE LOCATED.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~ARTICLE XX TRAILERS AND TRAILER PARKS,  
MOTELS AND MOTOR HOTELS~~

~~§ 50-103 GENERAL REGULATIONS.~~

~~THE SANITARY REGULATIONS PRESCRIBED BY THE STATE BOARD OF HEALTH OR OTHER AUTHORITY HAVING JURISDICTION, THE REGULATIONS OF THE BUILDING CODE OF THE CITY AND AS MAY BE OTHERWISE REQUIRED BY LAW SHALL BE COMPLIED WITH IN ADDITION TO THE FOLLOWING REGULATIONS:~~

~~LOT AREA OCCUPANCY. THE BUILDINGS, CABINS AND TRAILERS, MOBILE HOMES, RECREATION VEHICLES IN ANY TOURIST CAMP, TRAILER PARK, MOBILE HOME PARK, OR MOTEL, TOGETHER WITH ANY NONACCESSORY BUILDINGS ALREADY ON THE LOT, SHALL NOT OCCUPY IN THE AGGREGATE MORE THAN 25% OF THE AREA OF THE LOT.~~

~~PARKING. ALL AREAS USED FOR AUTOMOBILE ACCESS AND PARKING SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THIS CHAPTER CONCERNING OFF STREET PARKING AND LOADING.~~

~~ENTRANCE. NO VEHICULAR ENTRANCE TO OR EXIT FROM ANY TRAILER PARK OR MOTEL, WHEREVER SUCH MAY BE LOCATED, SHALL BE WITHIN 200 FEET ALONG STREETS FROM ANY SCHOOL, PUBLIC PLAYGROUND, CHURCH, HOSPITAL, LIBRARY OR INSTITUTION FOR DEPENDENTS OR FOR CHILDREN, EXCEPT WHERE SUCH PROPERTY IS IN ANOTHER BLOCK OR ANOTHER STREET WHICH THE PREMISES IN QUESTION DO NOT ABUT.~~

~~LANDSCAPING, UNUSED AREAS. ALL AREAS USED FOR ACCESS, PARKING, CIRCULATION, BUILDINGS AND SERVICE SHALL BE COMPLETELY AND PERMANENTLY LANDSCAPED AND THE ENTIRE SITE MAINTAINED IN GOOD CONDITION.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2829, PASSED 3-22-82)~~

~~§ 50-104 ENLARGEMENTS OR EXTENSIONS.~~

~~ANY ENLARGEMENT OR EXTENSION TO ANY EXISTING MOTEL, MOBILE HOME PARK, TOURIST CAMP OR TRAILER PARK SHALL REQUIRE APPLICATION FOR A ZONING CERTIFICATE, AS IF IT WERE A NEW ESTABLISHMENT.~~

~~NO ENLARGEMENT OR EXTENSIONS TO ANY MOTEL, TRAILER PARK OR TOURIST CAMP, OR MOBILE HOME PARK SHALL BE PERMITTED UNLESS THE EXISTING ONE IS MADE TO CONFORM SUBSTANTIALLY WITH ALL THE REQUIREMENTS FOR NEW CONSTRUCTION FOR SUCH ESTABLISHMENT.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2829, PASSED 3-22-82)~~

~~§ 50-105 PARKING OR OCCUPYING TRAILER OR MOBILE HOME OR RECREATION VEHICLE OUTSIDE OF APPROVED TRAILER PARK, MOBILE HOME PARK PROHIBITED; EXCEPTIONS.~~

~~PURPOSE. TO REGULATE THE STORAGE AND PARKING FOR RECREATION AND CAMPING EQUIPMENT, AS DEFINED, IN THE SAME MANNER AS OTHER ACCESSORY OR INCIDENTAL USES, WITH DUE REGARD TO THE UNIQUE PUBLIC SAFETY ISSUES~~

~~ASSOCIATED WITH THESE USES SUCH AS MAINTENANCE OF CLEAR VISION AREAS NEAR PUBLIC RIGHTS-OF-WAY.~~

~~DEFINITIONS. AS USED IN THIS CHAPTER, RECREATION AND CAMPING EQUIPMENT IS AND SHALL INCLUDE THE FOLLOWING:~~

~~TRAVEL TRAILER. A VEHICULAR, PORTABLE STRUCTURE BUILT ON A CHASSIS, DESIGN TO BE USED AS A TEMPORARY DWELLING FOR TRAVEL, RECREATIONAL AND VACATION USES PERMANENTLY IDENTIFIED "TRAVEL TRAILER" BY THE MANUFACTURER.~~

~~PICKUP CAMPER. IS A STRUCTURE DESIGNED PRIMARILY TO BE MOUNTED ON A PICKUP OR TRUCK CHASSIS AND WITH SUFFICIENT EQUIPMENT TO RENDER IT SUITABLE FOR USE AS A TEMPORARY DWELLING FOR TRAVEL, RECREATIONAL AND VACATION USE.~~

~~MOTOR HOME. A PORTABLE DWELLING DESIGNED AND CONSTRUCTED AS AN INTEGRAL PART OF A SELF-PROPELLED VEHICLE.~~

~~FOLDING TENT TRAILER. A CANVAS FOLDING STRUCTURE MOUNTED ON WHEELS AND DESIGNED FOR TRAVEL AND VACATION USE.~~

~~WATERCRAFT AND WATERCRAFT TRAILERS. BOATS, FLOATS AND RAFTS, PLUS THE NORMAL EQUIPMENT TO TRANSPORT THE SAME ON THE HIGHWAY.~~

~~GENERALLY. NO PERSON SHALL PARK NOR OCCUPY ANY TRAILER, MOBILE HOME OR RECREATIONAL AND CAMPING EQUIPMENT ON ANY PREMISES OUTSIDE AN APPROVED TRAILER PARK OR MOBILE HOME PARK EXCEPT AS PREVIOUSLY AUTHORIZED IN THIS CHAPTER. RECREATIONAL AND CAMPING EQUIPMENT DEFINED AS TRAVEL TRAILERS, PICKUP CAMPERS, MOTOR HOMES,~~

~~FOLDING TENT TRAILERS, AND WATERCRAFT TRAILERS MAY BE PARKED ON ANY RESIDENTIAL PROPERTY SUBJECT TO THE FOLLOWING CONDITIONS:~~

~~SUCH EQUIPMENT STORED OR PARKED SHALL NOT HAVE FIXED CONNECTIONS TO ELECTRICITY, WATER, GAS OR SANITARY SEWER FACILITIES, AND AT NO TIME SHALL THIS EQUIPMENT BE USED FOR LIVING OR HOUSEKEEPING PURPOSES.~~

~~IF THE EQUIPMENT IS TO BE UNUSED FOR A PERIOD EXCEEDING 30 DAYS, THE FOLLOWING CONDITIONS SHALL APPLY:~~

~~ALL BATTERIES SHALL BE REMOVED FROM THE EQUIPMENT TO PREVENT SHORT CIRCUITS; AND~~

~~ALL TANKS CONTAINING FLAMMABLE SUBSTANCES MUST BE LOCKED FROM THE OUTSIDE TO PREVENT TAMPERING.~~

~~IF THE EQUIPMENT IS STORED OR PARKED OUTSIDE OF A GARAGE, IT MUST BE STORED OR PARKED TO THE REAR OF THE FRONT BUILDING LINE AS ESTABLISHED BY THE PRINCIPAL ACCESSORY STRUCTURE AND NOT IN A REQUIRED SIDE STREET SIDE YARD OR REQUIRED INTERIOR SIDE YARD, EXCEPT AS MODIFIED. STORAGE OR PARKING IN A REQUIRED INTERIOR SIDE YARD IS ALLOWED IF LOCATED AT LEAST 60 FEET BEHIND THE FRONT PROPERTY LINE AND NO CLOSER THAN FIVE FEET TO A SIDE OR REAR LOT LINE OR ON THE PRINCIPAL DRIVEWAY TO THE REAR OF THE FRONT BUILDING LINE ESTABLISHED.~~

~~EMERGENCY PARKING. EMERGENCY OR TEMPORARY STOPPING, STANDING OR PARKING OF A TRAILER SHALL BE PERMITTED ON ANY STREET, ALLEY OR~~

~~HIGHWAY SUBJECT TO ANY REGULATIONS, OR LIMITATIONS IMPOSED BY THE TRAFFIC AND PARKING REGULATIONS OR ORDINANCES FOR SUCH STREET, ALLEY OR HIGHWAY.~~

~~WHEELS NOT TO BE REMOVED. IN ANY DISTRICT EXCEPT AS PREVIOUSLY REQUIRED, THE WHEELS OR ANY SIMILAR TRANSPORTING DEVICES OF ANY TRAILER SHALL NOT BE REMOVED EXCEPT FOR REPAIRS, NOR SHALL ANY TRAILER, UNLESS AS PREVIOUSLY REQUIRED, BE OTHERWISE PERMANENTLY FIXED TO THE GROUND IN A MANNER THAT WOULD PREVENT REMOVAL OF THE TRAILER.~~

~~PARKING OR STORAGE OF MOBILE HOMES PROHIBITED. THE PARKING OR STORAGE OF A MOBILE HOME, BEING A MOVABLE OR PORTABLE DWELLING, CONSTRUCTED TO BE TOWED ON ITS OWN CHASSIS AND CONNECTED TO UTILITIES AND DESIGNED WITHOUT A PERMANENT FOUNDATION FOR YEAR-ROUND LIVING, IS EXPRESSLY PROHIBITED.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2829, PASSED 3-22-82; AM. ORD. 2901, PASSED 4-9-84; AM. ORD. 2931, PASSED 1-15-85)~~

~~§ 50-106 APPLICATION FOR ESTABLISHMENT OF TRAILER PARK OR MOBILE HOME PARK.~~

~~AN APPLICATION FOR THE ESTABLISHMENT OF A TRAILER PARK OR MOBILE HOME PARK SHALL BE FILED WITH THE BUILDING INSPECTOR AND SHALL BE ACCOMPANIED BY A SCALE DRAWING CERTIFIED BY A REGISTERED CIVIL ENGINEER. SUCH DRAWING SHALL CONTAIN THE FOLLOWING INFORMATION:~~

City of Flint Zoning Ordinance

~~ACCURATE DIMENSIONS OF THE PROPOSED TRAILER PARK OR MOBILE HOME PARK IN FEET.~~

~~ALL ROADS AND APPROACHES AND THE METHOD OF INGRESS AND EGRESS FROM PUBLIC HIGHWAYS.~~

~~THE COMPLETE ELECTRIC SERVICE INSTALLATION, WIRE SERVICE OUTLETS AND LIGHTING FACILITIES.~~

~~A COMPLETE LAYOUT OF UNIT PARKING PLACES AND THE NUMBER OF SQUARE FEET THEREIN, TOGETHER WITH THE DIMENSIONS THEREOF.~~

~~THE LOCATION OF ELECTRIC POWER OR GAS DISTRIBUTION SYSTEMS, WATER MAINS OR WELLS FOR WATER SUPPLY OUTLETS FOR DOMESTIC WATER USERS, LOCATION OF SANITARY FACILITIES, WASHROOMS, GARBAGE DISPOSAL UNITS, INCINERATORS, SANITARY SEWERS OR SEPTIC TANKS, SEWER DRAIN LINES, LEECHING BEDS, FIRE PROTECTION STALLS AND OTHER BUILDINGS OR STRUCTURES CONTEMPLATED TO BE USED BY SUCH APPLICANT IN CONNECTION WITH SUCH BUSINESS.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2829, PASSED 3-22-82)~~

~~§ 50-107 TRAILER PARK OR MOBILE HOME PARK DESIGN REQUIREMENTS.~~

~~TRAILER PARKS OR MOBILE HOME PARKS SHALL BE DESIGNED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:~~

~~PARK AREA. THE MINIMUM TRAILER PARK OR MOBILE HOME AREA SHALL BE 40,000~~

~~SQUARE FEET.~~

~~LOT AREA. THE MINIMUM LOT AREA PER TRAILER OR MOBILE HOME SHALL BE 2,000 SQUARE FEET.~~

~~DISTANCE BETWEEN TRAILERS OR MOBILE HOMES. THE MINIMUM DISTANCE BETWEEN NEIGHBORING TRAILERS OR MOBILE HOMES SHALL BE NOT LESS THAN 20 FEET. EACH TRAILER OR MOBILE HOME UNIT SHALL SET BACK NOT LESS THAN TEN FEET FROM THE EXTERIOR LINES OF THE TRAILER OR MOBILE HOME UNIT LOT UPON WHICH IT IS LOCATED.~~

~~CONCRETE SLAB. EACH TRAILER OR MOBILE HOME UNIT LOT SHALL BE EQUIPPED WITH A CONCRETE SLAB OF SUFFICIENT SIZE TO SUPPORT THE WHEELS AND THE FRONT PARKING JACK. SUCH SLAB SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF EIGHT BY TEN FEET AND A MINIMUM THICKNESS OF FOUR INCHES.~~

~~UTILITIES. EACH TRAILER OR MOBILE HOME UNIT SHALL BE EQUIPPED WITH ONE ELECTRIC OUTLET. A SANITARY SEWER AND WATER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS. TRAILER OR MOBILE HOME UNITS NOT DIRECTLY CONNECTED WITH THE WATER AND SEWER SYSTEM SHALL BE LOCATED NOT MORE THAN 200 FEET FROM A COMMUNITY UTILITY BUILDING PROVIDING SEPARATE TOILET AND SHOWER FACILITIES FOR EACH SEX.~~

~~INTERIOR STREETS. THE MINIMUM WIDTH OF INTERIOR ONE-WAY STREETS WITH PARKING PERMITTED ON ONE SIDE SHALL BE 21 FEET. THE MINIMUM WIDTH OF TWO-WAY STREETS WITH PARKING PERMITTED ON ONE SIDE SHALL BE 26 FEET. SUCH STREETS SHALL BE~~

~~GRAVELED OR PAVED, MAINTAINED IN GOOD CONDITION, AND LIGHTED AT NIGHT.~~

~~LENGTH OF OCCUPANCY. NO TRAILER OR MOBILE HOME SHALL REMAIN IN A TRAILER PARK OR MOBILE HOME PARK FOR A PERIOD EXCEEDING 15 DAYS WITHOUT CONNECTION TO THE PERMANENT SANITARY SEWER SYSTEM OF THE PARK.~~

~~ADDITIONAL REQUIREMENTS. IN ADDITION TO THE FOREGOING, THE BOARD MAY IMPOSE SUCH OTHER CONDITIONS, REQUIREMENTS OR LIMITATIONS CONCERNING THE DESIGN, DEVELOPMENT AND OPERATION OF SUCH TRAILER PARK OR MOBILE HOME PARKS NECESSARY FOR THE PROTECTION OF ADJACENT PROPERTIES AND THE PUBLIC INTEREST.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2829, PASSED 3-22-82)~~

~~ARTICLE XXI INTEGRATED NEIGHBORHOOD  
AND COMMUNITY SHOPPINGCENTERS~~

~~§ 50 108 SUBMISSION OF PRELIMINARY PLAN;  
MINIMUM AREAS.~~

~~THE OWNER OF A TRACT OF LAND, LOCATED  
IN ANY DISTRICT AT OR NEAR WHERE A  
PROPOSED SHOPPING CENTER IS SHOWN ON  
THE LAND USE PLAN, CONTAINING NOT LESS  
THAN TWO ACRES IN THE CASE OF A  
NEIGHBORHOOD SHOPPING CENTER,  
NEIGHBORHOOD BUSINESS DISTRICT TYPE D-  
2, AND NOT LESS THAN 15 ACRES IN THE  
CASE OF A COMMUNITY SHOPPING CENTER,  
COMMUNITY BUSINESS DISTRICT D-3, MAY  
SUBMIT TO THE PLANNING COMMISSION FOR  
ITS REVIEW A PRELIMINARY PLAN FOR THE  
USE AND DEVELOPMENT OF SUCH TRACT OF  
LAND FOR AN INTEGRATED SHOPPING  
CENTER.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50 109 TIME FOR STARTING AND  
COMPLETING CONSTRUCTION.~~

~~IN ACCEPTING A PLAN FOR REVIEW UNDER §  
50 108, THE PLANNING COMMISSION SHALL  
BE SATISFIED THAT THE PROPONENTS OF  
THE INTEGRATED SHOPPING CENTER INTEND  
TO START CONSTRUCTION WITHIN TWO  
YEARS IF A NEIGHBORHOOD SHOPPING  
CENTER, AND THREE YEARS IF A  
COMMUNITY SHOPPING CENTER, FROM THE  
DATE OF THE APPROVAL OF THE PROJECT  
AND NECESSARY DISTRICT CHANGE, AND  
INTEND TO COMPLETE IT WITHIN A  
REASONABLE PERIOD OF TIME AS  
DETERMINED BY THE PLANNING~~

~~COMMISSION.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50 110 GENERAL STANDARDS FOR PLAN.~~

~~IT SHALL BE THE DUTY OF THE PLANNING  
COMMISSION TO INVESTIGATE AND  
ASCERTAIN WHETHER THE LOCATION, SIZE  
AND OTHER CHARACTERISTICS OF THE SITE,  
AND THE PROPOSED PLAN, COMPLY WITH  
THE FOLLOWING CONDITIONS:~~

~~*SITE ADEQUACY.* THAT THE PROPOSED  
SHOPPING CENTER IS ADEQUATE, BUT NOT  
EXCESSIVE, IN SIZE TO PROVIDE ADEQUATE  
SHOPPING FACILITIES FOR THE POPULATION  
WHICH REASONABLY MAY BE EXPECTED TO  
BE SERVED BY THE PROPOSED SHOPPING  
CENTER.~~

~~*TRAFFIC CONGESTION.* THAT THE PROPOSED  
SHOPPING CENTER IS AT A LOCATION WHERE  
TRAFFIC CONGESTION DOES NOT EXIST AT  
PRESENT ON THE STREETS TO BE UTILIZED  
FOR ACCESS TO THE PROPOSED SHOPPING  
CENTER, AND WHERE SUCH CONGESTION  
WILL NOT LIKELY BE CREATED BY THE  
PROPOSED CENTER; OR WHERE SUCH  
EXISTING OR POSSIBLE FUTURE CONGESTION  
WILL BE OBVIATED BY PRESENTLY  
PROJECTED IMPROVEMENT OF ACCESS  
THOROUGHFARES OR BY DEMONSTRABLE  
PROVISIONS IN THE PLAN FOR PROPER  
ENTRANCES AND EXITS, AND BY INTERNAL  
PROVISIONS FOR TRAFFIC AND PARKING.~~

~~*THOROUGHFARE ACCESS REQUIRED.* THAT  
ANY NEIGHBORHOOD SHOPPING CENTER  
WILL ABUT AND FRONT A STREET  
DESIGNATED IN THE OFFICIAL MAJOR STREET  
PLAN AS A SECONDARY OR PRIMARY  
THOROUGHFARE OR DESIGNATED BY THE~~

~~PLANNING COMMISSION AS A LOCAL OR COLLECTOR STREET AS DEFINED IN THE SUBDIVISION REGULATIONS; AND ANY COMMUNITY SHOPPING CENTER SHALL ABUT AND FRONT ON A STREET DESIGNATED IN SUCH PLAN AS A PRIMARY THOROUGHFARE.~~

~~INTEGRATED DESIGN. THE PLAN PROVIDES FOR A SHOPPING CENTER CONSISTING OF ONE OR MORE GROUPS OF ESTABLISHMENTS IN BUILDINGS OF INTEGRATED AND HARMONIOUS DESIGN, TOGETHER WITH ADEQUATE AND PROPERLY ARRANGED TRAFFIC AND PARKING FACILITIES AND ADEQUATE PROVISIONS FOR DRAINAGE AND LANDSCAPING. THE PROJECT SHALL BE ARRANGED IN AN ATTRACTIVE AND EFFICIENT MANNER, CONVENIENT, PLEASANT AND SAFE TO USE, AND FITTING HARMONIOUSLY INTO SURROUNDING PROPERTIES.~~

~~(ORD. 2046, PASSED 4-11-68)~~

#### ~~§ 50-111 PERMITTED USES.~~

~~THE USES PERMITTED IN AN INTEGRATED SHOPPING CENTER SHALL BE APPROPRIATE TO THE SPECIFIC FUNCTIONS THEREOF. IN THE CASE OF A NEIGHBORHOOD SHOPPING CENTER, THE ALLOWABLE USES SHALL BE THOSE PERMITTED IN THE D-2 DISTRICT. IN THE CASE OF A COMMUNITY SHOPPING CENTER THE ALLOWABLE USES SHALL BE THOSE PERMITTED IN THE D-3 DISTRICT; PROVIDED, THAT NO RESIDENTIAL, HEAVY, COMMERCIAL OR INDUSTRIAL USES SHALL BE PERMITTED IN ANY SHOPPING CENTER. ONLY THOSE USES SHALL BE AUTHORIZED WHICH ARE NECESSARY OR DESIRABLE TO SUPPLY WITH GOODS OR SERVICES THE~~

~~SURROUNDING NEIGHBORHOOD OR COMMUNITY, AS THE CASE MAY BE. ALL USES AUTHORIZED IN THIS MANNER SHALL BE IN HARMONY WITH THE DESIGN OF THE CENTER AND THE ENVIRONS THEREOF.~~

~~(ORD. 2046, PASSED 4-11-68)~~

#### ~~§ 50-112 DESIGN REQUIREMENTS.~~

~~THE FOLLOWING REGULATIONS SHALL APPLY TO AN INTEGRATED SHOPPING CENTER:~~

~~*BUILDING HEIGHT.* NO BUILDING SHALL EXCEED TWO STORIES OR 30 FEET IN HEIGHT.~~

~~*YARDS.* NO BUILDING SHALL BE LESS THAN 50 FEET DISTANT FROM ANY BOUNDARY OF THE TRACT OR SITE ON WHICH THE SHOPPING CENTER IS LOCATED. THE CENTER SHALL BE PERMANENTLY SCREENED FROM ALL ADJOINING PROPERTIES LOCATED IN ANY RESIDENCE DISTRICT, AND EXCEPT FOR NECESSARY ENTRANCES AND EXITS, FROM ALL PROPERTIES LOCATED IN ANY RESIDENCE DISTRICT ACROSS THE STREET AND WITHIN 100 FEET FROM SUCH CENTER. THE TYPE AND NATURE OF SUCH SCREENING SHALL BE DETERMINED BY THE PLANNING COMMISSION.~~

~~*TRACT COVERAGE.* THE GROUND AREA OCCUPIED BY ALL THE BUILDINGS SHALL NOT EXCEED IN THE AGGREGATE 25% OF THE TOTAL AREA OF THE TRACT OR SITE.~~

~~*CUSTOMER PARKING SPACE.* NOTWITHSTANDING ANY OTHER REQUIREMENTS OF THIS CHAPTER, THERE SHALL BE PROVIDED AT LEAST TWO SQUARE FEET OF OFF STREET PARKING AREA, INCLUDING DRIVEWAYS, FOR EVERY SQUARE~~

~~FOOT OF TOTAL FLOOR SPACE, NOT INCLUDING STORAGE SPACE, IN AN INTEGRATED NEIGHBORHOOD SHOPPING CENTER; AND THREE SQUARE FEET OF OFF-STREET PARKING AREA FOR EVERY SQUARE FOOT OF TOTAL FLOOR SPACE, NOT INCLUDING STORAGE SPACE, IN A COMMUNITY SHOPPING CENTER.~~

~~LOADING SPACE. NOTWITHSTANDING ANY OTHER REQUIREMENTS OF THIS CHAPTER, THERE SHALL BE PROVIDED ONE OFF STREET LOADING SPACE FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF OF AGGREGATE FLOOR SPACE OF ALL BUILDINGS IN THE CENTER. AT LEAST ONE THIRD OF THE SPACE REQUIRED SHALL BE SUFFICIENT IN AREA AND VERTICAL CLEARANCE TO ACCOMMODATE TRUCKS OF THE TRACTOR-TRAILER TYPE.~~

~~ILLUMINATION. ACCESSWAYS AND PARKING AREAS SHALL BE ADEQUATELY LIGHTED BY LIGHTING FIXTURES WHICH SHALL BE SO INSTALLED AS TO REFLECT LIGHT AWAY FROM ADJOINING PROPERTIES.~~

~~SIGNS. SUBJECT TO APPROVAL BY THE PLANNING COMMISSION, ALL SIGNS WITHIN THE CENTER SHALL BE CONTROLLED BY WRITTEN AGREEMENT BETWEEN THE OWNERS AND TENANTS OF THE CENTER, OR OTHERWISE, WITH THE VIEW TO PREVENTING EXCESSIVE ADVERTISING AND ENSURE A HARMONIOUS APPEARANCE OF THE CENTER AS A WHOLE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

#### ~~§ 50-113 FINAL DEVELOPMENT PLAN.~~

~~UPON DETERMINATION BY THE PLANNING COMMISSION THAT THE PROPOSED~~

~~INTEGRATED SHOPPING CENTER, AS SHOWN IN THE PRELIMINARY PLAN, APPEARS TO CONFORM TO THE REQUIREMENTS OF THIS ARTICLE AND ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER, THE PROPONENTS SHALL PREPARE AND SUBMIT A FINAL DEVELOPMENT PLAN, WHICH PLAN SHALL INCORPORATE ANY CHANGES OR MODIFICATIONS REQUIRED BY THE PLANNING COMMISSION.~~

~~(ORD. 2046, PASSED 4-11-68)~~

#### ~~§ 50-114 RECOMMENDATIONS TO CITY COUNCIL.~~

~~IF THE FINAL DEVELOPMENT PLAN IS FOUND TO COMPLY WITH THE REQUIREMENTS IN THIS ARTICLE AND OTHER APPLICABLE PROVISIONS OF THIS CHAPTER, THE PLANNING COMMISSION SHALL SUBMIT SUCH PLAN, ITS REPORT AND RECOMMENDATIONS, TO THE CITY COUNCIL TOGETHER WITH THE REQUIRED APPLICATION BY THE PROPONENTS FOR THE NECESSARY CHANGE IN ZONING CLASSIFICATION OF THE SITE OF THE PROPOSED CENTER. THE CITY COUNCIL SHALL HOLD A PUBLIC HEARING ON BOTH THE DEVELOPMENT PLAN AND APPLICATION FOR A ZONING DISTRICT CHANGE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

#### ~~§ 50-115 REZONING.~~

~~FOLLOWING THE PUBLIC HEARING, THE CITY COUNCIL MAY MODIFY THE PLAN, CONSISTENT WITH THE INTENT AND MEANING OF THIS CHAPTER, AND MAY REZONE THE PROPERTY TO A CLASSIFICATION PERMITTING THE PROPOSED~~



~~CENTER FOR DEVELOPMENT IN SUBSTANTIAL CONFORMITY WITH THE FINAL PLAN AS APPROVED BY THE CITY COUNCIL; PROVIDED, THAT ALL PROCEDURES RELATIVE TO AMENDMENTS TO THIS CHAPTER SHALL BE FOLLOWED IN SUCH CASE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-116 ADJUSTMENTS IN PLAN FOLLOWING APPROVAL.~~

~~AFTER THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CITY COUNCIL AND IN THE COURSE OF CARRYING OUT THIS PLAN, ADJUSTMENTS OR REARRANGEMENTS OF BUILDINGS, PARKING AREAS, LOADING AREAS, ENTRANCES, HEIGHT OR YARDS MAY BE REQUESTED BY THE PROPONENTS, AND PROVIDED SUCH REQUESTS CONFORM TO THE STANDARDS ESTABLISHED BY THE FINAL DEVELOPMENT PLAN AND THIS CHAPTER, SUCH ADJUSTMENTS OR REARRANGEMENTS MAY BE AUTHORIZED BY THE PLANNING COMMISSION.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~ARTICLE XXII PLANNED SHOPPING AREA  
EXTENSION~~

~~§ 50-117 PURPOSE OF ARTICLE.~~

~~IT SHALL BE AN AIM OF THIS ARTICLE TO  
FACILITATE AND ENCOURAGE THE  
MODERNIZATION OF EXISTING  
NEIGHBORHOOD AND COMMUNITY  
SHOPPING AREAS WITH THE VIEW TO  
HELPING TO CREATE CONDITIONS IN SUCH  
AREAS WHICH WILL AS NEARLY AS POSSIBLE  
APPROXIMATE THOSE FOUND IN INTEGRATED  
SHOPPING CENTERS, HEREBY TO PROMOTE  
THE PUBLIC SAFETY, CONVENIENCE AND  
GENERAL WELFARE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-118 SUBMISSION OF PRELIMINARY PLAN.~~

~~THE OWNER OF A TRACT OF LAND OF ONE  
ACRE OR MORE IN AGGREGATE AREA  
ADJOINING AND BEING CONTIGUOUS TO  
ANY D-2 OR D-3 DISTRICT, INDICATED IN THE  
LAND USE PLAN AS SUITABLE FOR PLANNED  
EXTENSION OR MODERNIZATION, MAY  
SUBMIT TO THE PLANNING COMMISSION FOR  
ITS REVIEW A PRELIMINARY PLAN FOR  
INTEGRATED COMMERCIAL DEVELOPMENT  
THEREOF.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-119 GENERAL REQUIREMENTS AND  
STANDARDS.~~

~~THE DEVELOPMENT PLAN SHALL MEET  
SUBSTANTIALLY THE SAME REQUIREMENTS  
AND STANDARDS AS STIPULATED IN THIS~~

~~CHAPTER FOR INTEGRATED SHOPPING  
CENTERS, AND SHALL BE PROCESSED IN THE  
SAME MANNER; PROVIDED, THAT PRIMARY  
OR SECONDARY THOROUGHFARE FRONTAGE  
SHALL NOT BE REQUIRED; AND PROVIDED  
FURTHER, THAT PARKING AND LOADING  
FACILITIES MAY BE INTEGRATED WITH ANY  
EXISTING PARKING AND LOADING  
FACILITIES.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~ARTICLE XXIII — PLANNED INDUSTRIAL DISTRICTS~~

~~§ 50-120 SUBMISSION OF PRELIMINARY PLAN.~~

~~THE OWNER OF A TRACT OF UNDEVELOPED LAND OR LAND CLEARED FOR REDEVELOPMENT OF 20 ACRES OR MORE WHICH IS SUITED FOR LIGHT INDUSTRIAL DEVELOPMENT MAY SUBMIT TO THE PLANNING COMMISSION FOR ITS REVIEW A PRELIMINARY PLAN FOR THE USE AND DEVELOPMENT THEREOF FOR A PLANNED INDUSTRIAL DISTRICT REGARDLESS OF THE ZONING CLASSIFICATION OF SUCH TRACT AT THE TIME SUCH PLAN IS FILED.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-121 GENERAL CONDITIONS AND REQUIREMENTS.~~

~~IT SHALL BE THE DUTY OF THE PLANNING COMMISSION TO ASCERTAIN THAT THE PROPOSED PROJECT WILL COMPLY WITH THE FOLLOWING CONDITIONS:~~

~~*INTEGRATED DESIGN.* THAT THE PLAN PROVIDES FOR AN INDUSTRIAL DISTRICT CONSISTING OF SEVERAL BUILDINGS OR GROUPS OF BUILDINGS OF EFFICIENT AND HARMONIOUS DESIGN, TOGETHER WITH PROPERLY ARRANGED TRAFFICWAY, PARKING AND LOADING FACILITIES AND LANDSCAPING, SO ARRANGED AS TO CREATE AN ATTRACTIVE PROJECT READILY INTEGRATED WITH, AND FITTING HARMONIOUSLY INTO, ADJOINING OR SURROUNDING AREAS AND DEVELOPMENTS.~~

~~*THOROUGHFARE ACCESS REQUIRED.* THAT~~

~~THE INDUSTRIAL DISTRICT WILL ABUT A STREET DESIGNATED IN THE OFFICIAL MAJOR STREET PLAN AS A PRIMARY OR SECONDARY THOROUGHFARE, OR THAT DIRECT ACCESS TO SUCH STREET IS PROVIDED BY MEANS OF AN ACCEPTABLE INDUSTRIAL SERVICE STREET.~~

~~*USES, DESIGN STANDARDS AND IMPROVEMENTS.* THAT THE PROPOSED USES ACCORD WITH THE USES PERMITTED AND THAT THE LAYOUT OF THE PROPOSED INDUSTRIAL DISTRICT AND THE PROPOSED IMPROVEMENT REQUIREMENTS STIPULATED IN THIS CHAPTER.~~

