

OFFICE OF THE COUNCIL

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LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE REGULAR MEETING OF
MONDAY, APRIL 10, 2023
7:00 P.M.**

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(734) 466-2250**

The official documents are on file in the City Clerk's office.

**1966th Regular Meeting Agenda of the Council of the City of
Livonia Monday, April 10, 2023**

Revised

7:00 p.m. - City Hall Auditorium
33000 Civic Center Drive
Livonia, Michigan

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES - Regular Meeting Minutes of March 22, 2023

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

- a. [Communication from the Department of Finance, dated March 20, 2023, re: forwarding various financial statements of the City of Livonia for the month ending December 31, 2022.](#)

CONSENT AGENDA

1. [REQUEST FOR DESIGNATION AS A NON-PROFIT ORGANIZATION: Melissa Degen, Events Director, The Women's Council of Realtors 275 Corridor, re: as required by the State of Michigan to obtain a Charitable Gaming License to allow raffle fundraisers in the future.](#)
2. [REQUEST FOR AUTHORIZATION TO PURCHASE TWO \(2\) FORD 2023 F250 SUPER CAB 4x4 PICKUP TRUCKS THROUGH THE STATE OF MICHIGAN DEPARTMENT OF VEHICLE PROCUREMENT AND MACOMB COUNTY CONTRACT 21-18: Livonia Housing Commission, re: for use by Housing Maintenance Staff at Silver Village and Newburgh Village, from budgeted funds.](#)
3. [AWARD OF CONTRACT: Department of Economic Development, re: to provide technical assistance for Livonia Small Business Grantee award winners of Livonia small businesses, utilizing grant funds.](#)
4. [AWARD OF CONTRACT: Department of Economic Development, re: to provide technical assistance for Livonia Small Business Grantee award winners of Livonia micro-businesses, utilizing grant funds.](#)
5. [AWARD OF BID: Department of Public Works, re: for Newburgh Village Housing Improvements, from budgeted funds.](#)
6. [REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN & WESTRICK, INC. \(AEW\) FOR CONSTRUCTION ENGINEERING SERVICES FOR THE 2022 CONCRETE ROAD PROGRAM \(CONTRACT 22-C\): Engineering Division, re: same \(CR 336-21, CR 89-22 and CR 76-23\).](#)

7. AWARD OF CONTRACT: Engineering Division, re: for the 2023 Concrete Road Paving Program, Contract 23-C.
8. REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN & WESTRICK, INC. (AEW) FOR CONSTRUCTION ENGINEERING SERVICES FOR THE 2023 CONCRETE ROAD PROGRAM (CONTRACT 23-C): Engineering Division, re: same. (CR 336-21)

UNFINISHED BUSINESS

9. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to amend Section 010 to Title 10, Chapter 21 (Impounded Vehicles), in order to reflect the requested changes to the vehicle redemption conditions and costs and fees (i.e., towing fees, storage fees, etc.). First Reading given by Councilmember Scott Bahr on March 22, 2023.
10. LANGUAGE CHANGE: Councilmember Scott Bahr, re: to change the official name of The Livonia Vision 21 Zoning Ordinance and The Livonia Vision 21 Zoning Map to The Livonia Zoning Ordinance and The Livonia Zoning Map.
11. PROPOSED AMENDMENT TO ZONING ORDINANCE NO. 3160, AS AMENDED: Department of Law, re: to consider multiple revisions to Zoning Ordinance No. 3160, as amended, to correct certain defects, add and delete provisions, and provide clarification to others. Public Hearing held on April 3, 2023

NEW BUSINESS

12. REQUEST TO AMEND COUNCIL RESOLUTION 46-23: Civil Service Department, re: for the rate increase of the classification of Police Reserve Officer.
13. AWARD OF CONSTRUCTION CONTRACT: Engineering Division, re: for the Michigan Economic Development Corporation (MEDC) Grant - Greenmead Regional Detention Pond Project Phase I, Whispering Willows Channel Storage Improvements. (CR 95-22, 156-22 and 33-23)

AUDIENCE COMMUNICATION

NOTICE(S)

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call (734) 466-2236 or email clerk@livonia.gov if you need assistance. Council agendas are available on the City's website – www.livonia.gov - under Your Government, City Council, Agendas & Minutes.

SUSAN M. NASH, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

Finance
March 20, 2023

a.

MEETING DATE

R041023

PREPARED BY

DeAnne Bates, Program Supervisor,

AGENDA ITEM

a. Communication from the Department of Finance, dated March 20, 2023, re: forwarding various financial statements of the City of Livonia for the month ending December 31, 2022.

BACKGROUND DETAILS

Attached hereto are the various financial statements of the City of Livonia for the month ending December 31, 2022. These statements are summarized so that you may make a quick financial overview of the various funds. Detailed statements, in support of the summarized statements, have been forwarded electronically to the Council Office.

PREFERRED RECOMMENDATION

We respectfully request that City Council receive and file this report.

PRODUCT PURCHASED

N/A

CONTRACT DETAILS

WORK PERFORMED

FISCAL CONSIDERATION

BID DETAIL

REASON FOR WAIVING BID:

ATTACHMENTS

1. BUDGET TO ACTUAL - COUNCIL SUMMARY - DECEMBER 2022

APPROVED BY



Michael Slater, Finance Director

Date: March 20, 2023



Maureen Miller Brosnan, Mayor

Date: March 22, 2023



BUDGET TO ACTUAL - COUNCIL SUMMARY - 12/31/2022

Through 12/31/22

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 101 - GENERAL FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	67,118,544.00	.00	67,118,544.00	39,865,820.42	.00	39,865,820.42	27,252,723.58	59	42,190,561.09
REVENUE TOTALS	\$67,118,544.00	\$0.00	\$67,118,544.00	\$39,865,820.42	\$0.00	\$39,865,820.42	\$27,252,723.58	59%	\$42,190,561.09
EXPENSE									
Department 101 - CITY COUNCIL	312,021.00	.00	312,021.00	14,166.99	.00	14,166.99	297,854.01	5	14,264.52
Department 173 - MAYOR'S OFFICE	515,464.00	.00	515,464.00	30,735.75	.00	30,735.75	484,728.25	6	40,446.21
Department 174 - COMMUNICATIONS	400,731.00	.00	400,731.00	24,658.81	.00	24,658.81	376,072.19	6	20,481.98
Department 175 - GOVERNMENT AFFAIRS	184,371.00	.00	184,371.00	6,404.39	.00	6,404.39	177,966.61	3	3,625.00
Department 191 - ACCOUNTING	227,442.00	.00	227,442.00	9,265.14	.00	9,265.14	218,176.86	4	(16,626.44)
Department 192 - FINANCE DEPARTMENT	428,000.00	.00	428,000.00	28,033.34	.00	28,033.34	399,966.66	7	26,893.43
Department 215 - CITY CLERK	631,484.00	.00	631,484.00	29,317.54	.00	29,317.54	602,166.46	5	33,627.69
Department 223 - INDEPENDENT AUDIT	42,859.00	.00	42,859.00	(1,270.00)	.00	(1,270.00)	44,129.00	-3	(1,170.00)
Department 228 - INFORMATION SYSTEMS	1,362,324.00	.00	1,362,324.00	163,595.31	131,005.64	163,595.31	1,067,723.05	22	185,625.67
Department 236 - ETHICS BOARD	400.00	.00	400.00	.00	.00	.00	400.00	0	.00
Department 247 - BOARD OF REVIEW	3,545.00	.00	3,545.00	344.48	.00	344.48	3,200.52	10	344.48
Department 253 - TREASURER	604,347.00	.00	604,347.00	49,792.94	.00	49,792.94	554,554.06	8	45,113.77
Department 257 - ASSESSING	652,605.00	.00	652,605.00	51,536.52	.00	51,536.52	601,068.48	8	50,007.14
Department 261 - UTILITIES AND SUPPLIES	551,593.00	.00	551,593.00	25,746.30	.00	25,746.30	525,846.70	5	20,634.64
Department 262 - ELECTION COMMISSION	376,094.00	.00	376,094.00	13,131.13	.00	13,131.13	362,962.87	3	6,867.11
Department 263 - INSURANCE-GENERAL	140,761.00	.00	140,761.00	226,818.95	.00	226,818.95	(86,057.95)	161	210,229.30
Department 264 - INSURANCE-WORKERS COMP	435,460.00	.00	435,460.00	222,030.44	.00	222,030.44	213,429.56	51	177,223.55
Department 265 - NON DEPARTMENTAL	4,000.00	.00	4,000.00	.00	.00	.00	4,000.00	0	.00
Department 266 - LAW DEPARTMENT	860,645.00	.00	860,645.00	49,606.28	.00	49,606.28	811,038.72	6	46,298.86
Department 267 - EMPLOYEE BENEFITS CONTROL	42,000.00	.00	42,000.00	(195,642.32)	.00	(195,642.32)	237,642.32	-466	(332,671.67)
Department 268 - NON-DEPT CAPITAL PROJECTS	5,000.00	.00	5,000.00	.00	.00	.00	5,000.00	0	.00
Department 269 - CIVIL SERVICE	833,562.00	.00	833,562.00	56,429.02	.00	56,429.02	777,132.98	7	18,366.94
Department 270 - TERMINATION PAY	1,300,000.00	.00	1,300,000.00	41,798.85	.00	41,798.85	1,258,201.15	3	.00
Department 271 - LABOR RELATIONS	96,500.00	.00	96,500.00	5,625.00	.00	5,625.00	90,875.00	6	5,625.00
Department 272 - DUES AND SUBSCRIPTIONS	58,000.00	.00	58,000.00	.00	.00	.00	58,000.00	0	.00
Department 286 - 16TH DISTRICT COURT	3,104,346.00	.00	3,104,346.00	251,867.62	.00	251,867.62	2,852,478.38	8	232,595.82
Department 302 - TRAFFIC BUREAU	1,118,415.00	.00	1,118,415.00	59,980.36	.00	59,980.36	1,058,434.64	5	64,231.81
Department 304 - POLICE ADMINISTRATION	3,443,056.00	.00	3,443,056.00	104,431.90	218.61	104,431.90	3,338,405.49	3	138,088.59
Department 306 - POLICE DATA PROCESSING	1,088,388.00	.00	1,088,388.00	28,224.03	5,000.00	28,224.03	1,055,163.97	3	45,154.21
Department 307 - DETECTIVE BUREAU	3,575,834.00	.00	3,575,834.00	193,024.59	.00	193,024.59	3,382,809.41	5	199,117.04
Department 309 - AUTOMOTIVE SERVICE	586,150.00	.00	586,150.00	26,662.57	.00	26,662.57	559,487.43	5	30,627.96
Department 310 - POLICE COMMUNICATIONS	1,014,163.00	.00	1,014,163.00	44,052.16	.00	44,052.16	970,110.84	4	44,350.78
Department 313 - CROSSING GUARDS	118,089.00	.00	118,089.00	4,527.78	.00	4,527.78	113,561.22	4	3,397.40
Department 316 - SCHOOL LIAISON	547,427.00	18,080.00	565,507.00	29,832.96	.00	29,832.96	535,674.04	5	18,491.63
Department 318 - OFFICE OF EMERG PREP	175,493.00	.00	175,493.00	25,468.27	.00	25,468.27	150,024.73	15	10,696.81
Department 319 - RESERVE POL/SPECIAL EVENT	418,687.00	.00	418,687.00	14,425.69	.00	14,425.69	404,261.31	3	16,374.93



BUDGET TO ACTUAL - COUNCIL SUMMARY - 12/31/2022

Through 12/31/22

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 101 - GENERAL FUND									
EXPENSE									
Department 325 - POLICE PATROL BUREAU	13,867,507.00	(18,080.00)	13,849,427.00	639,986.10	.00	639,986.10	13,209,440.90	5	670,165.49
Department 329 - INTELLIGENCE BUREAU	2,470,179.00	.00	2,470,179.00	98,720.22	.00	98,720.22	2,371,458.78	4	95,448.69
Department 336 - FIRE ADMINISTRATION	1,305,323.00	.00	1,305,323.00	77,594.28	.00	77,594.28	1,227,728.72	6	69,475.87
Department 338 - FIRE FIGHTING	14,679,677.00	.00	14,679,677.00	715,835.92	.00	715,835.92	13,963,841.08	5	722,680.03
Department 341 - FIRE PREVENTION	884,992.00	.00	884,992.00	48,689.58	.00	48,689.58	836,302.42	6	49,757.32
Department 371 - INSPECTION	1,832,980.00	.00	1,832,980.00	74,567.08	.00	74,567.08	1,758,412.92	4	73,994.69
Department 381 - BLDG CODE BD OF APPEALS	1,861.00	.00	1,861.00	.00	.00	.00	1,861.00	0	.00
Department 435 - TRAFFIC COMMISSION	2,353.00	.00	2,353.00	172.24	.00	172.24	2,180.76	7	263.78
Department 441 - PUBLIC SERV ADMIN	21,971.00	15,000.00	36,971.00	(33,265.13)	.00	(33,265.13)	70,236.13	-90	(42,621.36)
Department 443 - PUBLIC SERV-EQUIP MAINT	128,377.00	.00	128,377.00	(85,027.25)	.00	(85,027.25)	213,404.25	-66	(43,409.71)
Department 447 - ENGINEERING	795.00	.00	795.00	(43,250.54)	.00	(43,250.54)	44,045.54	-5440	(46,809.35)
Department 448 - STREET LIGHTING	242,321.00	.00	242,321.00	24,963.01	.00	24,963.01	217,357.99	10	21,399.08
Department 463 - MAINTENANCE-STREET	271,255.00	(5,500.00)	265,755.00	(46,064.39)	.00	(46,064.39)	311,819.39	-17	(80,797.85)
Department 523 - PUBLIC SERV-BLDG MAINT	1,817,657.00	(4,000.00)	1,813,657.00	29,975.90	.00	29,975.90	1,783,681.10	2	25,580.70
Department 524 - PARKS	1,407,503.00	(5,500.00)	1,402,003.00	14,363.39	12,433.00	14,363.39	1,375,206.61	2	14,432.26
Department 701 - PLANNING	695,738.00	.00	695,738.00	31,023.44	.00	31,023.44	664,714.56	4	31,460.74
Department 702 - ZONING BOARD OF APPEALS	58,973.00	.00	58,973.00	6,898.40	.00	6,898.40	52,074.60	12	8,639.07
Department 752 - RECREATION ADMINISTRATION	138,003.00	.00	138,003.00	(1,664.01)	.00	(1,664.01)	139,667.01	-1	(3,689.32)
Department 758 - RECREATION FACILITIES	292,056.00	.00	292,056.00	149.67	.00	149.67	291,906.33	0	107.66
Department 759 - RECREATION ATHLETICS	112,294.00	.00	112,294.00	984.31	5,607.00	984.31	105,702.69	6	75.00
Department 820 - PARKS & REC - SENIOR SERVICES	610,732.00	.00	610,732.00	38,958.34	.00	38,958.34	571,773.66	6	35,006.46
Department 821 - P&R - GREENMEAD AND CULTURAL	1,015,269.00	.00	1,015,269.00	64,179.62	.00	64,179.62	951,089.38	6	60,197.43
EXPENSE TOTALS	\$67,117,072.00	\$0.00	\$67,117,072.00	\$3,292,412.97	\$154,264.25	\$3,292,412.97	\$63,670,394.78	5%	\$3,019,690.84
Fund 101 - GENERAL FUND Totals									
REVENUE TOTALS	67,118,544.00	.00	67,118,544.00	39,865,820.42	.00	39,865,820.42	27,252,723.58	59%	42,190,561.09
EXPENSE TOTALS	67,117,072.00	.00	67,117,072.00	3,292,412.97	154,264.25	3,292,412.97	63,670,394.78	5%	3,019,690.84
Fund 101 - GENERAL FUND Totals	\$1,472.00	\$0.00	\$1,472.00	\$36,573,407.45	(\$154,264.25)	\$36,573,407.45	(\$36,417,671.20)		\$39,170,870.25



BUDGET TO ACTUAL - COUNCIL SUMMARY - 12/31/2022

Through 12/31/22

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 202 - MAJOR STREET FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	9,094,315.00	.00	9,094,315.00	4,469.17	.00	4,469.17	9,089,845.83	0	(1,084.25)
REVENUE TOTALS	\$9,094,315.00	\$0.00	\$9,094,315.00	\$4,469.17	\$0.00	\$4,469.17	\$9,089,845.83	0%	(\$1,084.25)
EXPENSE									
Department 448 - STREET LIGHTING	610,359.00	.00	610,359.00	39,667.00	.00	39,667.00	570,692.00	6	39,416.67
Department 451 - CONST-STREET AND BRIDGES	60,000.00	4,290.00	64,290.00	.00	.00	.00	64,290.00	0	.00
Department 463 - MAINTENANCE-STREET	944,892.00	337,048.00	1,281,940.00	31,718.63	.00	31,718.63	1,250,221.37	2	29,598.18
Department 475 - MAINTENANCE-TRAFFIC SERV	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department 478 - MAINT-FREEWAY LIGHTING	25,000.00	.00	25,000.00	1,505.09	.00	1,505.09	23,494.91	6	1,349.00
Department 479 - SNOW AND ICE REMOVAL	921,234.00	396,497.00	1,317,731.00	26,769.00	.00	26,769.00	1,290,962.00	2	26,999.17
Department 483 - ADMIN, ENGIN RECORD KEEPI	147,228.00	.00	147,228.00	12,267.00	.00	12,267.00	134,961.00	8	12,397.00
Department 484 - FUND TRANSFERS	6,700,000.00	.00	6,700,000.00	558,333.33	.00	558,333.33	6,141,666.67	8	637,500.00
EXPENSE TOTALS	\$9,408,713.00	\$737,835.00	\$10,146,548.00	\$670,260.05	\$0.00	\$670,260.05	\$9,476,287.95	7%	\$747,260.02
Fund 202 - MAJOR STREET FUND Totals									
REVENUE TOTALS	9,094,315.00	.00	9,094,315.00	4,469.17	.00	4,469.17	9,089,845.83	0%	(1,084.25)
EXPENSE TOTALS	9,408,713.00	737,835.00	10,146,548.00	670,260.05	.00	670,260.05	9,476,287.95	7%	747,260.02
Fund 202 - MAJOR STREET FUND Totals	(\$314,398.00)	(\$737,835.00)	(\$1,052,233.00)	(\$665,790.88)	\$0.00	(\$665,790.88)	(\$386,442.12)		(\$748,344.27)



BUDGET TO ACTUAL - COUNCIL SUMMARY - 12/31/2022

Through 12/31/22

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 203 - LOCAL STREET FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	10,155,239.00	.00	10,155,239.00	560,689.51	.00	560,689.51	9,594,549.49	6	637,170.00
REVENUE TOTALS	\$10,155,239.00	\$0.00	\$10,155,239.00	\$560,689.51	\$0.00	\$560,689.51	\$9,594,549.49	6%	\$637,170.00
EXPENSE									
Department 448 - STREET LIGHTING	130,000.00	.00	130,000.00	10,833.00	.00	10,833.00	119,167.00	8	10,416.67
Department 451 - CONST-STREET AND BRIDGES	125,000.00	.00	125,000.00	.00	.00	.00	125,000.00	0	.00
Department 463 - MAINTENANCE-STREET	1,765,706.00	.00	1,765,706.00	131,515.00	.00	131,515.00	1,634,191.00	7	131,422.09
Department 475 - MAINTENANCE-TRAFFIC SERV	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department 479 - SNOW AND ICE REMOVAL	449,168.00	.00	449,168.00	37,430.00	.00	37,430.00	411,738.00	8	34,933.92
Department 483 - ADMIN, ENGIN RECORD KEEPI	709,656.00	.00	709,656.00	59,136.00	.00	59,136.00	650,520.00	8	56,646.00
Department 484 - FUND TRANSFERS	7,150,000.00	.00	7,150,000.00	595,833.00	.00	595,833.00	6,554,167.00	8	662,500.00
EXPENSE TOTALS	\$10,329,530.00	\$0.00	\$10,329,530.00	\$834,747.00	\$0.00	\$834,747.00	\$9,494,783.00	8%	\$895,918.68
Fund 203 - LOCAL STREET FUND Totals									
REVENUE TOTALS	10,155,239.00	.00	10,155,239.00	560,689.51	.00	560,689.51	9,594,549.49	6%	637,170.00
EXPENSE TOTALS	10,329,530.00	.00	10,329,530.00	834,747.00	.00	834,747.00	9,494,783.00	8%	895,918.68
Fund 203 - LOCAL STREET FUND Totals	(\$174,291.00)	\$0.00	(\$174,291.00)	(\$274,057.49)	\$0.00	(\$274,057.49)	\$99,766.49		(\$258,748.68)