~~*APPLICANT.* THE PLANNING COMMISSION SHALL BE SATISFIED THAT CONSTRUCTION WILL START WITHIN ONE YEAR OF APPROVAL AND A SUBSTANTIAL PART OF THE PROJECT WILL BE COMPLETED WITHIN A REASONABLE TIME LIMIT AS SPECIFIED BY THE PLANNING COMMISSION.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-122 PERMITTED USES.~~

~~ANY USE PERMITTED AND AS REGULATED IN THE E AND F DISTRICTS, EXCEPT USES PROHIBITED THEREIN SHALL BE PERMITTED IN A PLANNED INDUSTRIAL DISTRICT; PROVIDED, THAT ANY DISTANCE REQUIREMENTS AND OTHER STANDARDS OF SUCH DISTRICTS MAY BE MODIFIED BY THE PLANNING COMMISSION IF, IN ITS JUDGMENT, OTHER SATISFACTORY ARRANGEMENTS ARE PROVIDED FOR WHICH, AMONG OTHER BENEFICIAL EFFECTS WILL AFFORD PROPERTIES, LOCATED IN THE ADJACENT ZONING DISTRICTS TO WHICH~~

~~SUCH DISTANCE REQUIREMENTS OR OTHER STANDARDS ARE PRIMARILY APPLICABLE, PROTECTION AGAINST POSSIBLE ADVERSE EFFECTS EQUIVALENT TO THE PROTECTION INTENDED TO BE PROVIDED BY MEANS OF SUCH DISTANCE REQUIREMENTS OR OTHER STANDARDS.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-123 PROHIBITED USES.~~

~~RESIDENTIAL AND RETAIL BUSINESS USES OF ANY KIND, EXCEPT WHEN ACCESSORY TO A PERMITTED PRINCIPAL USE, SHALL BE PROHIBITED IN A PLANNED INDUSTRIAL DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-124 GENERAL DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS.~~

~~THE FOLLOWING MINIMUM DESIGN STANDARDS SHALL BE OBSERVED IN A PLANNED INDUSTRIAL DISTRICT, AND THE OWNER OR DEVELOPER SHALL POST WITH THE PLANNING COMMISSION AN ADEQUATE SURETY BOND OR FURNISH OTHER KIND OF SURETY OR GUARANTEE, SATISFACTORY TO THE PLANNING COMMISSION, ASSURING AT THE EXPENSE OF THE OWNER OR DEVELOPER THE INSTALLATION OF IMPROVEMENTS SPECIFIED IN THE FOLLOWING:~~

~~**RIGHTS OF WAY AND PAVEMENTS.** ALL INTERIOR STREETS SHALL HAVE A RIGHT-OF-WAY WIDTH OF NOT LESS THAN 80 FEET, AND SHALL BE PROVIDED WITH ALL WEATHER PAVEMENT, CURB AND GUTTERS MEETING CITY SPECIFICATIONS.~~

~~**UTILITIES.** ALL NECESSARY UTILITIES SHALL BE INSTALLED MEETING CITY SPECIFICATIONS.~~

~~**OFF STREET PARKING.** EMPLOYEE PARKING, ONE SPACE FOR EACH TWO EMPLOYEES ON THE MAXIMUM SHIFT. VISITOR PARKING AT LEAST TEN SPACES PER PLANT.~~

~~**LOADING FACILITIES.** TO BE DETERMINED ACCORDING TO TYPE OF INDUSTRY; SHALL BE OFF STREET AND OF SUFFICIENT SIZE TO ACCOMMODATE NORMAL PEAK LOADS.~~

~~**PLANT VEHICLE STORAGE.** SUFFICIENT TO ACCOMMODATE OFF-STREET ALL PLANT VEHICLES.~~

~~**PAVING OFF STREET AREAS.** ALL OFF STREET PARKING, LOADING AND MANEUVERING AREAS SHALL BE SURFACED WITH HARD-SURFACE PAVEMENT.~~

~~**LOT AREA.** MINIMUM 20,000 SQUARE FEET.~~

~~**BUILDING HEIGHT LIMIT.** 35 FEET WITHIN 200 FEET OF ANY RESIDENCE DISTRICT.~~

~~**DISTANCE OF BUILDINGS FROM PROJECT BOUNDARY.** IF ADJOINING RESIDENCE DISTRICT, 100 FEET; IF ADJOINING D-BUSINESS DISTRICTS, 50 FEET.~~

~~**LANDSCAPING FOR UNSURFACED AREAS.** ALL UNPAVED AREAS SHALL BE LANDSCAPED SUBJECT TO PLANNING COMMISSION APPROVAL.~~

~~**GREENBELTS.** THE PROJECT AREAS SHALL BE ENCLOSED ON ALL SIDES BY A PLANTED STRIP AT LEAST 20 FEET WIDE OR OF SUCH GREATER WIDTH WHICH IN THE OPINION OF THE PLANNING COMMISSION MAY BE NECESSARY FOR THE ADEQUATE PROTECTION OF ADJOINING PREMISES. THE PLANT MATERIAL, SUBJECT TO PLANNING COMMISSION APPROVAL, SHALL HAVE INITIALLY A HEIGHT AND COMPACTNESS OF NOT MORE THAN 50% OF THE ULTIMATELY REQUIRED HEIGHT AND COMPACTNESS.~~

~~**OUTDOOR ADVERTISING.** SHALL BE PROHIBITED, EXCEPT THAT EACH INDUSTRY MAY HAVE SUITABLE IDENTIFYING SIGNS.~~

~~**ILLUMINATION.** LIGHTING FIXTURES SHALL BE SO INSTALLED AS TO REFLECT THE LIGHTS AWAY FROM ADJACENT PROPERTIES.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-125 FINAL DEVELOPMENT PLAN.~~

~~UPON DETERMINATION BY THE PLANNING COMMISSION THAT THE PROPOSED PLANNED INDUSTRIAL DISTRICT AS SHOWN IN THE PRELIMINARY PLAN APPEARS TO CONFORM TO THE REQUIREMENTS IN THIS ARTICLE AND ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER, THE PROPONENTS SHALL SUBMIT A FINAL DEVELOPMENT PLAN, WHICH PLAN SHALL INCORPORATE ANY CHANGE OR MODIFICATIONS REQUIRED BY THE PLANNING COMMISSION.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-126 RECOMMENDATIONS TO CITY COUNCIL.~~

~~IF THE FINAL PLAN IS FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THIS ARTICLE, THE PLANNING COMMISSION SHALL SUBMIT SUCH PLAN, ITS REPORT AND RECOMMENDATIONS TO THE CITY COUNCIL, TOGETHER WITH AN APPLICATION BY THE PROPONENTS FOR THE NECESSARY APPROPRIATE CHANGE IN ZONING DISTRICT CLASSIFICATION OF THE SITE OF THE PROPOSED PLANNED INDUSTRIAL DISTRICT. THE CITY COUNCIL SHALL HOLD A PUBLIC HEARING ON BOTH THE PLAN AND THE APPLICATION FOR ZONING DISTRICT CHANGE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-127 REZONING.~~

~~FOLLOWING THE PUBLIC HEARING, THE CITY COUNCIL MAY MODIFY THE PLAN, CONSISTENT WITH THE INTENT OF THIS CHAPTER, AND MAY CHANGE THE ZONING OF THE SITE TO THE APPROPRIATE ZONING DISTRICT CLARIFICATION; PROVIDED, THAT ALL PROCEDURES RELATIVE TO AMENDMENTS TO THIS CHAPTER SHALL BE FOLLOWED IN ALL CASES.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-128 ADJUSTMENTS FOLLOWING APPROVAL OF PLAN.~~

~~AFTER THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CITY COUNCIL AND IN THE COURSE OF CARRYING OUT THE PLAN, MINOR ADJUSTMENTS AND REARRANGEMENTS OF BUILDINGS, SERVICE AREAS AND OTHER FEATURES REQUESTED BY THE DEVELOPERS MAY BE AUTHORIZED BY THE PLANNING COMMISSION.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~ARTICLE XXIV HEIGHT AND YARD  
MODIFICATIONS~~

~~§ 50-129 HEIGHT LIMITATIONS NOT  
APPLICABLE.~~

~~THE HEIGHT LIMITATIONS STIPULATED  
ELSEWHERE IN THIS CHAPTER SHALL NOT  
APPLY TO THE FOLLOWING:~~

~~FARM BUILDINGS, ARCHITECTURAL FEATURES,  
ETC. BARNS, SILOS AND OTHER FARM  
BUILDINGS OR STRUCTURES ON FARMS, TO  
CHURCH SPIRES, BELFRIES, CUPOLAS AND  
DOMES, MONUMENTS, WATER TOWERS, FIRE  
AND HOSE TOWERS, OBSERVATION TOWERS,  
TRANSMISSION TOWERS, WINDMILLS,  
CHIMNEYS, SMOKESTACKS, FLAG POLES,  
RADIO TOWERS, MASTS AND AERIALS; TO  
PARAPET WALLS EXTENDING NOT MORE  
THAN FOUR FEET ABOVE THE LIMITING  
HEIGHT OF THE BUILDINGS, ETC.~~

~~PLACES OF PUBLIC ASSEMBLY. PLACES OF  
PUBLIC ASSEMBLY IN CHURCHES, SCHOOLS  
AND OTHER PERMITTED PUBLIC AND SEMI-  
PUBLIC BUILDINGS, PROVIDED, THAT THESE  
ARE LOCATED ON THE FIRST FLOOR OF SUCH  
BUILDINGS AND PROVIDED THAT FOR EACH  
THREE FEET BY WHICH THE HEIGHT OF SUCH  
BUILDING EXCEEDS THE MAXIMUM HEIGHT  
OTHERWISE PERMITTED IN THE DISTRICT, ITS  
SIDE AND REAR YARDS SHALL BE INCREASED  
IN WIDTH OR DEPTH BY AN ADDITIONAL  
FOOT OVER THE SIDE AND REAR YARDS  
REQUIRED FOR THE HIGHEST BUILDING  
OTHERWISE PERMITTED IN THE DISTRICT.~~

~~ELEVATOR PENTHOUSES, WATER TANKS, ETC.  
BULKHEADS, ELEVATOR PENTHOUSES,  
WATER TANKS, MONITORS AND SCENERY  
LOFTS, PROVIDED NO LINEAR DIMENSIONS OF~~

~~ANY SUCH STRUCTURE EXCEEDS 50% OF THE  
CORRESPONDING STREET LOT LINE  
FRONTAGE; OR TO TOWERS AND  
MONUMENTS, FIRE TOWERS, HOSE TOWERS,  
COOLING TOWERS, GRAIN ELEVATORS, GAS  
HOLDERS OR OTHER STRUCTURES, WHERE  
THE MANUFACTURING PROCESS REQUIRES A  
GREATER HEIGHT.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2503,  
PASSED 6-9-75)~~

~~§ 50-130 MINIMUM HEIGHT REQUIREMENTS.~~

~~ALL STRUCTURES LISTED IN § 50-129 ABOVE  
THE HEIGHTS OTHERWISE PERMITTED IN THE  
DISTRICT SHALL NOT OCCUPY MORE THAN  
25% OF THE AREA OF THE LOT, AND UNLESS  
MODIFIED BY THE BOARD, SHALL BE NOT  
LESS THAN 50 FEET IN ALL PARTS FROM  
EVERY LOT LINE NOT A STREET LOT LINE.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2503,  
PASSED 6-9-75)~~

~~§ 50-131 EXCEPTIONS TO HEIGHT  
REQUIREMENTS FOR D-1, D-2, D-3 AND D-6  
DISTRICTS.~~

~~STRUCTURES IN D-1, D-2, D-3 AND D-6  
DISTRICTS MAY BE BUILT TO A HEIGHT OF 35  
FEET WHERE SUCH DISTRICTS ADJOIN A C-1  
OR C-2 DISTRICT.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2503,  
PASSED 6-9-75)~~

~~§50-131.1 YARD MODIFICATIONS IN  
COMMERCIAL AND MANUFACTURING  
DISTRICTS.~~

~~IN ANY COMMERCIAL AND MANUFACTURING~~

~~DISTRICT WHERE THERE ARE FRONT YARDS OF EXISTING BUILDINGS IN THE SAME BLOCK FRONT WHICH ARE GREATER OR LESS THAN THE MINIMUM REQUIRED FRONT YARD FOR SUCH DISTRICT, THE REQUIRED FRONT YARD DEPTH SHALL BE MODIFIED AS FOLLOWS: THE FRONT YARD OF ANY BUILDING HEREAFTER ERECTED OR ALTERED ON A LOT IN SUCH A BLOCK FRONT WHICH IS LOCATED BETWEEN EXISTING BUILDINGS ON BOTH SIDES OF SAID LOT SHALL BE AS GREAT BUT NEED NOT BE GREATER THAN THAT OF A LINE DRAWN BETWEEN THE TWO NEAREST FRONT CORNERS OF THE EXISTING BUILDINGS ON EITHER SIDES. IN THE CASE WHERE THERE IS AN EXISTING BUILDING ON ONE SIDE ONLY, THE FRONT YARD OF SAID BUILDING TO BE ERECTED OR ALTERED SHALL BE AS GREAT BUT NEED NOT BE GREATER THAN THAT OF THE NEXT ADJOINING BUILDING; PROVIDED, HOWEVER, THAT WHERE FRONT YARDS SO MODIFIED ARE GREATER THAN THE REQUIRED MINIMUM FRONT YARD, THE FRONT YARD MAY BE FURTHER MODIFIED BY LESSENING THE FRONT YARD BY ONE FOOT FOR EACH TEN FEET BETWEEN THE NEAREST FRONT CORNERS OF THE PROPOSED BUILDING AND THE NEAREST ADJOINING BUILDING BUT IN NO CASE LESS THAN THE REQUIRED MINIMUM FRONT YARD AND PROVIDED FURTHER WHERE THE FRONT YARDS AS FIRST MODIFIED ARE LESS THAN THE REQUIRED MINIMUM FRONT YARD, THE FRONT YARD SHALL BE FURTHER MODIFIED BY INCREASING THE FRONT YARD BY ONE FOOT FOR EACH TEN FEET BETWEEN THE NEAREST ADJOINING EXISTING BUILDING UNTIL THE FRONT YARD EQUALS THE REQUIRED MINIMUM FRONT YARD.~~

~~THE ZONING BOARD OF APPEALS MAY, UPON APPLICATION FILED AS PROVIDED IN § 50-159(A), AUTHORIZE A FRONT YARD SETBACK WHICH IS LESS THAN THE FRONT YARD SETBACK AS MODIFIED BY THIS SECTION UPON A FINDING THAT THE REQUESTED FRONT YARD SETBACK DOES NOT ADVERSELY AFFECT THE OTHER PROPERTIES IN THE SAME BLOCK FRONT, PROVIDED THE FRONT YARD SETBACK IS NOT LESS THAN THE REQUIRED MINIMUM FRONT YARD SETBACK. THE OWNERS OF THE RECORD OF ANY REAL PROPERTY IN THE SAME BLOCK FRONT SHALL BE NOTIFIED OF SUCH REQUEST IN THE SAME MANNER OF NOTIFICATION AS PROVIDED IN § 50-159(E).~~

~~(ORD. 2503, PASSED 6-9-75)~~



~~ARTICLE XXV OFF STREET PARKING AND  
LOADING REGULATIONS~~

~~§ 50-132 OFF STREET LOADING SPACES  
GENERALLY.~~

~~WHEN REQUIRED. IN ANY DISTRICT, IN  
CONNECTION WITH EVERY BUILDING OR  
PART THEREOF ERECTED AFTER APRIL 26,  
1968, AND HAVING A GROSS FLOOR AREA OF  
10,000 SQUARE FEET OR MORE, WHICH IS TO  
BE OCCUPIED BY MANUFACTURING,  
STORAGE, WAREHOUSE, GOODS DISPLAY,  
RETAIL STORE, WHOLESALE STORE, MARKET,  
HOTEL, HOSPITAL, MORTUARY, LAUNDRY,  
DRY CLEANING OR OTHER USES SIMILARLY  
REQUIRING RECEIVING OR DISTRIBUTION BY  
VEHICLES OF MATERIAL OR MERCHANDISE,  
THERE SHALL BE PROVIDED AND  
MAINTAINED, ON THE SAME LOT WITH SUCH  
BUILDING, AT LEAST ONE OFF STREET  
LOADING SPACE PLUS ONE ADDITIONAL  
SUCH LOADING SPACE FOR EACH 20,000  
SQUARE FEET OR MAJOR FRACTION THEREOF  
OF GROSS FLOOR AREA SO USED IN EXCESS  
OF 20,000 SQUARE FEET.~~

~~DIMENSIONS. EACH LOADING SPACE SHALL  
BE NOT LESS THAN TEN FEET IN WIDTH, 25  
FEET IN LENGTH AND 14 FEET IN HEIGHT.  
ANY SPACE THAT IS 50 FEET OR GREATER IN  
LENGTH MAY BE COUNTED AS ONE AND ONE-  
HALF LOADING SPACES.~~

~~MAY OCCUPY YARD. SUCH SPACE MAY  
OCCUPY ALL OR ANY PART OF ANY  
REQUIRED YARD.~~

~~DISTANCE FROM RESIDENCE DISTRICT. NO  
SUCH SPACE SHALL BE CLOSER THAN 50 FEET  
TO ANY OTHER LOT LOCATED IN ANY  
RESIDENCE DISTRICT, UNLESS WHOLLY~~

~~WITHIN A COMPLETELY ENCLOSED BUILDING  
OR UNLESS ENCLOSED ON ALL SIDES  
ADJACENT TO OR DIRECTLY ACROSS THE  
STREET FROM ANY RESIDENCE DISTRICT, BY  
A SOLID WALL OR UNIFORMLY PAINTED  
SOLID BOARD FENCE, OR A CHAIN LINK  
FENCE WITH A SIX FOOT PLANTING BUFFER  
MAINTAINED IN A HEALTHY CONDITION.  
SUCH WALLS OR FENCES SHALL NOT BE LESS  
THAN SIX FEET IN HEIGHT.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-133 OFF STREET PARKING SPACES  
GENERALLY.~~

~~WHEN REQUIRED. IN ALL DISTRICTS, EXCEPT  
THE D-4 DISTRICT, IN CONNECTION WITH  
EVERY INDUSTRIAL, BUSINESS,  
INSTITUTIONAL, RECREATIONAL,  
RESIDENTIAL OR ANY OTHER USE, THERE  
SHALL BE PROVIDED AT THE TIME ANY  
BUILDING OR STRUCTURE IS ERECTED OR IS  
ENLARGED OR INCREASED IN CAPACITY, OFF-  
STREET PARKING SPACES FOR AUTOMOBILES  
IN ACCORDANCE WITH THE REQUIREMENTS  
HEREIN.~~

~~MINIMUM SIZE. PARKING SPACES THAT ARE  
NOT DESIGNATED FOR HANDICAPPED  
PARKING OR LOADING ZONES SHALL BE AT  
LEAST 9 FEET WIDE AND 20 FEET LONG.  
HANDICAPPED PARKING SPACES SHALL MEET  
THE REQUIREMENTS OF THE "AMERICANS  
WITH DISABILITIES ACT" (42 USC §§12101 ET  
SEQ).~~

~~ACCESS. THERE SHALL BE ADEQUATE  
PROVISION FOR INGRESS AND EGRESS TO  
AND FROM ALL PARKING SPACES. NO  
DRIVEWAY ON PUBLIC PROPERTY SHALL  
EXCEED 40 FEET IN WIDTH WHERE IT~~

~~CROSSES THE PUBLIC SIDEWALK AND SHALL NOT EXCEED 65 FEET IN WIDTH ALONG THE CURBLINE. WHENEVER MORE THAN ONE DRIVEWAY IS CONSTRUCTED FROM ANY ONE STREET OVER PUBLIC PROPERTY, SUCH DRIVEWAY SHALL BE SEPARATED BY AN INTERVENING RAISED SPACE OR RAISED ISLAND NOT LESS THAN SIX INCHES HIGH LOCATED BETWEEN THE WALK AND THE CURBLINE OF NOT LESS THAN 40 FEET IN WIDTH PARALLEL TO THE PUBLIC WALK OR RIGHT OF WAY. THIS REQUIREMENT MAY BE REDUCED IN B, B-1 AND C-1 DISTRICTS. WHERE A LOT DOES NOT ABUT ON A PUBLIC OR PRIVATE RIGHT OF WAY OR EASEMENT OF ACCESS, THERE SHALL BE PROVIDED AN ACCESS DRIVE NOT LESS THAN 8 FEET IN WIDTH IN THE CASE OF A DWELLING, AND NOT LESS THAN 18 FEET IN WIDTH IN ALL OTHER CASES, UNLESS USED FOR EITHER INGRESS OR EGRESS ONLY, LEADING TO THE PARKING OR STORAGE AREAS OR LOADING AND UNLOADING SPACES REQUIRED HEREUNDER IN SUCH MANNER AS TO SECURE THE MOST APPROPRIATE DEVELOPMENT OF THE PROPERTY IN QUESTION. EXCEPT WHERE PROVIDED IN CONNECTION WITH A USE PERMITTED IN A RESIDENCE DISTRICT, SUCH EASEMENT OF ACCESS OR ACCESS DRIVE SHALL NOT BE LOCATED IN ANY RESIDENCE DISTRICT.~~

~~TYPE. PARKING SPACES FOR ALL TYPES OF USES MAY BE PROVIDED EITHER IN GARAGES OR PARKING AREAS CONFORMING WITH THE PROVISIONS OF THIS CHAPTER.~~

~~TRAFFIC ENGINEERING REVIEW. THE TRAFFIC ENGINEER OF THE CITY SHALL REVIEW ALL SITE PLANS FOR DEVELOPMENTS IN ALL DISTRICTS AND MAY ALLOW DRIVEWAY~~

~~DIMENSIONS LARGER THAN STATED BEFORE, FOR PARTICULAR TRAFFIC OR CIRCULATION CONDITIONS.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2845, PASSED 7-26-82; AM. ORD. \_\_\_\_\_, PASSED \_\_\_\_-\_\_\_\_-05)~~

~~§ 50-134 LOCATION OF PARKING LOTS OR STRUCTURES.~~

~~OFF STREET PARKING LOTS OR STRUCTURES SHALL BE LOCATED AS HEREINAFTER SPECIFIED. WHERE A DISTANCE IS SPECIFIED, SUCH DISTANCE SHALL BE THE AVERAGE WALKING DISTANCE MEASURED FORM THE NEAREST POINT IN THE PARKING LOT OR STRUCTURE TO THE NEAREST POINT OF THE BUILDING THAT SUCH LOT OR STRUCTURE IS REQUIRED TO SERVE:~~

~~FOR ONE AND TWO FAMILY DWELLINGS. PARKING SPACES TO MEET THE MINIMUM REQUIREMENTS OF THIS CHAPTER SHALL BE LOCATED ON THE SAME LOT WITH THE BUILDING THEY ARE REQUIRED TO SERVE, BUT NOT IN THE REQUIRED FRONT OR SIDE STREET SETBACK AREA.~~

~~THE WIDTH OF SAID PARKING STRIP, APRON OR DRIVEWAY SHALL NOT EXCEED TEN FEET; HOWEVER,~~

~~IF A GARAGE OR CARPORT IS ATTACHED TO THE PRINCIPAL STRUCTURE, THE WIDTH OF THE PARKING STRIP, APRON OR DRIVEWAY SHALL NOT EXCEED THE WIDTH OF SAID GARAGE OR CARPORT;~~

~~IF A GARAGE OR CARPORT IS DETACHED FROM THE PRINCIPAL STRUCTURE, AND ACCESS IS PROVIDED FROM A SIDE STREET, THE WIDTH OF THE PARKING STRIP, APRON OR DRIVEWAY SHALL NOT EXCEED THE~~

~~WIDTH OF SAID GARAGE OR CARPORT.~~

~~THESE PROVISIONS SHALL NOT APPLY TO LOT WIDTHS OF 80 FEET OR MORE.~~

~~FOR MULTIPLE DWELLINGS. NOT MORE THAN 200 FEET FROM THE BUILDING THEY ARE REQUIRED TO SERVE, AND NOT IN THE FRONT OR SIDE STREET SETBACK AREA. IN THE REQUIRED FRONT OR SIDE STREET SETBACK AREAS ALL PARKING SPACES SHALL CONSIST OF A PARKING STRIP, APRON OR DRIVEWAY:~~

~~THE WIDTH OF SAID PARKING STRIP, APRONS OR DRIVEWAY SHALL NOT EXCEED TEN FEET; HOWEVER,~~

~~IF A GARAGE OR CARPORT IS ATTACHED TO THE PRINCIPAL STRUCTURE, THE WIDTH OF THE PARKING STRIP, APRON OR DRIVEWAY SHALL NOT EXCEED THE WIDTH OF SAID GARAGE OR CARPORT;~~

~~IF A GARAGE OR CARPORT IS DETACHED FROM THE PRINCIPAL STRUCTURE, AND ACCESS IS PROVIDED FROM A SIDE STREET, THE WIDTH OF THE PARKING STRIP, APRON OR DRIVEWAY SHALL NOT EXCEED THE WIDTH OF SAID GARAGE OR CARPORT.~~

~~THESE PROVISIONS SHALL NOT APPLY TO LOT WIDTHS OF 80 FEET OR MORE.~~

~~FOR COMMERCIAL AND INSTITUTIONAL USE. FOR HOSPITALS, SANITARIUMS, ASYLUMS, ORPHANAGES, ROOMING HOUSES, LODGING HOUSES, CLUBROOMS, FRATERNITY AND SORORITY HOUSES AND SIMILAR INSTITUTIONS, NOT MORE THAN 300 FEET FROM THE BUILDING THEY ARE REQUIRED TO SERVE.~~

~~FOR OTHER USES. FOR USES OTHER THAN THOSE SPECIFIED ABOVE, NOT MORE THAN 1,000 FEET FROM THE BUILDING THEY ARE~~

~~INTENDED TO SERVE.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 3274, PASSED 4-25-94)~~

~~§ 50-135 UNITS OF MEASUREMENT.~~

~~FOR THE PURPOSE OF THIS ARTICLE, THE FOLLOWING UNITS OF MEASUREMENT SHALL APPLY:~~

~~FLOOR AREA. IN THE CASE OF OFFICES, MERCHANDISING OR SERVICE TYPES OF USES, THE TERM FLOOR AREA SHALL MEAN THE GROSS FLOOR AREA USED OR INTENDED TO BE USED BY TENANTS, OR FOR SERVICE TO THE PUBLIC AS CUSTOMERS, PATRONS, CLIENTS OR PATIENTS, BUT NOT INCLUDING AREAS OCCUPIED BY FIXTURES AND EQUIPMENT USED PRINCIPALLY FOR NONPUBLIC PURPOSE SUCH AS STORAGE INCIDENTAL REPAIR, PROCESSING OR PACKAGING OF MERCHANDISE, FOR SHOW WINDOWS, FOR OFFICES INCIDENTAL TO THE MANAGEMENT OR MAINTENANCE OF STORES OR BUILDINGS, FOR TOILET OR RESTROOMS, FOR UTILITY ROOMS OR FOR DRESSING ROOMS, FITTING OR ALTERATION ROOMS.~~

~~HOSPITAL BASSINETS. IN HOSPITALS, BASSINETS SHALL NOT BE COUNTED AS BEDS.~~

~~PLACES OF PUBLIC ASSEMBLY. IN STADIUMS, SPORTS ARENAS, CHURCHES AND OTHER PLACES OF PUBLIC ASSEMBLY IN WHICH PATRONS OR SPECTATORS OCCUPY BENCHES, PEWS OR OTHER SIMILAR SEATING FACILITIES, EACH 20 INCHES OF SUCH SEATING FACILITIES SHALL BE COUNTED AS ONE SEAT FOR THE PURPOSE OF DETERMINING REQUIREMENTS FOR OFF-STREET PARKING FACILITIES UNDER THIS~~

~~ARTICLE.~~

~~FRACTIONS. WHEN UNITS OF MEASUREMENT DETERMINING NUMBER OF REQUIRED PARKING SPACES RESULT IN REQUIREMENT OF A FRACTIONAL SPACE, ANY FRACTION UP TO AND INCLUDING ONE HALF SHALL BE DISREGARDED AND FRACTIONS OVER ONE HALF SHALL REQUIRE ONE PARKING SPACE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-136 ADDITIONS AND ENLARGEMENTS TO USES; MIXED OCCUPANCIES; REQUIREMENTS FOR NOT SPECIFIED USES.~~

~~WHENEVER IN ANY BUILDING THERE IS A CHANGE IN USE, OR AN INCREASE IN FLOOR AREA OR IN THE NUMBER OF EMPLOYEES OR OTHER UNIT OF MEASUREMENT HEREAFTER SPECIFIED TO INDICATE THE NUMBER OF REQUIRED OFF STREET PARKING SPACES, AND SUCH CHANGE OR INCREASE CREATES A NEED FOR AN INCREASE OF MORE THAN 10% IN THE NUMBER OF OFF STREET PARKING SPACES AS DETERMINED BY THE REQUIREMENTS OF THIS ARTICLE, ADDITIONAL OFF STREET PARKING SPACES SHALL BE PROVIDED ON THE BASIS OF THE INCREASED REQUIREMENTS OF THE NEW USE, OR ON THE BASIS OF THE INCREASE IN FLOOR AREA OR IN NUMBER OF EMPLOYEES OR IN OTHER UNIT OF MEASUREMENT; PROVIDED, THAT IN CASE A CHANGE IN USE CREATES A NEED FOR AN INCREASE OF LESS THAN FIVE OFF STREET PARKING SPACES, NO ADDITIONAL PARKING FACILITIES SHALL BE REQUIRED. ADDITIONS OR EXPANSION SHALL BE ACCUMULATIVE AND SHALL REQUIRE ADDITIONAL SPACES WHEN THE TOTAL REQUIREMENT IS 10% OR MORE.~~

~~IN THE CASE OF MIXED USES, THE TOTAL REQUIREMENTS FOR OFF STREET PARKING FACILITIES SHALL BE THE SUM OF THE REQUIREMENTS FOR THE VARIOUS USES COMPUTED SEPARATELY. IN THE CASE OF A USE NOT SPECIFICALLY MENTIONED IN THIS ARTICLE, THE REQUIREMENTS FOR OFF STREET PARKING FACILITIES FOR A USE WHICH IS SO MENTIONED, AND TO WHICH SUCH USE IS SIMILAR, SHALL APPLY. OFF STREET PARKING FACILITIES FOR ONE USE SHALL NOT BE CONSIDERED AS PROVIDING REQUIRED PARKING FACILITIES FOR ANY OTHER USE, EXCEPT AS SPECIFIED IN THIS ARTICLE FOR JOINT USE.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-137 COLLECTIVE PROVIDING OF OFF-STREET PARKING SPACES.~~

~~NOTHING IN THIS ARTICLE SHALL BE CONSTRUED TO PREVENT THE COLLECTIVE PROVISION OF OFF-STREET PARKING FACILITIES FOR TWO OR MORE BUILDINGS OR USES; PROVIDED, THAT THE TOTAL OF SUCH OFF-STREET PARKING SPACES SUPPLIED COLLECTIVELY SHALL NOT BE LESS THAN THE SUM OF THE REQUIREMENTS FOR THE VARIOUS USES COMPUTED SEPARATELY; PROVIDED FURTHER, THAT THE REQUIREMENTS SET FORTH IN THIS ARTICLE AS TO MAXIMUM DISTANCES BETWEEN PARKING AREAS AND ESTABLISHMENTS SERVED SHALL APPLY TO EACH SUCH ESTABLISHMENT PARTICIPATING IN THE COLLECTIVE PROVISIONS OF PARKING.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-138 JOINT USE OF FACILITIES.~~

~~NOT MORE THAN 50% OF THE OFF-STREET PARKING FACILITIES REQUIRED UNDER THIS ARTICLE FOR A THEATER, BOWLING ALLEY, DANCE HALL OR AN ESTABLISHMENT FOR THE SALE AND CONSUMPTION ON THE PREMISES OF FOOD, ALCOHOLIC BEVERAGES OR REFRESHMENTS, AND UP TO 100% OF SUCH FACILITIES REQUIRED FOR A CHURCH OR AN AUDITORIUM INCIDENTAL TO A PUBLIC OR PAROCHIAL SCHOOL, MAY BE SUPPLIED BY OFF-STREET PARKING FACILITIES PROVIDED FOR CERTAIN OTHER KINDS OF BUILDINGS OR USES, SPECIFIED IN SUBSECTION (B) OF THIS SECTION, WHICH~~