BUDGET TO ACTUAL - COUNCIL SUMMARY - 12/31/2022

Through 12/31/22

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 204 - ROAD - SIDEWALK & TREE									
REVENUE									
Department 000 - ACCOUNT BALANCES	11,810,117.00	.00	11,810,117.00	4,959,215.56	.00	4,959,215.56	6,850,901.44	42	4,815,298.70
REVENUE TOTALS	\$11,810,117.00	\$0.00	\$11,810,117.00	\$4,959,215.56	\$0.00	\$4,959,215.56	\$6,850,901.44	42%	\$4,815,298.70
EXPENSE									
Department 441 - PUBLIC SERV ADMIN	30,968.00	.00	30,968.00	2,580.00	.00	2,580.00	28,388.00	8	4,246.00
Department 447 - ENGINEERING	2,286,944.00	319,866.00	2,606,810.00	11,412.00	.00	11,412.00	2,595,398.00	0	11,948.00
Department 463 - MAINTENANCE-STREET	10,320,000.00	1,825,998.00	12,145,998.00	.00	.00	.00	12,145,998.00	0	.00
Department 530 - FORESTRY	125,000.00	.00	125,000.00	.00	.00	.00	125,000.00	0	.00
EXPENSE TOTALS	\$12,762,912.00	\$2,145,864.00	\$14,908,776.00	\$13,992.00	\$0.00	\$13,992.00	\$14,894,784.00	0%	\$16,194.00
Fund 204 - ROAD - SIDEWALK & TREE Totals									
REVENUE TOTALS	11,810,117.00	.00	11,810,117.00	4,959,215.56	.00	4,959,215.56	6,850,901.44	42%	4,815,298.70
EXPENSE TOTALS	12,762,912.00	2,145,864.00	14,908,776.00	13,992.00	.00	13,992.00	14,894,784.00	0%	16,194.00
Fund 204 - ROAD - SIDEWALK & TREE Totals	(\$952,795.00)	(\$2,145,864.00)	(\$3,098,659.00)	\$4,945,223.56	\$0.00	\$4,945,223.56	(\$8,043,882.56)		\$4,799,104.70



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Fund 208 - COMMUNITY RECREATION									
REVENUE									
Department 000 - ACCOUNT BALANCES	8,273,773.00	.00	8,273,773.00	4,200,530.07	.00	4,200,530.07	4,073,242.93	51	4,210,712.25
REVENUE TOTALS	\$8,273,773.00	\$0.00	\$8,273,773.00	\$4,200,530.07	\$0.00	\$4,200,530.07	\$4,073,242.93	51%	\$4,210,712.25
EXPENSE									
Department 755 - RECREATION CENTER	7,464,634.00	79,744.00	7,544,378.00	346,339.06	70,322.25	346,339.06	7,127,716.69	6	337,394.70
Department 756 - OTHER RECREATION	22,100.00	138,823.00	160,923.00	34,058.08	.00	34,058.08	126,864.92	21	6,637.69
Department 757 - ICE RINK	389,636.00	.00	389,636.00	.00	.00	.00	389,636.00	0	.00
Department 776 - SPECIAL EVENTS	159,342.00	.00	159,342.00	3,480.45	.00	3,480.45	155,861.55	2	1,908.63
Department 795 - SWIMMING POOL - BOTSFORD	278,189.00	12,000.00	290,189.00	269.60	4,724.00	269.60	285,195.40	2	272.89
Department 796 - SWIMMING POOL - CLEMENT C	169,164.00	.00	169,164.00	515.93	5,038.00	515.93	163,610.07	3	308.37
Department 797 - SWIMMING POOL - SHELDON	104,227.00	.00	104,227.00	155.69	3,464.00	155.69	100,607.31	3	245.39
EXPENSE TOTALS	\$8,587,292.00	\$230,567.00	\$8,817,859.00	\$384,818.81	\$83,548.25	\$384,818.81	\$8,349,491.94	5%	\$346,767.67
Fund 208 - COMMUNITY RECREATION Totals									
REVENUE TOTALS	8,273,773.00	.00	8,273,773.00	4,200,530.07	.00	4,200,530.07	4,073,242.93	51%	4,210,712.25
EXPENSE TOTALS	8,587,292.00	230,567.00	8,817,859.00	384,818.81	83,548.25	384,818.81	8,349,491.94	5%	346,767.67
Fund 208 - COMMUNITY RECREATION Totals	(\$313,519.00)	(\$230,567.00)	(\$544,086.00)	\$3,815,711.26	(\$83,548.25)	\$3,815,711.26	(\$4,276,249.01)		\$3,863,944.58



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Fund 211 - DESIGNATED PURPOSE									
REVENUE									
Department 000 - ACCOUNT BALANCES	120,000.00	.00	120,000.00	10,039.76	.00	10,039.76	109,960.24	8	8,442.72
REVENUE TOTALS	\$120,000.00	\$0.00	\$120,000.00	\$10,039.76	\$0.00	\$10,039.76	\$109,960.24	8%	\$8,442.72
EXPENSE									
Department 000 - ACCOUNT BALANCES	191,140.00	.00	191,140.00	12,125.61	.00	12,125.61	179,014.39	6	4,002.36
EXPENSE TOTALS	\$191,140.00	\$0.00	\$191,140.00	\$12,125.61	\$0.00	\$12,125.61	\$179,014.39	6%	\$4,002.36
Fund 211 - DESIGNATED PURPOSE Totals									
REVENUE TOTALS	120,000.00	.00	120,000.00	10,039.76	.00	10,039.76	109,960.24	8%	8,442.72
EXPENSE TOTALS	191,140.00	.00	191,140.00	12,125.61	.00	12,125.61	179,014.39	6%	4,002.36
Fund 211 - DESIGNATED PURPOSE Totals	(\$71,140.00)	\$0.00	(\$71,140.00)	(\$2,085.85)	\$0.00	(\$2,085.85)	(\$69,054.15)		\$4,440.36



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Fund 219 - SP ASSESS-LIGHTING									
REVENUE									
Department 000 - ACCOUNT BALANCES	2,000.00	.00	2,000.00	2,063.47	.00	2,063.47	(63.47)	103	(216.27)
Department 457 - STREETLIGHTING	1,130,906.00	.00	1,130,906.00	1,154,117.51	.00	1,154,117.51	(23,211.51)	102	1,175,282.36
REVENUE TOTALS	\$1,132,906.00	\$0.00	\$1,132,906.00	\$1,156,180.98	\$0.00	\$1,156,180.98	(\$23,274.98)	102%	\$1,175,066.09
EXPENSE									
Department 000 - ACCOUNT BALANCES	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department 457 - STREETLIGHTING	1,170,764.00	.00	1,170,764.00	100,006.21	.00	100,006.21	1,070,757.79	9	394,018.23
EXPENSE TOTALS	\$1,170,764.00	\$0.00	\$1,170,764.00	\$100,006.21	\$0.00	\$100,006.21	\$1,070,757.79	9%	\$394,018.23
Fund 219 - SP ASSESS-LIGHTING Totals									
REVENUE TOTALS	1,132,906.00	.00	1,132,906.00	1,156,180.98	.00	1,156,180.98	(23,274.98)	102%	1,175,066.09
EXPENSE TOTALS	1,170,764.00	.00	1,170,764.00	100,006.21	.00	100,006.21	1,070,757.79	9%	394,018.23
Fund 219 - SP ASSESS-LIGHTING Totals	(\$37,858.00)	\$0.00	(\$37,858.00)	\$1,056,174.77	\$0.00	\$1,056,174.77	(\$1,094,032.77)		\$781,047.86



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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 226 - MUNICIPAL REFUSE FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	12,846,718.00	.00	12,846,718.00	11,840,773.12	.00	11,840,773.12	1,005,944.88	92	11,294,494.80
REVENUE TOTALS	\$12,846,718.00	\$0.00	\$12,846,718.00	\$11,840,773.12	\$0.00	\$11,840,773.12	\$1,005,944.88	92%	\$11,294,494.80
EXPENSE									
Department 521 - SANITATION	1,360,439.00	.00	1,360,439.00	110,746.33	.00	110,746.33	1,249,692.67	8	102,632.33
Department 528 - PUBLIC SERVICE	11,858,726.00	206,413.00	12,065,139.00	825,786.68	.00	825,786.68	11,239,352.32	7	395,764.51
Department 529 - ANIMAL CONTROL	382,033.00	.00	382,033.00	9,726.55	.00	9,726.55	372,306.45	3	8,877.19
EXPENSE TOTALS	\$13,601,198.00	\$206,413.00	\$13,807,611.00	\$946,259.56	\$0.00	\$946,259.56	\$12,861,351.44	7%	\$507,274.03
Fund 226 - MUNICIPAL REFUSE FUND Totals									
REVENUE TOTALS	12,846,718.00	.00	12,846,718.00	11,840,773.12	.00	11,840,773.12	1,005,944.88	92%	11,294,494.80
EXPENSE TOTALS	13,601,198.00	206,413.00	13,807,611.00	946,259.56	.00	946,259.56	12,861,351.44	7%	507,274.03
Fund 226 - MUNICIPAL REFUSE FUND Totals	(\$754,480.00)	(\$206,413.00)	(\$960,893.00)	\$10,894,513.56	\$0.00	\$10,894,513.56	(\$11,855,406.56)		\$10,787,220.77



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Fund 242 - LIVONIA BROWNFIELD - LSRRF									
REVENUE									
Department 000 - ACCOUNT BALANCES	150,000.00	.00	150,000.00	896.52	.00	896.52	149,103.48	1	41,389.61
REVENUE TOTALS	\$150,000.00	\$0.00	\$150,000.00	\$896.52	\$0.00	\$896.52	\$149,103.48	1%	\$41,389.61
EXPENSE									
Department 000 - ACCOUNT BALANCES	36,700.00	.00	36,700.00	2,640.00	.00	2,640.00	34,060.00	7	2,613.00
EXPENSE TOTALS	\$36,700.00	\$0.00	\$36,700.00	\$2,640.00	\$0.00	\$2,640.00	\$34,060.00	7%	\$2,613.00
Fund 242 - LIVONIA BROWNFIELD - LSRRF Totals									
REVENUE TOTALS	150,000.00	.00	150,000.00	896.52	.00	896.52	149,103.48	1%	41,389.61
EXPENSE TOTALS	36,700.00	.00	36,700.00	2,640.00	.00	2,640.00	34,060.00	7%	2,613.00
Fund 242 - LIVONIA BROWNFIELD - LSRRF Totals	\$113,300.00	\$0.00	\$113,300.00	(\$1,743.48)	\$0.00	(\$1,743.48)	\$115,043.48		\$38,776.61



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Fund 243 - LIVONIA BROWNFIELD REDEV AUTH									
REVENUE									
Department 000 - ACCOUNT BALANCES	830,000.00	.00	830,000.00	.00	.00	.00	830,000.00	0	194,091.42
REVENUE TOTALS	\$830,000.00	\$0.00	\$830,000.00	\$0.00	\$0.00	\$0.00	\$830,000.00	0%	\$194,091.42
EXPENSE									
Department 000 - ACCOUNT BALANCES	830,000.00	.00	830,000.00	.00	.00	.00	830,000.00	0	.00
EXPENSE TOTALS	\$830,000.00	\$0.00	\$830,000.00	\$0.00	\$0.00	\$0.00	\$830,000.00	0%	\$0.00
Fund 243 - LIVONIA BROWNFIELD REDEV AUTH Totals									
REVENUE TOTALS	830,000.00	.00	830,000.00	.00	.00	.00	830,000.00	0%	194,091.42
EXPENSE TOTALS	830,000.00	.00	830,000.00	.00	.00	.00	830,000.00	0%	.00
Fund 243 - LIVONIA BROWNFIELD REDEV AUTH Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$194,091.42



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Fund 244 - ECONOMIC DEVEL CORP									
REVENUE									
Department 000 - ACCOUNT BALANCES	100.00	.00	100.00	58.59	.00	58.59	41.41	59	(10.54)
REVENUE TOTALS	\$100.00	\$0.00	\$100.00	\$58.59	\$0.00	\$58.59	\$41.41	59%	(\$10.54)
EXPENSE									
Department 000 - ACCOUNT BALANCES	107.00	.00	107.00	.00	.00	.00	107.00	0	.00
EXPENSE TOTALS	\$107.00	\$0.00	\$107.00	\$0.00	\$0.00	\$0.00	\$107.00	0%	\$0.00
Fund 244 - ECONOMIC DEVEL CORP Totals									
REVENUE TOTALS	100.00	.00	100.00	58.59	.00	58.59	41.41	59%	(10.54)
EXPENSE TOTALS	107.00	.00	107.00	.00	.00	.00	107.00	0%	.00
Fund 244 - ECONOMIC DEVEL CORP Totals	(\$7.00)	\$0.00	(\$7.00)	\$58.59	\$0.00	\$58.59	(\$65.59)		(\$10.54)



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Fund 248 - PLYMOUTH RD DEV AUTHORITY									
REVENUE									
Department 000 - ACCOUNT BALANCES	780,419.00	.00	780,419.00	332.50	.00	332.50	780,086.50	0	210.07
REVENUE TOTALS	\$780,419.00	\$0.00	\$780,419.00	\$332.50	\$0.00	\$332.50	\$780,086.50	0%	\$210.07
EXPENSE									
Department 000 - ACCOUNT BALANCES	820,041.00	.00	820,041.00	15.00	.00	15.00	820,026.00	0	47,600.00
EXPENSE TOTALS	\$820,041.00	\$0.00	\$820,041.00	\$15.00	\$0.00	\$15.00	\$820,026.00	0%	\$47,600.00
Fund 248 - PLYMOUTH RD DEV AUTHORITY Totals									
REVENUE TOTALS	780,419.00	.00	780,419.00	332.50	.00	332.50	780,086.50	0%	210.07
EXPENSE TOTALS	820,041.00	.00	820,041.00	15.00	.00	15.00	820,026.00	0%	47,600.00
Fund 248 - PLYMOUTH RD DEV AUTHORITY Totals	(\$39,622.00)	\$0.00	(\$39,622.00)	\$317.50	\$0.00	\$317.50	(\$39,939.50)		(\$47,389.93)



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Fund 260 - MIDC GRANT									
REVENUE									
Department 000 - ACCOUNT BALANCES	456,199.00	.00	456,199.00	418,643.64	.00	418,643.64	37,555.36	92	447,145.45
REVENUE TOTALS	\$456,199.00	\$0.00	\$456,199.00	\$418,643.64	\$0.00	\$418,643.64	\$37,555.36	92%	\$447,145.45
EXPENSE									
Department 000 - ACCOUNT BALANCES	456,199.00	.00	456,199.00	12,878.32	.00	12,878.32	443,320.68	3	13,956.20
EXPENSE TOTALS	\$456,199.00	\$0.00	\$456,199.00	\$12,878.32	\$0.00	\$12,878.32	\$443,320.68	3%	\$13,956.20
Fund 260 - MIDC GRANT Totals									
REVENUE TOTALS	456,199.00	.00	456,199.00	418,643.64	.00	418,643.64	37,555.36	92%	447,145.45
EXPENSE TOTALS	456,199.00	.00	456,199.00	12,878.32	.00	12,878.32	443,320.68	3%	13,956.20
Fund 260 - MIDC GRANT Totals	\$0.00	\$0.00	\$0.00	\$405,765.32	\$0.00	\$405,765.32	(\$405,765.32)		\$433,189.25



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Fund 261 - PUB. SAFETY COMMUNICATION									
REVENUE									
Department 000 - ACCOUNT BALANCES	460,000.00	.00	460,000.00	233,307.44	.00	233,307.44	226,692.56	51	411,466.85
REVENUE TOTALS	\$460,000.00	\$0.00	\$460,000.00	\$233,307.44	\$0.00	\$233,307.44	\$226,692.56	51%	\$411,466.85
EXPENSE									
Department 000 - ACCOUNT BALANCES	3,915,500.00	.00	3,915,500.00	1,845.00	.00	1,845.00	3,913,655.00	0	.00
EXPENSE TOTALS	\$3,915,500.00	\$0.00	\$3,915,500.00	\$1,845.00	\$0.00	\$1,845.00	\$3,913,655.00	0%	\$0.00
Fund 261 - PUB. SAFETY COMMUNICATION Totals									
REVENUE TOTALS	460,000.00	.00	460,000.00	233,307.44	.00	233,307.44	226,692.56	51%	411,466.85
EXPENSE TOTALS	3,915,500.00	.00	3,915,500.00	1,845.00	.00	1,845.00	3,913,655.00	0%	.00
Fund 261 - PUB. SAFETY COMMUNICATION Totals	(\$3,455,500.00)	\$0.00	(\$3,455,500.00)	\$231,462.44	\$0.00	\$231,462.44	(\$3,686,962.44)		\$411,466.85



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Fund 262 - ADJUDICATED FORFEITURES									
REVENUE									
Department 000 - ACCOUNT BALANCES	170,000.00	.00	170,000.00	6,789.13	.00	6,789.13	163,210.87	4	(638.15)
REVENUE TOTALS	\$170,000.00	\$0.00	\$170,000.00	\$6,789.13	\$0.00	\$6,789.13	\$163,210.87	4%	(\$638.15)
EXPENSE									
Department 333 - STATE/LOCAL FORFEITURE EX	532,600.00	.00	532,600.00	5,600.21	5,776.21	5,600.21	521,223.58	2	4,033.95
Department 334 - FEDERAL FORFEITURE EXP	223,750.00	.00	223,750.00	.00	.00	.00	223,750.00	0	4,144.33
Department 335 - CONTINUING CRIMINAL ENTERPRISE	145,000.00	.00	145,000.00	.00	.00	.00	145,000.00	0	1,083.75
EXPENSE TOTALS	\$901,350.00	\$0.00	\$901,350.00	\$5,600.21	\$5,776.21	\$5,600.21	\$889,973.58	1%	\$9,262.03
Fund 262 - ADJUDICATED FORFEITURES Totals									
REVENUE TOTALS	170,000.00	.00	170,000.00	6,789.13	.00	6,789.13	163,210.87	4%	(638.15)
EXPENSE TOTALS	901,350.00	.00	901,350.00	5,600.21	5,776.21	5,600.21	889,973.58	1%	9,262.03
Fund 262 - ADJUDICATED FORFEITURES Totals	(\$731,350.00)	\$0.00	(\$731,350.00)	\$1,188.92	(\$5,776.21)	\$1,188.92	(\$726,762.71)		(\$9,900.18)



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Fund 270 - HISTORICAL COMMISSION									
REVENUE									
Department 000 - ACCOUNT BALANCES	89,200.00	.00	89,200.00	9,976.84	.00	9,976.84	79,223.16	11	8,507.23
REVENUE TOTALS	\$89,200.00	\$0.00	\$89,200.00	\$9,976.84	\$0.00	\$9,976.84	\$79,223.16	11%	\$8,507.23
EXPENSE									
Department 000 - ACCOUNT BALANCES	62,000.00	1,635.00	63,635.00	9,688.67	.00	9,688.67	53,946.33	15	440.47
EXPENSE TOTALS	\$62,000.00	\$1,635.00	\$63,635.00	\$9,688.67	\$0.00	\$9,688.67	\$53,946.33	15%	\$440.47
Fund 270 - HISTORICAL COMMISSION Totals									
REVENUE TOTALS	89,200.00	.00	89,200.00	9,976.84	.00	9,976.84	79,223.16	11%	8,507.23
EXPENSE TOTALS	62,000.00	1,635.00	63,635.00	9,688.67	.00	9,688.67	53,946.33	15%	440.47
Fund 270 - HISTORICAL COMMISSION Totals	\$27,200.00	(\$1,635.00)	\$25,565.00	\$288.17	\$0.00	\$288.17	\$25,276.83		\$8,066.76



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Fund 271 - LIBRARY FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	4,430,642.00	.00	4,430,642.00	4,034,134.60	.00	4,034,134.60	396,507.40	91	3,815,807.71
REVENUE TOTALS	\$4,430,642.00	\$0.00	\$4,430,642.00	\$4,034,134.60	\$0.00	\$4,034,134.60	\$396,507.40	91%	\$3,815,807.71
EXPENSE									
Department 778 - CIVIC CENTER LIBRARY	4,178,232.00	375,738.00	4,553,970.00	174,920.31	.00	174,920.31	4,379,049.69	4	158,397.46
Department 779 - NOBLE LIBRARY	15,000.00	.00	15,000.00	152.25	.00	152.25	14,847.75	1	597.31
Department 780 - SANDBURG LIBRARY	747,294.00	.00	747,294.00	52,250.17	.00	52,250.17	695,043.83	7	48,262.87
EXPENSE TOTALS	\$4,940,526.00	\$375,738.00	\$5,316,264.00	\$227,322.73	\$0.00	\$227,322.73	\$5,088,941.27	4%	\$207,257.64
Fund 271 - LIBRARY FUND Totals									
REVENUE TOTALS	4,430,642.00	.00	4,430,642.00	4,034,134.60	.00	4,034,134.60	396,507.40	91%	3,815,807.71
EXPENSE TOTALS	4,940,526.00	375,738.00	5,316,264.00	227,322.73	.00	227,322.73	5,088,941.27	4%	207,257.64
Fund 271 - LIBRARY FUND Totals	(\$509,884.00)	(\$375,738.00)	(\$885,622.00)	\$3,806,811.87	\$0.00	\$3,806,811.87	(\$4,692,433.87)		\$3,608,550.07



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Fund 272 - ARTS COMMISSION FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	8,500.00	.00	8,500.00	224.29	.00	224.29	8,275.71	3	271.62
REVENUE TOTALS	\$8,500.00	\$0.00	\$8,500.00	\$224.29	\$0.00	\$224.29	\$8,275.71	3%	\$271.62
EXPENSE									
Department 000 - ACCOUNT BALANCES	17,700.00	.00	17,700.00	.00	.00	.00	17,700.00	0	557.03
EXPENSE TOTALS	\$17,700.00	\$0.00	\$17,700.00	\$0.00	\$0.00	\$0.00	\$17,700.00	0%	\$557.03
Fund 272 - ARTS COMMISSION FUND Totals									
REVENUE TOTALS	8,500.00	.00	8,500.00	224.29	.00	224.29	8,275.71	3%	271.62
EXPENSE TOTALS	17,700.00	.00	17,700.00	.00	.00	.00	17,700.00	0%	557.03
Fund 272 - ARTS COMMISSION FUND Totals	(\$9,200.00)	\$0.00	(\$9,200.00)	\$224.29	\$0.00	\$224.29	(\$9,424.29)		(\$285.41)



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Fund 286 - TRANSIT & CAPITAL IMPR									
REVENUE									
Department 000 - ACCOUNT BALANCES	2,608,950.00	.00	2,608,950.00	2,444,863.00	.00	2,444,863.00	164,087.00	94	2,335,977.10
REVENUE TOTALS	\$2,608,950.00	\$0.00	\$2,608,950.00	\$2,444,863.00	\$0.00	\$2,444,863.00	\$164,087.00	94%	\$2,335,977.10
EXPENSE									
Department 000 - ACCOUNT BALANCES	2,608,950.00	.00	2,608,950.00	2,608,950.00	.00	2,608,950.00	.00	100	2,465,846.00
EXPENSE TOTALS	\$2,608,950.00	\$0.00	\$2,608,950.00	\$2,608,950.00	\$0.00	\$2,608,950.00	\$0.00	100%	\$2,465,846.00
Fund 286 - TRANSIT & CAPITAL IMPR Totals									
REVENUE TOTALS	2,608,950.00	.00	2,608,950.00	2,444,863.00	.00	2,444,863.00	164,087.00	94%	2,335,977.10
EXPENSE TOTALS	2,608,950.00	.00	2,608,950.00	2,608,950.00	.00	2,608,950.00	.00	100%	2,465,846.00
Fund 286 - TRANSIT & CAPITAL IMPR Totals	\$0.00	\$0.00	\$0.00	(\$164,087.00)	\$0.00	(\$164,087.00)	\$164,087.00		(\$129,868.90)



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Fund 288 - COMMUNITY TRANSIT PROGRAM									
REVENUE									
Department 000 - ACCOUNT BALANCES	704,445.00	.00	704,445.00	556,696.31	.00	556,696.31	147,748.69	79	669,088.73
REVENUE TOTALS	\$704,445.00	\$0.00	\$704,445.00	\$556,696.31	\$0.00	\$556,696.31	\$147,748.69	79%	\$669,088.73
EXPENSE									
Department 606 - COMM TRANSIT DISPATCHERS	102,624.00	.00	102,624.00	4,378.79	.00	4,378.79	98,245.21	4	4,547.51
Department 607 - COMMUNITY TRANSIT ADMIN	160,583.00	.00	160,583.00	9,480.59	.00	9,480.59	151,102.41	6	7,300.71
Department 608 - COMMUNITY TRANSIT	935,910.00	212,883.00	1,148,793.00	265,099.60	.00	265,099.60	883,693.40	23	189,674.02
EXPENSE TOTALS	\$1,199,117.00	\$212,883.00	\$1,412,000.00	\$278,958.98	\$0.00	\$278,958.98	\$1,133,041.02	20%	\$201,522.24
Fund 288 - COMMUNITY TRANSIT PROGRAM Totals									
REVENUE TOTALS	704,445.00	.00	704,445.00	556,696.31	.00	556,696.31	147,748.69	79%	669,088.73
EXPENSE TOTALS	1,199,117.00	212,883.00	1,412,000.00	278,958.98	.00	278,958.98	1,133,041.02	20%	201,522.24
Fund 288 - COMMUNITY TRANSIT PROGRAM Totals	(\$494,672.00)	(\$212,883.00)	(\$707,555.00)	\$277,737.33	\$0.00	\$277,737.33	(\$985,292.33)		\$467,566.49



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Fund 297 - CABLE TELEVISION FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	386,200.00	.00	386,200.00	1,708.65	.00	1,708.65	384,491.35	0	(352.36)
REVENUE TOTALS	\$386,200.00	\$0.00	\$386,200.00	\$1,708.65	\$0.00	\$1,708.65	\$384,491.35	0%	(\$352.36)
EXPENSE									
Department 806 - CABLE TELEVISION	641,279.00	32,000.00	673,279.00	25,626.98	.00	25,626.98	647,652.02	4	23,888.10
EXPENSE TOTALS	\$641,279.00	\$32,000.00	\$673,279.00	\$25,626.98	\$0.00	\$25,626.98	\$647,652.02	4%	\$23,888.10
Fund 297 - CABLE TELEVISION FUND Totals									
REVENUE TOTALS	386,200.00	.00	386,200.00	1,708.65	.00	1,708.65	384,491.35	0%	(352.36)
EXPENSE TOTALS	641,279.00	32,000.00	673,279.00	25,626.98	.00	25,626.98	647,652.02	4%	23,888.10
Fund 297 - CABLE TELEVISION FUND Totals	(\$255,079.00)	(\$32,000.00)	(\$287,079.00)	(\$23,918.33)	\$0.00	(\$23,918.33)	(\$263,160.67)		(\$24,240.46)



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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 372 - D/S 2015 MBA REFUNDING									
REVENUE									
Department 000 - ACCOUNT BALANCES	181,245.00	.00	181,245.00	.00	.00	.00	181,245.00	0	.00
REVENUE TOTALS	\$181,245.00	\$0.00	\$181,245.00	\$0.00	\$0.00	\$0.00	\$181,245.00	0%	\$0.00
EXPENSE									
Department 000 - ACCOUNT BALANCES	181,245.00	.00	181,245.00	.00	.00	.00	181,245.00	0	.00
EXPENSE TOTALS	\$181,245.00	\$0.00	\$181,245.00	\$0.00	\$0.00	\$0.00	\$181,245.00	0%	\$0.00
Fund 372 - D/S 2015 MBA REFUNDING Totals									
REVENUE TOTALS	181,245.00	.00	181,245.00	.00	.00	.00	181,245.00	0%	.00
EXPENSE TOTALS	181,245.00	.00	181,245.00	.00	.00	.00	181,245.00	0%	.00
Fund 372 - D/S 2015 MBA REFUNDING Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00



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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 373 - D/S 2016 MBA REFUNDING									
REVENUE									
Department 000 - ACCOUNT BALANCES	548,300.00	.00	548,300.00	.00	.00	.00	548,300.00	0	.00
REVENUE TOTALS	\$548,300.00	\$0.00	\$548,300.00	\$0.00	\$0.00	\$0.00	\$548,300.00	0%	\$0.00
EXPENSE									
Department 000 - ACCOUNT BALANCES	548,300.00	.00	548,300.00	.00	.00	.00	548,300.00	0	.00
EXPENSE TOTALS	\$548,300.00	\$0.00	\$548,300.00	\$0.00	\$0.00	\$0.00	\$548,300.00	0%	\$0.00
Fund 373 - D/S 2016 MBA REFUNDING Totals									
REVENUE TOTALS	548,300.00	.00	548,300.00	.00	.00	.00	548,300.00	0%	.00
EXPENSE TOTALS	548,300.00	.00	548,300.00	.00	.00	.00	548,300.00	0%	.00
Fund 373 - D/S 2016 MBA REFUNDING Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00



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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 374 - D/S 2017 MBA REFUNDING									
REVENUE									
Department 000 - ACCOUNT BALANCES	1,994,175.00	.00	1,994,175.00	.00	.00	.00	1,994,175.00	0	.00
REVENUE TOTALS	\$1,994,175.00	\$0.00	\$1,994,175.00	\$0.00	\$0.00	\$0.00	\$1,994,175.00	0%	\$0.00
EXPENSE									
Department 000 - ACCOUNT BALANCES	1,994,175.00	.00	1,994,175.00	.00	.00	.00	1,994,175.00	0	.00
EXPENSE TOTALS	\$1,994,175.00	\$0.00	\$1,994,175.00	\$0.00	\$0.00	\$0.00	\$1,994,175.00	0%	\$0.00
Fund 374 - D/S 2017 MBA REFUNDING Totals									
REVENUE TOTALS	1,994,175.00	.00	1,994,175.00	.00	.00	.00	1,994,175.00	0%	.00
EXPENSE TOTALS	1,994,175.00	.00	1,994,175.00	.00	.00	.00	1,994,175.00	0%	.00
Fund 374 - D/S 2017 MBA REFUNDING Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00



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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 401 - CAPITAL PROJECTS									
REVENUE									
Department 000 - ACCOUNT BALANCES	2,118,950.00	.00	2,118,950.00	2,572,443.54	.00	2,572,443.54	(453,493.54)	121	1,911,425.86
REVENUE TOTALS	\$2,118,950.00	\$0.00	\$2,118,950.00	\$2,572,443.54	\$0.00	\$2,572,443.54	(\$453,493.54)	121%	\$1,911,425.86
EXPENSE									
Department 000 - ACCOUNT BALANCES	2,907,500.00	8,225,121.00	11,132,621.00	17,329.89	209,326.24	17,329.89	10,905,964.87	2	66,246.44
EXPENSE TOTALS	\$2,907,500.00	\$8,225,121.00	\$11,132,621.00	\$17,329.89	\$209,326.24	\$17,329.89	\$10,905,964.87	2%	\$66,246.44
Fund 401 - CAPITAL PROJECTS Totals									
REVENUE TOTALS	2,118,950.00	.00	2,118,950.00	2,572,443.54	.00	2,572,443.54	(453,493.54)	121%	1,911,425.86
EXPENSE TOTALS	2,907,500.00	8,225,121.00	11,132,621.00	17,329.89	209,326.24	17,329.89	10,905,964.87	2%	66,246.44
Fund 401 - CAPITAL PROJECTS Totals	(\$788,550.00)	(\$8,225,121.00)	(\$9,013,671.00)	\$2,555,113.65	(\$209,326.24)	\$2,555,113.65	(\$11,359,458.41)		\$1,845,179.42



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Fund 409 - GOLF COURSE CAPITAL IMPR									
REVENUE									
Department 000 - ACCOUNT BALANCES	205,200.00	.00	205,200.00	(4,075.07)	.00	(4,075.07)	209,275.07	-2	(6,148.50)
REVENUE TOTALS	\$205,200.00	\$0.00	\$205,200.00	(\$4,075.07)	\$0.00	(\$4,075.07)	\$209,275.07	-2%	(\$6,148.50)
EXPENSE									
Department 000 - ACCOUNT BALANCES	282,500.00	.00	282,500.00	.00	.00	.00	282,500.00	0	.00
EXPENSE TOTALS	\$282,500.00	\$0.00	\$282,500.00	\$0.00	\$0.00	\$0.00	\$282,500.00	0%	\$0.00
Fund 409 - GOLF COURSE CAPITAL IMPR Totals									
REVENUE TOTALS	205,200.00	.00	205,200.00	(4,075.07)	.00	(4,075.07)	209,275.07	-2%	(6,148.50)
EXPENSE TOTALS	282,500.00	.00	282,500.00	.00	.00	.00	282,500.00	0%	.00
Fund 409 - GOLF COURSE CAPITAL IMPR Totals	(\$77,300.00)	\$0.00	(\$77,300.00)	(\$4,075.07)	\$0.00	(\$4,075.07)	(\$73,224.93)		(\$6,148.50)



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Fund 418 - BUILDING IMPROVEMENT FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	5,000.00	.00	5,000.00	22,147.36	.00	22,147.36	(17,147.36)	443	(1,957.65)
REVENUE TOTALS	\$5,000.00	\$0.00	\$5,000.00	\$22,147.36	\$0.00	\$22,147.36	(\$17,147.36)	443%	(\$1,957.65)
EXPENSE									
Department 000 - ACCOUNT BALANCES	100,000.00	.00	100,000.00	.00	.00	.00	100,000.00	0	.00
EXPENSE TOTALS	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$100,000.00	0%	\$0.00
Fund 418 - BUILDING IMPROVEMENT FUND Totals									
REVENUE TOTALS	5,000.00	.00	5,000.00	22,147.36	.00	22,147.36	(17,147.36)	443%	(1,957.65)
EXPENSE TOTALS	100,000.00	.00	100,000.00	.00	.00	.00	100,000.00	0%	.00
Fund 418 - BUILDING IMPROVEMENT FUND Totals	(\$95,000.00)	\$0.00	(\$95,000.00)	\$22,147.36	\$0.00	\$22,147.36	(\$117,147.36)		(\$1,957.65)



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Fund 419 - SENIOR CENTER CONSTRUCTION FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	.00	.00	.00	9,419.04	.00	9,419.04	(9,419.04)	+++	.00
REVENUE TOTALS	\$0.00	\$0.00	\$0.00	\$9,419.04	\$0.00	\$9,419.04	(\$9,419.04)	+++	\$0.00
EXPENSE									
Department 000 - ACCOUNT BALANCES	.00	696,678.00	696,678.00	.00	.00	.00	696,678.00	0	.00
EXPENSE TOTALS	\$0.00	\$696,678.00	\$696,678.00	\$0.00	\$0.00	\$0.00	\$696,678.00	0%	\$0.00
Fund 419 - SENIOR CENTER CONSTRUCTION FUND Totals									
REVENUE TOTALS	.00	.00	.00	9,419.04	.00	9,419.04	(9,419.04)	+++	.00
EXPENSE TOTALS	.00	696,678.00	696,678.00	.00	.00	.00	696,678.00	0%	.00
Fund 419 - SENIOR CENTER CONSTRUCTION FUND Totals	\$0.00	(\$696,678.00)	(\$696,678.00)	\$9,419.04	\$0.00	\$9,419.04	(\$706,097.04)		\$0.00



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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 470 - COURT BUILDING IMPROVEMENTS									
REVENUE									
Department 000 - ACCOUNT BALANCES	350,100.00	.00	350,100.00	29,258.63	.00	29,258.63	320,841.37	8	15,695.87
REVENUE TOTALS	\$350,100.00	\$0.00	\$350,100.00	\$29,258.63	\$0.00	\$29,258.63	\$320,841.37	8%	\$15,695.87
EXPENSE									
Department 000 - ACCOUNT BALANCES	548,300.00	.00	548,300.00	.00	.00	.00	548,300.00	0	.00
EXPENSE TOTALS	\$548,300.00	\$0.00	\$548,300.00	\$0.00	\$0.00	\$0.00	\$548,300.00	0%	\$0.00
Fund 470 - COURT BUILDING IMPROVEMENTS Totals									
REVENUE TOTALS	350,100.00	.00	350,100.00	29,258.63	.00	29,258.63	320,841.37	8%	15,695.87
EXPENSE TOTALS	548,300.00	.00	548,300.00	.00	.00	.00	548,300.00	0%	.00
Fund 470 - COURT BUILDING IMPROVEMENTS Totals	(\$198,200.00)	\$0.00	(\$198,200.00)	\$29,258.63	\$0.00	\$29,258.63	(\$227,458.63)		\$15,695.87



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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 536 - NEWBURGH VILLAGE									
REVENUE									
Department 000 - ACCOUNT BALANCES	843,000.00	.00	843,000.00	71,565.35	.00	71,565.35	771,434.65	8	68,469.34
REVENUE TOTALS	\$843,000.00	\$0.00	\$843,000.00	\$71,565.35	\$0.00	\$71,565.35	\$771,434.65	8%	\$68,469.34
EXPENSE									
Department 677 - NEWBURGH VILLAGE	703,934.00	716,985.00	1,420,919.00	32,385.43	28,000.00	32,385.43	1,360,533.57	4	56,268.88
EXPENSE TOTALS	\$703,934.00	\$716,985.00	\$1,420,919.00	\$32,385.43	\$28,000.00	\$32,385.43	\$1,360,533.57	4%	\$56,268.88
Fund 536 - NEWBURGH VILLAGE Totals									
REVENUE TOTALS	843,000.00	.00	843,000.00	71,565.35	.00	71,565.35	771,434.65	8%	68,469.34
EXPENSE TOTALS	703,934.00	716,985.00	1,420,919.00	32,385.43	28,000.00	32,385.43	1,360,533.57	4%	56,268.88
Fund 536 - NEWBURGH VILLAGE Totals	\$139,066.00	(\$716,985.00)	(\$577,919.00)	\$39,179.92	(\$28,000.00)	\$39,179.92	(\$589,098.92)		\$12,200.46



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Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 538 - SILVER VILLAGE FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	668,620.00	.00	668,620.00	57,775.79	.00	57,775.79	610,844.21	9	54,043.38
REVENUE TOTALS	\$668,620.00	\$0.00	\$668,620.00	\$57,775.79	\$0.00	\$57,775.79	\$610,844.21	9%	\$54,043.38
EXPENSE									
Department 676 - SILVER VILLAGE	603,445.00	160,000.00	763,445.00	35,704.95	.00	35,704.95	727,740.05	5	36,162.93
EXPENSE TOTALS	\$603,445.00	\$160,000.00	\$763,445.00	\$35,704.95	\$0.00	\$35,704.95	\$727,740.05	5%	\$36,162.93
Fund 538 - SILVER VILLAGE FUND Totals									
REVENUE TOTALS	668,620.00	.00	668,620.00	57,775.79	.00	57,775.79	610,844.21	9%	54,043.38
EXPENSE TOTALS	603,445.00	160,000.00	763,445.00	35,704.95	.00	35,704.95	727,740.05	5%	36,162.93
Fund 538 - SILVER VILLAGE FUND Totals	\$65,175.00	(\$160,000.00)	(\$94,825.00)	\$22,070.84	\$0.00	\$22,070.84	(\$116,895.84)		\$17,880.45



BUDGET TO ACTUAL - COUNCIL SUMMARY - 12/31/2022

Through 12/31/22

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 584 - GOLF COURSE FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	2,075,397.00	.00	2,075,397.00	21,814.09	.00	21,814.09	2,053,582.91	1	12,164.84
REVENUE TOTALS	\$2,075,397.00	\$0.00	\$2,075,397.00	\$21,814.09	\$0.00	\$21,814.09	\$2,053,582.91	1%	\$12,164.84
EXPENSE									
Department 000 - ACCOUNT BALANCES	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department 773 - WHISPERING WILLOWS	735,662.00	.00	735,662.00	25,425.50	653.56	25,425.50	709,582.94	4	33,723.28
Department 774 - IDYL WYLD	559,662.00	.00	559,662.00	26,427.59	.00	26,427.59	533,234.41	5	24,298.10
Department 775 - FOX CREEK	777,570.00	.00	777,570.00	29,918.14	.00	29,918.14	747,651.86	4	27,550.89
EXPENSE TOTALS	\$2,072,894.00	\$0.00	\$2,072,894.00	\$81,771.23	\$653.56	\$81,771.23	\$1,990,469.21	4%	\$85,572.27
Fund 584 - GOLF COURSE FUND Totals									
REVENUE TOTALS	2,075,397.00	.00	2,075,397.00	21,814.09	.00	21,814.09	2,053,582.91	1%	12,164.84
EXPENSE TOTALS	2,072,894.00	.00	2,072,894.00	81,771.23	653.56	81,771.23	1,990,469.21	4%	85,572.27
Fund 584 - GOLF COURSE FUND Totals	\$2,503.00	\$0.00	\$2,503.00	(\$59,957.14)	(\$653.56)	(\$59,957.14)	\$63,113.70		(\$73,407.43)



BUDGET TO ACTUAL - COUNCIL SUMMARY - 12/31/2022

Through 12/31/22

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 592 - WATER AND SEWER FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	43,581,472.00	.00	43,581,472.00	3,078,746.44	.00	3,078,746.44	40,502,725.56	7	2,814,383.19
REVENUE TOTALS	\$43,581,472.00	\$0.00	\$43,581,472.00	\$3,078,746.44	\$0.00	\$3,078,746.44	\$40,502,725.56	7%	\$2,814,383.19
EXPENSE									
Department 558 - W & S FINANCIAL ADMIN	34,947,013.00	.00	34,947,013.00	2,538,925.52	.00	2,538,925.52	32,408,087.48	7	2,899,034.58
Department 559 - W & S FIELD OPERATIONS	7,842,052.00	738,061.00	8,580,113.00	273,068.72	.00	273,068.72	8,307,044.28	3	346,806.62
EXPENSE TOTALS	\$42,789,065.00	\$738,061.00	\$43,527,126.00	\$2,811,994.24	\$0.00	\$2,811,994.24	\$40,715,131.76	6%	\$3,245,841.20
Fund 592 - WATER AND SEWER FUND Totals									
REVENUE TOTALS	43,581,472.00	.00	43,581,472.00	3,078,746.44	.00	3,078,746.44	40,502,725.56	7%	2,814,383.19
EXPENSE TOTALS	42,789,065.00	738,061.00	43,527,126.00	2,811,994.24	.00	2,811,994.24	40,715,131.76	6%	3,245,841.20
Fund 592 - WATER AND SEWER FUND Totals	\$792,407.00	(\$738,061.00)	\$54,346.00	\$266,752.20	\$0.00	\$266,752.20	(\$212,406.20)		(\$431,458.01)
Grand Totals									
REVENUE TOTALS	184,197,726.00	.00	184,197,726.00	76,164,445.27	.00	76,164,445.27	108,033,280.73	41%	77,121,692.47
EXPENSE TOTALS	192,329,448.00	14,479,780.00	206,809,228.00	12,407,333.84	481,568.51	12,407,333.84	193,920,325.65	6%	12,394,160.26
Grand Totals	(\$8,131,722.00)	(\$14,479,780.00)	(\$22,611,502.00)	\$63,757,111.43	(\$481,568.51)	\$63,757,111.43	(\$85,887,044.92)		\$64,727,532.21

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2023**

1

Meeting was called to order at 8:00 p.m. by Council President Jolly. Present: Rob Donovic, Scott Morgan, Kathleen McIntyre, Brandon McCullough, Scott Bahr, and Jim Jolly. Absent: Laura Toy.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development; Josh Sabo, Director of Communications, and Casey O'Neil, Information Systems Director.