~~ARE NOT NORMALLY OPEN, USED OR OPERATED DURING THE PRINCIPAL OPERATING HOURS OF THEATERS, CHURCHES, OR THE ESTABLISHMENTS AFORESAID; AND NOT MORE THAN 50% OF THE OFF-STREET PARKING FACILITIES REQUIRED UNDER THIS SECTION, MAY BE SUPPLIED BY SUCH FACILITIES PROVIDED FOR THEATERS, CHURCHES OR OTHER ESTABLISHMENTS AFORESAID; PROVIDED, THAT THE PROPERLY DRAWN LEGAL INSTRUMENT IS EXECUTED BY THE PARTIES, WHICH INSTRUMENT, DULY APPROVED AS TO FORM AND MANNER OF EXECUTION BY THE CITY ATTORNEY, SHALL BE FILED WITH THE APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY.~~

~~BUILDINGS OR USES NOT NORMALLY OPEN, USED OR OPERATED DURING THE PRINCIPAL OPERATING HOURS OF THEATERS, CHURCHES OR OTHER OF THE AFORESAID ESTABLISHMENTS, ARE DEFINED AS BANKS, BUSINESS OFFICES, RETAIL STORES, PERSONAL SERVICE SHOPS, HOUSEHOLD EQUIPMENT OR FURNITURE SHOPS, CLOTHING OR SHOE REPAIR OR SERVICE SHOPS, MANUFACTURING BUILDINGS, AND SIMILAR USES.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2310, PASSED 1-17-72)~~

~~§ 50-139 SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.~~

~~THE FOLLOWING IS THE SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES:~~

| USE  | PARKING SPACES REQUIRED   |
|--|---|
| <del>AUTOMOBILE OR MACHINERY<br/>SALES AND SERVICE<br/>GARAGES</del>   | <del>1 FOR EACH 800 SQ. FT. FLOOR<br/>AREA</del>  |
| <del>BANKS, BUSINESS AND<br/>PROFESSIONAL OFFICES</del>  | <del>1 FOR EACH 300 SQ. FT. FLOOR<br/>AREA</del>  |
| <del>BEAUTY PARLORS OR<br/>BARBERSHOPS</del>   | <del>3 SPACES FOR EACH OF THE<br/>FIRST TWO BEAUTY OR BARBER<br/>CHAIRS AND ONE SPACE FOR<br/>EACH<br/>ADDITIONAL CHAIR</del> |
| <del>BOWLING ALLEYS</del>  | <del>6 FOR EACH ALLEY</del>   |
| <del>BUSINESS, PROFESSIONAL OR<br/>TRADE SCHOOLS</del>   | <del>1 FOR EACH 200 SQ. FT. FLOOR<br/>AREA</del>  |
| <del>CHURCHES AND K-12 SCHOOLS</del>   | <del>1 FOR EACH 6 SEATS IN AN<br/>AUDITORIUM OR NAVE OR<br/>1 FOR EACH 17 CLASSROOM<br/>SEATS</del>                           |
| USE  | PARKING SPACES REQUIRED   |
| <del>DANCE HALLS AND ASSEMBLY<br/>HALLS WITHOUT FIXED SEATS;<br/>EXHIBITION HALLS, EXCEPT<br/>CHURCH ASSEMBLY ROOMS IN<br/>CONJUNCTION WITH<br/>AUDITORIUM</del> | <del>1 FOR EACH 100 SQ. FT. OF<br/>FLOOR AREA USED FOR<br/>ASSEMBLY OR DANCING</del>  |
| <del>DWELLINGS, INCLUDING<br/>MULTIPLE DWELLINGS AND<br/>APARTMENT HOTELS</del>  | <del>1 FOR EACH DWELLING UNIT</del>   |

|  |  |
|--|--|
| <del>FEDERALLY AND STATE ASSISTED HOUSING FOR THE ELDERLY</del>  | <del>1 FOR EACH 2 DWELLING UNITS; PROVIDED, THAT SUFFICIENT LAND AREA BE RESERVED IN THE SITE PLAN FOR FUTURE CONVERSION TO A 1 FOR EACH DWELLING UNIT RATIO</del> |
| <del>FRATERNITY HOUSES, SORORITY HOUSES, BOARDING HOUSES, LODGING HOUSES AND OTHER COLLECTIVE RESIDENTIAL USES NOT MEETING THE DEFINITION OF "FAMILY," "HOUSEKEEPING UNIT" AND "DWELLING UNIT"</del> | <del>1 SPACE FOR EACH OCCUPANT</del>   |
| <del>FUNERAL HOMES, MORTUARIES</del>   | <del>4 FOR EACH PARLOR OR 1 FOR EACH 50 SQ. FT. OF FLOOR AREA, WHICHEVER IS GREATER</del>  |
| <del>FURNITURE AND APPLIANCE STORES, HOUSEHOLD EQUIPMENT OR FURNITURE REPAIR SHOP</del>  | <del>1 FOR EACH 400 SQ. FT. OF FLOOR AREA</del>  |
| <del>HOSPITALS</del>   | <del>1 FOR EACH 2 BEDS PLUS 1 SPACE FOR EACH 5 STAFF DOCTORS AND 1 SPACE FOR EACH 3 EMPLOYEES ON MAXIMUM SHIFT</del>   |
| <del>HOTELS</del>  | <del>1 FOR EACH 2 BEDROOMS</del>   |
| <del>LIBRARIES, MUSEUMS OR ART GALLERIES</del>   | <del>1 FOR EACH 500 SQ. FT. OF FLOOR SPACE</del>   |
| <del>MANUFACTURING PLANTS, RESEARCH OR TESTING LABORATORIES, BOTTLING PLANTS</del>   | <del>5 PLUS 1 FOR EACH 3 EMPLOYEES ON THE MAXIMUM WORKING SHIFT</del>  |

|  |  |
|--|--|
| MEDICAL OR DENTAL CLINICS,<br>PROFESSIONAL OFFICES<br>OF DOCTORS, DENTISTS OR<br>SIMILAR PROFESSIONS   | 1 FOR EACH 200 SQ. FT. OF<br>FLOOR AREA PLUS 2 FOR<br>EACH DOCTOR  |
| MOTELS AND MOTOR HOTELS  | 1 FOR EACH LIVING OR<br>SLEEPING UNIT  |
| RESTAURANTS, BEER PARLORS<br>AND NIGHTCLUBS, BARS, HALLS<br>FOR HIRE, CLUBS, LODGES AND<br>MEETING PLACES, AND USES<br>WHERE ALCOHOLIC BEVERAGES<br>ARE AVAILABLE FOR SALE AND<br>CONSUMPTION ON<br>PREMISES | 1 FOR EACH 4 PERSONS<br>ALLOWED WITHIN THE<br>MAXIMUM LOAD AS<br>ESTABLISHED, BY LOCAL OR<br>STATE FIRE, BUILDING, OR<br>HEALTH CODES AND 1 FOR<br>EACH EMPLOYEE ON MAXIMUM<br>SHIFT |
| RETAIL STORES, SHOPS, ETC.   | 1 FOR EACH 150 SQ. FT. OF<br>FLOOR AREA  |
| SANITARIUMS, CONVALESCENT<br>HOMES, NURSING<br>HOMES, CHILDREN'S HOMES   | 1 FOR EACH 6 BEDS  |
| SPORTS ARENAS, AUDITORIUMS,<br>THEATERS  | 1 FOR EACH 4 SEATS   |
| WHOLESALE ESTABLISHMENTS<br>OR WAREHOUSES  | 5 PLUS 1 FOR EACH 3<br>EMPLOYEES ON MAXIMUM<br>SHIFT   |

IN CASE OF ANY BUILDING, STRUCTURE OR  
PREMISES THE USE OF WHICH IS NOT  
SPECIFICALLY MENTIONED HEREIN, THE  
PROVISIONS FOR A USE WHICH IS SO  
MENTIONED AND TO WHICH SUCH USE IS  
SIMILAR SHALL APPLY.



~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2310, PASSED 1-17-72; AM. ORD. 2972, PASSED 9-23-85;  
AM. ORD. 3015, PASSED 11-10-86)~~

~~§ 50-140 DEVELOPMENT AND MAINTENANCE OF PARKING AREAS.~~

~~EVERY PARCEL OF LAND HEREAFTER USED AS A PUBLIC OR PRIVATE PARKING AREA, INCLUDING COMMERCIAL PARKING LOTS, RESTRICTED ACCESSORY PARKING LOTS IN RESIDENCE DISTRICTS, AND AUTOMOBILE OR TRAILER SALES LOTS, SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:~~

~~SCREENING AND LANDSCAPING.~~

~~OFF-STREET PARKING AREAS FOR MORE THAN FIVE VEHICLES SHALL BE EFFECTIVELY SCREENED ON EACH SIDE WHICH ADJOINS OR FACES ANY RESIDENCE DISTRICT OR INSTITUTIONAL USE, EXCEPT FOR NECESSARY ENTRANCES AND EXITS, BY:~~

~~A MASONRY WALL OF ACCEPTABLE DESIGN; OR~~

~~A SOLID FENCE OF ACCEPTABLE DESIGN; OR~~

~~A PLANTING BUFFER, MAINTAINED IN A HEALTHY CONDITION OF ACCEPTABLE DESIGN AND SPECIES TO EFFECTIVELY SCREEN THE PARKING FROM THE RESIDENCE DISTRICT OR INSTITUTIONAL USE. THE PLANTING BUFFER SHALL BE PLANTED AND ARRANGED IN SUCH A WAY AS TO PRODUCE 80% OR MORE CONTINUING CAPACITY, BEGINNING NO LATER THAN FOUR YEARS AFTER PLANTING, WHEN VIEWED HORIZONTALLY FROM BETWEEN GROUND~~

~~LEVEL AND FOUR FEET ABOVE THE GROUND OR THREE FEET ABOVE THE GROUND FRONT AND SIDE STREET SETBACKS. THE PLANT MATERIAL AND DESIGN SHALL BE REVIEWED AND APPROVED BY A CITY STAFF LANDSCAPE ARCHITECT AS BEING ADEQUATE TO PRODUCE THE NECESSARY SCREENING EFFECT. THE PLANNING COMMISSION, ZONING BOARD OF APPEALS OR DIRECTOR OF BUILDING AND SAFETY INSPECTION MAY REQUIRE A CHAIN LINK FENCE IN ADDITION TO A PLANTING, TO PREVENT DEBRIS FROM BLOWING INTO ADJACENT AREAS.~~

~~ALL WALLS, FENCES OR PLANTING BUFFERS SHALL BE PROTECTED FROM VEHICLE DAMAGE BY BILLIARDS, GUARDRAILS OR CURBING OF ACCEPTABLE DESIGN.~~

~~ALONG THE FRONT OR SIDE STREET FRONTAGE, THE WALLS, FENCES OR PLANTING BUFFERS SHALL BE NO MORE THAN THREE FEET IN HEIGHT, TO INSURE ADEQUATE SIGHT DISTANCE. ALONG INTERIOR LOT LINES, THE WALLS, FENCES OR PLANTING BUFFERS SHALL BE BETWEEN FOUR AND SIX FEET IN HEIGHT AND MAINTAINED IN A HEALTHY CONDITION.~~

~~ONE TREE SHALL BE PLANTED IN THE REQUIRED SETBACK FOR EACH 50 LINEAR FEET, OR FRACTION THEREOF, OF FRONT OR SIDE STREET FRONTAGE. FRONT AND SIDE STREET FRONTAGE ARE TO BE COMPUTED SEPARATELY. THE TREES SHALL HAVE A CLEAR TRUNK OF AT LEAST FIVE FEET AND BE OF ACCEPTABLE SPECIES AS APPROVED BY THE CITY'S FORESTRY DIVISION.~~

~~THE AREA, IF ANY, BETWEEN SUCH WALLS OR FENCES AND THE NEAREST SIDE OR FRONT LOT LINE OR ANY UNPAVED AREA~~

~~SHALL BE PLANTED WITH GRASS, HARDY SHRUBS OR EVERGREEN GROUND COVER AND MAINTAINED IN A HEALTHY CONDITION. WALLS AND FENCES SHALL NOT CONTAIN SIGNING OR ADVERTISING, EXCEPT FOR NECESSARY DIRECTIONAL SIGNS.~~

~~ACCESS. OFF-STREET PARKING AREAS FOR FIVE OR MORE VEHICLES SHALL BE DESIGNED SO ALL VEHICLES MAY ENTER AND EXIT ADJOINING STREETS AND OTHER PUBLIC RIGHTS OF WAY IN A FORWARD MOTION.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2845, PASSED 7-26-82)~~

~~§ 50-141 MINIMUM DISTANCES AND SETBACKS; SURFACING AND LIGHTING OF PARKING AREAS.~~

~~NO PARKING IN ANY PARKING AREAS FOR MORE THAN FIVE VEHICLES SHALL BE CLOSER THAN TEN FEET TO ANY DWELLING, SCHOOL, HOSPITAL OR OTHER INSTITUTION FOR HUMAN CARE LOCATED ON AN ADJOINING LOT, UNLESS SCREENED BY AN UNPIERCED MASONRY WALL. IF IN A RESIDENCE DISTRICT OR ADJOINING A RESIDENCE DISTRICT, THAT PART OF THE PARKING AREA WITHIN 25 FEET OF ANY RESIDENCE DISTRICT SHALL NOT BE LOCATED WITHIN THE FRONT OR SIDE YARD SETBACK, AS ESTABLISHED BY THE ADJOINING STRUCTURE, BUT SHALL NOT EXCEED 25 FEET. THIS SETBACK AREA SHALL BE DEVELOPED AS A PLANTING BUFFER AREA AND SHALL NOT PERMIT DRIVES OR OTHER PAVING. IN COMMERCIAL OR INDUSTRIAL DISTRICTS, NO PAVING~~

~~SHALL BE CLOSER THAN SEVEN FEET TO THE STREET RIGHT-OF-WAY LINE, EXCEPT FOR NECESSARY ENTRANCES AND EXITS. IN RESIDENTIAL DISTRICTS NO PAVING SHALL BE CLOSER THAN TEN FEET TO THE STREET RIGHT OF WAY LINE, EXCEPT FOR NECESSARY ENTRANCES AND EXITS.~~

~~ANY OFF-STREET PARKING AREA FOR MORE THAN FIVE VEHICLES SHALL BE SURFACED WITH AN ASPHALTIC OR PORTLAND BINDER PAVEMENT, SO AS TO PROVIDE A DURABLE AND DUSTLESS SURFACE; SHALL BE SO GRADED AND DRAINED AS TO DISPOSE OF ALL SURFACE WATER, AS REQUIRED BY THE CITY PLUMBING CODE, ACCUMULATED WITHIN THE AREA; AND SHALL SO BE ARRANGED AND MARKED AS TO PROVIDE FOR ORDERLY AND SAFE LOADING OR UNLOADING AND PARKING AND STORAGE OF SELF PROPELLED VEHICLES. THE FOREGOING REQUIREMENTS WITH RESPECT TO SURFACING SHALL NOT APPLY TO A PARKING AREA IN AN E, FOR G DISTRICT IF MORE THAN 200 FEET FROM ANY RESIDENCE DISTRICT, EXCEPT THAT A DUSTLESS SURFACE SHALL BE PROVIDED IN ANY CASE.~~

~~ANY LIGHTING USED TO ILLUMINATE ANY OFF-STREET PARKING SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJOINING PREMISES IN ANY RESIDENCE DISTRICT. SEE ALSO APPENDIX: COMPILED ILLUSTRATIONS, ILLUSTRATION 50-134 50-142, "TYPICAL PARKING REGULATIONS ABUTTING RESIDENCE DISTRICTS."~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2845, PASSED 7-26-85)~~

~~§ 50-142 MODIFICATION OF REQUIREMENTS OF ARTICLE.~~

~~THE BOARD OF APPEALS MAY AUTHORIZE AN APPEAL, A MODIFICATION, REDUCTION OR WAIVER OF THE REQUIREMENTS OF THIS ARTICLE, IF IT SHOULD FIND THAT, IN THE PARTICULAR CASE APPEALED THE PECULIAR NATURE OF THE RESIDENTIAL, BUSINESS, TRADE, INDUSTRIAL OR OTHER USE, OR THE EXCEPTIONAL SHAPE OR SIZE OF THE PROPERTY OR OTHER EXCEPTIONAL SITUATIONS OR CONDITION, WOULD JUSTIFY SUCH ACTION.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~ARTICLE XXV A. SIGNS ALONG FREEWAYS~~

~~§50-142.1 DEFINITIONS.~~

~~FOR THE PURPOSES OF THIS ARTICLE, THE FOLLOWING WORDS AND PHRASES SHALL HAVE THE MEANINGS RESPECTIVELY ASCRIBED TO THEM BY THIS SECTION:~~

~~*APPLICABLE REGULATIONS.* ANY PERTINENT ZONING, BUILDING OR OTHER REGULATIONS IN EFFECT IN THE CITY.~~

~~*ERECT.* TO CONSTRUCT, BUILD, REBUILD (IF MORE THAN 50% OF THE STRUCTURAL MEMBERS INVOLVED), RELOCATE, RAISE, ASSEMBLE, PLACE, AFFIX, ATTACH, PAINT, DRAW OR IN ANY OTHER MANNER BRING INTO BEING OR ESTABLISH.~~

~~*FREEWAY.* LIMITED ACCESS RIGHTS OF WAY AND FACILITIES AND RELATED APPROACHES, VIADUCTS, BRIDGES AND INTERCHANGE FACILITIES AND SERVICE ROADS, AND ANY PORTION OF THE INTERSTATE HIGHWAY SYSTEM, NOW EXISTING OR AS MAY BE~~

~~LATER CONSTRUCTED OR DESIGNATED.~~

~~*OUTDOOR ADVERTISING.* ANY SIGN WHICH IS USED FOR ANY PURPOSE OTHER THAN THAT OF ADVERTISING ANY ACTIVITY, COMMODITY, SERVICE OR ENTERTAINMENT PRIMARILY SOLD, OFFERED, MANUFACTURED, PROCESSED OR FABRICATED ON THE PREMISES.~~

~~*POINT OF SALE SIGN.* ANY SIGN ADVERTISING OR DESIGNATING THE USE, OCCUPANT OF THE PREMISES, OR MERCHANDISE OR PRODUCTS SOLD ON THE PREMISES OR AN ACTIVITY, COMMODITY, SERVICE OR ENTERTAINMENT PRIMARILY SOLD, OFFERED, MANUFACTURED, PROCESSED OR FABRICATED ON THE PREMISES.~~

~~*PROTECTED AREAS.* ALL PROPERTY IN THE CITY WITHIN 600 FEET OF THE RIGHT-OF-WAY OF ANY FREEWAY RIGHT-OF-WAY.~~

~~*SIGN.* ANY DISPLAY OR CHARACTERS, LETTERS, ILLUSTRATIONS OR ANY ORNAMENTATION DESIGNATED OR USED AS AN ADVERTISEMENT, ANNOUNCEMENT OR TO INDICATE DIRECTION.~~

~~*TEMPORARY SIGN.* SIGNS TO BE ERECTED ON A TEMPORARY BASIS, SUCH AS SIGNS ADVERTISING THE SALE OR RENTAL OF THE PREMISES ON WHICH LOCATED; SIGNS, ADVERTISING A SUBDIVISION OF PROPERTY; SIGNS ADVERTISING CONSTRUCTION ACTUALLY BEING DONE ON PREMISES ON WHICH THE SIGN IS LOCATED; SIGNS ADVERTISING FUTURE CONSTRUCTION TO BE DONE ON THE PREMISES ON WHICH THE SIGN IS LOCATED; AND SPECIAL EVENTS, SUCH AS PUBLIC MEETINGS, SPORTING EVENTS, POLITICAL CAMPAIGNS OR EVENTS OF A SIMILAR NATURE.~~

~~(ORD. 2272, PASSED 6-21-71; AM. ORD. 3047, PASSED 10-12-87)~~

~~§50-142.2 SIGNS PROHIBITED IN PROTECTED AREAS.~~

~~IT SHALL BE UNLAWFUL FOR ANY PERSON TO ERECT, PERMIT OR MAINTAIN ANY SIGN IN PROTECTED AREAS, EXCEPT AS PROVIDED HEREINAFTER.~~

~~(ORD. 2272, PASSED 6-21-71)~~

~~§50-142.3 CERTAIN SIGNS PERMITTED.~~

~~ERECTION OF THE FOLLOWING SIGNS SHALL BE PERMITTED IN PROTECTED AREAS, SUBJECT TO THE FOLLOWING CONDITIONS AND LIMITATIONS LISTED HEREIN AND FURTHER, SUBJECT TO OTHER APPLICABLE REGULATIONS WHERE SUCH REGULATIONS ARE MORE RESTRICTIVE OR MORE DEFINITIVE THAN THE PROVISIONS OF THIS ARTICLE AND ARE NOT INCONSISTENT THEREWITH.~~

~~TEMPORARY SIGNS WHICH ARE LOCATED AND ORIENTED TO THE FRONTAGE ON THE STREET OR STREETS WHICH PROVIDES ACTUAL ACCESS TO THE PROPERTY. IN NO EVENT SHALL ANY TEMPORARY SIGN BE LARGER THAN 120 SQUARE FEET.~~

~~POINT OF SALE SIGNS.~~

~~THE CONTENT OF POINT OF SALE SIGNS SHALL BE LIMITED TO INFORMATION WHICH DIRECTS ATTENTION TO A BUSINESS OR PROFESSION CONDUCTED ON THE PREMISES OR TO AN ACTIVITY, COMMODITY, SERVICE OR ENTERTAINMENT PRIMARILY SOLD, OFFERED, MANUFACTURED, PROCESSED OR FABRICATED ON THE PREMISES.~~

~~DETACHED SIGNS. EACH BUSINESS, INDUSTRY OR INSTITUTIONAL USE MAY HAVE TWO DETACHED POINT OF SALE SIGNS. A CORNER LOT OR LOT WITH ACCESS TO MORE THAN ONE LOCAL STREET MAY HAVE THREE DETACHED POINT OF SALE SIGNS. IN NO EVENT, EXCEPT AS MODIFIED HEREIN, SHALL ANY POINT OF SALE SIGN BE ERECTED WHICH IS GREATER IN HEIGHT THAN THE HEIGHT LIMITATION ESTABLISHED FOR THE ZONING DISTRICT IN WHICH THE SIGN IS LOCATED.~~

~~WALL SIGNS. WALL SIGNS WITHIN 200 FEET OF A FREEWAY RIGHT OF WAY SHALL BE CONFINED TO THE WALL OF THE BUILDING CONTAINING THE PRINCIPAL ENTRANCE. A WALL SIGN MAY BE PLACED ON ONE OTHER WALL OF SUCH BUILDING AND SHALL BE LIMITED TO 10% OF SUCH OTHER WALL AREA, BUT IN NO EVENT SHALL EXCEED 80 SQUARE FEET.~~

~~ROOF SIGNS. ROOF SIGNS ARE PROHIBITED.~~

~~WITHIN THE PROTECTED AREA, EACH BUSINESS, INDUSTRY OR INSTITUTIONAL USE ABUTTING A FREEWAY RIGHT OF WAY MAY HAVE A SINGLE, DETACHED POINT OF SALE SIGN ORIENTED TO THE FREEWAY. SUCH SIGN SHALL MEET THE FOLLOWING CRITERIA IN ADDITION TO OTHER SIGN CRITERIA OF THIS CHAPTER.~~

~~IT MUST BE A SUBSTITUTION AND NOT AN ADDITION TO SIGNAGE PERMITTED BY THIS SECTION.~~

~~NO FLASHING LIGHTS ARE PERMITTED.~~

~~THERE SHALL BE NO MOVING PARTS, ANIMATION OR OTHER DEVICES USED TO DEPICT MOTION.~~

~~THE SIGN SHALL CONFORM~~

~~ARCHITECTURALLY WITH OTHER  
STRUCTURES ON THE PREMISES.~~

~~IN THOSE INSTANCES WHERE THE  
ELEVATION OF THE FREEWAY CREATES A  
LINE OF SIGHT PROBLEM, A SIGN MAY BE  
INCREASED IN HEIGHT SO THAT NO MORE  
THAN 30 FEET OF THE SIGN IS VISIBLE FROM  
A POINT THREE FEET ABOVE THE SURFACE  
OF THE EDGE OF THE FREEWAY TRAFFIC  
LANE, NEAREST THE PROPOSED SIGN,  
MEASURED AT 90% DEGREES FROM THE  
EXPRESSWAY TO THE SIGN LOCATION. IN  
CASES WHERE THE SIGN IS ON A CURVE,  
SUCH MEASUREMENT SHALL BE RADIAL.  
HOWEVER, IN NO INSTANCE SHALL SUCH  
SIGN EXCEED 75 FEET IN HEIGHT.~~

~~(ORD. 2272, PASSED 6-21-71; AM. ORD. 2814,  
PASSED 10-26-81; AM. ORD. 3047, PASSED 10-  
12-87;~~

~~AM. ORD. 3077, PASSED 10-10-88)~~

#### ~~§50-142.4 NONCONFORMING SIGNS.~~

~~SIGNS WHICH HAVE BEEN ERECTED PRIOR  
TO THE EFFECTIVE DATE OF THIS ARTICLE  
[I.E., JULY 2, 1971] MAY CONTINUE TO BE  
MAINTAINED UNTIL FIVE YEARS AFTER SUCH  
EFFECTIVE DATE. THEREAFTER, UNLESS  
SUCH SIGNS CONFORM TO THE PROVISIONS  
OF THIS SECTION, THEY SHALL BE  
REMOVED. IF A~~

~~NONCONFORMING SITUATION CAN BE  
ELIMINATED BY THE REMOVAL OF ONE SIGN,  
THE SIGN WHICH HAS BEEN ERECTED FOR  
THE LONGEST PERIOD OF TIME SHALL HAVE  
PRIORITY.~~

~~ANY SIGN LEGALLY ERECTED, PERMITTED,  
OR MAINTAINED SUBSEQUENT TO JULY 2,~~

~~1971, WHICH IS NOT IN VIOLATION OF THIS  
ARTICLE, BUT UPON THE OPENING FOR  
PUBLIC USE OF A FREEWAY OR  
APPLICABLE PORTION THEREOF BECOMES  
NONCONFORMING, THE SAME MAY  
CONTINUE TO BE MAINTAINED FOR A PERIOD  
OF FIVE YEARS FROM THE DAY OF SUCH  
OPENING PROVIDED ON OR BEFORE THE  
EXPIRATION OF THE FIVE-YEAR PERIOD, THE  
NONCONFORMING SIGN MUST BE REMOVED;  
PROVIDED, ANY SIGN WHICH IS EXEMPT  
FROM THE PROVISIONS OF THIS SECTION  
PURSUANT TO § 50-142.3(C) HEREOF, BUT  
SUBSEQUENTLY BECOMES NONCONFORMING  
DUE TO THE ELIMINATION OF THE  
OBSTRUCTION PREVENTING ITS VISIBILITY  
FROM A FREEWAY MUST BE REMOVED  
WITHIN FIVE YEARS FROM THE TIME OF THE  
ELIMINATION OF SUCH OBSTRUCTION;  
FURTHER PROVIDED, AFTER THE EFFECTIVE  
DATE OF THIS SECTION ANY SIGN ERECTED,  
PERMITTED OR MAINTAINED AFTER A  
FUTURE FREEWAY RIGHT OF WAY HAS BEEN  
DESIGNATED BY THE RECORDING OF A  
FREEWAY RIGHT OF WAY MAP IN THE  
PUBLIC RECORDS OF GENESEE COUNTY,  
MICHIGAN, WHICH BECOMES  
NONCONFORMING DUE TO THE COMPLETION  
OF SUCH FREEWAY SHALL BE REMOVED  
WITHIN 30 DAYS AFTER SUCH FREEWAY OR  
APPLICABLE PORTION THEREOF IS OPEN FOR  
PUBLIC USE.~~

~~THE REQUIREMENTS TO REMOVE ANY  
NONCONFORMING SIGN SHALL BE  
CONTINGENT UPON THE CITY INSTITUTING  
CONDEMNATION TO PAY THE FAIR MARKET  
VALUE OF SUCH SIGN ACCORDING TO LAW.~~

~~(ORD. 2272, PASSED 6-21-71; AM. ORD. 2456,  
PASSED 10-7-74)~~

~~ARTICLE XXV B. GENERAL SIGN REGULATIONS~~

~~§50-142.5 DEFINITIONS.~~

~~FOR THE PURPOSE OF THIS ARTICLE, THE FOLLOWING DEFINITIONS SHALL APPLY UNLESS THE CONTEXT CLEARLY INDICATES OR REQUIRES A DIFFERENT MEANING.~~

~~SIGN. ANY PANEL, PAINTED, PRINTED, PLATED, ETCHED, ROUTED, SCREENED, CUT, FORMED, ETC., EITHER ILLUMINATED OR NOT ILLUMINATED, ADVERTISING, OR IN CONCERT WITH OTHER ADVERTISING, A NAME(S) OR A PERSON, FIRM, SERVICE, EVENT, PRODUCT OR PLACE OR HAVING ANY FORM OF INSCRIPTION, NOTICE OF PUBLICITY THEREON. INCLUDED IN THIS DEFINITION ARE SIGNS COMMONLY REFERRED TO AS POSTERS, PLACARDS, SHOW BILLS, CIRCULARS, STICKERS, BILLBOARDS AND THE LIKE.~~

~~ATTACH OR INSTALL. ANY ACT ASSOCIATED WITH THE PLACING OF A SIGN SUCH AS TO CONSTRUCT, ERECT, POST, PAINT, GLUE, PASTE, PRINT, STAPLE, NAIL, STAMP, TAPE, TACK AND THE LIKE.~~

~~FOR THE PURPOSE OF THIS ARTICLE, SIGNS SHALL BE DIVIDED INTO TYPES LISTED BELOW. WHERE APPLICABLE, THE APPROPRIATE BOCA NOMENCLATURE IS ALSO GIVEN FOR THE VARIOUS TYPES OF SIGNS.~~

~~ARTICLE TYPES BOCA NOMENCLATURE  
TEMPORARY SIGN TEMPORARY SIGN  
NAMEPLATES~~

~~PROJECTING & VERTICAL SIGNS  
MARQUEE SIGNS~~

~~COLUMN SIGNS GROUND SIGNS~~

~~ROOF SIGNS ROOF~~

~~POSTER SIGNS POSTER PANEL OR  
BILLBOARD~~

~~PORTABLE SIGNS~~

~~SPECIAL SIGNS~~

~~MOBILE/TRAILER SIGNS~~

~~(ORD. 2504, PASSED 6-23-75; AM. ORD. 2726,  
PASSED 7-23-79)~~

~~§50-142.6 GENERAL PROVISIONS.~~

~~NO SIGN SHALL BE ERECTED ON OR OVER PUBLIC PROPERTY WITHIN A DISTANCE OF TEN FEET MEASURED HORIZONTALLY, FROM ANY FIRE HYDRANT, TRAFFIC LIGHT, FIRE ALARM BOX OR STREET LIGHT POLE, NOR SHALL ANY SIGN BE ERECTED IN ANY LOCATION WHERE BY REASON OF TRAFFIC CONDITIONS, FIRE, EXPLOSION HAZARD, IT WOULD IMPERIL PUBLIC SAFETY OR INTERFERE WITH THE FUNCTIONS OF THE FIRE DEPARTMENT. NO SIGN OF TYPES 1, 3 AND 4 SHALL BE ERECTED WITH ITS LOWEST POINT NEARER THAN TEN FEET OF THE SIDEWALK GRADE; PROVIDED, HOWEVER, THAT ANY SIGN ATTACHED TO A CANOPY ERECTED ON OR OVER PUBLIC PROPERTY PURSUANT TO THE BUILDING CODE, AS AMENDED, SHALL BE A PART OF SAID CANOPY AND SHALL COMPLY WITH THE CLEARANCE REQUIREMENTS FOR SUCH CANOPY.~~