Councilmember Donovic led the meeting in the Pledge of Allegiance.

1. REQUEST FOR DESIGNATION AS A NON-PROFIT ORGANIZATION: Melissa Degen, Events Director, The Women's Council of Realtors 275 Corridor, re: as required by the State of Michigan to obtain a Charitable Gaming License to allow raffle fundraisers in the future.

Moj Jabbour, First Vice President of the Women's Council of Realtors 275 Corridor Chapter presented the request to Council.

Councilmember Donovic offered an approving resolution for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

1.

City Clerk
March 6, 2023

MEETING DATE

S032223/R041023

PREPARED BY

Lori Miller, Deputy City Clerk,

AGENDA ITEM

REQUEST FOR DESIGNATION AS A NON-PROFIT ORGANIZATION: Melissa Degen, Events Director, The Women's Council of Realtors 275 Corridor, re: as required by the State of Michigan to obtain a Charitable Gaming License to allow raffle fundraisers in the future.

BACKGROUND

Request for designation as non-profit to obtain charitable gaming license from State of Michigan as submitted by The Women's Council of Realtors 275 Corridor Network. The organization provides networking and other real estate related industry events in Northville, Livonia and surrounding areas. The organization plans to host their 8th Annual Golf outing at Idyl Wyld Golf Course in June, 2023, and their 3rd Annual Trivia Night at One Under Banquet Center in October, 2023.

RECOMMENDATION

Approve request as submitted.

FISCAL CONSIDERATION

N/A.

ATTACHMENTS

1. S032223 LTC Women's Council of Realtors 275
2. NonProfit letter request fr Women's Council of Realtors 275

APPROVED BY



February 22, 2023

City of Livonia
Attn: City Clerk
33000 Civic Center Drive
Livonia, MI 48154

To Whom It May Concern:

The Women's Council of Realtors 275 Corridor Network is a 501(c)6 non-profit that holds networking and other industry related events in Northville and the surrounding communities. We currently have 40 members.

Our primary funding for the organization is through member registration but we work to supplement these funds with additional fundraising activities and donations in order to attract new members. Two such examples are our 8th Annual Golf Outing and our 3rd Annual Trivia Night where we are seeking approval from the State of Michigan Lottery Charitable Gaming Division to hold charity raffles.

We are applying with the Charitable Gaming Division but as part of the application process, they are requesting a "Local Governing Body Resolution For Charitable Gaming Licenses" resolution from the city of Livonia as our events will be held at Idyl Wyld in June and at One Under Banquet Center in October. We are asking the city to consider our requests for our upcoming events that we are holding within your community.

Enclosed with our request are our Tax Exemption form from the IRS, Articles of Incorporation filed with the State of Michigan, a copy of the Raffle License Application and Qualification Information with the requested resolutions.

Please contact me directly at 248-388-8139 or at melissarenee@degenbotsford.com with any questions or for further information.

We thank you for your consideration.

Sincerely,

Melissa Degen,
The Women's Council of Realtors 275 Corridor
2022 Events Director

RECEIVED
OFFICE OF THE CITY CLERK
2023 MAR -6 AM 9:47



Remerica United Realty

Melissa R. Degen

248-388-8139-cell

melissarenee@degenbotsford.com

www.melissadegen.com

Realtor

Women's Council of Realtors 275 Corridor-2021 President
Certifications: ABR, RENE, PMN, SRES, E-Pro



Remerica United Realty
47720 Grand River Ave.
Novi, MI 48374
248-344-1800



Charitable Gaming Division
Box 30023, Lansing, MI 48909
OVERNIGHT DELIVERY:
101 E. Hillsdale, Lansing MI 48933
(517) 335-5780
www.michigan.gov/cg

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL 432.103(K)(ii))

At a _____ meeting of the _____
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from _____ of _____
NAME OF ORGANIZATION CITY

county of _____, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for _____
APPROVAL/DISAPPROVAL

APPROVAL

Yeas: _____

Nays: _____

Absent: _____

DISAPPROVAL

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on _____
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

COMPLETION: Required.
PENALTY: Possible denial of application.

BSL-CG-1153(R6/09)

QUALIFICATION INFORMATION

Complete this form and submit with the required qualification documents listed on the attached Qualification Requirements sheet. A Bingo, Raffle, or Charity Game Ticket license application and fee may also be submitted with this information. See box #5 below for mailing instructions.

1. ORGANIZATION INFORMATION

Organization Name The Women's Council of Realtors 275 Corridor			
Organization Physical Street Address 6688 Heatheridge Dr.			
City Saline	State MI	Zip Code 48176	County Washtenaw
Organization Mailing Address P.O. Box 6034			☐ Same as Physical Address
City Plymouth	State MI	Zip Code 48170	County Wayne
Organization Telephone Number 832-744-7798			

2. ORGANIZATION PURPOSE

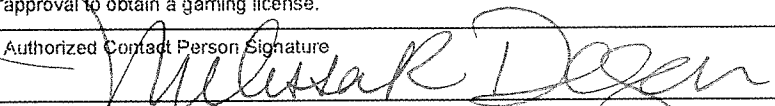
Briefly describe the purpose of your organization.

We are a networking organization composed of realtor members and other industry professionals who meet monthly for educational events, networking opportunities and leadership training.

3. LICENSE APPLICATION

Enclosed is a completed application and fee for a ☐ Bingo ☒ Raffle ☐ Charity Game Ticket license
Make checks payable to STATE OF MICHIGAN.

4. AUTHORIZED CONTACT PERSON

First Name Melissa		Last Name Degen		Position/Role with Organization Events Director	
Mailing Address 5436 Tequesta Drive,				City West Bloomfield	
State MI	Zip Code 48323	Telephone Number (Day) 248-388-8139		Telephone Number (Evening) 248-388-8139	
By signing below, I hereby certify that the representations, information, and data presented are true, accurate, and complete to the best of my knowledge. I understand that failure to answer truthfully, completely, and accurately could preclude the organization from receiving an approval to obtain a gaming license.					
Authorized Contact Person Signature 				Date 2/22/2023	
Print Authorized Contact Name and Title Melissa R. Degen - Events Director					

5. MAILING INSTRUCTIONS

Mail this completed Qualification Information form, the required qualification documentation listed on the Qualification Requirements sheet, and the completed license application and fee (if also applying for a gaming license) to Charitable Gaming Division, PO Box 30023, Lansing, MI 48909. If submitting by overnight carrier (FedEx, UPS, etc.), send to Charitable Gaming Division, 101 East Hillsdale, Lansing, MI 48933.



**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUREAU**

Date Received

FILED

MAR 31 2015

MAR 31 2015

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

ADMINISTRATOR Tran Info: 1 20336004-1 03/30/15
CORPORATIONS DIVISION: 1005 Amt: \$20.00
ID: WOMENS COUNCIL OF REALTORS

Name Women's Council of Realtors-275 Corridor Chapter		
Address 47720 Grand River		
City Novi	State MI	ZIP Code 48374

EFFECTIVE DATE:

Document will be returned to the name and address you enter above.
If left blank, document will be returned to the registered office.

71634G

ARTICLES OF INCORPORATION
For use by Domestic Nonprofit Corporations
(Please read information and instructions on the last page)

Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned corporation executes the following Articles:

ARTICLE I

The name of the corporation is:

Women's Council of Realtors-275 Corridor Chapter

ARTICLE II

The purpose or purposes for which the corporation is formed are:

We are a network of successful Realtors advancing women as professionals and leaders in the business, the industry and the community we serve. This chapter agrees to create programs that support the national WCR objectives, disburse dues and raise additional funding through supportive programs. The 275 Corridor Chapter represents WCR in the community and shall actively follow the objectives and work with the local board of Realtors and the State Association of Realtors. The 275 Corridor Chapter will observe the Code of Ethics as defined by the Michigan Real Estate Association and the National Association of Realtors.

ARTICLE III

1. The corporation is formed upon a Nonstock basis.
(Stock or Nonstock)

2. If formed on a stock basis, the total number of shares the corporation has authority to issue is

N/A. If the shares are or are to be divided into classes, the designation of each class, the number of shares in each class, and the relative rights, preferences and limitations of the shares of each class to the extent that the designations, numbers, relative rights, preferences, and limitations have been determined are as follows:

(P)

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

OCT 07 2015

Date:

WOMENS COUNCIL OF REALTORS 275
CORRIDOR CHAPTER
C/O ANTHONY SCHIPPA
47720 GRAND RIVER AVE
NOVI, MI 48374

Employer Identification Number:
47-2568857

DLN:

17053163318025

Contact Person:

S J YINGLING

ID# 31698

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:

December 31

Form 990/990-EZ/990-N Required:

Yes

Effective Date of Exemption:

March 31, 2015

Contribution Deductibility:

No

Addendum Applies:

No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(6). This letter could help resolve questions on your exempt status. Please keep it for your records.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-NC" in the search bar to view Publication 4221-NC, Compliance Guide for Tax-Exempt Organizations (Other than 501(c)(3) Public Charities and Private Foundations), which describes your recordkeeping, reporting, and disclosure requirements.



Charitable Gaming Division
Box 10021, Lansing, MI 48906
OVERSIGHT DELIVERY
101 F. Hillman, Lansing, MI 48910
(517) 325-2799
www.michigan.gov/gaming

RAFFLE LICENSE APPLICATION

For Bureau Use Only

PLEASE PRINT OR TYPE IN BLUE OR BLACK INK

1. Organization Name The Warner's Council of Realtors 275 Corridor	2. Organization Number or Last License Number (if any) 141636
3. Organization Street Address 6688 Heatheridge Dr. Saline MI 48176	4. Organization Mailing Address P.O. Box 6034 Plymouth MI 48170 Wayne
4. Has your organization ever received a license such as bingo, charity, or other (check one)? ☒ Yes - Complete application and submit with the appropriate fee. ☐ No - You must submit the documentation required on the Organization Requirements sheet and become qualified before any license can be issued. Qualification Requirements are that can be obtained from our website at www.michigan.gov/gaming or by calling our office at (517) 325-6780.	
5. Is your organization a charitable corporation, political committee, political party committee, mass question committee, independent candidate or any other committee as defined by and organized pursuant to the Michigan Campaign Finance Act 205 of the Public Acts of 1976, as amended, being Sections 163-201 to the end of the Michigan Compiled Laws?	6. Has your organization received contributions or in-kind expenditures or both of more in the last calendar year for the purpose of influencing or attempting to influence the action of voters for or against the nomination or election of a candidate in the general election, primary, or defeat of a ballot question?
☐ Yes ☒ No	☐ Yes ☒ No

7. Provide name, age, home address, and telephone numbers for the PRINCIPAL OFFICER, e.g., president, grand knight, worthy master, etc., and the vice president, equivalent and one other officer. NOTE: Executive Order for signature not acceptable.		
Name and Title Wendy Amstutz Title President Signature of Principal Officer <i>Wendy Amstutz</i>	Street, City, State, ZIP Code 6688 Heatheridge Drive	Telephone Numbers Day (832) 744-7798 Evening (832) 744-7798 Date 10:46a.m. 02-23-2023
OR		
Name and Title Vice President or Equivalent Title Signature of Vice President or Equivalent 	Street, City, State, ZIP Code 	Telephone Numbers Day () Evening () Date
Name and Title Melissa Degen Title Events Director Signature of Other Officer <i>Melissa Degen</i>	Street, City, State, ZIP Code 5436 Tequesta Drive West Bloomfield, MI 48323	Telephone Numbers Day (248) 388-8139 Evening (248) 388-8139 Date 2/22/2023
By signing above, I CERTIFY that I am or have been a member of and the organization applying is a NONPROFIT organization. I have examined this application and there is no misrepresentation or falsification in the information stated or omitted, and the facts underlying our nonprofit status remain unchanged. I CERTIFY that all contributions associated with this raffle will read and understand the duties and responsibilities of a Raffle Chairperson as described in the Raffle Guide and Raffle Rules before performing any duties as a chairperson. I FURTHER CERTIFY that I am aware that false or misleading statements will be cause for revocation of the right to obtain any future licenses and I AM AWARE OF AND AGREE TO the conditions of Act 382 of the Public Acts of 1976, as amended, and the rules and directives of the Michigan Bureau of State Lottery.		

COMPLETE THE ENTIRE APPLICATION AND MAKE A COPY FOR YOUR RECORDS



Complete this section for signature
Please print your name and title below

R A F F L E I N F O R M A T I O N	8. Contact Person Melissa Degen				9. Raffle Location (building name, if any) One Under Banquet Hall				
	Mailing Address Where License Should Be Sent 5436 Tequesta Drive				Street Address 35780 Five Mile Rd.				
	City West Bloomfield		State MI	ZIP Code 48323	City Livonia				
	Telephone Number (Day) (248) 388-8139		Email Address melissarenee@degenbatsford.com		ZIP Code 48154		County Wayne		
	10. List name, home address, and telephone numbers of the raffle chairperson(s). Must be a member for 6 months. If your organization does not have general membership, chairperson must be a board member for 6 months. Playing card progressive raffles require at least 2 chairpersons. Attach additional list if necessary.								
Raffle Chairperson				Street, City, State, ZIP Code				Telephone Numbers	
Name Debbie DeAngelo				37912 Elm Street Livonia, MI 48154				Day (248) 240-3443	
								Evening (248) 240-3443	
Name								Day ()	
								Evening ()	
11. Dates when total value of all prizes awarded in one day is \$500 or LESS.								12. License Fee All drawing dates included on this application must be at the same location. Small Raffle Drawings - \$15 for 1, 2, or 3 dates plus \$5 for each additional drawing date. Large Raffle Drawings - \$50 for each drawing date. a. 1, 2, or 3 small drawing dates \$15 = 15.00 b. Additional small drawing dates 1 x \$5 = 5.00 c. Large drawing dates _____ x \$50 = _____ FEE (total lines a, b and c) 20.00	
Drawing Date(s) and Time(s) (Must be between the hours of 8 a.m.-2 a.m.)									
Date 6/8/2023 Time a.m. 8:00 to 5:00 p.m.									
Date 10/19/2023 Time p.m. 6:00 to 10:00 p.m.									
Date _____ Time a.m. _____ to _____ a.m.									
☐ Check here if there are additional drawing dates and attach list. Dates when total value of all prizes awarded in one day is MORE than \$500.									
Drawing Date(s) and Time(s) (Must be between the hours of 8 a.m.-2 a.m.)									
Date _____ Time a.m. _____ to _____ a.m.									
Date _____ Time a.m. _____ to _____ a.m.									
☐ Check here if there are additional drawing dates and attach list.									
T I C K E T I N F O R M A T I O N	13. If you are conducting an in-house raffle ONLY where there is no presale of the raffle tickets before the event, there is no need to complete the raffle ticket below.								
	14. • If you are preselling tickets before the event, complete the boxes below in ink; ensure the ticket is printed with all of the required items according to Raffle Rule 506.								
	• Indicate any additional information that will appear on the actual tickets.								
	RAFFLE Name of Licensee						001 Ticket #		
	Drawing Date(s)		Drawing Time(s) a.m.		Purchaser's Name 		Purchaser's Address 		
First Prize *						Purchaser's Phone # 			
Raffle Location						Ticket Price			
(to be added when issued) License Number									

* For large prizes, you may want to include a disclaimer that states "If xxx (indicate number) tickets are not sold, the drawing will revert to a 50/50 raffle with the minimum prize of \$xxx (indicate dollar amount) awarded."

Make checks payable to: STATE OF MICHIGAN
 Submit completed application, supporting documents, and license fee to:
 Charitable Gaming Division, Box 30023, Lansing, MI 48909
OVERNIGHT DELIVERY: 101 E. Hillsdale, Lansing, MI 48933

15. If you will be using an Electronic Management System, provide the following information:

- Supplier Name _____
- Supplier License Number _____
- Submit a sample of the raffle ticket that will be used. Raffle tickets must contain all information shown on the right.

*** NOTE:** The licensee must appear as the sole sponsor of the raffle. No other business or group name may appear on the raffle ticket as a sponsor.

RAFFLE

*Name of Licensee

Ticket Number(s)

Drawing Date Drawing Time

Raffle Location

Top Prize to be Awarded

Where Winning Numbers will
be Publicly Posted

Ticket Price

License Number
(to be added when issued)

16. **Approved Methods:** If you will be using an alternative method that has been approved through a bureau directive, you must ensure the raffle complies with the directive. (View all available raffle directives at www.michigan.gov/cg.)

17. **Request Approval:** If you intend to use an alternative method that has not been approved through a bureau directive, you must submit a detailed description of the proposed raffle with the application. Please explain how the raffle will be conducted including the random selection method that will be used, how a tie will be handled (if applicable), and your record keeping procedures. (NOTE: THE BUREAU DOES NOT APPROVE GAMES OF SKILL.)

ADDITIONAL DRAWING DATES WHEN PRIZES AWARDED ARE \$500 OR LESS

[illegible]

ADDITIONAL DRAWING DATES WHEN PRIZES AWARDED ARE MORE THAN \$500

[illegible]

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2023**

2

Meeting was called to order at 8:00 p.m. by Council President Jolly. Present: Rob Donovic, Scott Morgan, Kathleen McIntyre, Brandon McCullough, Scott Bahr, and Jim Jolly. Absent: Laura Toy.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development; Josh Sabo, Director of Communications, and Casey O'Neil, Information Systems Director.

Councilmember Donovic led the meeting in the Pledge of Allegiance.

2. REQUEST FOR AUTHORIZATION TO PURCHASE TWO (2) FORD 2023 F250 SUPER CAB 4x4 PICKUP TRUCKS THROUGH THE STATE OF MICHIGAN DEPARTMENT OF VEHICLE PROCUREMENT AND MACOMB COUNTY CONTRACT 21-18: Livonia Housing Commission, re: for use by Housing Maintenance Staff at Silver Village and Newburgh Village, from budgeted funds.

Ermon Sims, Interim Director of Housing, presented the request to Council.

Councilmember Morgan offered an approving resolution for the Consent agenda.

DIRECTION:	APPROVAL	CONSENT
------------	----------	---------



LETTER TO THE LIVONIA CITY COUNCIL

2.

Housing
March 7, 2023

MEETING DATE

S032223/R041023

PREPARED BY

Madison Bjertness, CDBG Specialist,

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO PURCHASE TWO (2) FORD 2023 F250 SUPER CAB 4x4 PICKUP TRUCKS THROUGH THE STATE OF MICHIGAN DEPARTMENT OF VEHICLE PROCUREMENT AND MACOMB COUNTY CONTRACT 21-18: Livonia Housing Commission, re: for use by Housing Maintenance Staff at Silver Village and Newburgh Village, from budgeted funds.

BACKGROUND

Recommendation to purchase two (2) 2023 Ford F250 pickup trucks for use by maintenance staff at Silver Village and Newburgh Village through the State of Michigan Procurement Agreement(#071B7700180) and the Macomb County Contract (#21-18) from Signature Ford, 1960 E. Main St., Owosso, MI 48867 at a cost of \$50,158.00 each. This purchase will replace a Ford Transit and Ford Ranger that will be disposed of.

RECOMMENDATION

The Housing Department requests authorization to purchase through the State of Michigan Procurement Agreement (#071B7700180) and the Macomb County Contact (#21-18) two (2) 2023 Ford F250 pickup trucks from Signature Ford for \$50,158.00 each. One truck will be housed at Newburgh Village and the other at Silver Village.

FISCAL CONSIDERATION

Sufficient funds are budgeted in both Silver Village and Newburgh Village accounts.

Silver Village: \$50,158.00: #538-148-000

Newburgh Village: \$50,158.00: #536-148-000

ATTACHMENTS

1. Letter to Bill Campbell Ford (1)
2. LCHD 2023 F250

APPROVED BY

A handwritten signature in blue ink, appearing to read "Ermon Sims".

Ermon Sims, CDBG Division Director

Date: March 09, 2023



Michael Slater, Finance Director

Date: March 10, 2023



Paul Bernier, City Attorney

Date: March 10, 2023



Maureen Miller Brosnan, Mayor

Date: March 10, 2023

LIVONIA HOUSING COMMISSION

BRANDIE M. ISAACSON
DIRECTOR

MEMBERS
DALE MOSER
CARL DEAL
BRIAN SCOTT
ELEANOR MALONE
KREUZA GJEZI



MAUREEN MILLER BROSNAN
MAYOR

MCNAMARA TOWERS
19300 PURLINGBROOK
LIVONIA, MICHIGAN 48152
(248) 477-7086
(248) 477-0172 FAX

October 25, 2022

Mr. Bill Campbell
Signature Ford
1960 E. Main Street
Owosso, MI. 48867

Re: City of Livonia Intent to Purchase

Dear Mr. Campbell:

This letter is to inform Signature Ford of the intentions of the City of Livonia Housing Department to proceed with the acquisition of two (2) 2023 Ford F250 Super Cab 4x4 Pickup 8' Box in White. Once the final quote is received, it will be submitted to City Council for approval.

Thank you for your assistance while this process is taking place. Feel free to contact Gary Garrison, 734-466-2641, or Ermon Sims 248-477-7086 ext. 5, with any questions.

Respectfully submitted,

A handwritten signature in black ink, which appears to read "Brandie Isaacson".

Brandie Isaacson, Director
Livonia Housing Commission
City of Livonia



EQUAL HOUSING
OPPORTUNITY



October 26, 2022

City of Livonia Housing
Attn: Brandi Isaacson
19300 Purlingbrook St
Livonia, MI 48154

Dear Brandi Isaacson:

Price on 2023 Vehicle State of Michigan Contract# 071B7700180 and Macomb County
Contract# 21-18 Bid:

(2) 2023 Ford F250 Super Cab 4x4 Pickup 8' Box in White	\$50,158.00 ea
Total Delivered Price	\$100,316.00

Trucks# 521 & 523

Standard Service Contract: 36,000 miles or 36 months factory Bumper to Bumper Warranty and 60,000miles 60 months Powertrain Warranty . Service to be handled by your local Ford Dealer.

Order Cutoff Date: DRAFT 11-10-2022.

Ford Motor Company does not guarantee delivery---Ford Motor Company will make reasonable efforts to schedule orders received prior to fleet order cut-off date.

Payment requirements: All departments to pay on delivery of vehicle. 10-day grace period will be given if previous arrangements have been made. A \$9.50 per day floor plan will be charged if payment is not at the dealership within 10 days of delivery of the vehicle (s).

If you have any questions please call me, 888-92-FLEET (923-5338)

Respectfully Submitted,

Bill Campbell

Bill Campbell
Government & Fleet Sales

DRAFT PRICING COLORS AND OPTIONS MAY CHANGE

2023 F-250 Reg. Cab, SuperCab, Crew Cab Major Standard Equipment

MECHANICAL

- Brakes – Four-Wheel Disc Anti-lock Brake System (ABS)
- Electronic-Shift-On-the-Fly (ESOF) (4x4 only)
- Engine 6.2L 2 Valve Gas SOHC EFI NA V8 (Flex-Fuel)
- Transmission TorqShift®-G six-speed automatic w/SelectShift®
- Fuel Tanks
 - 29 Gallon (Diesel Engine) – 142" or 148" Wheelbase
 - 34 Gallon (Diesel Engine) – 160" or 164" Wheelbase
 - 34 Gallon (Gas Engine) – NA 176" Wheelbase
 - 48 Gallon (Gas Engine) – 176" Wheelbase
 - 48 Gallon (Diesel Engine) – 176" Wheelbase

EXTERIOR

- Bumpers – front & rear, black painted
- Doors
 - Two (Regular Cab only)
 - Four (SuperCab/Crew Cab only)
- Front License Plate Bracket
- Fender vents – front
- Front License Plate Bracket
- Glass – solar-tinted
- Grille – black painted
- Handles – door & tailgate, black
- Jack
 - 2-Ton mechanical
- Lamps – pickup box and cargo area
- Manual Locking Hubs (4x4)
- Moldings – tailgate and box-rail
- Pickup box – partitionable & stackable
- Spare tire, wheel, lock & frame mounted carrier
- Splash Guards/Mud Flaps – Front (F-450 only)
- Tailgate – Removable w/key lock
- "Three-Blink" lane change signal
- Tow hooks – front, two (2)
- Trailer Sway Control
- Trailer Tow Package – 7-wire harness w/relays & 7/4 pin connector
- Wheels
 - 17" Argent Painted Steel w/painted hub covers/center ornaments
 - Manual Locking Hubs (4x4)
 - Spare tire, wheel, lock & carrier
- Windshield wipers – intermittent

INTERIOR/COMFORT

- 2.3" Productivity Screen in IP Cluster
- Air conditioning – manual, single zone
- Cabin Air Particulate Filter
- Convenience
 - Coat hooks – LH/RH color-coordinated
 - Dash top tray
 - Dome Lamp – LH/RH door activated & I/P switch operated w/delay
 - Handles, grab – driver & front-passenger
 - Handles, roof ride – front-passenger (also over rear-doors on Crew Cab)
 - Map lights – dual (front and rear w/Crew Cab)
 - Powerpoint, auxiliary
- Door-trim – armrest/grab handle & reflector
- Floor covering – Black, full length vinyl
- Headliner – color-coordinated cloth
- Hood release
- Horn – dual electric
- Instrument panel – color-coordinated w/dual glove box, 4 air registers w/positive shut off, powerpoint
- Instrumentation – Multi-function switch message center w/Ice Blue® Lighting
 - Mirror – rearview 11.5" day/night
 - Outside Temperature Display
 - Overhead console w/dual storage bins and map lights (NA Regular Cab)
 - Powerpoint – auxiliary two (2) in instrument panel
 - Scuff plates – front, color-coordinated
 - Seats – Front, HD vinyl, 40/20/40 split bench with center armrest, cupholder and storage (manual lumbar – driver's side), front center-seat w/integrated restraint
 - Steering – power

- Steering damper
- Steering wheel – black urethane with tilt and telescoping steering wheel/column; includes three (3) button message control
- Sun visors – color-coordinated vinyl, driver w/pocket, passenger w/uncovered mirror
- Window – Rear, fixed
- Windshield wipers – intermittent

SAFETY/SECURITY

- AdvanceTrac® with RSC® (Roll Stability Control™)
- Airbags
 - Driver and Passenger frontal and side airbag/curtain
 - Passenger side airbag deactivation switch
- Belt-Minder® (front safety belt reminder)
 - chime & flashing warning light on I/P if belts not buckled
- Center High-mounted Stop Lamp (CHMSL)
- Child tethers (Regular Cab, front-passenger and all rear-seating positions)
- Driver and passenger frontal airbag; passenger side deactivation Switch
- Headlamps – Quad beam jewel effect halogen
- Individual Tire Pressure Monitoring System (TPMS)
- Mirrors – manually telescoping two-way fold trailer tow with manual glass
- Rear View Camera
- Safety belts – w/height adjustment D-ring
- Safety Belts
 - Belt-Minder® front safety belt reminder – chime and flashing warning light on instrument cluster if belts not buckled
 - Color-coordinated w/height adjustment (front-outboard seating positions only)
- SecuriLock® Passive Anti-Theft System (PATS); includes MyKey® owner controls feature
- SOS Post-Crash Alert System™
- Stationary Elevated Idle Control (SEIC)
- Safety Canopy® System (incl. side-curtain airbags)
- SecuriLock® Passive Anti-Theft System; includes MyKey® owner controls feature (PATS)
- SOS Post-Crash Alert System™
- Stationary Elevated Idle Control

DRIVER ASSIST

- AutoLamp (Auto On/Off Headlamps)
- Hill Start Assist

FUNCTIONAL

- Alternator 200 Amp
- Axle
 - Twin I-beam front axle w/coil spring suspension (narrow front track) – 4x2
 - Mono-beam front axle w/coil spring suspension (narrow front track) – 4x4
- Rear – Non-Limited-Slip
- Audio – AM/FM stereo/MP3 Player (four (4))
- Battery
 - Gas engine – 650-CCA, 72-AH (XL only)
 - Diesel engine – 750-CCA, 78-AH, dual
- FordPass™ Connect 4G Wi-Fi Modem
 - 4G LTE Wi-Fi hotspot connects up to 10 devices
 - Remotely start, lock and unlock vehicle2
 - Schedule specific times to remotely start vehicle
 - Locate parked vehicle
 - Check vehicle status
- Intelligent Oil-Life Monitor® (6.7L Power Stroke® Diesel engine)
- Oil minder system (6.2L Gas engine)
- Shock absorbers – heavy-duty gas
- Stabilizer bar – front
- Rear axle
 - Non-Limited-Slip
- SYNC®
 - Enhanced Voice Recognition Communication and Entertainment System
 - 911 Assist®
 - 4.2" LCD Center Stack screen
 - AppLink®

9950# GVWR Regular Cab 8 Ft. Box, 142"WB, 10000# GVWR

[] Base Price 4x2 (F2A/600a), (T.4)	\$43,478.00
[] Base Price 4x4 (F2B/600a), (T.6)	\$45,965.00

10000# GVWR SuperCab 6 3/4 Ft. SHORT Box, 148"WB, 10000# GVWR

[] Base Price 4x2 (X2A/600a)	\$45,565.00
[] Base Price 4x4 (X2B/600a), (T.7)	\$48,097.00

10000# GVWR SuperCab 8 Ft. Box, 164"WB, 10000# GVWR

[] Base Price 4x2 (X2A/600a), (T.5)	\$45,746.00
[X] Base Price 4x4 (X2B/600a) (T.8)	\$48,278.00

10000# GVWR Crew Cab 6 3/4 Ft. SHORT Box, 160" WB, 10000# GVWR

[] Base Price 4x2 (W2A/600a)	\$46,684.00
[] Base Price 4x4 (W2B/600a)	\$49,211.00

10000# GVWR Crew Cab 8 Ft. Box, 176" WB, 10000# GVWR

[] Base Price 4x2 (W2A/600a)	\$46,864.00
[] Base Price 4x4 (W2B/600a)	\$49,400.00

<u>Available Standard Options</u>	<u>Option</u>	<u>Price</u> <u>Reg.&Super/Crewcab</u>
[] 6.7L Power Stroke 4V Diesel V8 (B20)/10-Spd Auto.	99T/44G	10,495.00
[] 7.3L 2V DECVT NA PFI V8 Gas/TorqShift 10-Spd Auto.	99N/44G	2,045.00
[] CNG/LPG Fuel Capable Engine (w/ 6.2L only)	98F	315.00
[] Engine Block Heater	41H	100.00
[] Rapid-Heat Supplemental Cab Heater (6.7L Diesel Only)	41A	250.00
[] Seats, 40/20/40 Split Bench Cloth	1S	100.00/315.00
[] Seat, Vinyl High Back Buckets (Regular Cab only)	LS	355.00
[] Seats, Cloth High Back Buckets	4S	515.00/615.00
[] Tires, LT245/75Rx17E All-Terrain (5)	TBM	165.00
[] Tires, LT265/70R17E OWL All-Terrain (4)(Spare is BSW)	TCD	455.00
[] CNG/LPG Prep Fuel Capable Engine	98F	315.00
[] Engine Idle Shutdown (avail. w/6.7L diesel Only)	63T	250.00
[] Operator Commanded Regeneration (OCR) (6.7L Diesel Only)	98R	250.00
[X] Power Windows, Locks, Heated Mirrors, and Remote Keyless Entry	90L/54K	915.00/1125.00cc
[] Powercode Remote Start System (Req. Power Equip. Grp 90L) 76S		250.00
[] Privacy Glass with Heated Backlight/Rear Window Defrost	43B/924	90.00
(Requires Power Equipment 90L/54K)		
[] Dual Alternators, Diesel only (total of 377 amps)	67B	115.00
[] Alternator 240 amp (6.2L Gas Only)	67E	85.00
[] Alternator 397 amp w/Dual Batteries (78 Amp.) (7.3L Gas Only)	67B/86M	325.00
[] Alternator 397 amp (6.7L Diesel Only)	67B	115.00
[] Dual Batteries (78 Amp.) (Gas Engines Only)	86M	210.00
[] 110V/400W Outlet (Includes 240 Amp Alternator 67E)	43C/67E	260.00
[X] Keys Extra (Regular) \$75.00 x 2 =	Sig	150.00
[] Keys Extra (With Power Group) \$220.00 x __ =	Sig	220.00 ea
[X] Trailer Brake Controller	52B	270.00
[] Transmission Power Take-Off Provision (Diesel Only)	62R	280.00
[] Cab Steps Molded Black	18B	320.00/445.00

[] Reverse Vehicle Aid Sensor	76R	245.00
[] Roof Clearance Lights	592	80.00
[] Tailgate Step, Incl. Tailgate Assist, Step & Handle	85G	375.00
[] Speed Control	525	235.00
[X] Upfitter Switches (6) located in overhead console)	66S	165.00
[] Upfitter Interface Module	18A	295.00
[] 9900 GVWR Package	68D	100.00
[] 4x4 Off-Road Pkg (Incl.Skid Plates, E-Locking Axle & AT Tires)	17X/X3E/TBM	950.00
[X] Snow Plow Prep Package(N/A with 67H)	473	250.00
[] Camper Package	471	160.00
[] Snow Plow/Camper Package	47B	305.00
[] Suspension Package, Heavy Service(N/A with 473)	67H	125.00
[] XL Decor Group (Chrome front and rear step bumper, Bright chrome hub covers and center ornaments)	17F	220.00
[] XL Value Pkg (Chrome front and rear step bumper, Bright Chrome Hub Covers and Center Ornaments & Cruise Control)	96V	395.00
[] Fleet Drivers Assistance Package (Power Equipment Group, BLIS® (Blind Spot Information System) w/Cross-Traffic Alert And Trailer Tow (BLIS sensor in taillamp), Lane-Keeping Alert, Pre-Collision Assist with Automatic Emergency Braking (AEB) And Forward Collision Warning	96F/90L	1910.00
[] STX APPEARANCE PACKAGE (AM/FM Stereo MP3 player (speakers; four (4) with Regular Cab, six (6) with SuperCab and Crew Cab), Bright Chrome Grille, Bright Hub Covers, Chrome Front and Rear Step Bumpers, Cruise Control, STX Fender Vent Badge, 18" Sparkle Silver Painted Cast Aluminum Wheels (648), and LT275/65Rx18E BSW A/S (TCH) (4x2)/LT275/65Rx18E OWL A/T (TDU) (4x4)	17S	2155.00
[] Pickup Box Delete (8' box only)(Not Available w/7.3L V8)	66D	(465.00)
[] Rearview Camera Prep Kit for Box Delete (Includes Cab Wiring, Frame Wiring to the rear most cross member, and Video Display	872	415.00
[] Heavy Service Package for Pickup Box Delete Only	63R	125.00
[] Spare Tire & Rim (for Box delete only)	512	295.00
[] Axle, Electronic Locking	X3_	390.00
[] Daytime running Lights	942	45.00
[] Skid Plate Package	41P	100.00
[] Box Link Cleats	66B	75.00
[] Drop in Plastic Bedliner	85L	350.00
[] Tough Bed(Spray-in-bedliner)	85S	595.00
[] Bed Mat(N/A w/85S Tough Bed Spray-in-Bedliner)	85M	180.00
[X] Splash Guards/Mud Flaps	61S/62S	130.00
[] Wheel Well Liner (Front)	61L	180.00
[] Wheel Well Liner Front and Rear	61N	325.00
[] Exterior Backup Alarm	76C	140.00
[] LED Box Light (Not Available with LED Warning Strobes 91S)	66L	60.00
[] 360-Degree Dual Beacon LED Warning Strobes-Amber	91S	675.00

Total Price \$50,158.00 ea

Colors for F-250

<u>Exterior Colors</u>		<u>Interior Steel (Grey)</u>
Race Red	[PQ]	[]
Antimatter Blue Metallic	[HX]	[]
Iconic Silver Metallic	[JS]	[]
Agate Black	[UM]	[]
Oxford White	[Z1]	[X]
Carbonized Gray Metallic	[M7]	[]
Stone Gray	[D1]	[]
Atlas Blue Metallic	[B3]	[]
SPECIAL PAINT		
School Bus Yellow Add \$660.00	[BY]	[]
Omaha Orange Add \$660.00	[MB]	[]
Green Gem Add \$660.00	[W6]	[]

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2023**

3

Meeting was called to order at 8:00 p.m. by Council President Jolly. Present: Rob Donovic, Scott Morgan, Kathleen McIntyre, Brandon McCullough, Scott Bahr, and Jim Jolly. Absent: Laura Toy.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development; Josh Sabo, Director of Communications, and Casey O'Neil, Information Systems Director.

Councilmember Donovic led the meeting in the Pledge of Allegiance.

3. AWARD OF CONTRACT: Department of Economic Development, re: to provide technical assistance for Livonia Small Business Grantee award winners of Livonia small businesses, utilizing grant funds.

Jacob Uhazie, Planning and Economic Development Coordinator, presented the request to Council.

Councilmember Donovic explained that the six-week training requirement is a Federal requirement and not that of the City of Livonia or the Planning Department. He indicated the training is one hour per week.

Councilmember Donovic offered an approving resolution for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

3.

Planning
March 6, 2023

MEETING DATE

S032223/R041023

PREPARED BY

Jacob Uhazie, Program Supervisor,

AGENDA ITEM

AWARD OF CONTRACT: Department of Economic Development, re: to provide technical assistance for Livonia Small Business Grantee award winners of Livonia small businesses, utilizing grant funds.

BACKGROUND

The Economic Development Department along with the Housing Commission respectfully requests your concurrence in the award of the contract for Livonia Small Business Grants Technical Assistance. Per CR#42 23 \$300,000 has been authorized from CDBG-CV for small business grants. All CDBG-CV funds are required to be spent by June 23, 2023.

This program is the second round of grants available for Livonia small businesses. The first was developed as a measure to provide immediate financial relief during COVID-19 shutdowns. Businesses are no longer struggling from shutdowns but the ever-changing economic conditions caused by the COVID-19 pandemic. Economic Development and Housing staff worked closely with H.U.D. representatives to ensure our program was developed in compliance with updated federal guidelines and recommendations, including providing technical assistance in conjunction with financial support.

Economic Development staff has solicited proposals to provide technical assistance to small business grantee award winners. Specifications were prepared by the Economic Development Department with input from Housing Commission staff. An advertisement for proposals was mailed out on February 7, 2023.

Five proposals were received and opened by the selection committee at 2:00 p.m. on March 3rd, 2023. After the staff review of the proposals, two firms were invited for follow-up interviews.

RECOMMENDATION

We recommend that the City Council authorize the Mayor and City Clerk to execute a contract to provide technical assistance to Livonia small businesses (6-100 employees) in the amount of \$1,500 per business with Schoolcraft College Small Business Development Center.

This recommendation was the result of staff evaluating each proposal and a committee including Economic Development, Housing Commission, and Communication staff conducting interviews of the top two firms.

FISCAL CONSIDERATION

\$1,500 per business not to exceed \$22,500 from authorized CDBG-CV funds from account 239-686-839-300.

ATTACHMENTS

1. R021323 CDBG 2016-2021 Consolidated Plan and Annual Action Plan CR 42-23

APPROVED BY



Michael Slater, Finance Director

Date: March 10, 2023



Paul Bernier, City Attorney

Date: March 10, 2023



Maureen Miller Brosnan, Mayor

Date: March 10, 2023

Regular Meeting Minutes of February 13, 2023

On a motion by Councilmember Bahr, supported by Councilmember McCullough and unanimously adopted, it was:

#042-23 RESOLVED, that having considered a communication from the CDBG Division Director, dated January 5, 2023, which bears the signature of the Director of Finance and is approved for submission by the Mayor, wherein she has requested approval of Substantial Amendment #3 to the Community Development Block Grant (CDBG) 2016-2021 Consolidated Plan (CR# 181-16) and 2019-2020 Annual Action Plan (CR# 178-19) to include activities that prevent and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19), the Council does hereby resolve as follows:

WHEREAS, the City Council of Livonia has approved the Substantial Amendment to the Community Development Block Grant (CDBG) 2016-2021 Consolidated Plan-CV and 2019-2020 Annual Action Plan, as defined in the Proposed Projects and Use of Funds, funding to consist of \$196,155.00 plus an additional \$466,546.00 for a total of \$662,701.00 Community Development Block Grant-Coronavirus (CDBG-CV) funds allocated under the Coronavirus Aid, Relief, and Economic Security Acts (CARES Act) Act;

WHEREAS, the projects and programs approved under the Amended Community Development Block Grant (CDBG) 2016-2021 Consolidated Plan-CV and 2022-2023 Annual Action Plan are to serve the public purpose and intent of the CARES Act, Public Law 116-136;

NOW, THEREFORE, BE IT RESOLVED, that with the adoption of the Community Development Block Grant i Coronavirus funded projects listed in the Proposed Projects and Use of Funds budget by the City Council of Livonia, the Housing Department Office of Community Development is authorized to prepare and submit the Substantial Amendment 2016-2021 Consolidated Plan-CV and 2022-2023 Annual Action Plan to the U.S. Department of Housing and Urban Development. FURTHER, the Director of Housing, the Mayor and City Clerk shall have the authority to execute the sub-recipient contracts.