~~NO PERSON SHALL ATTACH ANY NOTICE, SIGN, PLACARD, CARPET OR OTHER~~

~~ENCUMBRANCE ON ANY TREE, FOUNTAIN, POST, RAILING, FENCE OR OTHER STRUCTURE IN OR SURROUNDING ANY PUBLIC PARK GROUND OR BOULEVARD. BETWEEN THE STREET RIGHT OF WAY LINE AND A POINT SEVEN FEET BEHIND THIS LINE IT IS THE INTENT OF THIS ARTICLE TO PROVIDE A MINIMUM CLEAR VISION AREA IN THE SPACE BETWEEN 36 INCHES ABOVE GRADE AND TEN FEET ABOVE GRADE, NO PART OF ANY SIGN FACE, SIGN COLUMN OR OTHER SIGN APPURTENANCES, INCLUDING TRAFFIC, INFORMATION SIGNS, SHALL ENCROACH INTO THIS CLEAR VISION AREA. EXCEPTIONS TO THIS REQUIREMENT WOULD BE WHEN THE EXISTING BUILDING SETBACKS ARE LESS THAN SEVEN FEET, SUCH AS ARE FOUND ALONG SOME PARTS OF FENTON ROAD, LEWIS STREET, ETC.~~

~~THE PROVISIONS OF THE BOCA BASIC BUILDING CODE, HAVING BEEN ADOPTED BY THE CITY OF FLINT, SHALL REMAIN IN FULL FORCE AND EFFECT AND ARE TO BE READ IN HARMONY WITH THE PROVISIONS OF THIS ARTICLE TO THE EXTENT FEASIBLE; PROVIDED, HOWEVER, IN THE EVENT OF ANY CONFLICTING PROVISIONS OF THIS ARTICLE WITH THE BOCA BASIC BUILDING CODE OR ANY OTHER ORDINANCE NOW OR HEREAFTER IN EFFECT, THE MORE RESTRICTIVE PROVISIONS OF THE CONFLICTING ORDINANCE SHALL APPLY.~~

~~*PROHIBITED SIGNS.* PROHIBITED ARE SIGNS WHICH:~~

~~CONTAIN, OR ARE AN IMITATION OF, AN OFFICIAL TRAFFIC SIGN OR SIGNAL OR CONTAIN WORDS SUCH AS "STOP," "GO SLOW," "CAUTION," "DANGER," "DETOUR," "WARNING," OR SIMILAR WORDS, OR ANY~~

~~OTHER WORDS, PHRASES, SYMBOLS OR CHARACTERS, IN SUCH A MANNER AS TO INTERFERE WITH, MISLEAD OR CONFUSE TRAFFIC.~~

~~ARE OF A SIZE, LOCATION, MOVEMENT, CONTENT, COLORING, OR MANNER OF ILLUMINATION, INCLUDING BUT NOT LIMITED TO, FLASHING LIGHTS, WHICH MAY BE CONFUSED WITH OR CONSTRUED AS A TRAFFIC CONTROL DEVICE WHICH HIDE FROM VIEW ANY TRAFFIC OR STREET SIGN OR SIGNAL.~~

~~ADVERTISE ANY ACTIVITY, BUSINESS, PRODUCT OR SERVICE ONCE CONDUCTED OR AVAILABLE ON THE PREMISES UPON WHICH THE SIGN IS LOCATED, BUT WHICH IS NO LONGER CONDUCTED OR AVAILABLE ON SUCH PREMISES. THE OWNER OF THE PREMISES SHALL HAVE SUCH SIGN REMOVED WITHIN 30 DAYS AFTER TERMINATION OF THE ACTIVITY, BUSINESS, PRODUCT OR SERVICE WHICH THIS SIGN ADVERTISES. IF THE SIGN IS NOT REMOVED BY THE OWNER OF THE PREMISES, THE DIRECTOR OF BUILDING AND SAFETY INSPECTION SHALL UNDERTAKE TO HAVE THE SIGN REMOVED AND THE CHARGES THEREFOR SHALL BE ASSESSED AGAINST THE PROPERTY.~~

~~CONTAIN STATEMENTS, WORDS, OR PICTURES OF AN OBSCENE, INDECENT, OR IMMORAL CHARACTER, AS SUCH TERMS ARE DEFINED BY THE PROVISIONS OF THIS CODE OF ORDINANCES AND ANY OTHER ORDINANCE OF THE CITY OF FLINT DEALING WITH OBSCENITY.~~

~~*ILLUMINATION.* ALL LIGHT SOURCES USED TO ILLUMINATE SIGNS SHALL BE SHIELDED IN SUCH A MANNER THAT PASSERSBY AND BUILDING OCCUPANTS WITHIN VIEW OF~~

~~SUCH SIGNS WILL NOT BE ABLE TO VIEW THE BARE LAMPS OF SUCH ILLUMINATED SIGNS. SIGNS WITH EXPOSED LAMPS SHALL BE APPROVED BY THE DIVISION OF BUILDING AND SAFETY INSPECTION AS TO ELEMENTS OF GLARE. NO COLORED LIGHTS SHALL BE USED AT ANY LOCATION OR IN ANY MANNER SO AS TO BE CONFUSED WITH OR CONSTRUED AS TRAFFIC CONTROL DEVICES.~~

~~SIGNS ARE DEFINED AS STRUCTURES AND ARE SUBJECT TO HEIGHT LIMITATIONS SET FORTH HEREIN.~~

~~A SIGN NOT IN CONFORMANCE WITH THIS ARTICLE SHALL CONSTITUTE A NONCONFORMING USE OF PROPERTY. NO NONCONFORMING SIGN SHALL BE REPLACED, RESTORED, RECONSTRUCTED, EXTENDED OR SUBSTITUTED EXCEPT IN ACCORDANCE WITH THE PROVISIONS OF THIS ARTICLE.~~

~~(ORD. 2504, PASSED 6 23 75; AM. ORD. 2726, PASSED 7 23 79; AM. ORD. 3063, PASSED 7 11 88)~~



~~CROSS REFERENCE:~~

~~BUILDING CODE, SEE §§ 11-1 ET SEQ.~~

~~§50-142.7 TYPE 1, TEMPORARY SIGNS.~~

~~THIS SECTION IS LIMITED TO SIGNS MAINTAINED FOR A PERIOD OF 60 DAYS OR LESS. SIGNS USED FOR A LONGER PERIOD MUST CONFORM TO THE REQUIREMENTS OF A PERMANENT SIGN.~~

~~A CLOTH TYPE SIGN PANEL SHALL NOT EXCEED 30 SQUARE FEET IN AREA AND SHALL BE SUSPENDED BY WIRE OR ROPE SECURELY ANCHORED.~~

~~THE DIVISION OF BUILDING AND SAFETY INSPECTION MAY ORDER ANY TEMPORARY SIGN IN A DILAPIDATED CONDITION REMOVED, REGARDLESS OF THE PERIOD OF TIME SINCE ITS INSTALLATION.~~

~~THE TERM *TEMPORARY SIGN* SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, CONSTRUCTION SIGNS, REAL ESTATE SIGNS, POLITICAL SIGNS AND OVERHEAD OR SUSPENDED SIGNS.~~

~~THERE SHALL BE ONE CONSTRUCTION SIGN PER PROJECT WHICH MAY IDENTIFY ALL OF THE ARCHITECTS, ENGINEERS, CONTRACTORS AND OTHER INDIVIDUALS OR FIRMS INVOLVED WITH THE CONSTRUCTION AT THE SITE OF THE SIGN, AND THERE MAY BE ONE SIGN ANNOUNCING THE CHARACTER OF THE BUILDING ENTERPRISE OR THE PURPOSE FOR WHICH THE BUILDING UNDER CONSTRUCTION IS INTENDED, BUT NEITHER OF THE SIGNS SHALL INCLUDE ANY ADVERTISEMENT OF ANY PRODUCT AND EACH SUCH SIGN SHALL BE LIMITED TO A COMBINED TOTAL MAXIMUM AREA OF 64~~

~~SQUARE FEET AND SHALL BE CONFINED TO THE SITE OF CONSTRUCTION AND SHALL BE REMOVED WITHIN 30 DAYS AFTER THE BEGINNING OF THE INTENDED USE OF THE PROJECT.~~

~~REAL ESTATE SIGNS SHALL BE LIMITED TO A TOTAL AREA OF SIX SQUARE FEET, BUT THE LIMIT SHALL BE INCREASED TO 32 SQUARE FEET OF TOTAL AREA IN COMMERCIAL AND MANUFACTURING DISTRICTS. SUCH SIGNS SHALL BE REMOVED WITHIN 20 DAYS AFTER THE SALE, RENTAL OR LEASE OF THE PROPERTY.~~

~~POLITICAL SIGNS (TEMPORARY) SHALL BE LIMITED TO A MAXIMUM SIZE OF SIX SQUARE FEET IN RESIDENTIAL DISTRICTS BUT SAID AREA LIMIT SHALL BE INCREASED TO 32 SQUARE FEET OF TOTAL AREA IN COMMERCIAL AND MANUFACTURING DISTRICTS. THIS SIZE PROVISION SHALL NOT PROHIBIT THE USE OF PERMANENT SIGNS OF ANY SIZE OR LOCATION LEGALLY AUTHORIZED HEREIN FOR POLITICAL ADVERTISEMENT. POLITICAL SIGNS (TEMPORARY) ARE EXEMPT FROM THE REQUIREMENTS FOR PERMITS UNDER THE BASIC BUILDING CODE; THEY ARE EXEMPT FROM THE REQUIREMENTS FOR INSTALLATION BY A LICENSED BONDED SIGN HANGER, AND THEY ARE EXEMPT FROM THE REQUIREMENTS FOR AUTHORIZATION OR RATIFICATION IN WRITING OF THE OWNER OF THE PROPERTY AS REQUIRED HEREIN; HOWEVER, ORAL PERMISSION SHALL BE REQUIRED. SUCH EXCEPTION, HOWEVER, SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OF THE SIGN FROM RESPONSIBILITY FOR ITS ERECTION, MAINTENANCE AND SAFETY. THE EARLIEST TIME THAT~~

~~POLITICAL (TEMPORARY) SIGNS MAY BE INSTALLED IS 40 DAYS BEFORE AN ELECTION. POLITICAL SIGNS (TEMPORARY) SHALL BE REMOVED WITHIN 20 DAYS OF THE ELECTION. NOTHING HEREIN SHALL PROHIBIT POLITICAL SIGNS FOR GENERAL ELECTION CANDIDATES TO REMAIN ON LOCATION BETWEEN THE PRIMARY AND GENERAL ELECTION.~~

~~THE ATTACHING AND REMOVAL OF POLITICAL SIGNS AND OTHER SIGNS OF A TEMPORARY NATURE SHALL COMPLY IN ALL RESPECTS WITH SUBSECTIONS (A) THROUGH (F) OF THIS SECTION, AND IN ADDITION, SHALL COMPLY WITH THE FOLLOWING PROVISIONS:~~

~~LOCATION. NO PERSON SHALL, BY HIMSELF OR HERSELF OR BY ANOTHER, ATTACH ANY SIGNS EXCEPT SUCH AS MAY BE EXPRESSLY AUTHORIZED BY LAW ON ANY STREET OR SIDEWALK, OR UPON ANY PUBLIC PLACE OR OBJECT IN THE CITY, OR ON ANY FENCE, BUILDING, OR PROPERTY BELONGING TO THE CITY, OR UPON ANY STREET, TELEGRAPH POLE, ELECTRIC LIGHT POLE, OR TOWER OR ANY OTHER UTILITY POLE, IN OR ON ANY PUBLIC TREE, STREET OR ALLEY IN THE CITY. THIS SECTION SHALL NOT PROHIBIT THE CITY FROM DEVELOPING AND LEASING OR LICENSING PUBLIC PROPERTY TO A PRIVATE PERSON FOR ADVERTISING PURPOSES.~~

~~IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION, EXCEPT A PUBLIC OFFICER OR EMPLOYEE IN THE PERFORMANCE OF A PUBLIC DUTY, OR A PRIVATE PERSON IN GIVING A VALID LEGAL NOTICE, TO ATTACH ANY SIGN OR NOTICE OF ANY KIND UPON ANY PROPERTY, PUBLIC OR PRIVATE, OR CAUSE OR AUTHORIZE THE~~

~~SAME TO BE DONE, WITHOUT CONSENT, AUTHORIZATION OR RATIFICATION IN WRITING OF THE OWNER, HOLDER, OCCUPANT, LESSEE, AGENT OR TRUSTEE THEREOF; PROVIDED, HOWEVER, THAT THIS PROVISION SHALL NOT APPLY TO THE DISTRIBUTION OF HANDBILLS, ADVERTISEMENTS OR OTHER PRINTED MATTER THAT ARE NOT SECURELY AFFIXED TO THE PREMISES.~~

~~IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO INSTALL ANY SIGNS OR NOTICE OF ANY KIND UPON ANY PROPERTY, PRIVATE OR PUBLIC, OR CAUSE OR AUTHORIZE THE SAME TO BE DONE UNLESS SUCH PERSON, FIRM OR CORPORATION SHALL AFFIX THERETO ON EITHER LOWER CORNER A NOTICE IN LETTERS NOT LESS THAN ONE-QUARTER INCH HIGH, STATING THE NAME AND ADDRESS OF THE PERSON, FIRM OR CORPORATION, ENGAGED IN OR EMPLOYED TO DO THE PHYSICAL INSTALLATION OF SUCH SIGNS.~~

~~REMOVAL. THE PERSON, FIRM OR CORPORATION, WHOSE NAME APPEARS ON THE SIGN, SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH SIGN OR NOTICE AND THE SAME SHALL BE REMOVED FROM THE PROPERTY, PRIVATE OR PUBLIC, WITHIN 20 DAYS AFTER THE OCCURRENCE OF THE EVENT FOR WHICH SAID SIGN WAS INSTALLED.~~

~~“FOR SALE” SIGNS OF THE SO CALLED “GARAGE SALE,” “RUMMAGE SALE,” “YARD SALE” OR “ANTIQUE SALE” TYPE SHALL BE RESTRICTED TO THE PROPERTY WHERE THE SALE IS BEING HELD AND SUCH SIGN SHALL REMAIN POSTED NO LONGER THAN NINE~~

~~DAYS, NOR MORE THAN TWO OCCASIONS,  
WITHIN A 12-MONTH PERIOD.~~

~~(ORD. 2504, PASSED 6-23-75; AM. ORD. 2726,  
PASSED 7-23-79; AM. ORD. 3254, PASSED 9-27-  
93;~~

~~AM. ORD. 3305, PASSED 8-14-95)~~

~~§50-142.8 TYPE 2, NAMEPLATES.~~

~~UNLESS OTHERWISE RESTRICTED BY  
PROVISIONS OF THIS ARTICLE, NAMEPLATES  
FOR PROFESSIONAL OFFICES, APARTMENT  
COMPLEXES, PUBLIC AND QUASI-PUBLIC  
BUILDINGS AND INSTITUTIONS SHALL BE  
SIZED IN PROPORTION TO THE BUILDING  
WHICH THEY SERVICE. THE DIRECTOR OF  
BUILDING AND SAFETY INSPECTION SHALL  
REVIEW THE APPLICATION FOR  
INSTALLATION OF NAMEPLATE SIGNS AND  
DETERMINE THE APPROPRIATENESS OF THE  
SIZE OF THE SIGN.~~

~~THE DIRECTOR OF BUILDING AND SAFETY  
INSPECTION SHALL DEVELOP AND PUBLISH  
GUIDELINES FOR THE SIZE LIMITATIONS OF  
NAMEPLATES.~~

~~(ORD. 2504, PASSED 6-23-75)~~

~~§50-142.9 TYPE 3, PROJECTING AND VERTICAL  
SIGNS.~~

~~THE TERM "PROJECTING" OR "VERTICAL  
SIGNS" SHALL APPLY TO ANY SIGN  
PROJECTING AT AN ANGLE OF 90°, MORE OR  
LESS, FROM THE SPACE OF A WALL WITH A  
FRAME OR SUPPORTING MEMBER OR  
CANTILEVER TYPE CONSTRUCTION. NO  
PORTION OF THE SIGN SHALL PROJECT  
CLOSER THAN TWO MEASURED  
HORIZONTALLY TO THE EDGE OF A STREET~~

~~WITH MINIMUM VERTICAL CLEARANCE OF 16  
FEET OVER PUBLIC DRIVEWAYS OR ALLEYS.  
NO PROJECTING OR VERTICAL SIGN SHALL  
HAVE AN AREA GREATER THAN 100 SQUARE  
FEET; PROVIDED A PROJECTING OR VERTICAL  
SIGN HAVING AN AREA GREATER THAN 100  
SQUARE FEET MAY BE ERECTED OR ALTERED  
UPON APPLICATION TO AND APPROVAL BY  
THE CITY COUNCIL.~~

~~ANY PERSON DESIRING TO ERECT OR ALTER  
SUCH A PROJECTING OR VERTICAL SIGN  
HAVING AN AREA GREATER THAN 100  
SQUARE FEET SHALL MAKE, OR CAUSE TO BE  
MADE, AN APPLICATION IN WRITING,  
THROUGH THE DIVISION OF BUILDING AND  
SAFETY INSPECTION, TO THE CITY COUNCIL,  
SIGNED BY THE OWNER OR PERSON IN  
CONTROL OF THE PREMISES WHERE SUCH  
SIGN IS PROPOSED TO BE ERECTED OR  
ALTERED, STATING THE LOCATION THEREOF.  
UPON ITS APPROVAL OF THE CITY COUNCIL,  
SUCH APPLICATION SHALL BE REFERRED TO  
THE DIVISION OF BUILDING AND SAFETY  
INSPECTION FOR A PERMIT IN ACCORDANCE  
WITH, AND UPON COMPLIANCE WITH, THE  
PROVISIONS OF THIS ARTICLE.~~

~~NO PERSON, COMPANY OR CORPORATION  
SHALL PUT UP, ERECT, KEEP, USE OR  
MAINTAIN ON OR IN ANY CITY SIDEWALK  
ANY POST OR FIXTURE FOR THE SUPPORT OF  
ANY SIGN, AWNING OR ADVERTISEMENT, OR  
FOR ANY OTHER PURPOSE, WITHOUT HAVING  
FIRST OBTAINED THE PERMISSION OF THE  
CITY COUNCIL UPON THE RECOMMENDATION  
OF THE DIRECTOR OF THE DEPARTMENT OF  
PUBLIC WORKS.~~

~~(ORD. 2504, PASSED 6-23-75)~~

~~§50-142.10 TYPE 4, COLUMN SIGNS.~~

~~THE TERM "COLUMN SIGN" SHALL APPLY TO ANY ADVERTISING PANEL SUPPORTED BY OR SUSPENDED FROM A FREE STANDING COLUMN OR COLUMNS. EACH OF THESE COLUMNS SHALL NOT HAVE A PROJECTED WIDTH ON A PLANE PERPENDICULAR WITH THE FRONT PROPERTY LINE OF MORE THAN 14 INCHES, NOR A PROJECTED WIDTH ON A PLAIN PARALLEL WITH THE FRONT PROPERTY LINE OF MORE THAN 21 INCHES. THESE MAXIMUM COLUMN SIZE REQUIREMENTS MAY BE WAIVED WHEN ERECTED OUTSIDE THE CLEAR VISION AREA OF § 50-142.6(C), OR AS MODIFIED. WHEN MORE THAN ONE COLUMN IS USED, THEY SHALL BE SEPARATED A DISTANCE OF NOT LESS THAN 30 INCHES AT A DISTANCE OF FIVE FEET ABOVE GRADE. COLUMN SIGNS SHALL NOT BE ERECTED WITHIN TWO FEET OF AN INTERIOR PROPERTY LINE.~~

~~COLUMN SIGNS MAY BE ERECTED OUTSIDE PRIVATE PROPERTY LINES ON APPLICATION TO THE DIVISION OF BUILDING AND SAFETY INSPECTION, GIVING LOCATION, WITH RESPECT TO PROPERTY LINES, FIRE HYDRANTS.~~

~~(ORD. 2504, PASSED 6-23-75; AM. ORD. 3063, PASSED 7-11-88)~~

~~§50-142.11 TYPE 5, ROOF SIGNS.~~

~~THE TERM "ROOF SIGN" SHALL APPLY TO ANY ADVERTISING PANEL ERECTED ON THE ROOF OF A BUILDING OR ON A WALL WHERE THE SIGN PROJECTS ABOVE THE TOP OF THE WALL.~~

~~ROOF SIGNS SHALL BE INCLUDED IN THE HEIGHT OF THE BUILDING FOR COMPLIANCE~~

~~WITH THE HEIGHT REQUIREMENTS OF THIS ARTICLE.~~

~~(ORD. 2504, PASSED 6-23-75)~~

~~§50-142.12 TYPE 6, POSTER BOARDS.~~

~~THE TERM "POSTER BOARD" SHALL APPLY TO ANY ADVERTISING PANEL TYPICALLY ERECTED ON A FREE STANDING FRAMEWORK INDEPENDENT OF A BUILDING. LARGE "POSTER BOARDS" ARE COMMONLY REFERRED TO AS BILLBOARDS. POSTER BOARDS OR BILLBOARDS, BEING PRINCIPAL USES ADVERTISING A PRODUCT OR SERVICE NOT FOUND ON THE PREMISES, SHALL NOT RESTRICT THE VIEW OF ON-PREMISES ADVERTISING AND THUS SHALL HAVE NO PART OF THE SIGN FACE, SIGN COLUMN OR OTHER SIGN APPURTENANCE LOCATED CLOSER THAN SEVEN FEET TO A STREET RIGHT OF WAY LINE NOR CLOSER THAN TWO FEET TO THE NEAREST SIDE LOT LINE. THE DIRECTOR OF THE DIVISION OF BUILDING AND SAFETY INSPECTION SHALL ESTABLISH BUILDING LINES ON STREETS WHERE NO PLAT RESTRICTIONS EXIST. ALL POSTER BOARDS SHALL BE ERECTED ON STRUCTURAL STEEL FRAMES ANCHORED TO THE GROUND BY CONCRETE PIERS.~~

~~POSTER BOARDS MAY BE ERECTED NO CLOSER THAN 300 FEET TO A RESIDENTIALLY ZONED DISTRICT.~~

~~(ORD. 2504, PASSED 6-23-75; AM. ORD. 3063, PASSED 7-11-88; AM. ORD. 3281, PASSED 10-24-94)~~

~~§50-142.13 TYPE 7, PORTABLE SIGNS.~~

~~THE TERM "PORTABLE SIGN" SHALL APPLY~~

~~TO AN UNLIGHTED ADVERTISING PANEL SUPPORTED ON A BASE NOT EXCEEDING 100 POUNDS IN WEIGHT. THESE SIGNS SHALL NOT EXCEED NINE SQUARE FEET IN AREA. NO PORTABLE SIGN SHALL BE PLACED IN A PUBLIC RIGHT OF WAY, STREET, ALLEY OR PARKWAY (THE AREA BETWEEN THE SIDEWALK AND CURB) SIDEWALK OR PATH. NO PORTABLE SIGN SHALL BE PLACED OR MAINTAINED IN ANY LOCATION WHICH SHALL CAUSE OR CREATE A DANGEROUS OR HAZARDOUS CONDITION.~~

~~(ORD. 2504, PASSED 6-23-75; AM. ORD. 2726, PASSED 7-23-79)~~

~~§50-142.13.1 MOBILE/TRAILER SIGNS.~~

~~ANY SIGN ON A MOTOR VEHICLE OR TRAILER WHICH IS PARKED ON THE PREMISES FOR THE SOLE PURPOSE OF ADVERTISING A BUSINESS OR PRODUCT OR SERVICE OF A BUSINESS LOCATED ON THE PREMISES OR ABUTTING THE PREMISES IS PROHIBITED EXCEPT THAT A CHANGEABLE MESSAGE ADVERTISING PANEL MOUNTED ON A VEHICLE OR FREE STANDING IS PERMITTED UNDER THE FOLLOWING CONDITIONS:~~

~~THE SIGN SHALL NOT HAVE ANY FLASHING LIGHTS.~~

~~NO EXPOSED LAMPS OR BULBS ARE PERMITTED.~~

~~THE SIGNS SHALL NOT EXCEED 32 SQUARE FEET IN SIGN FACE AREA.~~

~~EACH INDIVIDUAL BUSINESS PREMISES OR LOCATION SHALL BE LIMITED TO THE USE OF ONE SUCH SIGN ON ONE OCCASION IN EACH CALENDAR YEAR, THE OCCASION NOT TO EXCEED 60 CONSECUTIVE DAYS.~~

~~(ORD. 2726, PASSED 7-23-79)~~

~~§50-142.14 TYPE 8, SPECIAL SIGNS.~~

~~THE TERM "SPECIAL SIGN" SHALL APPLY TO ANY ADVERTISING DISPLAY SUCH AS GOODS, MERCHANDISE, DEVICES, ILLUMINATING DEVICE, OR ANY OTHER DISPLAY FOR ADVERTISING PURPOSES PLACED OUT OF DOORS AND NOT OTHERWISE PROVIDED FOR IN THIS ARTICLE. SPECIAL SIGNS SHALL COMPLY WITH THE GENERAL PROVISIONS OF § 50-142.6 HEREOF.~~

~~THE DIRECTOR OF THE DIVISION OF BUILDING AND SAFETY INSPECTION SHALL MAKE AND ENFORCE SUCH REGULATIONS NECESSARY TO INSURE SAFE AND SECURE STRUCTURES, PROPERLY LOCATED, TO SAFEGUARD LIFE AND PROPERTY RIGHTS AND TO PROTECT THE PUBLIC INTEREST.~~

~~(ORD. 2504, PASSED 6-23-75)~~

~~§50-142.15 MAINTENANCE OF SIGNS;  
PRIVILEGE FEES.~~

~~RESPONSIBILITY FOR KEEPING SIGNS IN  
GOOD REPAIR AND IN GOOD CONDITION  
RESTS ENTIRELY WITH THE OWNER OR  
OWNERS OF THE SIGN.~~

~~OWNERS OF SIGNS OF TYPE 3 AND 4, WHERE  
LOCATED ON PUBLIC PROPERTY, SHALL PAY  
THE CITY AN ANNUAL PRIVILEGE FEE PLUS A  
FEE PER SQUARE FOOT OF AREA OF ONE SIDE  
OF SIGN. SAID FEES SHALL BE ESTABLISHED  
FROM TIME TO TIME BY RESOLUTION OF THE  
CITY COUNCIL, KEPT ON FILE BY THE CITY  
CLERK, AND CONTAINED IN APPENDIX A OF  
THE CITY CODE. PROVIDED THAT, IF THE  
OWNER IS A PERSON, ORGANIZATION OR  
CORPORATION ORGANIZED AND DOING  
BUSINESS EXCLUSIVELY FOR A CHARITABLE  
PURPOSE, THEN AND IN THAT EVENT THE  
“OWNER” SHALL NOT BE REQUIRED TO PAY  
THE ANNUAL PRIVILEGE FEE PROVIDED FOR  
HEREIN.~~

~~ANNUAL PRIVILEGE FEES SHALL BE PAYABLE  
ON OR BEFORE MAY 1 OF EACH YEAR AT THE  
DIVISION OF BUILDING AND SAFETY  
INSPECTION. PERSONS WITH DELINQUENT  
SIGN PRIVILEGE FEES SHALL BE CHARGED A  
SERVICE CHARGE OF 1½% PER MONTH  
BEGINNING 30 DAYS AFTER THE DUE DATE.~~

~~CHARGES FOR USE OF THE CITY PROPERTY  
FOR SIGNS SHALL BE A LIEN THEREON AND  
DURING THE MONTH OF APRIL OF EACH YEAR  
THE DIRECTOR OF BUILDING AND SAFETY  
INSPECTION SHALL CERTIFY ANY SUCH  
CHARGES WHICH, AS OF APRIL 1 OF THAT  
YEAR, HAVE BEEN DELINQUENT SIX  
MONTHS OR MORE TO THE CITY ASSESSOR,  
WHO SHALL ENTER THE SAME UPON THE~~

~~CITY TAX ROLL OF THAT YEAR AGAINST THE  
PREMISES TO WHICH THE CITY PROPERTY  
WAS USED FOR THE SIGN, AND THE CHARGES  
SHALL BE COLLECTED AND THE LIEN SHALL  
BE ENFORCED IN THE SAME MANNER AS  
PROVIDED WITH RESPECT TO TAXES  
ASSESSED UPON SAID ROLL; PROVIDED, THAT  
WHEN A TENANT IS RESPONSIBLE FOR  
PAYMENT OF ANY SUCH CHARGES AND THE  
CITY COUNCIL IS SO NOTIFIED IN WRITING  
WITH A TRUE COPY OF THE LEASE OF THE  
PREMISES ATTACHED (IF THERE IS ONE),  
THEN NO SUCH CHARGE SHALL BECOME A  
LIEN AGAINST SUCH PREMISES FROM AND  
AFTER THE DATE OF SUCH NOTICE.  
HOWEVER, IN THE EVENT OF THE FILING OF  
SUCH NOTICE, THE OWNER OF THE PREMISES  
SHALL CAUSE THE SIGN TO BE REMOVED  
AND NO PERMIT SHALL BE ISSUED FOR THE  
ERECTION OF A SIGN ON CITY PROPERTY FOR  
SUCH PREMISES UNTIL THE DELINQUENT  
CHARGES HAVE BEEN PAID AND A ONE YEAR  
ADVANCE DEPOSIT IS MADE.~~

~~(ORD. 2504, PASSED 6-23-75; AM. ORD. 3428,  
PASSED 2-8-99)~~

~~ARTICLE XXVI NONCONFORMING USES,  
BUILDINGS AND LOTS~~

~~§ 50-143 INTENT.~~

~~IT IS THE POLICY OF THE CITY THAT  
NONCONFORMING USES, LOTS, AND  
STRUCTURES ARE DISFAVORED AND THAT  
THEIR EVENTUAL ELIMINATION IS DESIRED.  
IT IS THE INTENTION OF THIS ARTICLE TO  
PERMIT THE CONTINUANCE OF  
NONCONFORMING USES, LOTS, AND  
STRUCTURES ONLY AS PROVIDED IN THIS  
ARTICLE AND TO RESTRICT ANY CHANGE  
OR DEVELOPMENT THAT WOULD TEND TO  
MAKE THEM MORE PERMANENT.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 3633,  
PASSED 02-14-05)~~

~~§ 50-144 AUTHORITY TO CONTINUE.~~

~~AN EXISTING BUILDING OR PREMISES  
DEVOTED TO A USE NOT PERMITTED BY THIS  
CHAPTER, SHALL NOT BE ENLARGED,  
EXTENDED, RECONSTRUCTED, SUBSTITUTED  
OR STRUCTURALLY ALTERED, EXCEPT AS  
REQUIRED BY LAW, AS PERMITTED IN § 50-  
147.~~

~~EXCEPT AS OTHERWISE PROVIDED IN THIS  
ARTICLE, ANY NONCONFORMING USE, LOT,  
OR STRUCTURE LAWFULLY EXISTING ON THE  
EFFECTIVE DATE OF THIS ORDINANCE, OR  
SUBSEQUENT AMENDMENT THERETO, MAY  
BE CONTINUED, REGARDLESS OF ANY  
CHANGE IN TENANCY, OWNERSHIP, OR  
MANAGEMENT, SO LONG AS IT REMAINS  
LAWFUL.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 3633,  
PASSED 02-14-05)~~

~~§ 50-145 NONCONFORMING USES OR  
STRUCTURES.~~

~~WHEN ANY NONCONFORMING STRUCTURE IS  
DESTROYED OR DAMAGED BY ANY MEANS  
TO THE EXTENT OF 51 PERCENT OR MORE  
OF THE COST OF REPLACEMENT, AS  
DETERMINED BY THE CODE ENFORCEMENT  
OFFICER, SAID STRUCTURE SHALL NOT BE  
REBUILT, RESTORED, OR RE-OCCUPIED FOR  
ANY PURPOSE UNLESS IT SHALL THEREAFTER  
CONFORM TO THE REGULATIONS OF THE  
DISTRICT IN WHICH IT IS LOCATED. IF THE  
DAMAGE EQUALS 50 PERCENT OR LESS OF  
THE REPLACEMENT COST, REPAIRS OR  
REBUILDING SHALL BE PERMITTED.~~

~~WHEN A NONCONFORMING USE IS  
DISCONTINUED OR CEASES TO EXIST FOR  
ONE YEAR, THE NONCONFORMING USE  
SHALL NOT THEREAFTER BE RESUMED.~~

~~WHEN A NONCONFORMING USE OR  
STRUCTURE IS REPLACED BY A REGULARLY  
PERMITTED USE OR STRUCTURE, IT SHALL  
THEREAFTER CONFORM TO THE  
REGULATIONS OF THE DISTRICT IN WHICH IT  
IS LOCATED, AND THE NONCONFORMING USE  
MAY NOT BE RESUMED.~~

~~AN EXTENSION OF A NONCONFORMING USE  
FOR THE SOLE PURPOSE OF PROVIDING  
REQUIRED OFF-STREET PARKING AND  
LOADING SPACES SHALL BE PERMITTED, SO  
LONG AS SUCH EXTENSION DOES NOT  
INVOLVE ANY STRUCTURAL ALTERATION OR  
ENLARGEMENT OF A NONCONFORMING  
STRUCTURE.~~

~~WHEN A PUBLIC OFFICIAL, CHARGED WITH  
PROTECTING THE PUBLIC SAFETY, DECLARES  
A STRUCTURE UNSAFE AND ORDERS ITS~~

~~RESTORATION TO A SAFE CONDITION, THE RESTORATION SHALL BE PERMITTED, EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (A):~~

~~NO NONCONFORMING STRUCTURE SHALL BE MOVED, IN WHOLE OR IN PART, TO ANY OTHER LOCATION ON THE SAME OR A DIFFERENT LOT UNLESS THE ENTIRE STRUCTURE THEREAFTER CONFORMS TO THE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED AFTER BEING MOVED. NO USE OR STRUCTURE WHICH IS ACCESSORY TO A PRINCIPAL NONCONFORMING USE OR STRUCTURE SHALL CONTINUE AFTER SUCH PRINCIPAL USE OR STRUCTURE HAS ENDED, UNLESS IT CONFORMS WITH ALL THE REGULATIONS OF THIS CHAPTER.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 3633, PASSED 2-14-05)~~

#### ~~§ 50-146 NONCONFORMING LOTS:~~

~~NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS CHAPTER, IN ANY DISTRICT IN WHICH SINGLE FAMILY DWELLINGS ARE PERMITTED, A SINGLE FAMILY DWELLING AND CUSTOMARY ACCESSORY BUILDINGS MAY BE ERECTED ON ANY SINGLE LOT OF RECORD AT THE EFFECTIVE DATE OF ADOPTION OR AMENDMENT OF THIS SECTION EVEN THOUGH SUCH LOT DOES NOT CONFORM TO THE AREA OR WIDTH REQUIREMENTS OF THE DISTRICT IN WHICH IT IS LOCATED. ANY STRUCTURE ERECTED ON SUCH A LOT SHALL CONFORM TO THE YARD DIMENSIONS AND OTHER REQUIREMENTS OF THE DISTRICT IN WHICH IT IS LOCATED.~~

~~ANY LOT OF RECORD AT THE EFFECTIVE~~

~~DATE OF ADOPTION OR AMENDMENT OF THIS SECTION, WHICH IS LOCATED IN A DISTRICT WHERE RESIDENTIAL USES ARE NOT PERMITTED, MAY BE USED FOR ANY PRINCIPAL PERMITTED USE IN THAT DISTRICT, EVEN THOUGH SUCH LOT DOES NOT CONFORM TO THE AREA OR WIDTH REQUIREMENTS OF THE DISTRICT IN WHICH IT IS LOCATED. ANY STRUCTURE ERECTED ON SUCH A LOT SHALL CONFORM TO THE YARD DIMENSIONS AND OTHER REQUIREMENTS OF THE DISTRICT IN WHICH IT IS LOCATED.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 3633, PASSED 2-14-05)~~

#### ~~§ 50-147 NONCONFORMING SITE REQUIREMENTS:~~

~~A STRUCTURE THAT IS OTHERWISE LAWFUL AND APPROPRIATE IN THE DISTRICT IN WHICH IT IS LOCATED BUT WHICH IS NONCONFORMING SOLELY BY REASON OF ITS FAILURE TO COMPLY WITH RESTRICTIONS ON LOT AREA, LOT COVERAGE, HEIGHT, YARDS, OR OTHER SIMILAR RESTRICTIONS, MAY BE CONTINUED SO LONG AS IT REMAINS OTHERWISE LAWFUL, SUBJECT TO THE FOLLOWING PROVISIONS:~~

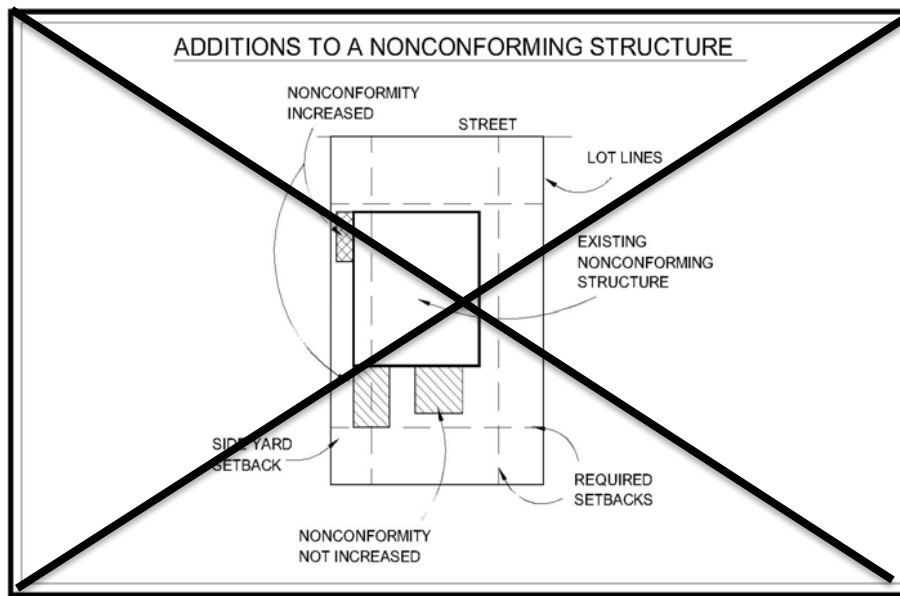
~~*EXPANSION.* SUCH STRUCTURE MAY BE ENLARGED OR ALTERED ONLY IN A MANNER THAT DOES NOT INCREASE ITS NONCONFORMITY. EXPANSION IS A CHANGE IN THE STRUCTURE THAT EXTENDS A STRUCTURE FURTHER INTO A REQUIRED YARD, FURTHER ABOVE THE MAXIMUM HEIGHT REQUIREMENTS OR LARGER THAN THE MAXIMUM CUBICAL CONTENTS ALLOWED BY THIS ORDINANCE, OR AN~~



~~INCREASE IN THE MASS OF THE STRUCTURE  
IN A REQUIRED YARD OR ABOVE THE  
MAXIMUM HEIGHT ALLOWED IN THIS  
ORDINANCE.~~

FIGURE 50-147

~~§ 50-148 SITE PLAN REVIEW REQUIRED FOR  
CHANGE OF USE.~~



~~REPAIR OR RECONSTRUCTION. SHOULD SUCH STRUCTURE BE DESTROYED OR DAMAGED BY ANY MEANS TO THE EXTENT OF 51 PERCENT OR MORE OF ITS REPLACEMENT COST, EXCLUSIVE OF THE FOUNDATION, IT MAY BE RECONSTRUCTED ONLY IF IT THEREAFTER CONFORMS WITH ALL THE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED AND WITH APPLICABLE BUILDING CODES.~~

~~RELOCATION. SHOULD SUCH STRUCTURE BE MOVED ANY DISTANCE FOR ANY REASON, IT SHALL THEREAFTER CONFORM TO THE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED AFTER BEING MOVED.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 3633, PASSED 2-14-05; AM. ORD. 3704, PASSED 4-14-08)~~

~~A CHANGE OF LAND USE FROM ONE TYPE OF OCCUPANCY TO ANOTHER OR FROM A NONCONFORMING USE TO A CONFORMING USE IS SUBJECT TO THE PROVISIONS OF SITE PLAN REVIEW.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 3633, PASSED 02-14-05)~~

~~ARTICLE XXVII CHANGES AND AMENDMENTS~~

~~§ 50-149 METHODS OF MAKING GENERALLY.~~

~~THE CITY COUNCIL MAY, FOLLOWING A PUBLIC HEARING AND RECEIPT OF REPORTS AND RECOMMENDATIONS FROM THE CITY PLANNING COMMISSION, ENACT ORDINANCES AMENDING, SUPPLEMENTING OR CHANGING THE DISTRICT BOUNDARIES OR THE REGULATIONS ESTABLISHED IN THIS CHAPTER.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2616, PASSED 11-28-77; AM. ORD. 2846, PASSED 7-26-82)~~

~~§ 50-150 APPLICATION PROCEDURE.~~

~~WHEN AN AMENDMENT, SUPPLEMENT OR CHANGE IS SOUGHT BY APPLICATION, THE APPLICANT SHALL FILE IN WRITING WITH THE OFFICE OF THE CITY PLANNING COMMISSION AN APPLICATION OBTAINED FROM THAT OFFICE.~~

~~WHO MAY APPLY. AN APPLICATION SHALL BE SIGNED BY EITHER THE FREEHOLDER, A CONTRACT PURCHASER, AN OPTION TO PURCHASE HOLDER, OR BY THEIR AUTHORIZED AGENT. AGENT AUTHORIZATION SHALL BE IN WRITING AND FILED WITH THE APPLICATION.~~

~~TIME LIMITATION. APPLICATIONS FOR AMENDMENT, SUPPLEMENT OR CHANGE TO THE SAME ZONING DISTRICT CLASSIFICATION, OR A LESS RESTRICTED ZONING DISTRICT CLASSIFICATION, ON SUBSTANTIALLY THE SAME PARCEL OF LAND MAY NOT BE SUBMITTED MORE OFTEN THAN~~

~~ONCE A YEAR. A DETERMINATION, EITHER APPROVING OR REJECTING SUCH ZONING CHANGE, MUST BE MADE BY THE CITY COUNCIL WITHIN SIX MONTHS AFTER RECEIVING A RECOMMENDATION FROM THE PLANNING COMMISSION.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2616, PASSED 11-28-77)~~

~~§ 50-151 PLANNING COMMISSION ACTION.~~

~~IN ALL CASES, THE MATTER OF CHANGES OR AMENDMENT TO THIS CHAPTER SHALL FIRST BE REFERRED TO, OR TAKEN UP BY, THE PLANNING COMMISSION FOR INVESTIGATION AND STUDY AND PREPARATION OF ITS TENTATIVE REPORT AND RECOMMENDATION. SUCH COMMISSION SHALL HOLD A PUBLIC HEARING ON THE TENTATIVE REPORT, CHANGES OR AMENDMENTS, GIVING NOT LESS THAN 15 DAYS NOTICE THEREOF IN OFFICIAL PAPER OR PAPERS OF GENERAL CIRCULATION IN THE CITY. IN THE CASES OF AN INDIVIDUAL PROPERTY, OR SEVERAL ADJACENT PROPERTIES, WHICH ARE PROPOSED FOR REZONING, NOTICE OF THE PROPOSED REZONING AND HEARING SHALL BE GIVEN TO THE OWNERS OF THE PROPERTY IN QUESTION AT LEAST 15 DAYS BEFORE THE HEARING.~~

~~IN ADDITION, FOR ZONING AMENDMENTS, NOT LESS THAN SEVEN DAYS WRITTEN NOTICE SHALL BE DELIVERED PERSONALLY OR BY ORDINARY MAIL, ADDRESSED TO THE LAST ADDRESS SHOWN ON THE ASSESSMENT ROLLS OF THE CITY, TO ANY PERSONS OWNING PROPERTY WITHIN THE RADIUS OF 300 FEET FROM ANY PART OF THE PROPERTY SOUGHT TO BE REZONED. WRITTEN NOTICES~~

~~SHALL SET FORTH THE PROPERTY SOUGHT TO BE REZONED, STATING ITS LEGAL DESCRIPTION OR PERMANENT PARCEL NUMBER AND THE STREET NUMBER; IF THERE IS NO NUMBER, THE GEOGRAPHICAL LOCATION, WITH REFERENCE TO ADJACENT STREETS, OF THE ZONING CHANGE. PROPERTY OWNERS OUTSIDE OF THE 300 FEET SHALL BE HEARD AT SUCH HEARING. THE REQUIREMENTS HEREIN SET FORTH RELATIVE TO THE WRITTEN NOTICE TO PROPERTY OWNERS WITHIN THE 300 FOOT RADIUS SHALL BE DEEMED DIRECTORY RATHER THAN MANDATORY, NOTWITHSTANDING ANYTHING IN THIS CHAPTER WHICH MIGHT BE CONSTRUED TO THE CONTRARY, AND NO AMENDMENT TO THIS CHAPTER SHALL BE HELD INVALID IF THERE HAS BEEN SUBSTANTIAL COMPLIANCE WITH THIS REQUIREMENT.~~

~~AFTER COMPLETION OF THE HEARING BEFORE THE PLANNING COMMISSION, THE PLANNING COMMISSION SHALL PREPARE ITS FINAL REPORT AND RECOMMENDATION AND SUBMIT THE SAME TO THE CITY COUNCIL AT ITS FIRST REGULAR MEETING IN THE FOURTH WEEK FOLLOWING THE MEETING OF THE PLANNING COMMISSION AT WHICH SUCH REPORT IS MADE FINAL. IF THERE IS NO REGULAR MEETING OF THE CITY COUNCIL IN THE FOURTH WEEK, THEN THE FINAL REPORT SHALL BE RECEIVED AT THE NEXT REGULARLY SCHEDULED MEETING. THE RECEIPT OF THE FINAL REPORT SHALL BE NOTICED IN THE MINUTES OF THE CITY COUNCIL.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2555, PASSED 4-26-76; AM. ORD. 2616, PASSED 11-28-71;~~

~~AM. ORD. 2846, PASSED 7-26-82)~~

~~§50-151.1 SAME SITE PLAN REVIEW FOR SPECIAL LAND USE REQUESTS.~~

~~(1) NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS CHAPTER AND TO SECURE COMPLIANCE WITH THE ACT 638 OF THE PUBLIC ACTS OF 1978, BEING MCLA §§ 25.581 ET SEQ., AND MSA §§ 5.2931 ET SEQ., IN THE CHAPTER PERTINENT TO "SPECIAL LAND USES, CONDITIONAL USES" AND/OR "PLANNED UNIT DEVELOPMENTS, COMMUNITY DEVELOPMENT PROJECTS" OR CONCEPTS IN THIS CHAPTER UNDER DIFFERENT TERMINOLOGY DESIGNED TO ACCOMPLISH SIMILAR OBJECTIVES OF A REVIEWING PROCESS, HEREAFTER SUCH REVIEWING PROCESS IS DELEGATED TO THE PLANNING COMMISSION. ANY SITE PLAN REVIEW REQUIRED PERTINENT TO THE FOREGOING IS ALSO HEREBY SIMILARLY DELEGATED TO THE PLANNING COMMISSION. ANY SITE PLAN REVIEW REQUIRED PERTINENT TO THE FOREGOING IS ALSO HEREBY SIMILARLY DELEGATED, NOTWITHSTANDING ANY OTHER APPLICABLE PROVISIONS OF THIS CHAPTER OR ANY OTHER ORDINANCE OF THE CITY TO THE CONTRARY.~~

~~IN ADDITION TO SPECIFIC STANDARDS WHICH MAY BE APPLICABLE, THE FOLLOWING STANDARDS SHALL SERVE AS THE BASIS FOR DECISIONS INVOLVING SPECIAL LAND USES, PLANNED UNIT DEVELOPMENTS, AND OTHER DISCRETIONARY DECISIONS CONTAINED IN THIS CHAPTER. THE PROPOSED USE OR ACTIVITY SHALL:~~

~~BE COMPATIBLE WITH ADJACENT USES OF LAND.~~

~~BE CONSISTENT WITH AND PROMOTE THE INTENT AND PURPOSE OF THIS CHAPTER, THE MASTER PLAN AND OTHER ADOPTED RENEWAL PLANS;~~

~~BE COMPATIBLE WITH THE NATURAL ENVIRONMENT;~~

~~BE CONSISTENT WITH THE CAPABILITIES OF PUBLIC SERVICES AND FACILITIES AFFECTED BY THE PROPOSED USE; AND~~

~~PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE.~~

~~*APPLICATIONS FOR CONDITIONAL USES AND COMMUNITY DEVELOPMENT PROJECTS.*~~

~~FILING OF APPLICATIONS. ANY APPLICATION UNDER THE PROVISIONS OF THIS CHAPTER MAY BE TAKEN BY ANY PROPERTY OWNER, OR OPTION HOLDER WITH THE CONSENT OF THE PROPERTY OWNER, OR BY A TENANT, OR BY A GOVERNMENTAL OFFICER, DEPARTMENT, BOARD OR BUREAU. SUCH APPLICATIONS SHALL BE FILED WITH THE BUILDING INSPECTOR, WHO SHALL TRANSMIT THE SAME TO THE DESIGNATED PLANNING OFFICIAL.~~

~~THE DESIGNATED PLANNING OFFICIAL SHALL INVESTIGATE THE APPLICATION AND SUBMIT A REPORT THERETO, TOGETHER WITH HIS OR HER RECOMMENDATION TO THE COMMISSION. HEARINGS. THE COMMISSION SHALL FIX A REASONABLE TIME FOR THE HEARING OF THE APPLICATION FOR A CONDITIONAL USE PERMIT OR COMMUNITY DEVELOPMENT PROJECT, GIVE 15 DAYS PUBLIC NOTICE THEREOF IN AN OFFICIAL NEWSPAPER OR PAPER OF GENERAL CIRCULATION IN THE CITY, AS WELL AS~~

~~NOTICE TO THE PARTIES IN INTEREST, AND DECIDE THE SAME WITHIN A REASONABLE TIME. EACH APPLICATION SHALL BE ACCOMPANIED BY A CHECK, PAYABLE TO THE TREASURER OF THE CITY, OR A CASH PAYMENT, TO COVER THE COST OF PUBLICATION, POSTING, AND HEARINGS. SAID AMOUNT SHALL BE ESTABLISHED FROM TIME TO TIME BY RESOLUTION OF THE CITY COUNCIL, KEPT ON FILE BY THE CITY CLERK, AND CONTAINED IN APPENDIX A OF THE CITY CODE. AT THE HEARINGS, ANY PARTY MAY APPEAR IN PERSON OR BE REPRESENTED BY AN AGENT OR ATTORNEY. PARTIES OF INTEREST SHALL INCLUDE THE APPLICANT AND ALL OWNERS OF RECORD OF ANY REAL PROPERTY WITHIN 300 FEET OF THE PREMISES IN QUESTION. THE OWNERS OF RECORD FOR THE PURPOSES HEREOF SHALL BE THOSE PERSONS APPEARING ON THE ASSESSMENT ROLLS OF THE CITY. THE REQUIRED NOTICE SHALL BE DELIVERED PERSONALLY OR BY MAIL ADDRESSED TO THE RESPECTIVE OWNERS AT THE ADDRESS GIVEN ON THE LAST ASSESSMENT ROLL.~~

~~DECISION OF COMMISSION. THE COMMISSION SHALL DECIDE ALL APPLICATIONS AND APPEALS WITHIN 30 DAYS AFTER THE FINAL HEARING THEREON. A CERTIFIED COPY OF THE COMMISSION'S DECISION SHALL BE TRANSMITTED TO THE APPLICANT AND TO THE BUILDING INSPECTOR. SUCH DECISION SHALL BE BINDING UPON THE BUILDING INSPECTOR, AND OBSERVED BY HIM OR HER, AND HE OR SHE SHALL INCORPORATE THE TERMS AND CONDITIONS OF THE SAME IN THE PERMIT TO THE APPLICANT, WHENEVER A PERMIT IS AUTHORIZED BY THE COMMISSION. THE DECISION OF THE COMMISSION IS APPEALABLE TO THE ZONING~~

~~BOARD OF APPEALS BY EITHER THE APPLICANT OR BY 20% OF THE OWNERS OF REAL PROPERTY WITHIN 300 FEET OF THE PREMISES IN QUESTION.~~

~~(ORD. 2846, PASSED 7-26-82; AM. ORD. 3043, PASSED 8-24-87; AM. ORD. 3080, PASSED 10-24-88;~~

~~AM. ORD. 3429, PASSED 2-8-99)~~

~~§50-151.2 NOTIFICATION WHEN LAND USE IS SIGNIFICANTLY AFFECTED BY AN ADMINISTRATIVE DECISION.~~

~~WHERE AN INDIVIDUAL, PARTNERSHIP, LIMITED PARTNERSHIP, CORPORATION OR ANY OTHER ORGANIZATION HAS GONE BEFORE THE PLANNING COMMISSION TO SEEK A CHANGE IN A ZONING ORDINANCE FOR A SPECIFIC PARCEL OR PROPERTY, AND THE REQUESTED CHANGE IS REJECTED BY THE CITY COUNCIL: BEFORE A SUBSEQUENT REQUEST TO THE ZONING ADMINISTRATOR OR HIS OR HER DESIGNEE REGARDING ANY PORTION OF THE SAME PARCEL OF PROPERTY CAN BE APPROVED, ACTUAL NOTICE MUST BE SENT TO ALL PERSONS LIVING WITHIN 300 FEET OF THE PROPERTY IN QUESTION. IF ANY APPEAL IS NOT FILED PURSUANT TO § 50-159 WITHIN 20 DAYS OF THE ACTUAL NOTICE, THE ZONING ADMINISTRATOR OR HIS OR HER DESIGNEE MAY THEN ACT UPON THE REQUESTED USE.~~

~~(ORD. 3104, PASSED 7-24-89)~~

~~§ 50-152 ACTION BY CITY COUNCIL.~~

~~AT THE MEETING AT WHICH THE FINAL REPORT FOR THE PLANNING COMMISSION IS RECEIVED THE CITY ATTORNEY SHALL~~

~~PRESENT FOR INTRODUCTION AND PUBLIC HEARING AN ORDINANCE EFFECTUATING THE ZONING CHANGES RECOMMENDED BY THE PLANNING COMMISSION AND, IN CASES OF UNFAVORABLE ACTION BY THE PLANNING COMMISSION, EFFECTUATING THE ZONING CHANGE SOUGHT BY THE APPLICANT.~~

~~NOTICE OF SUCH PUBLIC HEARING BEFORE THE CITY COUNCIL STATING THE TIME AND PLACE OF THE HEARING SHALL BE PUBLISHED IN AN OFFICIAL PAPER OF GENERAL CIRCULATION IN THE CITY NOT LESS THAN 15 DAYS PRIOR TO THE PUBLIC HEARING. NOT LESS THAN 15 DAYS NOTICE OF THE TIME AND PLACE OF SUCH HEARING SHALL BE GIVEN BY REGISTERED UNITED STATES MAIL TO EACH PUBLIC UTILITY COMPANY AND TO EACH RAILROAD COMPANY OWNING OR OPERATING ANY PUBLIC UTILITY OR RAILROAD WITHIN THE DISTRICTS OR ZONES AFFECTED. AFTER SECOND READING, ORDINANCE AND MAP SHALL BE PUBLISHED AS REQUIRED BY LAW.~~

~~THE CITY COUNCIL MAY ADOPT SUCH PROPOSED CHANGE, SUPPLEMENT OR AMENDMENT IN THE FORM SUBMITTED TO IT, OR WITH AMENDMENTS, OR MAY REFER THE MATTER BACK TO THE PLANNING COMMISSION; PROVIDED, THAT IN CASE OF PROTEST AGAINST A PROPOSED AMENDMENT, SUPPLEMENT OR CHANGE BE PRESENTED, DULY SIGNED BY THE OWNERS OF 20% OR MORE OF THE FRONTAGE PROPOSED TO BE ALTERED, OR BY THE OWNERS OF 20% OF THE FRONTAGE DIRECTLY OPPOSITE THE FRONTAGE PROPOSED TO BE ALTERED, SUCH AMENDMENT SHALL NOT BE PASSED EXCEPT~~

~~BY THREE FOURTHS VOTE OF THE CITY COUNCIL.~~

~~IF AN ORDINANCE EFFECTUATING A ZONING CHANGE FAILS OF PASSAGE AFTER THE PUBLIC HEARING BEFORE THE CITY COUNCIL, OR IS REFERRED BACK TO THE PLANNING COMMISSION, REZONING OF THE LOT OR PARCEL IN QUESTION SHALL NOT TAKE PLACE, UNDER ANY CIRCUMSTANCES, EXCEPT UPON COMPLIANCE WITH THE PROCEDURES SET FORTH IN § 50-151.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2616, PASSED 11-28-77)~~

#### ~~§ 50-153 ZONING CHANGE FEES.~~

~~AN APPLICANT FOR AN AMENDMENT, SUPPLEMENT OR CHANGE OF ZONING SHALL PAY A SUM TO THE OFFICE OF THE PLANNING COMMISSION AT THE TIME THE APPLICATION IS FILED, TO COVER THE COST OF PROCESSING THE SAME. SAID SUM SHALL BE ESTABLISHED FROM TIME TO TIME BY RESOLUTION OF THE CITY COUNCIL, KEPT ON FILE BY THE CITY CLERK, AND CONTAINED IN APPENDIX A OF THE CITY CODE.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2616, PASSED 11-28-77; AM. ORD. 3043, PASSED 8-24-87;~~

~~AM. ORD. 3080, PASSED 10-24-88; AM. ORD. 3429, PASSED 2-8-99)~~

#### ~~§ 50-154 ZONING CERTIFICATE OR BUILDING PERMIT NOT TO BE ISSUED WHILE ZONING MAP CHANGE PENDING.~~

~~WHENEVER THE CITY COUNCIL HAS TAKEN UNDER ADVISEMENT A CHANGE OR AMENDMENT TO THE ZONING MAP FROM A~~

~~LESS RESTRICTED DISTRICT TO A MORE RESTRICTED DISTRICT CLASSIFICATION, AS EVIDENCED BY RESOLUTION OF RECORD, NO ZONING CERTIFICATE OR BUILDING PERMIT SHALL BE ISSUED WITHIN 30 DAYS FROM THE DATE OF SUCH RESOLUTION WHICH WOULD AUTHORIZE THE CONSTRUCTION OF A BUILDING ON THE ESTABLISHMENT OF A USE WHICH WOULD BECOME NONCONFORMING UNDER THE CONTEMPLATED REDISTRICTING PLAN.~~

~~(ORD. 2046, PASSED 4-11-68)~~

## ~~ARTICLE XXVIII BOARD OF APPEALS~~

### ~~§ 50-155 COMPOSITION; APPOINTMENT AND TERM OF MEMBERS.~~

~~THE BOARD OF APPEALS SHALL CONSIST OF TEN VOTING MEMBERS, NINE APPOINTED BY THE CITY COUNCIL, ONE FROM EACH OF THE NINE WARDS OF THE CITY, AND ONE MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION SHALL RECOMMEND A MEMBER OF THE PLANNING COMMISSION TO BE APPOINTED BY THE CITY COUNCIL. EACH MEMBER SHALL BE APPOINTED FOR A TERM OF THREE YEARS, EXCEPT THE MEMBER OF THE PLANNING COMMISSION SHALL SERVE FOR A TERM OF ONE YEAR. THE CITY PLANNER SHALL BE THE SECRETARY OF THE BOARD AND SHALL HAVE NO VOTE.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2608, PASSED 7-25-77; AM. ORD. 2888, PASSED 12-12-83;~~

~~AM ORD. 3683, PASSED 9-25-06)~~

### ~~§50-155.1 CAUSES FOR REMOVAL FROM BOARD.~~

~~CAUSES FOR REMOVAL OF BOARD MEMBERS (INCLUDING ALTERNATES) FROM THE BOARD BY THE CITY COUNCIL SHALL INCLUDE MALFEASANCE, MISFEASANCE, NONFEASANCE GENERALLY AND IN PARTICULAR:~~

~~FAILURE TO MAINTAIN REASONABLE FAMILIARITY WITH STATE STATUTES AND LOCAL CODE PROVISIONS AND ANY OTHER ORDINANCES AND RULES AFFECTING THE~~

~~BOARD OR FAILURE TO BE GOVERNED THEREBY.~~

~~FAILURE TO DISCLOSE CONFLICTS OF INTEREST FOR THE PURPOSES OF DISQUALIFICATION WHEN A MEMBER HAS A PERSONAL OR MONETARY INTEREST IN THE MATTER INVOLVED, OR WILL BE DIRECTLY AFFECTED BY A DECISION OF THE BOARD; AND~~

~~FAILURE TO ATTEND THREE CONSECUTIVE REGULAR MEETINGS OR MORE THAN ONE-HALF OF THE LAST 12 REGULAR MEETINGS MAY REQUIRE A HEARING BY THE BOARD AT ITS NEXT REGULAR MEETING FOLLOWING RECEIPT OF AN ATTENDANCE REPORT FROM THE ZONING ADMINISTRATOR. THE BOARD SHALL DETERMINE AT THAT HEARING IF THE CIRCUMSTANCES WARRANT REMOVAL OR CONTINUATION OF THE MEMBER(S) IN THE APPOINTMENT AND SHALL TRANSMIT ONLY A RECOMMENDATION OF REMOVAL TO THE CITY COUNCIL.~~

~~THE CITY COUNCIL MAY REMOVE SAID MEMBER FROM THE BOARD UPON BOARD RECOMMENDATION. (ORD. 3094, PASSED 3-13-89; AM. ORD. 3697, PASSED 12-10-07)~~

### ~~§ 50-156 ORGANIZATION; ELECTION OF CHAIRPERSON; ADOPTION OF RULES; MEETINGS; RECORDS.~~

~~THE BOARD OF APPEALS SHALL ORGANIZE, ELECT ITS CHAIRPERSON AND ADOPT RULES FOR ITS OWN GOVERNMENT IN ACCORDANCE WITH THIS CHAPTER. MEETINGS OF THE BOARD SHALL BE HELD AT THE CALL OF THE CHAIRPERSON, AND AT SUCH OTHER TIMES AS THE BOARD MAY DETERMINE.~~



~~THE CHAIRPERSON, OR IN HIS ABSENCE THE ACTING CHAIRPERSON, MAY ADMINISTER OATHS AND THE BOARD MAY COMPEL THE ATTENDANCE OF WITNESSES. ALL MEETINGS OF THE BOARD SHALL BE OPEN TO THE PUBLIC. THE BOARD SHALL KEEP MINUTES OF ITS PROCEEDINGS, SHOWING THE VOTE OF EACH MEMBER UPON EACH QUESTION, OR, IF ABSENT OR FAILING TO VOTE, INDICATING THAT FACT, AND SHALL KEEP RECORDS AND ITS EXAMINATIONS AND OTHER OFFICIAL ACTIONS, ALL OF WHICH SHALL BE IMMEDIATELY FILED IN THE OFFICE OF THE BOARD AND SHALL BE A PUBLIC RECORD.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-157 QUORUM; VOTES REQUIRED FOR ACTION.~~

~~SIX MEMBERS OF THE BOARD OF APPEALS SHALL CONSTITUTE A QUORUM. THE BOARD SHALL ACT BY RESOLUTION OR MOTION, AND THE CONCURRING VOTE OF A MAJORITY OF THE MEMBERS OF THE BOARD SHALL BE NECESSARY TO REVERSE ANY ORDER, REQUIREMENT, DECISION OR DETERMINATION OF THE BUILDING INSPECTOR OR ANY OTHER ADMINISTRATIVE OFFICIAL, OR TO DECIDE IN FAVOR OF AN APPLICANT IN ANY MATTER ON WHICH IT IS REQUIRED TO PASS UNDER THIS CHAPTER, OR TO EFFECT A VARIANCE FROM THE REQUIREMENTS STIPULATED IN THIS CHAPTER, EXCEPT THAT A CONCURRING VOTE OF TWO THIRDS OF THE MEMBERS OF THE BOARD SHALL BE NECESSARY TO GRANT A VARIANCE FROM USES OF LAND PERMITTED IN THIS CHAPTER. THE GROUNDS OF EVERY SUCH DETERMINATION SHALL SET FORTH UPON THE RECORD.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2665, PASSED 10-9-78; AM. ORD. 2880, PASSED 7-11-83;~~

~~AM. ORD. 3296, PASSED 5-8-95; AM. ORD. 3697, PASSED 12-10-07)~~

~~§ 50-158 ASSISTANCE OF OTHER CITY DEPARTMENTS.~~

~~THE BOARD OF APPEALS MAY CALL UPON THE SEVERAL CITY DEPARTMENTS FOR ASSISTANCE IN THE PERFORMANCE OF ITS DUTIES. IT SHALL BE THE DUTY OF SUCH DEPARTMENTS TO RENDER SUCH ASSISTANCE TO THE BOARD AS MAY REASONABLY BE REQUIRED.~~