<i>CONSENT AGENDA ITEM 8 (Regular Meeting of February 13, 2023)</i>
--

Motion:	Bahr
Second:	McCullough
Ayes:	Morgan, McCullough, McIntyre, Toy, Bahr, Donovic, Jolly
Nays:	None
Absent:	None

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2023**

4

Meeting was called to order at 8:00 p.m. by Council President Jolly. Present: Rob Donovic, Scott Morgan, Kathleen McIntyre, Brandon McCullough, Scott Bahr, and Jim Jolly. Absent: Laura Toy.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development; Josh Sabo, Director of Communications, and Casey O'Neil, Information Systems Director.

Councilmember Donovic led the meeting in the Pledge of Allegiance.

4. AWARD OF CONTRACT: Department of Economic Development, re: to provide technical assistance for Livonia Small Business Grantee award winners of Livonia micro-businesses, utilizing grant funds.

Jacob Uhazie, Planning and Economic Development Coordinator, presented the request to Council.

Councilmember McIntyre asked what groups Proxie, LLC. works with other than Washtenaw County. She also asked for an agenda for the training.

Jacob indicated Proxie works with Washtenaw County and the Detroit Black Business Alliance. Jacob offered to email the agenda to the Council Office.

Councilmember McIntyre offered an approving resolution for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

4.

Planning
March 10, 2023

MEETING DATE

S032223/R041023

PREPARED BY

Jacob Uhazie, Program Supervisor,

AGENDA ITEM

AWARD OF CONTRACT: Department of Economic Development, re: to provide technical assistance for Livonia Small Business Grantee award winners of Livonia micro-businesses, utilizing grant funds.

BACKGROUND

The Economic Development Department along with the Housing Commission respectfully requests your concurrence in the award of the contract for Livonia Small Business Grants Technical Assistance. Per CR#42 23 \$300,000 has been authorized from CDBG-CV for small business grants. All CDBG-CV funds are required to be spent by June 23, 2023.

This program is the second round of grants available for Livonia micro-businesses. The first was developed as a measure to provide immediate financial relief during COVID-19 shutdowns. Businesses are no longer struggling from shutdowns but the ever-changing economic conditions caused by the COVID-19 pandemic. Economic Development and Housing staff worked closely with H.U.D. representatives to ensure our program was developed in compliance with updated federal guidelines and recommendations, including providing technical assistance in conjunction with financial support.

Economic Development staff has solicited proposals to provide technical assistance to small business grantee award winners. Specifications were prepared by the Economic Development Department with input from Housing Commission staff. An advertisement for proposals was mailed out on February 7, 2023.

Five proposals were received and opened by the selection committee at 2:00 p.m. on March 3rd, 2023. After the staff review of the proposals, two firms were invited for follow-up interviews.

RECOMMENDATION

We recommend that the City Council authorize the Mayor and City Clerk to execute a contract to provide technical assistance to Livonia micro-businesses (1-5 employees) in the amount of \$4,600 per business with Proxie, LLC.

This recommendation was the result of staff evaluating each proposal and a committee including Economic Development, Housing Commission, and Communication staff conducting interviews of the top two firms.

FISCAL CONSIDERATION

\$4,600 per business not to exceed \$138,000 from authorized CDBG-CV funds from account 239-686-839-300.

ATTACHMENTS

1. R021323 CDBG 2016-2021 Consolidated Plan and Annual Action Plan CR 42-23

APPROVED BY



Michael Slater, Finance Director

Date: March 10, 2023



Paul Bernier, City Attorney

Date: March 10, 2023



Maureen Miller Brosnan, Mayor

Date: March 10, 2023

Regular Meeting Minutes of February 13, 2023

On a motion by Councilmember Bahr, supported by Councilmember McCullough and unanimously adopted, it was:

#042-23 RESOLVED, that having considered a communication from the CDBG Division Director, dated January 5, 2023, which bears the signature of the Director of Finance and is approved for submission by the Mayor, wherein she has requested approval of Substantial Amendment #3 to the Community Development Block Grant (CDBG) 2016-2021 Consolidated Plan (CR# 181-16) and 2019-2020 Annual Action Plan (CR# 178-19) to include activities that prevent and respond to the spread of infectious diseases such as the coronavirus disease 2019 (COVID-19), the Council does hereby resolve as follows:

WHEREAS, the City Council of Livonia has approved the Substantial Amendment to the Community Development Block Grant (CDBG) 2016-2021 Consolidated Plan-CV and 2019-2020 Annual Action Plan, as defined in the Proposed Projects and Use of Funds, funding to consist of \$196,155.00 plus an additional \$466,546.00 for a total of \$662,701.00 Community Development Block Grant-Coronavirus (CDBG-CV) funds allocated under the Coronavirus Aid, Relief, and Economic Security Acts (CARES Act) Act;

WHEREAS, the projects and programs approved under the Amended Community Development Block Grant (CDBG) 2016-2021 Consolidated Plan-CV and 2022-2023 Annual Action Plan are to serve the public purpose and intent of the CARES Act, Public Law 116-136;

NOW, THEREFORE, BE IT RESOLVED, that with the adoption of the Community Development Block Grant i Coronavirus funded projects listed in the Proposed Projects and Use of Funds budget by the City Council of Livonia, the Housing Department Office of Community Development is authorized to prepare and submit the Substantial Amendment 2016-2021 Consolidated Plan-CV and 2022-2023 Annual Action Plan to the U.S. Department of Housing and Urban Development. FURTHER, the Director of Housing, the Mayor and City Clerk shall have the authority to execute the sub-recipient contracts.

<i>CONSENT AGENDA ITEM 8 (Regular Meeting of February 13, 2023)</i>
--

Motion:	Bahr
Second:	McCullough
Ayes:	Morgan, McCullough, McIntyre, Toy, Bahr, Donovic, Jolly
Nays:	None
Absent:	None

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2023**

5

Meeting was called to order at 8:00 p.m. by Council President Jolly. Present: Rob Donovic, Scott Morgan, Kathleen McIntyre, Brandon McCullough, Scott Bahr, and Jim Jolly. Absent: Laura Toy.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development; Josh Sabo, Director of Communications, and Casey O'Neil, Information Systems Director.

Councilmember Donovic led the meeting in the Pledge of Allegiance.

5. AWARD OF BID: Department of Public Works, re: for Newburgh Village Housing Improvements, from budgeted funds.

Jacob Rushlow, Assistant Director of Public Works, presented the request to Council.

Councilmember McCullough offered an approving resolution for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

5.

DPW

March 9, 2023

MEETING DATE

S032223/R041023

PREPARED BY

Jill Russell, Secretary III,

AGENDA ITEM

AWARD OF BID: Department of Public Works, re: for Newburgh Village Housing Improvements, from budgeted funds.

BACKGROUND

The Newburgh Village complex, located at 11999 Newburgh Rd, consists of 10 buildings with 12 units in each building (120 units total), of which 80 are one-bedroom and 40 are two-bedroom units. Each apartment has its own dedicated HVAC system located in a small utility room. The current HVAC setup for each of the units uses the individual domestic hot water tanks to also heat the supply air for the furnace, which is inefficient and problematic. The equipment has also exceeded its expected useful life and requires replacement.

The design work for replacement of these HVAC systems was assigned to Detroit Architectural Group (DAG). The proposed improvements involve installing new attic access hatches, painting, electrical modifications, piping, smoke detector relocation, plumbing and HVAC. HVAC work will include removal and proper disposal of existing fixtures along with installation of new furnaces and condensers, line sets and equipment pads.

Bid documents were prepared by the Department with assistance from our architect, DAG, and bid documents were made publicly available on Bid Net Direct (MITN). A bid opening was held on March 7, 2023, and two bids were received. Shaw was the lowest qualified bidder at \$1,099,920.00. This was below the design team's opinion of probable construction costs. A copy of the bid proposal, bid opening summary, and recommendation letter from DAG are provided for your consideration.

RECOMMENDATION

Accept the bid and award a construction contract to Shaw Construction and Management Co., 13980 Farmington Rd, Livonia, MI 48154, for all labor, materials, and equipment to complete the Newburgh village Housing Improvements project in an amount not to exceed \$1,099,920.00 from budgeted funds.

Authorize an expenditure of \$716,985 from budgeted funds in account 536-677-982-000 and authorize additional appropriation and expenditure from the unexpended fund balance of the Newburgh Village Fund (536) in the amount of \$382,935.

FISCAL CONSIDERATION

\$1,099,920.00 from budgeted funds to Shaw Construction and Management Co., 13980 Farmington Rd., Livonia, MI 48154

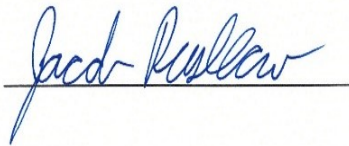
\$716,985 536-677-982-000

\$382,935 Additional appropriation and expenditure from the unexpended fund balance of the Newburgh Village Fund (536)

ATTACHMENTS

1. City of Livonia Newburgh Village Housing Improvements SCM 3.7.23
2. BID OPENING SHEET - HVAC at Newburgh
3. L 22023 DAG - Newburgh Village HVAC Letter of Rec 2023-03-10

APPROVED BY



Date: March 09, 2023

Jacob Rushlow, P.E., Assistant Director of Public Works



Date: March 09, 2023

Don Rohraff, Director of Public Works



Date: March 10, 2023

Michael Slater, Finance Director



Date: March 10, 2023

Ermon Sims, CDBG Division Director



Date: March 10, 2023

Paul Bernier, City Attorney



Date: March 10, 2023

Maureen Miller Brosnan, Mayor

FORM OF PROPOSAL for NEWBURGH VILLAGE HOUSING UNIT IMPROVEMENTS

Bid of SHAW Construction and Management Co. hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as a corporation *.

* Insert as applicable: "a corporation", "a partnership" or "an individual"

TO THE CITY OF LIVONIA, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined the Notice to Bidders, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Proposal, Bond, Specifications and Drawings, as prepared by the ARCHITECT, and understands all of the same; that the Bidder or its representative has made personal investigation at the site and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and construction equipment necessary for the construction of the Project and performing related work in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.

Addendum Date

1
2
3

2/21/23
3/3/23
3/6/23

The Contract will be awarded to the lowest responsive, responsible Bidder based on the lump sum price for all Work specified.

The Bidder agrees to complete the Project for the following lump sum price:

Item No.	Item Description	Qty	Unit	Unit Price (\$)	Total Price (\$)
Base	Housing Unit Improvements (Per Construction Documents)	1	1	NA	
TOTAL BID				\$	1,099,920 ⁰⁰

Bidder: SHAW Construction and Management Co.

INCLUDES ALLOWANCES

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence immediately after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received. **The undersigned shall complete the Work to Substantial Completion within 150 CALENDAR DAYS of "Notice to Proceed", and to Final Completion within 165 CALENDAR DAYS of "Notice to Proceed"** Substantial completion shall be met when all units have functioning HVAC systems providing both heating and cooling on demand. Final completion shall be met when all restoration items and punch-list work items have been completed.

The undersigned attaches hereto its Bid security, as required by the Notice to Bidders and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of Substantial Completion of the Work, within the time specified in this Bid, the OWNER will suffer a damage of \$200.00 per day and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.

In submitting this Bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all Bids, and to waive irregularities in bidding in the interest of the OWNER.

SUBMITTED on 2/21/23
Date*

13980 Farmington Rd.
Street*

Livonia, Michigan, 48154
City, State, ZIP*

(734) 425-6854
Telephone Number*

Facsimile Number*

BY: Shaw Construction and Management Co.
Name of Bidder*



Signature
THEODORE V. BARKER, PRESIDENT
Name and Title of Signatory*

*Typed or printed in ink.

ALLOWANCE FORM
for
NEWBURGH VILLAGE
HOUSING UNIT IMPROVEMENTS

Bid of SHAW Construction and Management hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as a Corporation *.

* Insert as applicable: "a corporation", "a partnership" or "an individual"

TO THE CITY OF LIVONIA, MICHIGAN, hereinafter called OWNER:

SECTION 01 21 00 – ALLOWANCES

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Permit Allowance
 - 2. Contingency allowance

1.2 DEFINITIONS

- A. Allowance: A quantity of work or dollar amount included in the Contract, established in lieu of additional requirements, used to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.

1.3 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.4 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit.
- C. At Project closeout, credit unused amounts remaining in the contingency allowance to

Owner by Change Order

PART 2 - EXECUTION

Item No.	Item Description	Qty	Unit	Unit Price (\$)	Total Price (\$)
All-1	Permit Allowance	1	1	\$20,000.00	\$20,000.00
All -2	Contingency	1	1	\$10,000.00	\$10,000.00
TOTAL ALLOWANCE				\$30,000.00	INCL. IN BASE BID

SUBMITTED on 2/21/23
Date*

13980 Farmington Road
Street*

Livonia, Michigan, 48154
City, State, ZIP*

(734) 425-6854
Telephone Number*

Facsimile Number*

BY: SHAW Construction and Management
Name of Bidder*


Signature

THEODORE V. BARKER, President
Name and Title of Signatory*

*Typed or printed in ink.

STATEMENT OF QUALIFICATIONS

Bidder must answer all questions. If more space is needed to complete a question, attach a separate sheet. Bidder may submit any additional information.

Name: SHAW Construction and Management

Address: 13980 Farmington Rd. Phone: (734) 425-6854
Livonia, Michigan, 48154

Number of years operating under your present name: 39 years

General nature of work performed by your company: Commercial
and Industrial Construction

Background and experience of the principal members of your organization including officers: Ted Barker - 15 years, owner
Teddy M. - 28 years, Superintendent

Major equipment available for this contract: ~~Excavator~~ Crane

STATEMENT OF QUALIFICATIONS

PROJECT REFERENCES

List similar projects completed within the last (3) years:

Project Title: Plymouth Cultural Center Restroom Renovation

Client: _____

Contact Person: Steve Anderson Phone: (734) 455-6620 ext. 302

Contract Amount: \$500,000

Start Date: _____ Completion Date: _____

Project Description: Renovated (4) restrooms throughout facility
in Phases. Complete overhaul by removal of walls,
floors, ceilings, and Create a new space with
Complete electrical and mechanical upgrades

Project Title: Aspen Assisted Living

Client: _____

Contact Person: Natasha Thomas Phone: (248) 987-4460

Contract Amount: \$180,000

Start Date: _____ Completion Date: _____

Project Description: Life safety upgrades to senior housing
including electrical, mechanical and fire suppression
to allow owner to pass state inspection.

STATEMENT OF QUALIFICATIONS

Project Title: Community Financial Credit union Mechanical upgrades

Client: _____

Contact Person: Bill Leon Phone: (734)-634-6998

Contract Amount: \$1.0 million

Start Date: _____ Completion Date: _____

Project Description: Multiple branches include
Novi, Livonia and Plymouth. Remove and
replace HVAC equipment

Project Title: PARC Plymouth Arts and Rec Center

Client: _____

Contact Person: Gail Grieger Phone: (734) 474-6792

Contract Amount: \$1.8 million

Start Date: _____ Completion Date: _____

Project Description: Complete Overhaul of Electrical
system and upgrades to Boilers and HVAC
in an active 180,000 sq.ft. Building.

Form Completed by: Ryan Sevrinck - Project Engineer

Name - Title

Ryan Sevrinck

Signature

2/20/23

Date

TBD - Upon Request

SUBCONTRACTOR LIST

ITEM

NAME, ADDRESS & PHONE # OF CONTRACTOR

Phone: _____

Phone: _____

Phone: _____

Phone: _____

Phone: _____



Date: February 21, 2023
From: Enna A. Bachelor, Purchasing Manager
To: Prospective Bidders
Subject: Addendum No. 1 – NEWBURGH VILLAGE HVAC IMPROVEMENTS

Addendum No. 1 is being issued to:

- Extend the bid due date to March 7, 2023
- Provide the Sign-In sheet from the mandatory prebid meeting.

Another addendum will follow to address the technical questions raised at the mandatory prebid meeting and provide updated drawings.

All other provisions of the solicitation remain the same. Firms should acknowledge receipt of this addendum with their bid response. Any further questions should be submitted in writing via email to Enna Bachelor, Purchasing Manager at ebachelor@livonia.gov.

ADDENDUM NO.1 – Newburgh Village HVAC Improvements - Acknowledgement

Company Name: STAW Construction and Management

Signature: [Signature]

Title: PRESIDENT

Print Name: Theodore V. Barker Date: 2/21/23



Date: March 3, 2023
From: Enna A. Bachelor, Purchasing Manager
To: Prospective Bidders
Subject: Addendum No. 2 – NEWBURGH VILLAGE HVAC IMPROVEMENTS

Addendum No. 2 is being issued to provide updated drawings as a result of the mandatory prebid meeting.

All other provisions of the solicitation remain the same. Firms should acknowledge receipt of this addendum with their bid response. Any further questions should be submitted in writing via email to Enna Bachelor, Purchasing Manager at ebachelor@livonia.gov.

ADDENDUM NO. 2– Newburgh Village HVAC Improvements - Acknowledgment

Company Name: SHAW CONSTRUCTION AND MANAGEMENT

Signature: [Signature]

Title: PRESIDENT

Print Name: THEODORE V. BARKER Date 3/3/2023



Date: March 6, 2023
From: Enna A. Bachelor, Purchasing Manager
To: Prospective Bidders
Subject: Addendum No. 3 – Newburgh Village HVAC Improvement Project

Addendum No.3 is being issued to provide updated drawings as a result of the mandatory prebid conference. The original drawings were inadvertently attached to Addendum No. 2. Please review the updated drawings.

THE DUE DATE REMAINS THE SAME. All other provisions of the solicitation remain the same. Firms should acknowledge receipt of this addendum with their bid response. Any further questions or clarifications desired by vendors shall be submitted in writing to Enna Bachelor, Purchasing Manager via email at ebachelor@livonia.gov. No phone calls will be accepted.

---ADDENDUM NO.3-- Newburgh Village HVAC Improvement Project - ACKNOWLEDGEMENT---

Company Name: SITAW Construction AND MANAGEMENT
Signature: [Signature]
Title: PRESIDENT
Print Name: THEODORE V. BAKER Date 3/6/2023



AIA Document A310™ – 2010

Bid Bond

CONTRACTOR:*(Name, legal status and address)*

Shaw Construction & Management Co.

13980 Farmington Rd
Livonia, MI 48154-5404**OWNER:***(Name, legal status and address)*City of Livonia
33000 Civic Center Dr
Livonia, MI 48154-3060**SURETY:***(Name, legal status and principal place of business)*West Bend Mutual Insurance Company
1900 South 18th Avenue
West Bend, WI 53095**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: \$

Five Percent of the Amount Bid

PROJECT:*(Name, location or address, and Project number, if any)*

Newburg Village Housing Unit Improvements Mechanical Improvements to Ten 12-Unit Senior housing buildings

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Init.

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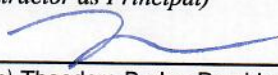
(1496601206)

Signed and sealed this 7 day of MARCH, 2023


(Witness)

(Witness)

Shaw Construction & Management Co.
(Contractor as Principal) (Seal)


(Title) Theodore Barker President

West Bend Mutual Insurance Company
(Surety) (Seal)

(Title) MAX EHLERT, Attorney-In-Fact

Init.

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User Notes:

(1496601206)



THE SILVER LINING®

Bond No. 2538523

POWER OF ATTORNEY

Know all men by these Presents, That West Bend Mutual Insurance Company, a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

MAX EHLERT

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of:

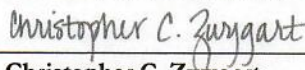
Ten Million Dollars (\$10,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Mutual Insurance Company at a meeting duly called and held on the 21st day of December, 1999.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Mutual Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

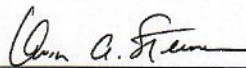
In witness whereof, the West Bend Mutual Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 17th day of August, 2021.

Attest



Christopher C. Zwygart
Secretary





Kevin A. Steiner
Chief Executive Officer/President

State of Wisconsin
County of Washington

On the 17th day of August, 2021, before me personally came Kevin A. Steiner, to me known being by duly sworn, did depose and say that he resides in the County of Washington, State of Wisconsin; that he is the President of West Bend Mutual Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.





Matthew E. Carlton
Senior Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Mutual Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 21st day of February, 2023.





Heather Dunn
Vice President – Chief Financial Officer

Notice: Any questions concerning this Power of Attorney may be directed to the Bond Manager at West Bend Mutual Insurance Company.

BID OPENING SHEET NEWBURGH VILLAGE HOUSING UNIT IMPROVEMENTS – BID DUE DATE 03/07/2023 PAGE 1 OF 1

VENDOR NAME	[I-yË /2yăúNdzŎú2NăΣ LyŎΦ	{Kl·ø /2yăúNdzŎú2y·lyŘ a·lyl·ËŶYŶyŭ
CITY/STATE	CtlyŭΣ al	[lŎ2yAl·Σ al
BID DEPOSIT	lyŎftdzŘŶŘ	lyŎftdzŘŶŘ
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/lΦ, w9tw9{9bΦ! ΦL±9{Y Enna Bachelor; Lori Miller; Jacob Rushlow; Jacob Uhazie; Livonia IS

Newburgh Village HVAC Improvements

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2023**

6

Meeting was called to order at 8:00 p.m. by Council President Jolly. Present: Rob Donovic, Scott Morgan, Kathleen McIntyre, Brandon McCullough, Scott Bahr, and Jim Jolly. Absent: Laura Toy.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development; Josh Sabo, Director of Communications, and Casey O'Neil, Information Systems Director.