~~(ORD. 2046, PASSED 4-11-68)~~

~~§ 50-159 APPLICATIONS; APPEALS, HEARINGS, ETC.~~

~~*FILING OF APPLICATIONS.* AN APPLICATION, IN CASES IN WHICH THE BOARD OF APPEALS HAS ORIGINAL JURISDICTION UNDER THE PROVISIONS OF THIS CHAPTER, MAY BE TAKEN BY ANY PROPERTY OWNER, OR OPTION HOLDER, OR BY A TENANT, WITH THE CONSENT OF THE PROPERTY OWNER, OR BY A GOVERNMENTAL OFFICER, DEPARTMENT, BOARD OR BUREAU. SUCH APPLICATIONS SHALL BE FILED WITH THE PLANNING AND ZONING OFFICE.~~

~~*REPORT ON APPLICATION.* THE PLANNING AND ZONING OFFICE SHALL INVESTIGATE THE APPLICATION AND SUBMIT A REPORT TO THE BOARD.~~

~~*FILING OF APPEALS.* AN APPEAL TO THE BOARD MAY BE TAKEN BY ANY PERSON AGGRIEVED BY A DECISION OF THE BUILDING INSPECTOR OR AGGRIEVED BY ANY ACTION TAKEN UNDER THIS CHAPTER BY ANY OF THE ADMINISTRATIVE OFFICIALS OF THE CITY CHARGED WITH ENFORCEMENT OF THE SAME, OR BY ANY OFFICER, DEPARTMENT, BOARD OR BUREAU OF THE CITY AFFECTED BY ANY DECISION OF THE BUILDING INSPECTOR. SUCH APPEAL SHALL BE TAKEN WITHIN 20 DAYS AFTER THE DECISION BY FILING, WITH THE PLANNING AND ZONING OFFICE, A NOTICE OF APPEAL SPECIFYING THE GROUNDS THEREOF. THE ZONING ADMINISTRATOR SHALL FORTHWITH TRANSMIT TO THE ZONING BOARD OF APPEALS ALL PAPERS CONSTITUTING THE RECORD UPON WHICH THE ACTION~~

~~APPEALED FROM WAS TAKEN.~~

~~REPORT ON APPEAL. THE PLANNING AND ZONING OFFICE SHALL INVESTIGATE THE APPEAL AND SUBMIT A REPORT TO THE BOARD.~~

~~NOTICE REQUIREMENTS AND FEES. THE BOARD SHALL SUBSCRIBE TO ALL OF THE FOLLOWING NOTICE REQUIREMENTS AS SET FORTH BY MICHIGAN LAW.~~

~~THE CITY PLANNER OR DESIGNEE SHALL PUBLISH NOTICE OF THE REQUEST FOR HEARING IN A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY OF FLINT.~~

~~NOTICE SHALL ALSO BE SENT BY MAIL OR PERSONAL DELIVERY TO THE OWNERS OF PROPERTY FOR WHICH APPROVAL IS BEING CONSIDERED. NOTICE SHALL ALSO BE SENT TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE PROPERTY AND TO THE OCCUPANTS OF ALL STRUCTURES WITHIN 300 FEET OF THE PROPERTY REGARDLESS OF WHETHER THE PROPERTY OR OCCUPANT IS LOCATED IN THE ZONING JURISDICTION.~~

~~THE NOTICE SHALL BE GIVEN NOT LESS THAN 15 DAYS BEFORE THE DATE THE APPLICATION WILL BE CONSIDERED FOR APPROVAL. IF THE NAME OF THE OCCUPANT IS NOT KNOWN, THE TERM "OCCUPANT" MAY BE USED IN MAKING NOTIFICATION UNDER THIS SUBSECTION. THE NOTICE SHALL DO ALL OF THE FOLLOWING:~~

~~DESCRIBE THE NATURE OF THE REQUEST.~~

~~INDICATE THE PROPERTY THAT IS THE SUBJECT OF THE REQUEST. THE NOTICE SHALL INCLUDE A LISTING OF ALL EXISTING STREET ADDRESSES WITHIN THE PROPERTY. STREET ADDRESSES NEED NOT BE CREATED~~

~~AND LISTED. IF NO SUCH ADDRESSES EXIST WITHIN THE PROPERTY, OTHER MEANS OF IDENTIFICATION MAY BE USED.~~

~~STATE WHEN AND WHERE THE REQUEST WILL BE CONSIDERED.~~

~~INDICATE WHEN AND WHERE WRITTEN COMMENTS WILL BE RECEIVED CONCERNING THE REQUEST.~~

~~EACH APPLICATION OR APPEAL SHALL BE ACCOMPANIED BY A CHECK, PAYABLE TO THE CITY OF FLINT, OR A CASH PAYMENT TO COVER THE COST OF PUBLICATION OR POSTING, MAILING THE NOTICES OF THE HEARING OR HEARINGS AND WORK PERFORMED IN RELATION TO THE APPLICATION. SAID AMOUNT SHALL BE ESTABLISHED FROM TIME TO TIME BY RESOLUTION OF THE CITY COUNCIL, KEPT ON FILE BY THE CITY CLERK, AND CONTAINED IN APPENDIX A OF THE CITY CODE. AT THE HEARING, ANY PARTY MAY APPEAR IN PERSON OR BE REPRESENTED BY AN AGENT OR ATTORNEY.~~

~~DECISION OF THE BOARD.~~

~~THE BOARD SHALL DECIDE ALL APPLICATIONS AND APPEALS WITHIN 30 DAYS AFTER THE FINAL HEARING THEREON. A COPY OF THE BOARD'S DECISION SHALL BE TRANSMITTED TO THE APPLICANT OR APPELLANT, AND TO THE BUILDING INSPECTOR. THE DECISION SHALL BE BINDING UPON THE BUILDING INSPECTOR AND OBSERVED BY HIM, AND HE SHALL INCORPORATE THE TERMS AND CONDITIONS OF THE SAME IN THE PERMIT TO THE APPLICANT OR APPELLANT, WHENEVER A PERMIT IS AUTHORIZED BY THE BOARD.~~

~~THE DECISION OF THE BOARD SHALL NOT~~

~~BECOME FINAL UNTIL THE EXPIRATION OF FIVE DAYS FROM THE DATE OF ENTRY THEREOF, UNLESS THE BOARD SHALL FIND THE IMMEDIATE TAKING EFFECT OF SUCH DECISION IS NECESSARY FOR THE PRESERVATION OF PROPERTY OR PERSONAL RIGHTS AND SHALL SO CERTIFY ON THE RECORD.~~

~~STAY OF PROCEEDINGS. AN APPEAL SHALL STAY ALL PROCEEDINGS REGARDING THE ACTION ON APPEAL, UNLESS THE ENTITY OR OFFICER FROM WHICH THE APPEAL IS TAKEN CERTIFIES TO THE BOARD THAT A STAY WOULD CAUSE IMMINENT PERIL TO LIFE OR PROPERTY. THE ENTITY OR OFFICER DESCRIBED ABOVE SHALL STATE THE FACTUAL BASIS FOR THE OPINION PROVIDED IN A CERTIFICATE PROVIDED TO THE BOARD. OTHERWISE, PROCEEDINGS SHALL ONLY BE STAYED BY A RESTRAINING ORDER GRANTED BY THE ZONING BOARD OF APPEALS OR CIRCUIT COURT.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 3043, PASSED 8-24-87; AM. ORD. 3080, PASSED 10-24-88;~~

~~AM. ORD. 3429, PASSED 2-8-99; AM. ORD. 3697, PASSED 12-10-07)~~

~~§50-159.1 EXTENDED APPEAL OF AN ADMINISTRATIVE DECISION.~~

~~AN APPEAL OF AN ADMINISTRATIVE DECISION MAY BE FILED AFTER 20 CALENDAR DAYS IF THE PARTY FILING THE APPEAL DID NOT RECEIVE ACTUAL NOTICE OF THE ADMINISTRATIVE DECISION.~~

~~THE DECISION TO HEAR AN APPEAL DESCRIBED IN (A), ABOVE, MUST BE APPROVED BY NOT LESS THAN SIX MEMBERS OF THE ZONING BOARD OF APPEALS (ZBA).~~

~~THE ZBA DOES NOT HAVE THE AUTHORITY TO HEAR AN APPEAL OF AN ADMINISTRATIVE DECISION FILED MORE THAN 30 CALENDAR DAYS AFTER THE APPEALING PARTY HAS RECEIVED ACTUAL OR CONSTRUCTIVE NOTICE.~~

~~AN APPEAL TAKEN TO THE ZBA UNDER THIS SECTION SHALL BE CONSISTENT WITH THE PROCEDURES ESTABLISHED IN § 50-159 HEREOF.~~

~~(ORD. 3103, PASSED 7-24-89; AM. ORD. 3697, PASSED 12-10-07)~~

~~§ 50-160 POWERS GENERALLY.~~

~~THE BOARD OF APPEALS SHALL HAVE THE FOLLOWING POWERS:~~

~~VARIANCES AND INTERPRETATIONS OF ZONING MAP. THE BOARD SHALL HAVE THE POWER TO HEAR AND DECIDE, IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER, APPLICATIONS, FILED AS PROVIDED IN THIS ARTICLE, FOR VARIANCES OR INTERPRETATION OF THE ZONING MAP, OR FOR DECISIONS UPON OTHER SPECIAL QUESTIONS UPON WHICH THE BOARD IS AUTHORIZED TO PASS BY THIS CHAPTER. IN~~

~~CONSIDERING AN APPLICATION FOR A VARIANCE, THE BOARD SHALL GIVE DUE REGARD TO THE NATURE AND CONDITION OF ALL ADJACENT USES AND STRUCTURES; AND IN AUTHORIZING A VARIANCE, THE BOARD MAY IMPOSE SUCH REQUIREMENTS AND CONDITIONS WITH RESPECT TO LOCATION, CONSTRUCTION, MAINTENANCE AND OPERATION, IN ADDITION TO THOSE EXPRESSLY STIPULATED IN THIS CHAPTER FOR THE PARTICULAR VARIANCE, AS THE BOARD MAY DEEM NECESSARY FOR THE PROTECTION OF ADJACENT PROPERTIES AND THE PUBLIC INTEREST.~~

~~OTHER USES. IN ADDITION TO PERMITTING THE VARIANCES ALREADY SPECIFIED, THE BOARD SHALL HAVE THE POWER TO PERMIT THE FOLLOWING:~~

~~TEMPORARY STRUCTURES AND USES. THE BOARD MAY AUTHORIZE THE TEMPORARY USE OF A STRUCTURE OR PREMISES IN ANY DISTRICT FOR A PURPOSE OR USE THAT DOES NOT CONFORM TO THE REGULATIONS PRESCRIBED IN THIS CHAPTER FOR THE DISTRICT IN WHICH IT IS LOCATED; PROVIDED, THAT SUCH USE IS OF A TEMPORARY NATURE AND DOES NOT INVOLVE THE ERECTION OF A SUBSTANTIAL STRUCTURE. A ZONING CERTIFICATE FOR SUCH USE SHALL BE GRANTED IN THE FORM OF A TEMPORARY AND REVOCABLE PERMIT, FOR NOT MORE THAN A 12-MONTH PERIOD, SUBJECT TO SUCH CONDITIONS AS WILL SAFEGUARD THE PUBLIC HEALTH, SAFETY, CONVENIENCE AND GENERAL WELFARE.~~

~~INTERPRETATION OF ZONING MAP. WHERE THE STREET OR LOT LAYOUT ACTUALLY ON THE GROUND, OR AS RECORDED, DIFFERS FROM~~

~~THE STREET AND LOT LINES AS SHOWN ON THE ZONING MAP, THE BOARD, AFTER NOTICE TO THE OWNERS OF THE PROPERTY AND AFTER PUBLIC HEARING, SHALL INTERPRET THE MAP IN SUCH A WAY AS TO CARRY OUT THE INTENT AND PURPOSE OF THIS CHAPTER. IN CASE OF ANY QUESTION AS TO THE LOCATION OF ANY BOUNDARY LINE BETWEEN ZONING DISTRICTS, A REQUEST FOR INTERPRETATION OF THE ZONING MAP MAY BE MADE TO THE BOARD AND A DETERMINATION SHALL BE MADE BY THE BOARD.~~

~~INTERPRETATION OF ZONING ORDINANCE TEXT. THE BOARD SHALL HAVE THE AUTHORITY TO INTERPRET THE TEXT OF THE CITY OF FLINT ZONING ORDINANCE; AND ANY SUCH DETERMINATION ON THIS SUBJECT SHALL BE FINAL AND APPEALABLE TO THE CIRCUIT COURT FOR THE COUNTY OF GENESEE.~~

#### ~~ADMINISTRATIVE REVIEW.~~

~~HEARINGS. THE BOARD SHALL HAVE THE POWER TO HEAR AND DECIDE APPEALS FILED AS PROVIDED IN THIS ARTICLE, WHERE IT IS ALLEGED BY THE APPELLANT THAT THERE IS ERROR IN ANY ORDER, REQUIREMENTS, DECISION, DETERMINATION, GRANT OR REFUSAL MADE BY THE BUILDING INSPECTOR OR OTHER ADMINISTRATIVE OFFICIAL IN THE ENFORCEMENT AND INTERPRETATION OF THE PROVISIONS OF THIS CHAPTER.~~

~~DECISIONS. THE BOARD SHALL, WITHIN ITS PRESCRIBED AUTHORITY, HAVE THE POWER TO MAKE ITS OWN, OR REVERSE, AFFIRM, OR MODIFY, EITHER IN WHOLE OR IN PART, ANY ORDER, REQUIREMENT, DECISION OR DETERMINATION MADE BY THE BUILDING~~

~~INSPECTOR OR OTHER ADMINISTRATIVE OFFICIAL THAT IS BEFORE IT.~~

~~VARIANCES. THE BOARD SHALL HAVE THE POWER TO AUTHORIZE, UPON APPLICATION (OR APPEAL IN SPECIFIC CASES) FILED AS PROVIDED IN THIS ARTICLE, SUCH VARIANCES FROM THE TERMS, PROVISIONS OR REQUIREMENTS OF THIS CHAPTER AND AS OTHERWISE PROVIDED IN THE CODE OF ORDINANCES AS WILL NOT BE CONTRARY TO THE PUBLIC INTEREST; PROVIDED, THAT SUCH VARIANCES SHALL BE GRANTED ONLY IN SUCH CASES WHERE, OWING TO SPECIAL AND UNUSUAL CONDITIONS PERTAINING TO A SPECIFIC PIECE OF PROPERTY, THE LITERAL ENFORCEMENT OF THE PROVISIONS OR REQUIREMENTS OF THIS CHAPTER WOULD RESULT IN PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP. IN AUTHORIZING A VARIANCE, THE BOARD MAY ATTACH THERETO SUCH CONDITIONS REGARDING THE LOCATION, CHARACTER AND OTHER FEATURES OF THE PROPOSED STRUCTURE OR USE AS IT MAY DEEM NECESSARY IN THE INTEREST OF THE FURTHERANCE OF THE PURPOSES OF THIS CHAPTER AND IN THE PUBLIC INTEREST. IN AUTHORIZING A VARIANCE, WITH ATTACHED CONDITIONS, THE BOARD SHALL REQUIRE SUCH EVIDENCE AND GUARANTEE OR BOND AS IT SHALL DEEM TO BE NECESSARY TO ENFORCE COMPLIANCE WITH THE CONDITIONS ATTACHED.~~

~~USE VARIANCE. A USE VARIANCE ALLOWS A USE IN A ZONING DISTRICT THAT IS OTHERWISE NOT ALLOWED IN THAT DISTRICT UNDER THE TERMS OF THE ZONING ORDINANCE. AN APPLICANT MUST SHOW "UNDUE HARDSHIP" TO BE GRANTED A USE~~

~~VARIANCE.~~

~~FINDINGS OF THE BOARD. NO SUCH USE VARIANCE SHALL BE AUTHORIZED BY THE BOARD UNLESS THE BOARD FINDS THAT ALL THE FOLLOWING FACTS AND CONDITIONS EXIST:~~

~~THE PROPERTY CANNOT BE USED (PUT TO A REASONABLE USE) FOR THE PURPOSES PERMITTED IN THAT ZONE.~~

~~THE PLIGHT IS DUE TO UNIQUE CIRCUMSTANCES PECULIAR TO THE PROPERTY AND NOT TO GENERAL NEIGHBORHOOD CONDITIONS.~~

~~THAT THE PROPOSED USE WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE AREA.~~

~~THE PROBLEM WAS NOT A SELF-CREATED HARDSHIP.~~

~~ISSUANCE OF THE VARIANCE WOULD STILL ENSURE THAT THE SPIRIT OF THE ORDINANCE IS OBSERVED, PUBLIC SAFETY SECURED AND SUBSTANTIAL JUSTICE DONE.~~

~~NONUSE VARIANCE. A NONUSE VARIANCE IS A VARIANCE RELATING TO THE CONSTRUCTION, STRUCTURAL CHANGES, OR ALTERATIONS OF BUILDINGS OR STRUCTURES RELATED TO DIMENSIONAL REQUIREMENTS OF THE ZONING ORDINANCE OR TO ANY OTHER NONUSE-RELATED STANDARD IN THE ORDINANCE. AN APPLICANT MUST SHOW "PRACTICAL DIFFICULTY" TO BE GRANTED A NONUSE VARIANCE.~~

~~FINDINGS OF THE BOARD. NO SUCH NONUSE VARIANCE SHALL BE AUTHORIZED BY THE BOARD UNLESS THE BOARD FINDS THAT ALL OF THE FOLLOWING FACTS AND CONDITIONS EXIST:~~

~~THE STANDARD FOR WHICH THE VARIANCE IS BEING GRANTED WOULD UNREASONABLY PREVENT THE OWNER FROM USING PROPERTY FOR A PERMITTED PURPOSE OR WOULD RENDER CONFORMITY UNNECESSARILY BURDENSOME.~~

~~THE VARIANCE IS THE MINIMUM NECESSARY TO PROVIDE ADEQUATE RELIEF TO THE APPLICANT AND IS NOT SO LARGE THAT IT IS UNFAIR TO SIMILARLY SITUATED PROPERTY OWNERS WHO MANAGED TO COMPLY WITH THE REQUIREMENTS OR MAKE DO WITH A SMALLER VARIANCE.~~

~~THE PROBLEM IS DUE TO CIRCUMSTANCES UNIQUE TO THE PROPERTY AND NOT TO GENERAL CONDITIONS IN THE AREA.~~

~~THE PROBLEM THAT RESULTED IN THE NEED FOR THE VARIANCE WAS NOT A SELF-CREATED HARDSHIP. IN THIS INSTANCE "SELF-CREATED" INCLUDES ACTIONS BY THE CURRENT OWNER OR PAST OWNERS OF THE PROPERTY.~~

~~ISSUANCE OF THE VARIANCE WOULD STILL ENSURE THAT THE SPIRIT OF THE ORDINANCE IS OBSERVED, PUBLIC SAFETY SECURED AND SUBSTANTIAL JUSTICE DONE.~~

~~EXPIRATION OF VARIANCE. VARIANCE APPROVAL IS VALID FOR ONE YEAR FROM THE DATE OF APPROVAL. IF THE APPLICANT HAS NOT ESTABLISHED THE USE IN THE CASE OF A USE VARIANCE OR PULLED A BUILDING PERMIT TO CONSTRUCT THE STRUCTURE AUTHORIZED BY A NON-USE VARIANCE, VARIANCE APPROVAL SHALL EXPIRE. IF A BUILDING PERMIT IS ISSUED WITHIN A YEAR OF THE VARIANCE APPROVAL, BUT THE BUILDING IS NOT COMPLETED BEFORE EXPIRATION OF THE BUILDING PERMIT AND~~

~~THE PERMIT IS NOT EXTENDED, THE VARIANCE APPROVAL SHALL EXPIRE.~~

~~A USE VARIANCE THAT CEASES TO BE USED FOR 12 CONSECUTIVE MONTHS SHALL EXPIRE. WHERE APPLICABLE, THE 12 MONTH PERIOD SHALL BEGIN TO RUN FROM THE DATE THE USE VARIANCE IS APPROVED.~~

~~(ORD. 2046, PASSED 4-11-68; AM. ORD. 2846, PASSED 7-26-82; AM. ORD. 3392, PASSED 1-11-99;~~

~~AM. ORD. 3697, PASSED 12-10-07)~~

#### ~~ARTICLE XXIX SPECIAL REGULATED USES~~

##### ~~§ 50-161 PURPOSE.~~

~~IN THE DEVELOPMENT OF A COMMUNITY IT IS RECOGNIZED THAT THERE ARE SOME USES WHICH, BECAUSE OF THEIR VERY NATURE, ARE RECOGNIZED AS HAVING SERIOUS OBJECTIONABLE OPERATIONAL CHARACTERISTICS, PARTICULARLY WHEN SEVERAL OF THEM ARE CONCENTRATED UNDER CERTAIN CIRCUMSTANCES THEREBY HAVING A DELETERIOUS EFFECT UPON THE ADJACENT AREAS. SPECIAL REGULATION OF THESE USES IS NECESSARY TO ENSURE THAT THESE ADVERSE EFFECTS WILL NOT CONTRIBUTE TO THE BLIGHTING OR DOWNGRADING OF THE SURROUNDING NEIGHBORHOOD. THESE SPECIAL REGULATIONS ARE ITEMIZED IN THIS~~

~~ARTICLE. THE PRIMARY CONTROL OR REGULATION IS FOR THE PURPOSE OF PREVENTING A CONCENTRATION OF THESE USES IN ANY ONE AREA.~~

~~USES SUBJECT TO THESE CONTROLS ARE AS FOLLOWS:~~

~~GROUP "A" SPECIAL REGULATED USES:  
ADULT BOOKSTORE~~

~~ADULT MOTION PICTURE THEATER ADULT  
MINI MOTION PICTURE THEATER MASSAGE  
ESTABLISHMENTS~~

~~ESTABLISHMENTS FOR CONSUMPTION OF  
BEER OR INTOXICATING LIQUOR ON THE  
PREMISES AND HAVING ADULT  
ENTERTAINMENT~~

~~STEAM BATHS~~

~~ANY OTHER USE, INCLUDING A GROUP B  
SPECIAL REGULATED USE, WHICH PROVIDES  
GOODS OR SERVICES WHICH ARE  
DISTINGUISHED OR CHARACTERIZED BY  
THEIR EMPHASIS ON MATTERS DEPICTING,  
DESCRIBING OR RELATING TO "SPECIFIED  
SEXUAL ACTIVITIES" OR "SPECIFIED  
ANATOMICAL AREAS"~~

~~GROUP "B" SPECIAL REGULATED USES:  
PAWN SHOPS~~

~~LIQUOR STORES~~

~~TATTOO ESTABLISHMENTS~~

~~GROUP "C" SPECIAL REGULATED USES: POOL  
OR BILLIARD HALLS~~

~~GAMING TABLES~~

~~GROUP "D" SPECIAL REGULATED USES  
WIRELESS TELECOMMUNICATION FACILITIES  
WIRELESS TELECOMMUNICATION TOWERS  
WIRELESS TELECOMMUNICATION ANTENNAS~~

~~(ORD. 2599, PASSED 4-25-77; AM. ORD. 2872,~~



~~PASSED 3-14-83; AM. ORD. 3286, PASSED 12-12-94;~~

~~AM. ORD. 3289, PASSED 1-9-95; AM. ORD. 3501, PASSED 10-14-02; AM. ORD. 3669, PASSED 11-28-~~

~~05)~~

~~§ 50-162 APPLICATION TO ESTABLISH A SPECIAL REGULATED USE.~~

~~APPLICATION TO ESTABLISH ANY OF THE SPECIAL REGULATED USES AS ITEMIZED IN § 50-161 SHALL BE MADE TO THE PLANNING AND ZONING OFFICE. APPLICATIONS TO ESTABLISH SPECIAL REGULATED USES ARE SUBJECT TO APPROVAL BY THE PLANNING COMMISSION AND ALL REQUIREMENTS OF THIS ARTICLE.~~

~~AN APPROVED APPLICATION FOR A SPECIAL REGULATED USE, EXCEPT A GROUP "D" USE, SHALL BECOME NULL AND VOID IF THE USE HAS NOT COMMENCED WITHIN 3 MONTHS OF THE APPROVAL DATE, UNLESS THE PLANNING COMMISSION GRANTS AN EXTENSION WITHIN THAT TIME. AN EXTENSION MAY BE GRANTED BY THE PLANNING COMMISSION, AT ITS SOLE DISCRETION, UPON REQUEST BY THE APPLICANT AT ANY REGULARLY SCHEDULED MEETING.~~

~~(ORD. 2599, PASSED 4-25-77; AM. ORD. 3669, PASSED 11-28-05)~~

~~§ 50-163 LOCATIONAL STANDARDS ——— RELATIONSHIP TO SIMILAR USES.~~

~~GROUP "A" SPECIAL REGULATED USES (§ 50-161). AN APPLICATION TO ESTABLISH A GROUP "A" SPECIAL REGULATED USE SHALL~~

~~NOT BE APPROVED IF THERE IS ALREADY IN EXISTENCE TWO OR MORE GROUP "A", GROUP "B", OR GROUP "C" SPECIAL REGULATED USES WITHIN 2,000 FEET OF THE BOUNDARIES OF THE SITE OF THE PROPOSED REGULATED USES.~~

~~GROUP "B" SPECIAL REGULATED USES (§ 50-161). AN APPLICATION TO ESTABLISH A GROUP "B" SPECIAL REGULATED USE SHALL NOT BE APPROVED IF THERE IS ALREADY IN EXISTENCE FOUR OR MORE GROUP "B" OR GROUP "C" SPECIAL REGULATED USES WITHIN 2,000 FEET OF THE BOUNDARIES OF THE SITE OF THE PROPOSED REGULATED USES.~~

~~GROUP "C" SPECIAL REGULATED USES (§ 50-161). AN APPLICATION TO ESTABLISH A GROUP "C" SPECIAL REGULATED USE SHALL NOT BE APPROVED IF THERE IS ALREADY IN EXISTENCE FOUR OR MORE GROUP "C" SPECIAL REGULATED USES WITHIN 2,000 FEET OF THE BOUNDARIES OF THE SITE OF THE PROPOSED REGULATED USE.~~

~~(ORD. 2599, PASSED 4-25-77; AM. ORD. 3286, PASSED 12-12-94; AM. ORD. 3669, PASSED 11-28-05)~~

~~§ 50-164 LOCATIONAL STANDARDS ——— RELATIONSHIP TO RESIDENTIAL AREA AND OTHER USES.~~

~~GROUP "A" SPECIAL REGULATED USES (§ 50-161). AN APPLICATION TO ESTABLISH A GROUP "A" SPECIAL REGULATED USE SHALL NOT BE APPROVED IF THE PROPOSED LOCATION IS WITHIN 1,000 FEET OF ANY RESIDENTIALLY ZONED DISTRICT, MOBILE HOME PARK, K THROUGH 12 SCHOOL, PARK OR CHURCH.~~

~~GROUP "B" SPECIAL REGULATED USES (§ 50-161). AN APPLICATION TO ESTABLISH A GROUP "B" SPECIAL REGULATED USE SHALL NOT BE APPROVED IF THE PROPOSED LOCATION IS WITHIN 300 FEET OF A RESIDENTIALLY ZONED DISTRICT, MOBILE HOME PARK, K THROUGH 12 SCHOOL, DEDICATED PARK, OR CHURCH.~~

~~GROUP "C" SPECIAL REGULATED USES (§50-161). AN APPLICATION TO ESTABLISH A GROUP "C" SPECIAL REGULATED USE SHALL NOT BE APPROVED IF THE PROPOSED LOCATION IS WITHIN 200 FEET OF A~~

~~RESIDENTIALLY ZONED DISTRICT, MOBILE HOME PARK, K THROUGH 12 SCHOOL, PARK OR CHURCH, EXCEPT IN THE D-4 ZONING DISTRICT WHERE THIS LOCATIONAL STANDARD IS WAIVED.~~

~~(ORD. 2599, PASSED 4-25-77; AM. ORD. 2727, PASSED 7-23-79; AM. ORD. 3669, PASSED 11-28-05)~~

~~§ 50-165 SPECIAL ADDITIONAL REQUIREMENTS.~~

~~THE FOLLOWING REQUIREMENTS APPLY TO ALL GROUP "A" AND GROUP "B" SPECIAL REGULATED USES:~~

~~THE USE MUST BE LOCATED IN A SINGLE FREESTANDING BUILDING ON PREMISES DEVOTED EXCLUSIVELY TO THE REGULATED USE. A SHARED OR COMMON WALL BUILDING OR SHOPPING CENTER IS NOT A SINGLE, FREESTANDING BUILDING.~~

~~THE EXTERIOR COLOR OF THE BUILDING MUST BE APPROVED BY THE PLANNING COMMISSION.~~

~~THE BUILDING AND SITE SHALL BE SO DESIGNED, CONSTRUCTED AND MAINTAINED THAT DISPLAYS, DECORATIONS OR SIGNS DEPICTING, DESCRIBING OR RELATING TO "SPECIFIC SEXUAL ACTIVITIES" OR "SPECIFIED ANATOMICAL AREAS" ARE NOT VISIBLE FROM A PUBLIC RIGHT OF WAY OR ADJACENT PROPERTY.~~

~~THE BUILDING IN WHICH THE USE IS LOCATED SHALL NOT BE CONNECTED TO ANY OTHER BUSINESS, DWELLING, OR LIVING QUARTERS OF ANY TYPE.~~

~~THE BUILDING IN WHICH THE USE IS LOCATED SHALL NOT, DURING BUSINESS~~

~~HOURS, HAVE THE PRINCIPAL ENTRANCE AND EXIT DOORS LOCKED OR OBSTRUCTED IN ANY MANNER THAT IMPEDES THE INGRESS AND EGRESS OF PATRONS.~~

~~(ORD. 3669, PASSED 11-28-05)~~

~~§ 50-165.5 STANDARDS FOR WIRELESS TELECOMMUNICATION FACILITIES AND WIRELESS TELECOMMUNICATION ANTENNAS AND TOWERS.~~

~~ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THIS SECTION, AS WELL AS ANY OTHER APPLICABLE PROVISIONS OF THIS ARTICLE AND THE FLINT CITY CODE. IF AT ANY TIME A WIRELESS TELECOMMUNICATION FACILITY DOES NOT MEET THE PROVISIONS AND REGULATIONS OF THIS ARTICLE, SAID FACILITY MUST BE REMOVED AS PROVIDED IN DIVISION (L).~~

~~DEFINITIONS. FOR THE PURPOSE OF THIS SECTION, THE FOLLOWING DEFINITIONS SHALL APPLY UNLESS THE CONTEXT CLEARLY INDICATES OR REQUIRES A DIFFERENT MEANING:~~

~~CO-LOCATION. THE ABILITY TO ATTACH WIRELESS ANTENNAS TO EXISTING STRUCTURES WHICH COULD INCLUDE TOWERS, ROOFTOPS, UTILITY LINES, CHURCH SPIRES, AND THE LIKE.~~

~~WIRELESS TELECOMMUNICATION ANTENNA. THE DEVICE THROUGH WHICH WIRELESS TELECOMMUNICATION SIGNALS, AS AUTHORIZED BY THE FEDERAL COMMUNICATIONS COMMISSION, ARE TRANSMITTED OR RECEIVED. NOT INCLUDED ARE AM/FM RADIO ANTENNAS, TELEVISION ANTENNAS, SATELLITE DISHES, AND~~

~~LICENSED AMATEUR RADIO FACILITIES.~~

~~WIRELESS TELECOMMUNICATION EQUIPMENT SHELTER. THE STRUCTURE IN WHICH THE ELECTRONIC RECEIVING AND TRANSMITTING EQUIPMENT FOR WIRELESS TELECOMMUNICATIONS IS HOUSED.~~

~~WIRELESS TELECOMMUNICATION FACILITY. A FACILITY CONSISTING OF ALL STRUCTURES AND EQUIPMENT INVOLVED IN TRANSMITTING AND/OR RECEIVING TELECOMMUNICATION SIGNALS FROM MOBILE COMMUNICATION SOURCES AND TRANSMITTING THOSE SIGNALS TO A CENTRAL SWITCHING COMPUTER, WHICH CONNECTS THE MOBILE UNIT TO THE LAND-BASED TELEPHONE SYSTEM. THESE FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, PRIVATE AND COMMERCIAL MOBILE RADIO SERVICE FACILITIES, PERSONAL COMMUNICATION SERVICES TOWERS (PCS), AND CELLULAR TELEPHONE TOWERS. NOT INCLUDED IN THIS DEFINITION ARE AM/FM RADIO TOWERS, TELEVISION TOWERS, SATELLITE DISHES, AND FEDERALLY LICENSED AMATEUR RADIO FACILITIES.~~

~~WIRELESS TELECOMMUNICATION STEALTH DESIGN. TELECOMMUNICATION FACILITIES, INCLUDING TOWERS AND ANTENNAS CAMOUFLAGED IN WAYS TO MINIMIZE VISIBILITY AND BLEND WITH THEIR SURROUNDINGS.~~

~~WIRELESS TELECOMMUNICATION TOWER. A STRUCTURE INTENDED TO SUPPORT EQUIPMENT USED TO TRANSMIT AND/OR RECEIVE TELECOMMUNICATION SIGNALS INCLUDING, BUT NOT LIMITED TO, MONOPOLES, FREESTANDING LATTICE STRUCTURES AND GUYED LATTICE STRUCTURES.~~

~~ZONING DISTRICT REQUIREMENTS. WIRELESS TELECOMMUNICATION FACILITIES SHALL BE PERMITTED WITH THE FOLLOWING CONDITIONS:~~

~~NO NEW WIRELESS TELECOMMUNICATION TOWERS SHALL BE PERMITTED IN THE SINGLE-FAMILY DISTRICTS (A DISTRICTS), TWO-FAMILY OR TOWNHOUSE DISTRICTS (B DISTRICTS), MULTI-FAMILY DISTRICTS (C DISTRICTS), OFFICE DISTRICTS (D-1 DISTRICTS), NEIGHBORHOOD BUSINESS DISTRICTS (D-2 DISTRICTS), COMMUNITY BUSINESS DISTRICTS (D-3 DISTRICTS), METROPOLITAN BUSINESS DISTRICTS (D-4 DISTRICTS) AND METROPOLITAN COMMERCIAL SERVICE DISTRICTS (D-5 DISTRICTS). STEALTH DESIGN OF WIRELESS FACILITIES, TOWERS AND ANTENNAS SHALL BE PERMITTED AS A SPECIAL REGULATED LAND USE. CO-LOCATIONS ON EXISTING WIRELESS TELECOMMUNICATION FACILITIES OR EXISTING STRUCTURES THAT DO NOT REQUIRE ANY ADDITIONAL HEIGHT SHALL BE A PERMITTED USE.~~

~~WIRELESS TELECOMMUNICATION FACILITIES SHALL BE PERMITTED AS A SPECIAL REGULATED LAND USE IN THE GENERAL AND HIGHWAY COMMERCIAL SERVICE DISTRICT (D-6 DISTRICT), HEAVY COMMERCIAL DISTRICTS (E DISTRICTS), INTERMEDIATE MANUFACTURING DISTRICTS (F DISTRICTS) AND THE HEAVY MANUFACTURING DISTRICTS (G DISTRICTS).~~

~~ALL TELECOMMUNICATION WIRELESS FACILITIES SHALL BE PROHIBITED IN THE PARKING DISTRICT AS DEFINED IN ARTICLE XV A.~~

~~NEW WIRELESS TELECOMMUNICATION FACILITIES, TOWERS, OR ANTENNAS~~

~~LOCATED WITHIN A HISTORIC DISTRICT SHALL BE PROHIBITED. STEALTH DESIGN OF WIRELESS FACILITIES, TOWERS, OR ANTENNAS SHALL BE PERMITTED AS A SPECIAL REGULATED LAND USE UPON REVIEW AND APPROVAL OF THE FLINT HISTORIC DISTRICT COMMISSION AND THE REGULATIONS SET FORTH IN THIS SECTION. CO-LOCATION ON EXISTING WIRELESS TELECOMMUNICATION FACILITIES OR EXISTING STRUCTURES THAT DO NOT REQUIRE ADDITIONAL HEIGHT SHALL BE A PERMITTED USE UPON REVIEW AND APPROVAL BY THE FLINT HISTORIC DISTRICT COMMISSION.~~

~~NEW WIRELESS TELECOMMUNICATION TOWERS LOCATED WITHIN A CITY PARK SHALL BE PROHIBITED. STEALTH DESIGN OF WIRELESS FACILITIES, INCLUDING TOWERS AND ANTENNAS, SHALL BE PERMITTED AS A SPECIAL REGULATED LAND USE. CO-LOCATIONS ON EXISTING WIRELESS TELECOMMUNICATION FACILITIES OR EXISTING STRUCTURES THAT DO NOT REQUIRE ANY ADDITIONAL HEIGHT SHALL BE A PERMITTED USE.~~

~~*COMPLIANCE WITH FEDERAL REGULATIONS.*~~

~~ALL TELECOMMUNICATION FACILITIES SHALL COMPLY WITH CURRENT REGULATIONS OF THE FEDERAL AVIATION ADMINISTRATION (FAA) AND THE FEDERAL COMMUNICATIONS COMMISSION (FCC) OR ANY OTHER FEDERAL OR STATE AGENCY WITH AUTHORITY TO REGULATE TELECOMMUNICATION FACILITIES, INCLUDING TOWERS AND/OR ANTENNAS.~~

~~IN THE EVENT OF A CHANGE IN FEDERAL OR STATE REGULATION, THE OWNER OF THE TELECOMMUNICATION FACILITY SHALL~~

~~BRING IT INTO COMPLIANCE WITH THE REVISED REGULATIONS WITHIN SIX MONTHS OF THE EFFECTIVE DATE OF SUCH REGULATIONS, UNLESS A DIFFERENT COMPLIANCE SCHEDULE IS MANDATED BY THE STATE OR FEDERAL AGENCY.~~

~~*COMPLIANCE WITH BUILDING CODES.* ALL WIRELESS TELECOMMUNICATION SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, INCLUDING THE ELECTRONIC INDUSTRIES ASSOCIATION/TELECOMMUNICATION-INDUSTRY (EIA/TIA) STANDARDS FOR THE CONSTRUCTION OF FACILITIES INCLUDING TOWERS, ANTENNAS, AND SUPPORT STRUCTURES.~~

~~(1) *GENERAL SITE LOCATION REQUIREMENTS.* NO NEW WIRELESS TELECOMMUNICATION TOWERS SHALL BE PERMITTED WITHIN A RADIUS OF 1,000 FEET OF AN EXISTING WIRELESS TELECOMMUNICATION TOWER UNLESS THE APPLICANT CAN DEMONSTRATE THAT THE EXISTING TELECOMMUNICATION TOWER IS UNSUITABLE FOR TECHNICAL OR STRUCTURAL REASONS.~~

~~*SETBACK REQUIREMENTS.*~~

~~IN NONRESIDENTIAL ZONING DISTRICTS, WIRELESS TELECOMMUNICATION TOWERS SHALL BE SETBACK AT LEAST 50% OF THE TOWER HEIGHT FROM ANY ADJOINING PROPERTY ZONED FOR NONRESIDENTIAL USE.~~

~~IN RESIDENTIAL ZONING DISTRICTS, WIRELESS TELECOMMUNICATION TOWERS SHALL BE SETBACK AT LEAST 50% OF THE TOWER HEIGHT FROM ALL ADJOINING PROPERTY ZONED FOR RESIDENTIAL USE.~~

~~OTHER STRUCTURES ASSOCIATED WITH THE~~

~~WIRELESS TELECOMMUNICATION TOWER (SUCH AS EQUIPMENT SHELTERS, GUY WIRE ANCHORS) SHALL COMPLY WITH THE SETBACK REQUIREMENTS OF THE DISTRICT IN WHICH THE TOWER IS LOCATED.~~

~~THE SETBACK REQUIREMENTS OF THIS SECTION ARE MINIMUMS. THE PLANNING COMMISSION MAY REQUIRE ADDITIONAL SETBACK DISTANCE AS PART OF A SPECIAL LAND USE APPROVAL.~~

~~CO-LOCATION REQUIREMENTS. UNLESS MADE TECHNICALLY INFEASIBLE AS A RESULT OF THE USE OF STEALTH DESIGN, NEW WIRELESS TELECOMMUNICATION TOWERS SHALL BE DESIGNED TO PERMIT CO-LOCATION BY AT LEAST TWO ADDITIONAL ENTITIES AND PROPOSED LOCATIONS FOR WIRELESS TELECOMMUNICATION FACILITIES SHALL BE ADEQUATELY SIZED AND CONFIGURED TO ALLOW THE PLACEMENT OF AT LEAST TWO ADDITIONAL TELECOMMUNICATION EQUIPMENT SHELTERS.~~

~~TOWER DESIGN. WIRELESS TELECOMMUNICATION TOWERS THAT ARE NOT OF STEALTH DESIGN SHALL BE CONSTRUCTED AS FREESTANDING STRUCTURES (MONOPOLE OR LATTICE TOWERS, AS APPROVED BY THE PLANNING COMMISSION) AND SHALL HAVE A NEUTRAL SURFACE FINISH COLOR TO REDUCE VISUAL OBTRUSIVENESS, EXCEPT AS OTHERWISE REQUIRED BY A STATE OR FEDERAL AGENCY.~~

~~SIGNS. WIRELESS TELECOMMUNICATION FACILITIES SHALL NOT BE USED FOR ADVERTISING PURPOSES. WIRELESS TELECOMMUNICATION FACILITIES SHALL DISPLAY ONE SIGN, NOT TO EXCEED TWO SQUARE FEET, WHICH IDENTIFIES THE SERVICE PROVIDER AND AN EMERGENCY~~

~~TELEPHONE NUMBER. THESE RESTRICTIONS SHALL NOT APPLY TO ANY SAFETY SIGNS PLACED ON THE SECURITY FENCE OR TOWER.~~

~~FENCING. WIRELESS TELECOMMUNICATION FACILITIES SHALL BE ENCLOSED BY A SOLID SCREENING FENCE NOT LESS THAN SIX FEET IN HEIGHT. THE PLANNING COMMISSION SHALL REVIEW THE NEED FOR THE INSTALLATION OF ANTI CLIMBING DEVICES AND MAKE A DETERMINATION BASED ON ADJACENT LAND USE AND ZONING PATTERNS.~~

~~SCREENING. WIRELESS TELECOMMUNICATION FACILITIES SHALL BE EFFECTIVELY SCREENED WITH A LANDSCAPE BUFFER, APPROVED BY THE PLANNING COMMISSION, TO OBSCURE VIEWS OF THE TOWER BASE, EQUIPMENT SHELTER, SECURITY FENCING, OR GUY WIRE ANCHORS FROM ADJACENT USES AND PUBLIC RIGHTS-OF-WAY. LOCATIONS WHERE THE VISUAL IMPACT OF THE TOWER WILL BE MINIMAL OR WHERE EXISTING VEGETATION PROVIDE AN EFFECTIVE NATURAL SCREEN OR WHERE THE SECURITY REQUIREMENTS OF THE PRINCIPAL USE PREVENT SCREENING (UTILITY SUBSTATIONS), THE PLANNING COMMISSION MAY MODIFY THIS REQUIREMENT.~~

~~LIGHTING. WIRELESS TELECOMMUNICATION TOWERS SHALL NOT BE ARTIFICIALLY LIGHTED UNLESS REQUIRED BY THE FAA, FCC, OR OTHER AGENCY WITH JURISDICTIONAL AUTHORITY. IF LIGHTING IS REQUIRED BY FEDERAL REGULATION, THE APPLICANT SHALL USE THE LEAST INTRUSIVE FORM OF LIGHTING ACCEPTABLE UNDER THE CONTROLLING REGULATION.~~

~~EQUIPMENT SHELTER DESIGN. THE DESIGN AND MATERIALS USED IN THE~~

~~CONSTRUCTION OF THE EQUIPMENT SHELTER SHALL, TO THE EXTENT POSSIBLE, BLEND THE STRUCTURE WITH THE SURROUNDING BUILT OR NATURAL ENVIRONMENT. THE EQUIPMENT SHELTER SHALL NOT EXCEED 15 FEET IN HEIGHT.~~

~~OFF STREET PARKING. NEW WIRELESS TELECOMMUNICATION FACILITIES OF NON-STEALTH DESIGN SHALL PROVIDE ONE OFF-STREET PARKING SPACE TO ACCOMMODATE MAINTENANCE VEHICLES, IF PRACTICABLE. DRIVEWAYS AND PARKING SPACES SERVING SUCH FACILITIES MAY HAVE A GRAVEL SURFACE, PROVIDED THE SURFACE IS MAINTAINED IN A DUST FREE CONDITION AND GRADED TO MAINTAIN PROPER DRAINAGE.~~

~~PERMITTED ADDITIONAL ANTENNA. WIRELESS TELECOMMUNICATION ANTENNAS SHALL BE CONSIDERED A PERMITTED ACCESSORY USE WHEN PLACED ON OR ATTACHED TO ANY EXISTING WIRELESS TELECOMMUNICATION STRUCTURE, PROVIDED THAT ALL OTHER APPLICABLE ORDINANCE REQUIREMENTS ARE COMPLIED WITH. ANY INITIAL WIRELESS TELECOMMUNICATION ANTENNA PLACED ON AN ALTERNATIVE TOWER STRUCTURE SHALL BE SUBJECT TO THE SAME REVIEW AND APPROVAL PROCEDURES AS A NEW WIRELESS TELECOMMUNICATIONS FACILITY. SUBSEQUENT ANTENNAS ON ALTERNATIVE TOWER STRUCTURES SHALL BE CONSIDERED PERMITTED ACCESSORY USES IN ALL DISTRICTS.~~

~~PERMITTED TOWER PLACEMENT. AN EXISTING WIRELESS TELECOMMUNICATION TOWER MAY BE PLACED FOR THE PURPOSES OF ACCOMMODATING THE CO-LOCATION OF ADDITIONAL WIRELESS~~

~~TELECOMMUNICATION ANTENNAS SUBJECT TO THE FOLLOWING REVIEW AND APPROVAL PROCESS:~~

~~TOWER REPLACEMENTS THAT RESULT IN THE ADDITION OF 50 OR FEWER FEET OF ADDITIONAL TOWER HEIGHT SHALL REQUIRE SITE PLAN VIEW AND APPROVAL BY THE PLANNING COMMISSION;~~

~~TOWER REPLACEMENTS THAT RESULT IN THE ADDITION OF MORE THAN 50 FEET IN HEIGHT SHALL REQUIRE SPECIAL LAND USE REVIEW AND APPROVAL BY THE PLANNING COMMISSION;~~

~~TOWER REPLACEMENTS THAT REQUIRE THE INSTALLATION OF TOWER LIGHTS SHALL REQUIRE SPECIAL LAND USE REVIEW AND APPROVAL BY THE PLANNING COMMISSION.~~

~~SITE PLAN PROCEDURES. AS SHOWN IN § 50-8.3.~~

~~APPLICATION REQUIREMENTS. IN ADDITION TO ANY OTHER APPLICABLE REQUIREMENTS OF ARTICLE XXIX, THE FOLLOWING INFORMATION SHALL BE PROVIDED IN SUPPORT OF AN APPLICATION TO INITIALLY CONSTRUCT A WIRELESS TELECOMMUNICATION TOWER:~~

~~CERTIFICATION FROM A MICHIGAN LICENSED PROFESSIONAL ENGINEER AS TO THE MANNER IN WHICH THE PROPOSED WIRELESS TELECOMMUNICATION TOWER IS DESIGNED TO COLLAPSE;~~

~~A REPORT THAT ADDRESSES THE REVIEW CRITERIA CONTAINED IN DIVISION (K) BELOW. THIS REPORT SHALL INCLUDE A MAP DEPICTING THE EXISTING AND KNOWN PROPOSED LOCATION OF TELECOMMUNICATION, INCLUDING TELECOMMUNICATION WIRELESS TOWERS AND WIRELESS TELECOMMUNICATION~~

~~ANTENNAS ATTACHED TO ALTERNATIVE TOWER STRUCTURES, WITHIN A ONE-MILE RADIUS OF THE PROPOSED SITE. THIS INCLUDES WIRELESS TELECOMMUNICATION TOWERS LOCATED WITHIN ADJACENT JURISDICTIONS WITHIN THE ONE-MILE RADIUS;~~

~~THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON TO CONTACT REGARDING SITE MAINTENANCE OR OTHER NOTIFICATION PURPOSES. THE TOWER OWNER SHALL PERIODICALLY UPDATE THIS INFORMATION;~~

~~A STATEMENT THAT INDICATES THE APPLICANT'S INTENT TO ALLOW THE CO-LOCATION OF OTHER ANTENNAS, PROVIDED THAT THE COST OF MODIFYING THE EXISTING TOWER IS BORNE BY THE CO-LOCATING ENTITY AND REASONABLE COMPENSATION IS PAID BY THE CO-LOCATING ENTITY.~~

~~REVIEW CRITERIA. A WIRELESS TELECOMMUNICATION TOWER SHALL NOT BE APPROVED UNLESS IT CAN BE DEMONSTRATED BY THE APPLICANT THAT THERE IS A NEED FOR THE TOWER WHICH CANNOT BE MET BY PLACING WIRELESS TELECOMMUNICATION ANTENNAS ON AN EXISTING TOWER OR OTHER SUITABLE STRUCTURE, OR PLACEMENT OF AN EXISTING TOWER;~~

~~NO EXISTING TOWERS OR ALTERNATIVE TOWER STRUCTURES HAVE THE STRUCTURAL CAPACITY TO SUPPORT THE PROPOSED ANTENNA NOR CAN EXISTING TOWERS OR ALTERNATIVE TOWER STRUCTURES BE REINFORCED TO SUPPORT THE PROPOSED ANTENNA;~~

~~NO EXISTING TOWERS OR ALTERNATIVE TOWER STRUCTURES ARE LOCATED WITHIN THE GEOGRAPHIC AREA THAT MEETS THE SYSTEM'S ENGINEERING REQUIREMENTS;~~

~~THE COST OF USING AN EXISTING TOWER OR OTHER SUITABLE STRUCTURE OR REPLACING AN EXISTING TOWER EXCEEDS THE COST OF CONSTRUCTING A NEW WIRELESS TELECOMMUNICATION TOWER; OR~~

~~THE INSTALLATION OR USE OF AN ALTERNATIVE COMMUNICATION TECHNOLOGY IS UNSUITABLE OR INFEASIBLE.~~

~~REMOVAL OF ABANDONED FACILITIES. ANY WIRELESS TELECOMMUNICATION TOWER OR ANTENNA THAT IS NOT OPERATED FOR A CONTINUOUS PERIOD OF 12 MONTHS SHALL BE CONSIDERED ABANDONED AND THE OWNER OF SUCH TOWER OR ANTENNA SHALL REMOVE THE SAME WITHIN 90 DAYS OF RECEIVING AN ABANDONMENT NOTIFICATION FROM THE CITY. FAILURE TO REMOVE AN ABANDONED TOWER OR ANTENNA WITHIN 90 DAYS SHALL BE GROUNDS FOR THE REMOVAL OF THE TOWER OR ANTENNA AT THE OWNER'S SOLE EXPENSE.~~

~~BOND. APPLICANT SHALL PROVIDE THE CITY WITH PROOF OF AN ANNUAL PERFORMANCE BOND IN THE AMOUNT OF \$7,500 TO ENSURE THAT THE APPLICANT WILL COMPLY WITH THE PROVISIONS SET FORTH IN DIVISION (L) REGARDING THE REMOVAL OF AN ABANDONED TOWER AND/OR ANTENNA.~~

~~INSPECTION. AN INSPECTION OF THE WIRELESS TELECOMMUNICATION FACILITY SHALL BE REQUIRED EVERY TWO YEARS AFTER THE COMPLETION OF IMPROVEMENTS.~~



~~THE INSPECTION SHALL BE CARRIED OUT BY THE OWNER OF THE FACILITY AND SHALL CERTIFY THE STRUCTURAL INTEGRITY OF THE WIRELESS TELECOMMUNICATION FACILITY. THE INSPECTION CERTIFICATION SHALL BE SUBMITTED TO THE DEPARTMENTS OF BUDGET, GRANTS AND DEVELOPMENT AND FILED WITH THE SITE PERMIT DOCUMENTS. IF THE DEPARTMENTS OF BUDGET, GRANTS AND DEVELOPMENT DETERMINE THAT AN INSPECTION HAS NOT BEEN COMPLETED WITHIN THE TWO-YEAR TIME PERIOD, A NOTICE WILL BE SENT TO THE OWNER. THE OWNER SHALL HAVE 30 DAYS IN WHICH TO COMPLY WITH THIS REQUIREMENT. IF THE INSPECTION IS NOT COMPLETED WITHIN THE 30 DAYS, THE PERMIT FOR THE WIRELESS TELECOMMUNICATION FACILITY WILL BE REVOKED.~~

~~(ORD. 3501, PASSED 10-14-02; AM. ORD. 3669, PASSED 11-28-05)~~

~~§ 50-166 RESERVED FOR FUTURE USE.~~

~~(AM. ORD. 3669, PASSED 11-28-05)~~

~~§ 50-167 CONDITIONS AND LIMITATIONS.~~

~~THE PLANNING COMMISSION MAY IMPOSE ANY CONDITIONS OR LIMITATIONS UPON THE ESTABLISHMENT, LOCATION, CONSTRUCTION, MAINTENANCE, OR OPERATIONS OF REGULATED USE AS MAY IN ITS JUDGMENT BE NECESSARY FOR THE PROTECTION OF THE PUBLIC INTEREST. ANY EVIDENCE AND GUARANTEE MAY BE REQUIRED AS PROOF THAT THE CONDITIONS~~

~~STIPULATED IN CONNECTION THEREWITH WILL BE FULFILLED.~~

~~ANY SPECIAL REGULATED USE THAT CEASES FOR MORE THAN 30 DAYS SHALL NOT BE RESUMED EXCEPT BY APPLICATION AND APPROVAL PURSUANT TO § 50-162, UNLESS THE HIATUS IS CAUSED BY PHYSICAL DAMAGE TO THE PREMISES AMOUNTING TO NOT MORE THAN 50 PERCENT OF THE VALUE THEREOF.~~

~~NO SPECIAL REGULATED USE MAY BE EXPANDED IN ANY MANNER WITHOUT APPROVAL OF THE PLANNING COMMISSION.~~

~~IN THE EVENT OF THE DEATH OR DOCUMENTED LONG TERM ILLNESS OF THE OWNER OR OWNERS OF A SPECIAL REGULATED USE, A WAIVER OF §50-167(B) MAY BE GRANTED BY THE PLANNING COMMISSION AT ITS SOLE DISCRETION UPON WRITTEN REQUEST BY THE OWNER OR THE OWNER'S ESTATE, AT ANY REGULARLY SCHEDULED MEETING WITHIN 90 DAYS OF THE CLOSURE OF THE BUSINESS.~~

~~(ORD. 2599, PASSED 4-25-77; AM. ORD. 2845, PASSED 7-26-82; AM. ORD. 3669, PASSED 11-28-05)~~

~~§ 50-168 RESERVED FOR FUTURE USE.~~

~~(AM. ORD. 3669, PASSED 11-28-05)~~

~~§ 50-169 ZONING DISTRICTS REQUIREMENTS FOR SPECIAL REGULATED USES.~~

~~THE SPECIAL REGULATED USES ITEMIZED IN THIS ARTICLE SHALL BE LIMITED TO THE FOLLOWING ZONING DISTRICTS:~~

~~GROUP "A" SPECIAL REGULATED USES SHALL  
BE ALLOWED IN D-6, E, F, AND G DISTRICTS.~~

~~GROUP "B" SPECIAL REGULATED USES SHALL  
BE ALLOWED IN D-5, D-6, E, AND F DISTRICTS.~~

~~GROUP "C" SPECIAL REGULATED USES SHALL  
BE ALLOWED IN D-4, D-5, D-6, E AND F  
DISTRICTS.~~

~~ALSO, EACH SPECIAL REGULATED USE  
SHALL BE SUBJECT TO THE SPECIFIC  
REQUIREMENTS OF EACH ZONING DISTRICT  
AND ALL OTHER APPLICABLE REGULATIONS.~~

~~(ORD. 2599, PASSED 4-25-77; AM. ORD. 3160,  
PASSED 2-25-91; AM. ORD. 3669, PASSED 11-28-  
05)~~

~~ARTICLE XXX FLOOD HAZARD  
MANAGEMENT~~

~~§ 50-170 SHORT TITLE:~~

~~THIS ARTICLE MAY BE CITED AS THE “FLOOD  
HAZARD MANAGEMENT ORDINANCE OF THE  
CITY OF FLINT.” (ORD. 2787, PASSED 12-22-80)~~

~~§ 50-171 DEFINITIONS:~~

~~FOR THE PURPOSE OF THIS ARTICLE, THE  
FOLLOWING DEFINITIONS SHALL APPLY  
UNLESS THE CONTEXT CLEARLY INDICATES  
OR REQUIRES A DIFFERENT MEANING:~~

~~*APPEAL.* A REQUEST FOR A REVIEW OF THE  
DIRECTOR OF BUILDING AND SAFETY  
INSPECTIONS INTERPRETATION OF ANY  
PROVISIONS OF THIS ARTICLE OR A REQUEST  
FOR A VARIANCE.~~

~~*AREA OF SHALLOW FLOODING.* A DESIGNATED  
VO ZONE ON THE FLOOD INSURANCE RATE  
MAP (FIRM). THE BASE FLOOD DEPTHS RANGE  
FROM ONE TO THREE FEET; A CLEARLY  
DEFINED CHANNEL DOES NOT EXIT; THE  
PATH OF FLOODING IS UNPREDICTABLE AND  
INDETERMINATE; AND VELOCITY FLOW MAY  
BE EVIDENT.~~

~~*AREA OF SPECIAL FLOOD HAZARD.* THE LAND  
IN THE FLOOD PLAIN WITHIN A COMMUNITY  
SUBJECT TO 1% OR GREATER CHANCE OF  
FLOODING IN ANY GIVEN YEAR.~~

~~*BASE FLOOD.* THE FLOOD HAVING A 1%  
CHANCE OF BEING EQUALED OR EXCEEDED  
IN ANY GIVEN YEAR.~~

~~*DEVELOPMENT.* ANY MANMADE CHANGE TO  
IMPROVED OR UNIMPROVED REAL ESTATE,  
MINING, DREDGING, FILLING, GRADING,~~

~~PAVING, EXCAVATION, OR DRILLING  
OPERATIONS LOCATED WITHIN THE AREA OF  
SPECIAL FLOOD HAZARD.~~

~~EXISTING MOBILE HOME PARK OR MOBILE  
HOME SUBDIVISION. A PARCEL OF~~

~~LAND (OR CONTIGUOUS PARCELS OF LAND)  
DIVIDED INTO TWO OR MORE MOBILE HOME  
LOTS FOR RENT OR SALE FOR WHICH THE  
CONSTRUCTION OF FACILITIES FOR  
SERVICING THE LOT ON WHICH THE MOBILE  
HOME IS TO BE AFFIXED (INCLUDING, AT A  
MINIMUM, THE INSTALLATION OF UTILITIES,  
EITHER FINAL SITE GRADING OR THE  
POURING OF CONCRETE PADS, AND THE  
CONSTRUCTION OF STREETS) IS COMPLETED  
BEFORE THE EFFECTIVE DATE OF THIS  
ARTICLE.~~

~~EXPANSION TO EXISTING MOBILE HOME  
PARK OR MOBILE HOME~~

~~*SUBDIVISION.* THE PREPARATION OF  
ADDITIONAL SITES BY THE CONSTRUCTION  
OF FACILITIES FOR SERVICING THE LOTS ON  
WHICH THE MOBILE HOMES ARE TO BE  
AFFIXED (INCLUDING THE INSTALLATION OF  
UTILITIES, EITHER FINAL SITE GRADING OR  
POURING OF CONCRETE OR THE  
CONSTRUCTION OF STREETS).~~

~~*FLOOD OR FLOODING.* A GENERAL AND  
TEMPORARY CONDITION OF PARTIAL OR  
COMPLETE INUNDATION OF NORMALLY DRY  
LAND AREA FROM:~~

~~THE OVERFLOW OF INLAND OR TIDAL  
WATERS AND/OR;~~

~~THE UNUSUAL AND RAPID ACCUMULATION  
OR RUNOFF OF SURFACE WATERS FROM ANY  
SOURCE.~~

~~*FLOOD INSURANCE RATE MAP (FIRM).* THE~~

~~OFFICIAL MAP ON WHICH THE FEDERAL INSURANCE ADMINISTRATION HAS DELINEATED BOTH THE AREAS OF SPECIAL FLOOD HAZARD AND THE RISK PREMIUM ZONES APPLICABLE TO THE COMMUNITY.~~

~~FLOOD INSURANCE STUDY. THE OFFICIAL REPORT PROVIDED IN WHICH THE FEDERAL INSURANCE ADMINISTRATION HAS PROVIDED FLOOD PROFILES, AS WELL AS THE FLOOD INSURANCE RATE MAPS AND THE WATER SURFACE ELEVATION OF THE BASE FLOOD.~~

~~HABITABLE FLOOR. ANY FLOOR USABLE FOR LIVING PURPOSES, WHICH INCLUDE WORKING, SLEEPING, EATING, COOKING OR RECREATION, OR A COMBINATION THEREOF. A FLOOR USED ONLY FOR STORAGE PURPOSES IS NOT A "HABITABLE FLOOR".~~

~~NEW CONSTRUCTION. STRUCTURES FOR WHICH THE "START OF CONSTRUCTION" COMMENCED ON OR AFTER THE EFFECTIVE DATE OF THIS ARTICLE.~~

~~NEW MOBILE HOME PARK OR MOBILE HOME SUBDIVISION. A PARCEL (OR CONTIGUOUS PARCELS) OF LAND DIVIDED INTO TWO OR MORE MOBILE HOME LOTS FOR RENT OR SALE FOR WHICH THE CONSTRUCTION OF FACILITIES FOR SERVICING THE LOT (INCLUDING, AT A MINIMUM, THE INSTALLATION OF UTILITIES, EITHER FINAL SITE GRADING OR THE POURING OF CONCRETE PADS, AND THE CONSTRUCTION OF STREETS) IS COMPLETED ON OR AFTER THE EFFECTIVE DATE OF THIS ARTICLE.~~

~~MOBILE HOME. A STRUCTURE THAT IS TRANSPORTABLE IN ONE OR MORE SECTIONS, BUILT ON A PERMANENT CHASSIS, AND~~

~~DESIGNED TO BE USED WITH OR WITHOUT A PERMANENT FOUNDATION WHEN CONNECTED TO THE REQUIRED UTILITIES. IT DOES NOT INCLUDE RECREATIONAL OR TRAVEL TRAILERS.~~

~~START OF CONSTRUCTION. THE FIRST PLACEMENT OF PERMANENT CONSTRUCTION OF A STRUCTURE (OTHER THAN A MOBILE HOME) ON A SITE, SUCH AS THE POURING OF SLABS OR FOOTINGS OR ANY WORK BEYOND THE STAGE OF EXCAVATION. PERMANENT CONSTRUCTION DOES NOT INCLUDE LAND PREPARATION, SUCH AS CLEARING, GRADING AND FILLING, NOR DOES IT INCLUDE THE INSTALLATION OF STREETS AND/OR WALKWAYS; NOR DOES IT INCLUDE EXCAVATION FOR A BASEMENT, FOOTINGS, PIERS OR FOUNDATIONS OR THE ERECTION OF TEMPORARY FORMS, NOR DOES IT INCLUDE THE INSTALLATION OF PROPERTY OF ACCESSORY BUILDINGS, SUCH AS GARAGES, OR SHEDS NOT OCCUPIED AS DWELLING UNITS OR NOT AS PART OF THE MAIN STRUCTURE. FOR A STRUCTURE WITHOUT A BASEMENT OR POURED FOOTINGS, THE "START OF CONSTRUCTION" INCLUDES THE FIRST PERMANENT FRAMING OR ASSEMBLY OF THE STRUCTURE OR ANY PART THEREOF ON ITS PILING OR FOUNDATION. FOR MOBILE HOMES NOT WITHIN A MOBILE HOME PARK OR MOBILE HOME SUBDIVISION, "START OF CONSTRUCTION" MEANS THE AFFIXING OF THE MOBILE HOME TO ITS PERMANENT SITE. FOR MOBILE HOMES WITHIN MOBILE HOME PARKS OR MOBILE HOME SUBDIVISIONS, "START OF CONSTRUCTION" IS THE DATE ON WHICH THE CONSTRUCTION OF FACILITIES FOR SERVICING THE SITE ON WHICH THE MOBILE HOME IS TO BE AFFIXED (INCLUDING,~~