Councilmember Donovic led the meeting in the Pledge of Allegiance.

6. REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN & WESTRICK, INC. (AEW) FOR CONSTRUCTION ENGINEERING SERVICES FOR THE 2022 CONCRETE ROAD PROGRAM (CONTRACT 22-C): Engineering Division, re: same (CR 336-21, CR 89-22 and CR 76-23).

Todd Zilincik, City Engineer, presented the request to Council.

Councilmember McCullough offered an approving resolution for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

6.

Engineering
March 9, 2023

MEETING DATE

S032223/R032223

PREPARED BY

Karen Worley, Secretary IV,

AGENDA ITEM

REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN & WESTRICK, INC. (AEW) FOR CONSTRUCTION ENGINEERING SERVICES FOR THE 2022 CONCRETE ROAD PROGRAM (CONTRACT 22-C): Engineering Division, re: same (CR 336-21, CR 89-22 and CR 76-23).

BACKGROUND

Pursuant to Council Resolution No. 89-22, adopted March 14, 2022, funding for the Construction Engineering (CE) for the 2022 Concrete Road Paving Program, Contract 22-C was approved in the amount of \$600,000 with Anderson. Eckstein and Westrick, Inc. (AEW).

Contract 22-C with Hard Rock Concrete had an additional amount of \$1,467,000 approved to take advantage of the unit prices from 2021 to complete four (4) additional street segments. This increase was approved per Council Resolution No. 076-23, on February 27, 2023.

RECOMMENDATION

Please see the Fiscal Consideration section and the attachments for additional information.

FISCAL CONSIDERATION

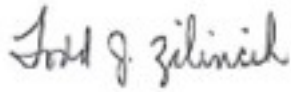
In order to complete this project, we respectfully request that an expenditure in the amount of \$176,040 be approved from budgeted funds in Account Number 204-447-818-102, Engineering Consultant. The \$176,040 represents the total for CE related to the construction cost increase of \$1,467,000 per Exhibit A as part of the QBS Contract pursuant to Council Resolution No. 336-21, adopted November 22, 2021.

This will bring AEW's contract for Construction Engineering (CE) from \$600,000 to a final total contract amount of \$776,040.

ATTACHMENTS

1. CR 336-21
2. CR 89-22
3. CR 76-23

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: March 09, 2023



Don Rohraff, Director of Public Works

Date: March 10, 2023



Michael Slater, Finance Director

Date: March 10, 2023



Paul Bernier, City Attorney

Date: March 10, 2023



Maureen Miller Brosnan, Mayor

Date: March 10, 2023

Regular Minutes of November 22, 2021

AND BE IT FURTHER RESOLVED THAT the street is an approved public street and is open for public purposes; and FURTHER, that said street is accepted into the City's local street system and is located within a right-of-way under the control of the City of Livonia and that said street was open to the public as of December 31, 2021.

#336-21 RESOLVED, that having considered the report and recommendation of the City Engineer, dated October 26, 2021, submitted pursuant to Council Resolution No. 365-16, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, requesting to extend the Qualification-Based Selection (QBS) contracts with OHM Advisors, Hubbell, Roth and Clark, Inc., Spalding Dedecker Associates, Inc. and Anderson, Eckstein and Westrick, Inc., for a period of five (5) years, for future proposals relating to professional engineering consulting services, the Council does hereby accept the proposal to extend the qualification based-selection (qbs) contracts with OHM Advisors, 34000 Plymouth Road, Livonia, MI 48150, Hubbell, Roth and Clark, Inc., 555 Hulet Drive, Bloomfield Hills, MI 48303-0824, Spalding Dedecker Associates, Inc., 905 South Boulevard East, Rochester Hills, MI 48307-5358, and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, MI 48315, for a five (5) year period ending November 30, 2026, to perform Professional Engineering Services on various Federal, State and Locally funded roads, bridges, storm sewers, sanitary sewers, water mains, traffic signal modernization and pedestrian signal upgrades and other related projects; FURTHER, the Mayor and City Clerk are hereby authorized to execute contracts for and on behalf of the City of Livonia with the aforesaid companies and to do all other things necessary or incidental to the full performance of this resolution; and all QBS contracts based on scope and contract amount for each future individual project will be brought before the City Council for funding approval.

#337-21 RESOLVED, that having considered the report and recommendation of the City Engineer, dated October 29, 2021, which bears the signatures of the Director of Public Works and the Director of Finance, and is approved for submission by the Mayor, the Council does hereby approve the proposed 2022 Road Repair Program as proposed by the Department of Public Works and as reviewed by the Citizens Advisory Committee on Roads for the tenth year of the ten-year road paving millage approved by Livonia residents, as shown in the attachment to that report.

#338-21 WHEREAS, the Mayor and City Council of the City of Livonia believe quality roads are a vital part of any community; and

WHEREAS, the City of Livonia has a Citizens Advisory Committee on Roads which identifies City streets most in need of repair in order to

Program (Contract 22-C) from budgeted road funds in the following accounts:

Account No. 204-463-818-110 (Reconstruction)	\$4,992,690.19
Account No. 204-463-818-114 (Maintenance)	\$ 5,307.02

FURTHER, the Council does hereby authorize the action herein without competitive bidding in accordance with Section 3.04.140.D.3 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from additional competitive bidding, and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties; and the Mayor and City Clerk are hereby authorized for and on behalf of the City of Livonia to execute a contract extension with the aforesaid company, approved as to form and substance by the Department of Law, and to do all other things necessary or incidental to the full performance of this resolution.

#89-22 RESOLVED, that having considered the report and recommendation of the City Engineer, dated February 17, 2022, submitted pursuant to Council Resolution 336-21, adopted on November 22, 2021, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, to which is attached a proposed amendment to the Engineering contract between the City of Livonia and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315 for the 2022 Concrete Road Program (Contract 22-C), the Council does hereby authorize the Mayor and City Clerk for and on behalf of the City of Livonia, to execute the attached contract amendment between the City of Livonia and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, MI 48315, to provide construction engineering services for the 2022 Concrete Road Repair Program (Contract 22-C) in an amount not to exceed \$600,000.00, said amount being based on the preliminary cost estimates and subject to adjustment based on the actual bids; FURTHER, the aforesaid proposal is accepted without competitive bidding pursuant to Livonia Code of Ordinances Section 3.04.140.D.2.b; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$600,000.00 from funds budgeted in Account No. 204-441-818-102 (Road, Sidewalk and Tree Fund) for this purpose; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

#90-22 RESOLVED, that having considered the report and recommendation of the City Engineer, dated February 18, 2022, submitted

On a motion by Vice President Toy, and supported by Councilmember Donovic and unanimously adopted, it was:

#076-23 RESOLVED, that having considered the report and recommendation of the City Engineer, dated February 13, 2023, which bears the signatures of the Director of Public Works and the Director of Finance, and is approved for submission by the Mayor, regarding additional expenditure for additional work required in connection with the 2022 Concrete Road Repair Program (Contract 22-C), pursuant to Council Resolution 88-22, adopted on March 14, 2022, the Council does hereby authorize an additional expenditure in an amount not to exceed \$1,467,000.00 from funds budgeted in Account No: 204-463-818-110 (Road, Sidewalk and Tree Fund) for the additional work required in connection with the 2022 Concrete Road Repair Program (Contract 22-C), payable to Hard Rock Concrete, Inc., 38146 Abruzzi Drive, Westland, MI 48185; further, the new final contract total amount not to exceed \$6,464,997.21.

During Audience Communication, Deb Christiansen, Livonia Resident, spoke in favor of saving the Noble Library.

On a motion by Vice President Toy, supported by Councilmember McCullough, and unanimously adopted, this 1,963rd Regular Meeting of the Council of the City of Livonia was adjourned at 7:38 p.m.

Susan M. Nash, City Clerk

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2023**

7

Meeting was called to order at 8:00 p.m. by Council President Jolly. Present: Rob Donovic, Scott Morgan, Kathleen McIntyre, Brandon McCullough, Scott Bahr, and Jim Jolly. Absent: Laura Toy.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development; Josh Sabo, Director of Communications, and Casey O'Neil, Information Systems Director.

Councilmember Donovic led the meeting in the Pledge of Allegiance.

7. AWARD OF CONTRACT: Engineering Division, re: for the 2023 Concrete Road Paving Program, Contract 23-C.

Todd Zilincik, City Engineer, presented the request to Council.

Councilmember Donovic offered an approving resolution for the Consent agenda.

DIRECTION:	APPROVAL	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

7.

Engineering
March 9, 2023

MEETING DATE

S032223/R041023

PREPARED BY

Karen Worley, Secretary IV,

AGENDA ITEM

AWARD OF CONTRACT: Engineering Division, re: for the 2023 Concrete Road Paving Program, Contract 23-C.

BACKGROUND

Based upon the recommendation for scheduled maintenance in the Pavement Management Study, the Department of Public Works established a Concrete Road Program for 2023.

Our consultant, Anderson, Eckstein and Westrick, Inc. (AEW) finalized plans and specifications. A mandatory pre-bid meeting was held on February 22, 2023 and bids for the subject project were taken on March 7, 2023. In response to the advertisement, six (6) bids were submitted. These bids may be summarized as follows:

NAME OF BIDDER	AMOUNT OF BID
Hard Rock Concrete, Inc. Westland, MI	\$2,914,454.27 (200 Inspector Days)
Koala-T Construction, Inc. Pontiac, MI	*\$3,295,099.50 (200 Inspector Days)
Fonson Company, Inc. Brighton, MI	\$3,776,647.10 (200 Inspector Days)
Florence Cement Company Shelby Twp., MI	\$4,050,198.77 (270 Inspector Days)
G.V. Cement Contracting Co. Brownstown, MI	\$4,370,550.00 (200 Inspector Days)

*Corrected by Engineer

Note: The summarized bids do not include the inspector day costs. The consultant has included this cost as part of their construction engineering (CE) costs that is based on a \$2.9 million dollar construction budget. The contractor was required to provide the number of days to complete the project. This bid is good until July 5, 2023.

AEW has checked the references of Hard Rock Concrete, Inc. and is familiar with their prior work. Hard Rock Concrete, Inc. was the contractor for our 2011, 2013 thru 2022 Concrete Pavement Rehabilitation and Reconstruction Programs. AEW is recommending awarding the contract to this contractor (see attached letter dated March 9, 2023).

The 2023 Concrete Road Program consists of twelve (12) street segments. The major street included is West Chicago Road from Farmington Road to Hubbard Avenue.

RECOMMENDATION

Please refer to the Fiscal Consideration section and the attachments for additional information.

FISCAL CONSIDERATION

- In order to proceed with this project, we recommend that the Council take the following actions:

Å Award a contract in the amount of \$2,914,454.27 to Hard Rock Concrete, Inc., 38146 Abruzzi Drive, Westland, MI 48185. The award should be on the basis of the bid unit prices, said amount to be adjusted based upon the quantity of work actually completed.

Å Authorize an expenditure in the amount of \$2,783,000.00 for the 2023 Concrete Road Repair Program, Contract 23-C from budgeted funds in the Roads Account Number 204-463-818-110 (Reconstruction).

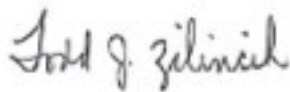
Å Authorize an additional appropriation and expenditure in the amount of \$131,454.27 from the unexpended fund balance of the Road, Sidewalk and Tree Fund (204).

Å Authorize the City Engineer to approve minor adjustments in the work, as required.

ATTACHMENTS

1. AEW Recommendation Letter for Contract 23-C
2. Contract 23-C Bid Tab
3. List of Street Segments, 2.16.23

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: March 09, 2023



Don Rohraff, Director of Public Works

Date: March 09, 2023



Michael Slater, Finance Director

Date: March 09, 2023



Paul Bernier, City Attorney

Date: March 09, 2023



Maureen Miller Brosnan, Mayor

Date: March 10, 2023



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

51301 Schoenherr Road, Shelby Township, MI 48315
586.726.1234 | www.aewinc.com

March 9, 2023

Todd Zilincik, PE, City Engineer
City of Livonia
12973 Farmington Road
Livonia, Michigan 48150

Reference: 2023 Concrete Road Repair Program- Reconstruction

Livonia Contract No. 23-C
AEW Project No. 0263-0034

Dear Mr. Zilincik:

On Tuesday, March 7, 2023, five (5) bids were received for the above referenced project. We have tabulated the bids and have included a summary herewith for your use.

The lowest qualified bidder is Hard Rock Concrete, Inc. of Westland with a total bid amount of \$3,064,454.27 which includes 200 inspector days at \$150,000. The inspector day costs will be included in the overall construction engineering (CE) proposal based on the awarded contract price amount of \$2,914,454.27.

We have worked with Hard Rock Concrete, Inc. on the City of Livonia Concrete Road Repair Program for the past several years and we are satisfied with their performance.

Based upon our past experience and the lowest bid submitted, we recommend the contract for the 2023 Concrete Road Repair Program, Contract 23-C be awarded to Hard Rock Concrete, Inc., 31846 Abruzzi Drive, Westland, Michigan, 48185 in the amount of \$2,914,454.27.

If you have any questions, please advise.

Sincerely,

ANDERSON, ECKSTEIN AND WESTRICK, INC.

Scott Lockwood, PE

cc: Don Rohraff, Director of Public Services

Enclosure: Bid Tab

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TABULATION OF BIDS

CITY OF LIVONIA

2023 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 23-C RECONSTRUCTION

AEW PROJECT NO. 0263-0034

DATE: 3/7/2023

TIME: 2:00 PM

Prepared by: Anderson, Eckstein and Westrick, Inc.
51301 Schoenherr Road
Shelby Township, MI 48315

BIDDER RANKING

RANK	BIDDER'S NAME	TOTAL BID	TOTAL BID WITH CREW DAYS
1	Hard Rock Concrete, Inc.	\$ 2,914,454.27	\$ 3,064,454.27
2	Koala-T Construction, Inc.	\$ 3,295,099.50	\$ 3,445,099.50 *
3	Fonson Company, Inc.	\$ 3,776,647.10	\$ 3,926,647.10
4	Florence Cement Company	\$ 4,050,198.77	\$ 4,252,698.77 *
5	G.V. Cement Contracting Company	\$ 4,370,550.00	\$ 4,520,550.00 *

*CORRECTED BY ENGINEER

TABULATION OF BIDS

CITY OF LIVONIA

2023 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 23-C RECONSTRUCTION

AEW PROJECT NO. 0263-0034



Hard Rock Concrete, Inc.

38146 Abruzzi Drive

Westland, MI 48185

Koala-T Construction, Inc.

424 Ferry Avenue

Pontiac, MI 48341

Fonson Company, Inc.

7644 Whitmore Lake Road

Brighton, MI 48116

Item No.	Description	Estimated Quantity	Units	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
GENERAL									
1.	_ Audio Visual Record of Construction Area	1	LS	3,900.00	3,900.00	3,900.00	3,900.00	3,385.00	3,385.00
2.	_ Reimbursed Permit Fees	1,500	Dlr	1.00	1,500.00	1.00	1,500.00	1.00	1,500.00
3.	Mobilization, Max \$90,000	1	LS	85,000.00	85,000.00	48,700.00	48,700.00	90,000.00	90,000.00
4.	_ Stump and Root Rem and Regrade, 6 to 18 inch	3	Ea	850.00	2,550.00	100.00	300.00	200.00	600.00
5.	_ Stump and Root Rem and Regrade, 19 to 36 inch	42	Ea	1,000.00	42,000.00	275.00	11,550.00	200.00	8,400.00
6.	_ Stump and Root Rem and Regrade, 37 inch or larger	9	Ea	1,500.00	13,500.00	375.00	3,375.00	300.00	2,700.00
7.	_ Tree Root, Grind	5	Ea	300.00	1,500.00	500.00	2,500.00	250.00	1,250.00
8.	_ Tree, Rem, 6 inch to 18 inch, Modified	3	Ea	400.00	1,200.00	500.00	1,500.00	400.00	1,200.00
9.	_ Tree, Rem, 19 inch to 36 inch, Modified	42	Ea	1,000.00	42,000.00	1,900.00	79,800.00	1,000.00	42,000.00
10.	_ Tree, Rem, 37 inch or Larger, Modified	9	Ea	1,900.00	17,100.00	3,750.00	33,750.00	1,900.00	17,100.00
11.	Sewer, Rem, Less than 24 inch	65	Ft	12.50	812.50	28.00	1,820.00	41.93	2,725.45
12.	_ Geogrid	500	Syd	4.25	2,125.00	12.00	6,000.00	5.10	2,550.00
13.	Sewer, CI IV, 12 inch, Tr Det B	65	Ft	110.00	7,150.00	55.00	3,575.00	72.72	4,726.80
14.	Dr Structure, 24 inch dia	2	Ea	3,500.00	7,000.00	3,500.00	7,000.00	1,199.00	2,398.00
15.	Dr Structure, 48 inch dia	2	Ea	4,250.00	8,500.00	4,700.00	9,400.00	2,356.00	4,712.00
16.	HMA, 13A	25	Ton	310.00	7,750.00	500.00	12,500.00	400.00	10,000.00
17.	Non-Chloride Accelerator	5	Gal	12.00	60.00	50.00	250.00	20.00	100.00
18.	Post, Mailbox	10	Ea	150.00	1,500.00	200.00	2,000.00	117.36	1,173.60
19.	_ Surface Restoration, Hydroseeding	250	Syd	10.50	2,625.00	9.00	2,250.00	9.50	2,375.00
20.	_ Surface Restoration, Sodding	250	Syd	10.00	2,500.00	17.00	4,250.00	15.00	3,750.00
21.	Monument Preservation	4	Ea	850.00	3,400.00	500.00	2,000.00	1,000.00	4,000.00

TABULATION OF BIDS

CITY OF LIVONIA

2023 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 23-C RECONSTRUCTION

AEW PROJECT NO. 0263-0034



Hard Rock Concrete, Inc.

38146 Abruzzi Drive

Westland, MI 48185

Koala-T Construction, Inc.

424 Ferry Avenue

Pontiac, MI 48341

Fonson Company, Inc.