~~AT A MINIMUM, THE CONSTRUCTION OF STREETS, EITHER FINAL SITE GRADING OR THE POURING OF CONCRETE PADS, AND INSTALLATION OF UTILITIES) IS COMPLETE.~~

~~STRUCTURE. A WALLED AND ROOFED BUILDING, A MOBILE HOME OR A GAS OR LIQUID STORAGE TANK, THAT IS PRINCIPALLY ABOVE GROUND.~~

~~SUBSTANTIAL IMPROVEMENT. ANY REPAIR, RECONSTRUCTION OR IMPROVEMENT OF A STRUCTURE, THE COST OF WHICH EQUALS OR EXCEEDS 50% OF THE MARKET VALUE OF THE STRUCTURE EITHER:~~

~~BEFORE THE IMPROVEMENT MEANS ANY REPAIR IS STARTED; OR~~

~~IF THE STRUCTURE HAS BEEN DAMAGED AND IS BEING RESTORED BEFORE THE DAMAGE OCCURRED. FOR THE PURPOSES OF THIS DEFINITION "SUBSTANTIAL IMPROVEMENT" IS CONSIDERED TO OCCUR WHEN THE FIRST ALTERATION OF ANY WALL, CEILING, FLOOR OR OTHER STRUCTURAL PART OF THE BUILDING COMMENCES, WHETHER OR NOT THE ALTERATION AFFECTS THE EXTERNAL DIMENSIONS OF THE STRUCTURE. THE TERM DOES NOT, HOWEVER, INCLUDE EITHER:~~

~~ANY PROJECT FOR IMPROVEMENT OF A STRUCTURE TO COMPLY WITH EXISTING STATE OR LOCAL HEALTH, SANITARY OR SAFETY CODE SPECIFICATIONS WHICH ARE SOLELY NECESSARY TO ASSURE SAFE LIVING CONDITIONS; OR~~

~~ANY ALTERATIONS OF A STRUCTURE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES OR A STATE INVENTORY OF HISTORIC PLACES.~~

~~VARIANCES. A GRANT OF RELIEF FROM THE REQUIREMENTS OF THIS ARTICLE WHICH~~

~~PERMITS CONSTRUCTION IN A MANNER THAT WOULD OTHERWISE BE PROHIBITED BY THIS ARTICLE.~~

~~(ORD. 2787, PASSED 12 22 80; AM. ORD. 2789, PASSED 2 23 81)~~

~~§ 50-172 FLOOD INSURANCE STUDY ADOPTED:~~

~~THE AREAS OF SPECIAL FLOOD HAZARD IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION IN A SCIENTIFIC AND ENGINEERING REPORT ENTITLED *THE FLOOD INSURANCE STUDY FOR THE CITY OF FLINT, 1980* WITH ACCOMPANYING FLOOD INSURANCE RATE MAPS IS HEREBY ADOPTED BY REFERENCE AND DECLARED TO BE A PART OF THIS ARTICLE. THE FLOOD INSURANCE STUDY IS ON FILE IN THE CITY CLERK'S OFFICE OF THE CITY.~~

~~(ORD. 2787, PASSED 12 22 80)~~

~~§ 50-173 ESTABLISHMENT OF DEVELOPMENT PERMIT.~~

~~A DEVELOPMENT PERMIT SHALL BE OBTAINED BEFORE CONSTRUCTION OR DEVELOPMENT BEGINS WITHIN ANY AREA OF SPECIAL FLOOD HAZARD ESTABLISHED IN § 50-171 HEREOF. APPLICATION FOR A DEVELOPMENT PERMIT SHALL BE MADE ON FORMS FURNISHED BY THE CITY AND MAY INCLUDE, BUT NOT BE LIMITED TO, PLANS IN DUPLICATE DRAWN TO SCALE SHOWING THE NATURE, LOCATION, DIMENSIONS AND ELEVATIONS OF THE AREA IN QUESTION; EXISTING OR PROPOSED STRUCTURES, FILL, STORAGE OF MATERIALS, DRAINAGE FACILITIES; AND THE LOCATION OF THE~~

~~FOREGOING.~~

~~SPECIFICALLY, THE FOLLOWING INFORMATION IS REQUIRED:~~

~~ELEVATION IN RELATION TO MEAN SEA LEVEL, OF THE LOWEST FLOOR (INCLUDING BASEMENT) OF ALL STRUCTURES.~~

~~ELEVATION IN RELATION TO MEAN SEA LEVEL TO WHICH ANY STRUCTURE HAS BEEN FLOODPROOFED.~~

~~CERTIFICATION BY A REGISTERED PROFESSIONAL CIVIL ENGINEER OR ARCHITECT THAT THE FLOODPROOFING METHODS FOR ANY NONRESIDENTIAL STRUCTURE MEET THE FLOODPROOFING CRITERIA IN § 50-177 HEREOF.~~

~~DESCRIPTION OF THE EXTENT TO WHICH ANY WATERCOURSE WILL BE ALTERED OR RELOCATED AS A RESULT OF PROPOSED DEVELOPMENT.~~

~~(ORD. 2787, PASSED 12-22-80)~~

~~§ 50-174 DESIGNATION OF LOCAL ADMINISTRATOR.~~

~~THE DIRECTOR OF BUILDING AND SAFETY INSPECTIONS FOR THE CITY IS APPOINTED TO ADMINISTRATOR AND HE OR SHE SHALL IMPLEMENT THIS ARTICLE BY GRANTING OR DENYING DEVELOPMENT PERMIT APPLICATIONS IN ACCORDANCE WITH ITS PROVISIONS.~~

~~DUTIES OF THE DIRECTOR OF BUILDING AND SAFETY INSPECTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO: REVIEW OF ALL DEVELOPMENT PERMITS TO DETERMINE THAT THE PERMIT REQUIREMENTS OF THIS ARTICLE HAVE BEEN SATISFIED.~~

~~REVIEW ALL DEVELOPMENT PERMITS TO DETERMINE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THOSE FEDERAL, STATE OR LOCAL GOVERNMENTAL AGENCIES FROM WHICH PRIOR APPROVAL IS REQUIRED.~~

~~REVIEW ALL DEVELOPMENT PERMITS FOR COMPLIANCE WITH THE PROVISIONS OF § 50-177 HEREOF.~~

~~WHEN BASE FLOOD ELEVATION DATA HAS NOT BEEN PROVIDED IN ACCORDANCE WITH § 50-173 HEREOF, THE DIRECTOR OF BUILDING AND SAFETY INSPECTIONS SHALL OBTAIN, REVIEW AND REASONABLY UTILIZE ANY BASE FLOOD ELEVATION DATA AVAILABLE FROM A FEDERAL, STATE OR OTHER SOURCE, IN ORDER TO ADMINISTER §50-177(D)(1) "RESIDENTIAL CONSTRUCTION" AND §50-177(D)(2) "NONRESIDENTIAL CONSTRUCTION."~~

~~THE DIRECTOR OF BUILDING AND SAFETY INSPECTIONS SHALL PERFORM THE FOLLOWING DUTIES:~~

~~OBTAIN AND RECORD THE ACTUAL ELEVATION (IN RELATION TO MEAN SEA LEVEL) OF THE LOWEST HABITABLE FLOOR (INCLUDING BASEMENT) OF ALL NEW OR SUBSTANTIALLY IMPROVED STRUCTURES, AND WHETHER OR NOT THE STRUCTURE CONTAINS A BASEMENT.~~

~~FOR ALL NEW SUBSTANTIALLY IMPROVED FLOODPROOFED STRUCTURES:~~

~~VERIFY AND RECORD THE ACTUAL ELEVATION (IN RELATION TO THE MEAN SEA LEVEL); AND~~

~~MAINTAIN THE FLOODPROOFING CERTIFICATION REQUIRED IN § 50-177 HEREOF.~~

~~MAINTAIN FOR PUBLIC INSPECTION ALL RECORDS PERTAINING TO THE PROVISIONS OF THIS ARTICLE.~~

~~NOTIFY ADJACENT COMMUNITIES AND THE STATE COORDINATING AGENCY PRIOR TO ANY ALTERATION OR RELOCATION OF A WATERCOURSE, AND SUBMIT EVIDENCE OF SUCH NOTIFICATION TO THE FEDERAL INSURANCE ADMINISTRATION.~~

~~REQUIRE THAT MAINTENANCE IS PROVIDED WITHIN THE ALTERED OR RELOCATED PORTION OF SAID WATERCOURSE SO THAT THE FLOOD-CARRYING CAPACITY IS NOT DIMINISHED.~~

~~MAKE INTERPRETATIONS, WHERE NEEDED, AS TO THE EXACT LOCATION OF THE BOUNDARIES OF THE AREAS OF SPECIAL FLOOD HAZARDS (FOR EXAMPLE, WHERE THERE APPEARS TO BE A CONFLICT BETWEEN THE MAPPED BOUNDARY AND ACTUAL FIELD CONDITIONS). THE PERSONS CONTESTING THE LOCATIONS OF THE BOUNDARY SHALL BE GIVEN REASONABLE OPPORTUNITY TO APPEAL THE INTERPRETATION AS PROVIDED IN THIS SECTION.~~

~~(ORD. 2787, PASSED 12-22-80)~~

#### ~~§ 50-175 VARIANCE PROCEDURE.~~

~~THE ZONING BOARD OF APPEALS AS ESTABLISHED BY THE CITY SHALL HEAR AND DECIDE APPEALS AND REQUESTS FOR VARIANCES FROM THE REQUIREMENTS OF THIS ARTICLE.~~

~~THE ZONING BOARD OF APPEALS SHALL HEAR AND DECIDE APPEALS WHEN IT IS ALLEGED THAT THERE IS AN ERROR IN ANY REQUIREMENT, \_\_\_\_\_ DECISION \_\_\_\_\_ OR~~

~~DETERMINATION MADE BY THE DIRECTOR OF BUILDING AND SAFETY INSPECTIONS IN THE ENFORCEMENT OR ADMINISTRATION OF THIS ARTICLE. THOSE AGGRIEVED BY THE DECISION OF THE ZONING BOARD OF APPEALS MAY APPEAL SUCH DECISION TO THE CIRCUIT COURT FOR GENESEE COUNTY, AS PROVIDED BY CONSTRUCTION, CASE LAW AND STATUTES OF THE STATE OF MICHIGAN.~~

~~IN PASSING UPON SUCH APPLICATIONS, THE ZONING BOARD OF APPEALS SHALL CONSIDER ALL TECHNICAL EVALUATIONS, ALL RELEVANT FACTORS, STANDARDS SPECIFIED IN OTHER SECTIONS OF THIS ARTICLE, AND:~~

~~THE DANGER THAT MATERIALS MAY BE SWEEPED ONTO OTHER LANDS TO THE INJURY OF OTHERS;~~

~~THE DANGER TO LIFE AND PROPERTY DUE TO FLOODING OR EROSION DAMAGE;~~

~~THE SUSCEPTIBILITY OF THE PROPOSED FACILITY AND ITS CONTENTS TO FLOOD DAMAGE AND THE EFFECTS OF SUCH DAMAGE ON THE INDIVIDUAL OWNER;~~

~~THE IMPORTANCE OF SERVICES PROVIDED BY THE PROPOSED FACILITY TO THE COMMUNITY;~~

~~THE NECESSITY TO THE FACILITY OF A WATERFRONT \_\_\_\_\_ LOCATION, \_\_\_\_\_ WHERE APPLICABLE;~~

~~THE AVAILABILITY OF ALTERNATIVE LOCATIONS FOR THE PROPOSED USE WHICH IS NOT SUBJECT TO FLOODING OR EROSION DAMAGE;~~

~~THE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING AND ANTICIPATED DEVELOPMENT;~~

~~THE RELATIONSHIP OF THE PROPOSED USE TO THE COMPREHENSIVE PLAN AND FLOODPLAIN MANAGEMENT PROGRAM OF THAT AREA;~~

~~THE SAFETY OF ACCESS TO THE PROPERTY IN TIMES OF FLOOD FOR ORDINARY AND EMERGENCY VEHICLES;~~

~~THE EXPECTED HEIGHTS, VELOCITY, DURATION, RATE OF RISE AND SEDIMENT TRANSPORT OF THE FLOOD WATERS AND THE EFFECTS OF WAVE ACTION, IF APPLICABLE, EXPECTED AT THE SITE; AND~~

~~THE COSTS OF PROVIDING GOVERNMENTAL SERVICES DURING AND AFTER FLOOD CONDITIONS, INCLUDING MAINTENANCE AND REPAIR OF PUBLIC UTILITIES AND FACILITIES SUCH AS SEWER, GAS, ELECTRICAL AND WATER SYSTEM, AND STREETS AND BRIDGES.~~

~~UPON CONSIDERATION OF THE FACTORS ENUMERATED IN § 50-178, AND THE PURPOSE OF THIS ARTICLE, THE ZONING BOARD OF APPEALS MAY ATTACK SUCH CONDITIONS TO THE GRANTING OF VARIANCES AS IT DEEMS NECESSARY TO FURTHER THE PURPOSE OF THIS ARTICLE.~~

~~THE ZONING ADMINISTRATOR SHALL MAINTAIN THE RECORDS OF ALL APPEAL ACTIONS INCLUDING TECHNICAL INFORMATION AND REPORT ANY VARIANCES TO THE FEDERAL INSURANCE ADMINISTRATION UPON REQUEST.~~

~~(ORD. 2787, PASSED 12-22-80)~~

#### ~~§ 50-176 CONDITIONS FOR VARIANCES.~~

~~GENERALLY VARIANCES MAY BE ISSUED FOR NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS TO BE ERECTED ON A LOT OF~~

~~ONE HALF ACRE OR LESS IN SIZE CONTIGUOUS TO AND SURROUNDED BY LOTS WITH EXISTING STRUCTURES CONSTRUCTED BELOW THE BASE FLOOD LEVEL, PROVIDED § 50-174(D)(1) THROUGH (D)(11) HAVE BEEN FULLY CONSIDERED. AS THE LOT SIZE INCREASES BEYOND THE ONE HALF ACRE, THE TECHNICAL JUSTIFICATION REQUIRED FOR ISSUING THE VARIANCE INCREASES.~~

~~VARIANCES MAY BE ISSUED FOR THE RECONSTRUCTION, REHABILITATION OR RESTORATION OF STRUCTURES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES OR THE STATE INVENTORY OF HISTORIC PLACES, WITHOUT REGARD TO THE PROCEDURES SET FORTH IN THE REMAINDER OF THIS SECTION.~~



~~VARIANCES SHALL NOT BE ISSUED WITHIN ANY DESIGNATED FLOODWAY IF ANY INCREASE IN FLOOD LEVELS DURING THE BASE FLOOD DISCHARGE WOULD RESULT.~~

~~VARIANCES SHALL ONLY BE ISSUED UPON A DETERMINATION THAT THE VARIANCE IS THE MINIMUM NECESSARY, CONSIDERING THE FLOOD HAZARD, TO AFFORD THE RELIEF.~~

~~VARIANCES SHALL ONLY BE ISSUED UPON:~~

~~A SHOWING OF GOOD AND SUFFICIENT CAUSE;~~

~~A DETERMINATION THAT FAILURE TO GRANT THE VARIANCE IS THE MINIMUM NECESSARY, CONSIDERING FLOOD HAZARD, TO AFFORD THE RELIEF;~~

~~A DETERMINATION THAT FAILURE TO GRANT THE VARIANCE WOULD NOT RESULT IN THE INCREASED FLOOD HEIGHT, ADDITIONAL THREATS TO PUBLIC SAFETY, EXTRAORDINARY PUBLIC EXPENSE, CREATE NUISANCES, CAUSE FRAUD ON OR VICTIMIZATION OF THE PUBLIC AS IDENTIFIED IN § 50-173 HEREOF, OR CONFLICT WITH EXISTING LAWS OR ORDINANCES.~~

~~ANY APPLICANT TO WHOM A VARIANCE IS GRANTED SHALL BE GIVEN WRITTEN NOTICE THAT THE STRUCTURE WILL BE PERMITTED TO BE BUILT WITH A LOWEST FLOOR ELEVATION BELOW THE BASE FLOOD ELEVATION AND THAT THE COST OF FLOOD INSURANCE WILL BE COMMENSURATE WITH THE INCREASED RISK RESULTING FROM THE REDUCED LOWEST FLOOR ELEVATION.~~

~~(ORD. 2787, PASSED 12-22-80)~~

~~§ 50-177 PROVISIONS FOR FLOOD HAZARD REDUCTION.~~

~~GENERAL STANDARDS. IN ALL AREAS OF SPECIAL FLOOD HAZARDS THE FOLLOWING STANDARDS ARE REQUIRED:~~

~~ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS SHALL BE ANCHORED TO PREVENT FLOTATION, COLLAPSE OR LATERAL MOVEMENT OF THE STRUCTURE.~~

~~CONSTRUCTION MATERIALS AND METHODS.~~

~~ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS SHALL BE CONSTRUCTED WITH MATERIALS AND UTILITY EQUIPMENT RESISTANT TO FLOOD DAMAGE.~~

~~ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS SHALL BE CONSTRUCTED USING METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGE.~~

~~ALL MOBILE HOMES SHALL BE ANCHORED TO RESIST FLOTATION, COLLAPSE, OR LATERAL MOVEMENT BY PROVIDING OVER THE TOP AND FRAME TIES TO GROUND ANCHORS. SPECIAL REQUIREMENTS SHALL BE THAT:~~

~~OVER THE TOP TIES BE PROVIDED AT EACH OF THE FOUR CORNERS OF THE MOBILE HOME, WITH TWO ADDITIONAL TIES PER SIDE AT INTERMEDIATE LOCATIONS, WITH MOBILE HOMES LESS THAN 50 FEET LONG REQUIRING ONE ADDITIONAL TIE PER SIDE.~~

~~FRAME TIES BE PROVIDED AT EACH CORNER OF THE HOME WITH FIVE ADDITIONAL TIES PER SIDE AT INTERMEDIATE POINTS, WITH MOBILE HOMES LESS THAN 50 FEET LONG REQUIRING FOUR ADDITIONAL TIES PER SIDE.~~

~~ALL COMPONENTS OF THE ANCHORING SYSTEM BE CAPABLE OF CARRYING A FORCE OF 4,800 POUNDS.~~

~~ANY ADDITIONS TO THE MOBILE HOME BE~~

~~SIMILARLY ANCHORED.~~

~~UTILITIES.~~

~~ALL NEW AND REPLACEMENT WATER SUPPLY SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOD WATERS INTO THE SYSTEM.~~

~~NEW AND REPLACEMENT SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE FLOOD WATERS INTO THE SYSTEM AND DISCHARGE FROM THE SYSTEMS INTO FLOOD WATERS.~~

~~ON-SITE WASTE DISPOSAL SYSTEMS SHALL BE LOCATED TO AVOID IMPAIRMENT TO THEM OR CONTAMINATION FROM THEM DURING FLOODING.~~

~~SUBDIVISION PROPOSALS.~~

~~ALL SUBDIVISION PROPOSALS SHALL BE CONSISTENT WITH THE NEED TO MINIMIZE FLOOD WATERS.~~

~~ALL SUBDIVISION PROPOSALS SHALL HAVE PUBLIC UTILITIES AND FACILITIES SUCH AS SEWER, GAS, ELECTRICAL AND WATER SYSTEMS, LOCATED AND CONSTRUCTED TO MINIMIZE FLOOD DAMAGE.~~

~~ALL SUBDIVISION PROPOSALS SHALL HAVE ADEQUATE DRAINAGE PROVIDED TO REDUCE EXPOSURE TO FLOOD DAMAGE.~~

~~BASE FLOOD ELEVATION DATA SHALL BE PROVIDED, THE CUMULATIVE EFFECT OF ANY PROPOSED DEVELOPMENT, WHEN COMBINED WITH ALL OTHER EXISTING AND ANTICIPATED DEVELOPMENT, SHALL NOT INCREASE THE WATER SURFACE ELEVATION OF THE BASE FLOOD MORE THAN ONE TENTH OF A FOOT AT ANY POINT.~~

~~SPECIFIC STANDARDS. IN ALL AREAS OF SPECIAL FLOOD HAZARD WHERE BASE~~

~~FLOOD ELEVATION DATA HAS BEEN PROVIDED AS SET FORTH IN § 50-172 HEREOF, OR IN § 50-178, THE FOLLOWING STANDARDS ARE REQUIRED:~~

~~RESIDENTIAL CONSTRUCTION. NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENT OF ANY RESIDENTIAL STRUCTURE SHALL HAVE THE LOWEST FLOOR, INCLUDING BASEMENT, ELEVATED TO OR ABOVE BASE FLOOD ELEVATION.~~

~~NONRESIDENTIAL CONSTRUCTION. NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENT OF ANY COMMERCIAL, INDUSTRIAL OR OTHER NONRESIDENTIAL STRUCTURE SHALL EITHER HAVE THE LOWEST FLOOR, INCLUDING THE BASEMENT, ELEVATED TO THE LEVEL OF THE BASE FLOOD ELEVATION; OR TOGETHER WITH THE ATTENDANT UTILITY AND SANITARY FACILITIES SHALL:~~

~~BE FLOODPROOFED SO THAT BELOW THE BASE FLOOD LEVEL THE STRUCTURE IS WATERTIGHT WITH WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER.~~

~~HAVE STRUCTURAL COMPONENTS CAPABLE OF RESISTING HYDROSTATIC AND HYDRODYNAMIC LOADS AND EFFECTS OF BUOYANCY.~~

~~BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT THAT THE STANDARDS OF THIS SUBSECTION ARE SATISFIED. SUCH CERTIFICATION SHALL BE PROVIDED TO THE OFFICIALS AS SET FORTH IN § 50-173(A)(3).~~

~~MOBILE HOMES.~~

~~MOBILE HOMES SHALL BE ANCHORED IN ACCORDANCE WITH § 50-177(A)(3).~~

~~FOR THE NEW MOBILE HOME PARKS AND MOBILE HOME SUBDIVISIONS; FOR EXPANSIONS TO EXISTING MOBILE HOME PARKS AND MOBILE HOME SUBDIVISIONS; FOR EXISTING MOBILE HOME PARKS AND MOBILE HOME SUBDIVISIONS WHERE REPAIR, RECONSTRUCTION OR IMPROVEMENT OF THE STREETS, UTILITIES AND PADS EQUALS OR EXCEEDS 50% OF THE VALUE OF THE STREETS, UTILITIES AND PADS BEFORE THE REPAIR, RECONSTRUCTION OR IMPROVEMENT HAS COMMENCED; AND FOR MOBILE HOMES NOT PLACED IN MOBILE HOME PARKS OR MOBILE HOME SUBDIVISIONS, REQUIRE THAT:~~

~~STANDS OR LOTS ARE ELEVATED ON COMPACTED FILL OR ON PILINGS SO THAT THE LOWEST FLOOR OF THE MOBILE HOME WILL BE AT OR ABOVE THE BASE FLOOD LEVEL;~~

~~ADEQUATE SURFACE DRAINAGE ACCESS FOR A HAULER ARE PROVIDED; AND~~

~~IN THE INSTANCE OF ELEVATION ON PILINGS THAT:~~

~~LOTS ARE LARGE ENOUGH TO PERMIT STEPS;~~

~~PILING FOUNDATIONS ARE PLACED IN STABLE SOIL NO MORE THAN TEN FEET APART; AND~~

~~REINFORCEMENT IS PROVIDED FOR PILINGS MORE THAN SIX FEET ABOVE THE GROUND LEVEL.~~

~~(ORD. 2787, PASSED 12-22-80; AM. ORD. 2789, PASSED 2-23-81)~~

#### ~~§ 50-178 FLOODWAY.~~

~~LOCATED WITHIN AREAS OF SPECIAL FLOOD HAZARD AS ESTABLISHED IN § 50-172 HEREOF~~

~~ARE AREAS DESIGNATED AS FLOODWAY. SINCE THE FLOODWAY IS AN EXTREMELY HAZARDOUS AREA DUE TO THE VELOCITY OF FLOOD WATERS WHICH CARRY DEBRIS, POTENTIAL PROJECTILES AND EROSION POTENTIAL, THE FOLLOWING PROVISIONS APPLY:~~

~~PROHIBITED ENCROACHMENTS, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS AND OTHER DEVELOPMENT UNLESS A TECHNICAL EVALUATION DEMONSTRATES THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.~~

~~IF § 50-177 IS SATISFIED, ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE FLOOD HAZARD REDUCTION PROVISIONS OF § 50-178.~~

~~(ORD. 2787, PASSED 12-22-80)~~

#### ~~§ 50-179 PENALTIES FOR NONCOMPLIANCE.~~

~~NO STRUCTURE OR LAND SHALL HEREAFTER BE CONSTRUCTED, LOCATED, EXTENDED, CONVERTED OR ALTERED WITHOUT FULL COMPLIANCE WITH THE TERMS OF THIS ARTICLE AND OTHER APPLICABLE REGULATIONS. VIOLATION OF THE PROVISIONS OF THIS ARTICLE, OR FAILURE TO COMPLY WITH ANY OF ITS REQUIREMENTS (INCLUDING VIOLATIONS OF THE CONDITIONS AND SAFEGUARDS ESTABLISHED IN CONNECTION WITH CONDITIONS) SHALL CONSTITUTE A MISDEMEANOR. ANY PERSON WHO VIOLATES THIS ARTICLE OR FAILS TO COMPLY WITH ANY OF ITS REQUIREMENTS SHALL UPON~~

~~CONVICTION THEREOF BE FINED NOT MORE THAN \$500.00 OR IMPRISONED NOT MORE THAN 90 DAYS, OR BOTH, FOR EACH VIOLATION, AND IN ADDITION SHALL PAY THE COSTS AND THE EXPENSES INVOLVED IN THE CASE. NOTHING HEREIN CONTAINED SHALL PREVENT THE CITY FROM TAKING SUCH OTHER LAWFUL ACTION AS IS NECESSARY TO PREVENT OR REMEDY ANY VIOLATION.~~

~~(ORD. 2787, PASSED 12-22-80)~~

~~§ 50-180 ABROGATION AND GREATER RESTRICTIONS.~~

~~THIS ARTICLE IS NOT INTENDED TO REPEAL, ABROGATE OR IMPAIR ANY EXISTING EASEMENTS, COVENANTS OR DEED RESTRICTIONS. HOWEVER, WHERE THIS ARTICLE AND ANOTHER ORDINANCE, EASEMENT, COVENANT OR DEED RESTRICTION CONFLICT OR OVERLAP, WHICHEVER IMPOSES THE MORE STRINGENT RESTRICTIONS SHALL PREVAIL.~~

~~(ORD. 2787, PASSED 12-22-80)~~

~~§ 50-181 WARNING AND DISCLAIMER OF LIABILITY.~~

~~THE DEGREE OF FLOOD PROTECTION REQUIRED BY THIS ARTICLE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. LATER FLOODS CAN AND WILL OCCUR ON RARE OCCASIONS. FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS ARTICLE DOES NOT IMPLY THAT THE LAND OUTSIDE THE AREAS OF~~

~~SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. THIS ARTICLE SHALL NOT CREATE LIABILITY ON THE PART OF THE CITY, ANY OFFICER OR EMPLOYEE THEREOF, OR THE FEDERAL INSURANCE ADMINISTRATION FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THIS ARTICLE OR ANY ADMINISTRATIVE DECISION LAWFULLY MADE THEREUNDER.~~

~~(ORD. 2787, PASSED 12-22-80)~~

~~ARTICLE XXXI ENFORCEMENT~~

~~§ 50-182 PENALTIES.~~

~~A VIOLATION OF ANY PROVISION OF THIS CHAPTER, EXCLUDING ARTICLE XXI; ARTICLE XXII; ARTICLE XXIII; ARTICLE XXIX, §165.5; OR ARTICLE XXX, SHALL BE A MUNICIPAL CIVIL INFRACTION PURSUANT TO § 1-10 THROUGH § 1-21 OF THIS CODE, UNLESS ANOTHER PENALTY IS EXCLUSIVELY PRESCRIBED BY STATE LAW.~~

~~ANY BUILDING, STRUCTURE, OR USE NOT IN CONFORMITY WITH THE PROVISIONS OF THIS CHAPTER, EXCEPT A LAWFUL NON-CONFORMING USE UNDER ARTICLE XXVI OF THIS CHAPTER, IS HEREBY DECLARED TO BE A PUBLIC NUISANCE PER SE AND SUBJECT TO ABATEMENT AS PROVIDED BY LAW.~~

~~(ORD. 3667, PASSED 8-8-05)~~

APPENDIX: COMPILED ILLUSTRATIONS

~~§ 50-1 TYPICAL LOT DEFINITIONS.~~

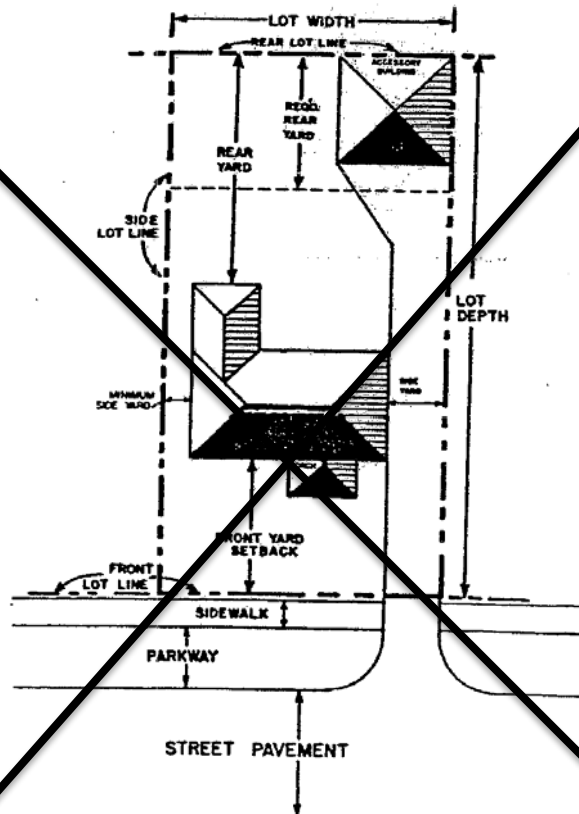
~~§ 50-94(a) TYPICAL LOCATIONS OF  
ACCESSORY BUILDINGS.~~

~~§ 50-94(b) TYPICAL LOCATIONS OF  
ACCESSORY BUILDINGS ON CORNER LOTS.~~

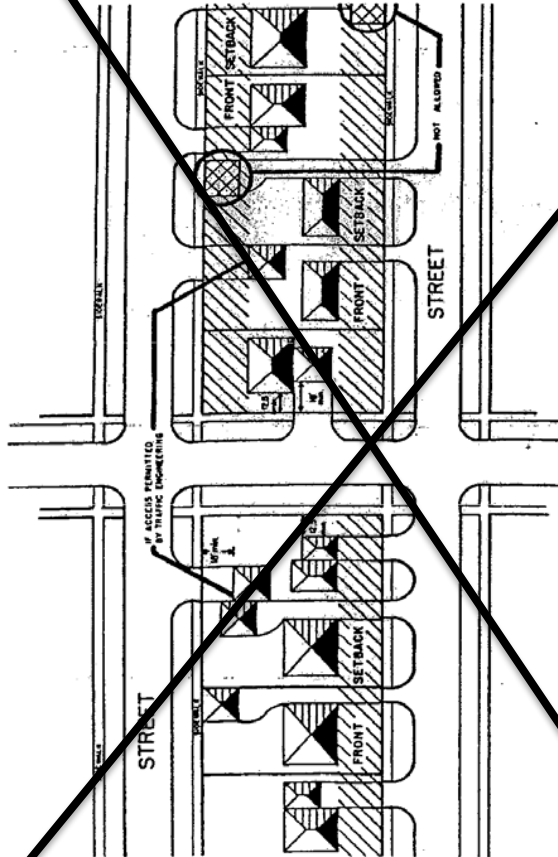
~~§ 50-96(b) TYPICAL LOCATIONS OF  
ACCESSORY BUILDINGS ON DOUBLE  
FRONTAGE LOTS.~~

~~§ 50-133 50-142 TYPICAL PARKING  
REGULATIONS ABUTTING RESIDENCES.~~

~~§ 50-1 TYPICAL LOT DEFINITIONS.~~



§ 50-36(b) TYPICAL LOCATIONS OF ACCESSORY BUILDINGS ON DOUBLE FRONTAGE LOTS.



Zoning

~~§ 50-133 - 50-142 TYPICAL PARKING REGULATIONS ABUTTING RESIDENCES.~~