7644 Whitmore Lake Road

Brighton, MI 48116

Item No.	Description	Estimated Quantity	Units	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
RECONSTRUCTION									
22.	Pavt, Rem	27,675	Syd	7.75	214,481.25	13.50	373,612.50	9.00	249,075.00
23.	Sidewalk, Rem	572	Syd	7.50	4,290.00	10.00	5,720.00 *	17.36	9,929.92
24.	_ Driveway, Rem	2,221	Syd	7.50	16,657.50	10.50	23,320.50	12.70	28,206.70
25.	_ Station Grading	82	Sta	950.00	77,900.00	1,200.00	98,400.00	6,865.00	562,930.00
26.	_ Subgrade Undercutting, Type II, Modified	1,035	Cyd	38.00	39,330.00	32.00	33,120.00	63.71	65,939.85
27.	_ Subgrade Undercutting, Type II, Special	518	Cyd	40.00	20,720.00	48.00	24,864.00	69.47	35,985.46
28.	_ Erosion Control, Inlet Protection, Siltsack	54	Ea	125.00	6,750.00	125.00	6,750.00	141.00	7,614.00
29.	_ Aggregate Base, 6 inch, Modified	100	Syd	15.00	1,500.00	21.00	2,100.00	19.00	1,900.00
30.	_ Aggregate Base, 8 inch, Modified	28,275	Syd	12.50	353,437.50	11.75	332,231.25	15.00	424,125.00
31.	_ Maintenance Gravel, Modified	663	Ton	20.00	13,260.00	23.00	15,249.00	27.00	17,901.00
32.	Dr Structure Cover, Adj, Case 2	59	Ea	450.00	26,550.00	600.00	35,400.00	225.00	13,275.00
33.	Dr Structure, Adj, Add Depth	34	Ft	250.00	8,500.00	275.00	9,350.00	360.00	12,240.00
34.	Dr Structure, Tap, 6 inch	90	Ea	300.00	27,000.00	250.00	22,500.00	175.00	15,750.00
35.	_ Dr Structure Cover, Catch Basin	46	Ea	450.00	20,700.00	400.00	18,400.00	756.00	34,776.00
36.	_ Dr Structure Cover, Sanitary Manhole	11	Ea	475.00	5,225.00	600.00	6,600.00	728.00	8,008.00
37.	_ Dr Structure Cover, Storm Manhole	17	Ea	475.00	8,075.00	450.00	7,650.00	757.00	12,869.00
38.	_ External Structure Wrap, 18 inch	11	Ea	650.00	7,150.00	400.00	4,400.00	445.00	4,895.00
39.	_ Underdrain, Subgrade, 6 inch, Modified	15,976	Ft	14.75	235,646.00	11.00	175,736.00	16.00	255,616.00
40.	HMA Surface, Rem	1,925	Syd	9.00	17,325.00	15.00	28,875.00	4.20	8,085.00
41.	Conc Pavt with Integral Curb, Nonreinf, 7 inch	26,075	Syd	45.50	1,186,412.50	52.00	1,355,900.00	50.00	1,303,750.00
42.	Conc Pavt with Integral Curb, Nonreinf, 9 inch	600	Syd	55.50	33,300.00	88.00	52,800.00	66.00	39,600.00
43.	Joint, Contraction, Cp	675	Ft	17.50	11,812.50	15.00	10,125.00	15.00	10,125.00

TABULATION OF BIDS

CITY OF LIVONIA

2023 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 23-C RECONSTRUCTION

AEW PROJECT NO. 0263-0034



Hard Rock Concrete, Inc.
38146 Abruzzi Drive
Westland, MI 48185

Koala-T Construction, Inc.
424 Ferry Avenue
Pontiac, MI 48341

Fonson Company, Inc.
7644 Whitmore Lake Road
Brighton, MI 48116

Item No.	Description	Estimated Quantity	Units	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
44.	Joint, Expansion, E2	1,283	Ft	20.00	25,660.00	14.00	17,962.00	24.00	30,792.00
45.	Joint, Expansion, E3	189	Ft	20.00	3,780.00	15.00	2,835.00	10.00	1,890.00
46.	Pavt Gapping	100	Ft	15.00	1,500.00	12.00	1,200.00	30.00	3,000.00
47.	_ Joint, Expansion, Erg, Modified	184	Ft	20.00	3,680.00	25.00	4,600.00	25.00	4,600.00
48.	Joint, Contraction, Crg	160	Ft	20.00	3,200.00	17.00	2,720.00	15.00	2,400.00
49.	Lane Tie, Epoxy Anchored	478	Ea	5.50	2,629.00	7.50	3,585.00	9.00	4,302.00
50.	Pavt Repr, Nonreinf Conc, 7 inch	100	Syd	45.00	4,500.00	65.00	6,500.00	70.00	7,000.00
51.	Pavt Repr, Nonreinf Conc, 9 inch	600	Syd	55.00	33,000.00	74.00	44,400.00	75.00	45,000.00
52.	Pavt Repr, Rem	700	Syd	7.75	5,425.00	23.25	16,275.00	10.00	7,000.00
53.	Driveway, Nonreinf Conc, 6 inch	2,231	Syd	45.50	101,510.50	60.25	134,417.75	61.00	136,091.00
54.	Driveway, Nonreinf Conc, 8 inch	190	Syd	54.00	10,260.00	65.00	12,350.00	72.00	13,680.00
55.	Curb Ramp, Conc, 4 inch	4,406	Sft	6.75	29,740.50	6.25	27,537.50	11.00	48,466.00
56.	Curb Ramp, Conc, 6 inch	1,336	Sft	7.75	10,354.00	7.75	10,354.00	12.00	16,032.00
57.	_ Detectable Warning Surface, Modified	161	Ft	44.00	7,084.00	65.00	10,465.00	82.00	13,202.00
58.	Sign, Type B, Temp, Prismatic, Furn	676	Sft	6.75	4,563.00	10.00	6,760.00	5.65	3,819.40
59.	Sign, Type B, Temp, Prismatic, Oper	676	Sft	0.01	6.76	1.00	676.00	0.01	6.76
60.	_ Sign, Type B, Temp, Prismatic, Special, Fun, Modified	676	Sft	10.00	6,760.00	15.00	10,140.00	5.65	3,819.40
61.	_ Sign, Type B, Temp, Prismatic, Special, Oper, Modified	676	Sft	0.01	6.76	1.00	676.00	0.01	6.76
62.	_ Traffic Control, Minor Street	10	Ea	1,500.00	15,000.00	1,000.00	10,000.00	4,000.00	40,000.00
63.	Water, Sodding/Seeding	72	Unit	85.00	6,120.00	125.00	9,000.00	75.00	5,400.00
64.	_ Surface Restoration, Seeding	5,326	Syd	8.00	42,608.00	14.00	74,564.00	9.50	50,597.00
65.	_ Irrigation Pipe	834	Ft	7.00	5,838.00	6.00	5,004.00	4.00	3,336.00
66.	_ Sprinkler Head	63	Ea	18.00	1,134.00	25.00	1,575.00	75.00	4,725.00

TABULATION OF BIDS

CITY OF LIVONIA

2023 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 23-C RECONSTRUCTION

AEW PROJECT NO. 0263-0034



Item No.	Description	Estimated Quantity	Units	Hard Rock Concrete, Inc. 38146 Abruzzi Drive Westland, MI 48185		Koala-T Construction, Inc. 424 Ferry Avenue Pontiac, MI 48341		Fonson Company, Inc. 7644 Whitmore Lake Road Brighton, MI 48116	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
67.	_ Sprinkler Head, Adj	32	Ea	12.50	400.00	15.00	480.00	70.00	2,240.00
TOTAL AMOUNT BID				\$	2,914,454.27	\$	3,295,099.50 *	\$	3,776,647.10
	Crew Days (200 Days Min.)	750.00	Day	200.00	150,000.00	200.00	150,000.00	200.00	150,000.00 *
TOTAL AMOUNT BID WITH CREW DAYS				\$	3,064,454.27	\$	3,445,099.50 *	\$	3,926,647.10 *

***CORRECTED BY ENGINEER**

TABULATION OF BIDS

CITY OF LIVONIA

2023 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 23-C RECONSTRUCTION

AEW PROJECT NO. 0263-0034

Florence Cement Company

51515 Corridor

Shelby Township, MI 48315

G.V. Cement Contracting Company

20000 Diix-Toledo Highway

Brownstown, MI 48183



Item No.	Description	Estimated Quantity	Units	Unit Price	Amount	Unit Price	Amount
GENERAL							
1.	_ Audio Visual Record of Construction Area	1	LS	2,000.00	2,000.00	12,800.00	12,800.00
2.	_ Reimbursed Permit Fees	1,500	Dlr	1.00	1,500.00	1.00	1,500.00
3.	Mobilization, Max \$90,000	1	LS	39,000.00	39,000.00	40,000.00	40,000.00
4.	_ Stump and Root Rem and Regrade, 6 to 18 inch	3	Ea	100.00	300.00	1,800.00	5,400.00
5.	_ Stump and Root Rem and Regrade, 19 to 36 inch	42	Ea	200.00	8,400.00	2,400.00	100,800.00
6.	_ Stump and Root Rem and Regrade, 37 inch or larger	9	Ea	300.00	2,700.00	3,000.00	27,000.00
7.	_ Tree Root, Grind	5	Ea	0.01	0.05	500.00	2,500.00
8.	_ Tree, Rem, 6 inch to 18 inch, Modified	3	Ea	500.00	1,500.00	1,800.00	5,400.00
9.	_ Tree, Rem, 19 inch to 36 inch, Modified	42	Ea	1,200.00	50,400.00	2,400.00	100,800.00
10.	_ Tree, Rem, 37 inch or Larger, Modified	9	Ea	2,100.00	18,900.00	3,000.00	27,000.00
11.	Sewer, Rem, Less than 24 inch	65	Ft	30.00	1,950.00	30.00	1,950.00
12.	_ Geogrid	500	Syd	6.00	3,000.00	6.00	3,000.00
13.	Sewer, CI IV, 12 inch, Tr Det B	65	Ft	137.00	8,905.00	80.00	5,200.00
14.	Dr Structure, 24 inch dia	2	Ea	2,000.00	4,000.00	2,200.00	4,400.00
15.	Dr Structure, 48 inch dia	2	Ea	3,600.00	7,200.00	2,900.00	5,800.00
16.	HMA, 13A	25	Ton	500.00	12,500.00	150.00	3,750.00
17.	Non-Chloride Accelerator	5	Gal	17.00	85.00	50.00	250.00
18.	Post, Mailbox	10	Ea	200.00	2,000.00	250.00	2,500.00
19.	_ Surface Restoration, Hydroseeding	250	Syd	16.00	4,000.00	10.00	2,500.00
20.	_ Surface Restoration, Sodding	250	Syd	21.50	5,375.00	12.00	3,000.00
21.	Monument Preservation	4	Ea	1,400.00	5,600.00	1,500.00	6,000.00

TABULATION OF BIDS

CITY OF LIVONIA

2023 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 23-C RECONSTRUCTION

AEW PROJECT NO. 0263-0034

Florence Cement Company

51515 Corridor

Shelby Township, MI 48315

G.V. Cement Contracting Company

20000 Diix-Toledo Highway

Brownstown, MI 48183



Item No.	Description	Estimated Quantity	Units	Unit Price	Amount	Unit Price	Amount
RECONSTRUCTION							
22.	Pavt, Rem	27,675	Syd	8.00	221,400.00	12.00	332,100.00
23.	Sidewalk, Rem	572	Syd	19.00	10,868.00	18.00	10,296.00
24.	_ Driveway, Rem	2,221	Syd	23.00	51,083.00	18.00	39,978.00
25.	_ Station Grading	82	Sta	5,500.00	451,000.00	1,500.00	123,000.00
26.	_ Subgrade Undercutting, Type II, Modified	1,035	Cyd	84.00	86,940.00	32.00	33,120.00
27.	_ Subgrade Undercutting, Type II, Special	518	Cyd	82.00	42,476.00	32.00	16,576.00
28.	_ Erosion Control, Inlet Protection, Siltsack	54	Ea	100.00	5,400.00	175.00	9,450.00
29.	_ Aggregate Base, 6 inch, Modified	100	Syd	16.00	1,600.00	10.00	1,000.00
30.	_ Aggregate Base, 8 inch, Modified	28,275	Syd	16.00	452,400.00	10.00	282,750.00
31.	_ Maintenance Gravel, Modified	663	Ton	34.00	22,542.00	24.00	15,912.00
32.	Dr Structure Cover, Adj, Case 2	59	Ea	500.00	29,500.00	600.00	35,400.00
33.	Dr Structure, Adj, Add Depth	34	Ft	300.00	10,200.00	500.00	17,000.00
34.	Dr Structure, Tap, 6 inch	90	Ea	200.00	18,000.00	600.00	54,000.00
35.	_ Dr Structure Cover, Catch Basin	46	Ea	540.00	24,840.00	650.00	29,900.00
36.	_ Dr Structure Cover, Sanitary Manhole	11	Ea	660.00	7,260.00	650.00	7,150.00
37.	_ Dr Structure Cover, Storm Manhole	17	Ea	680.00	11,560.00	650.00	11,050.00
38.	_ External Structure Wrap, 18 inch	11	Ea	600.00	6,600.00	350.00	3,850.00
39.	_ Underdrain, Subgrade, 6 inch, Modified	15,976	Ft	14.00	223,664.00	14.00	223,664.00
40.	HMA Surface, Rem	1,925	Syd	4.00	7,700.00	18.00	34,650.00
41.	Conc Pavt with Integral Curb, Nonreinf, 7 inch	26,075	Syd	60.45	1,576,233.75	70.00	1,825,250.00
42.	Conc Pavt with Integral Curb, Nonreinf, 9 inch	600	Syd	97.95	58,770.00	78.00	46,800.00
43.	Joint, Contraction, Cp	675	Ft	16.00	10,800.00	10.00	6,750.00

TABULATION OF BIDS

CITY OF LIVONIA

2023 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 23-C RECONSTRUCTION

AEW PROJECT NO. 0263-0034

Florence Cement Company

51515 Corridor

Shelby Township, MI 48315

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Brownstown, MI 48183



Item No.	Description	Estimated Quantity	Units	Unit Price	Amount	Unit Price	Amount
44.	Joint, Expansion, E2	1,283	Ft	25.00	32,075.00	10.00	12,830.00
45.	Joint, Expansion, E3	189	Ft	6.50	1,228.50	10.00	1,890.00
46.	Pavt Gapping	100	Ft	25.00	2,500.00	20.00	2,000.00
47.	_ Joint, Expansion, Erg, Modified	184	Ft	24.00	4,416.00	10.00	1,840.00
48.	Joint, Contraction, Crg	160	Ft	20.00	3,200.00	10.00	1,600.00
49.	Lane Tie, Epoxy Anchored	478	Ea	12.00	5,736.00	4.00	1,912.00
50.	Pavt Repr, Nonreinf Conc, 7 inch	100	Syd	71.45	7,145.00	73.00	7,300.00
51.	Pavt Repr, Nonreinf Conc, 9 inch	600	Syd	81.15	48,690.00	78.00	46,800.00
52.	Pavt Repr, Rem	700	Syd	30.00	21,000.00	12.00	8,400.00
53.	Driveway, Nonreinf Conc, 6 inch	2,231	Syd	81.55	181,938.05	72.00	160,632.00
54.	Driveway, Nonreinf Conc, 8 inch	190	Syd	98.80	18,772.00	74.00	14,060.00
55.	Curb Ramp, Conc, 4 inch	4,406	Sft	6.70	29,520.20	40.00	176,240.00
56.	Curb Ramp, Conc, 6 inch	1,336	Sft	9.95	13,293.20	45.00	60,120.00
57.	_ Detectable Warning Surface, Modified	161	Ft	40.00	6,440.00	100.00	16,100.00
58.	Sign, Type B, Temp, Prismatic, Furn	676	Sft	6.00	4,056.00	30.00	20,280.00
59.	Sign, Type B, Temp, Prismatic, Oper	676	Sft	0.01	6.76	30.00	20,280.00
60.	_ Sign, Type B, Temp, Prismatic, Special, Fun, Modified	676	Sft	12.00	8,112.00	30.00	20,280.00
61.	_ Sign, Type B, Temp, Prismatic, Special, Oper, Modified	676	Sft	0.01	6.76	30.00	20,280.00
62.	_ Traffic Control, Minor Street	10	Ea	4,700.00	47,000.00	4,500.00	45,000.00
63.	Water, Sodding/Seeding	72	Unit	75.00	5,400.00	2,000.00	144,000.00
64.	_ Surface Restoration, Seeding	5,326	Syd	16.75	89,210.50	10.00	53,260.00
65.	_ Irrigation Pipe	834	Ft	4.00	3,336.00	15.00	12,510.00
66.	_ Sprinkler Head	63	Ea	75.00	4,725.00	20.00	1,260.00

TABULATION OF BIDS

CITY OF LIVONIA

2023 CONCRETE ROAD REPAIR PROGRAM

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AEW PROJECT NO. 0263-0034

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Item No.	Description	Estimated Quantity	Units	Unit Price	Amount	Unit Price	Amount
67.	_ Sprinkler Head, Adj	32	Ea	70.00	2,240.00	15.00	480.00
TOTAL AMOUNT BID				\$	4,050,198.77	\$	4,370,550.00
	Crew Days (200 Days Min.)	750.00	Day	270.00	202,500.00 *	200.00	150,000.00 *
TOTAL AMOUNT BID WITH CREW DAYS				\$	4,252,698.77 *	\$	4,520,550.00 *

***CORRECTED BY ENGINEER**

**Projected Road Segments for 2023 Road Repair Program
(Proposed List)**

2/16/2023

SUBJECT TO CHANGE BASED ON FUNDING						
Street Name	From	To	Section	Pavement Type	PASER Rating	Type of Treatment
Deering Avenue	Long Avenue	End	1	Asphalt	4	Rehabilitation
Louise Avenue	Bretton Avenue	End	2	Asphalt	3	Rehabilitation
Edgewood Avenue	Pembroke Avenue	Ellen Avenue	4	Concrete	5	Reconstruction
Gill Road	Southampton Avenue	Bretton Avenue	4	Asphalt	4	Rehabilitation
Blue Skies Court	Margaret Avenue	End	7	Asphalt	4	Rehabilitation
Pickford Avenue	Blue Skies Court	End	7	Asphalt	5	Rehabilitation
Susanna Avenue	Margaret Avenue	Pickford Avenue	7	Asphalt	4	Rehabilitation
Brookview Avenue	Westbrook Avenue	Parklane Avenue	8	Concrete	4,5	Reconstruction
Gill Road	7 Mile Road	End of Pavement	9	Asphalt	5	Rehabilitation
Southampton Avenue	Gill Road	End	9	Asphalt	5,6	Rehabilitation
Amber Court	Clarita Avenue	End	11	Asphalt	6	Rehabilitation
Arleen Court	Clarita Avenue	End	11	Asphalt	6	Rehabilitation
Clarita Avenue	Middlebelt Road	Melvin Avenue	11	Asphalt	4	Rehabilitation
Bennett Avenue	Deering Avenue	Dolores Avenue	12	Concrete	4	Reconstruction
Dardanella Avenue	Middlebelt Road	End	12	Concrete	4	Reconstruction
Deering Avenue	N. of Bennett Avenue	Curtis Avenue	12	Asphalt	4	Rehabilitation
Floral Avenue	Curtis Avenue	Lathers Avenue	12	Asphalt	4	Rehabilitation
Grimm Avenue	Pickford Avenue	End	12	Asphalt	4	Rehabilitation
Pickford Avenue	Grimm Avenue	End	12	Asphalt	5	Rehabilitation
Wentworth Avenue	Middlebelt Road	End	14	Asphalt	4	Rehabilitation
Bell Creek Lane	6 Mile Road	Farmington Road	15	Asphalt	4	Rehabilitation
Bloomfield Avenue	Farmington Road	Bell Creek Lane	15	Asphalt	4	Rehabilitation
Wood Avenue	34145/34146 Wood	Fairlane Avenue	16	Concrete	4	Reconstruction
Kingsbury Avenue	Williams Avenue	Comstock Avenue	17	Concrete	4	Reconstruction
Lancaster Avenue	Knolson Avenue	Lancaster Court	18	Concrete	4,5	Reconstruction
Myrna Avenue	Newburgh Road	End	18	Asphalt	5,7	Rehabilitation
Roycroft Avenue	Knolson Avenue	Hix Road	18	Concrete	5	Reconstruction
WB Lyndon Avenue	Farmington Road	Stark Road	21	Concrete	5	Reconstruction
Beatrice Avenue	Schoolcraft Road	Buckingham Avenue	23	Concrete	5	Reconstruction
Edward Place Avenue	Buckingham Avenue	Beatrice Avenue	23	Concrete	5	Reconstruction
Gaylord Court	Beatrice Avenue	End	23	Concrete	5	Reconstruction
Sears Drive	Plymouth Road	500 feet N. of Plymouth Rd	26	Concrete	3	Reconstruction
Capital	Hubbard Road	250 feet E of Brookfield Rd	27	Asphalt	3	Rehabilitation
Industrial Road	Stark Road	Fairlane Avenue	28	Concrete	3	Reconstruction
Industrial Road	Newburgh Road	End	29	Concrete	4	Reconstruction
Hathaway Avenue	Stark Road	Farmington Road	33	Asphalt	5	Rehabilitation
Maine Avenue	Idaho Avenue	Texas Avenue	34	Concrete	3	Reconstruction
West Chicago Avenue	Farmington Road	Hubbard Avenue	34	Concrete	4,5	Reconstruction
West Chicago Avenue	Harrison Road	Inkster Road	36	Concrete	4	Maintenance
Selective Slab Program, 23-J						
Pembroke Court	Wayne Road	Pembroke Avenue	4	Concrete	6	Maintenance
Glengarry Avenue	Caliburn Avenue	Caliburn Avenue	7	Concrete	5	Maintenance
Queensbury Avenue	Caliburn Avenue	Caliburn Avenue	7	Concrete	6,7	Maintenance
Hizmet Drive	Inskter Road	Inskter Road	12	Concrete	5	Maintenance
Meadowbrook Avenue	Ronnie Lane	Park Avenue	20	Concrete	5	Maintenance
Ronnie Lane	Lyndon Avenue	Henry Avenue	20	Concrete	6	Maintenance
Stark Road	Plymouth Road	Industrial Road	28	Concrete	5,6	Maintenance
Grandon Avenue	Pere Avenue	Hix Avenue	31	Concrete	5,6	Maintenance
Knolson Avenue	Richland Avenue	Orangelawn Avenue	31	Concrete	6	Maintenance
Norman Avenue	Orangelawn Avenue	Richland Avenue	31	Concrete	5	Maintenance
Orangelawn Avenue	Knolson Avenue	Norman Avenue	31	Concrete	6	Maintenance
Dover Avenue	Linville Avenue	Harvey Avenue	32	Concrete	6	Maintenance
Dowling Court	Dowling Avenue	End	32	Concrete	6	Maintenance
Linville Avenue	Dover Avenue	Ann Arbor Trail	32	Concrete	6	Maintenance
23 Miscellaneous Locations Throughout City As Determined By DPW/Engineering						

TOTAL = 53 Segments (32 Concrete and 21 Asphalt)

17 Reconstruction Segments
21 Rehabilitation Segments
15 Maintenance Segments

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 22, 2023**

8

Meeting was called to order at 8:00 p.m. by Council President Jolly. Present: Rob Donovic, Scott Morgan, Kathleen McIntyre, Brandon McCullough, Scott Bahr, and Jim Jolly. Absent: Laura Toy.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development; Josh Sabo, Director of Communications, and Casey O'Neil, Information Systems Director.

Councilmember Donovic led the meeting in the Pledge of Allegiance.

8. REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN & WESTRICK, INC. (AEW) FOR CONSTRUCTION ENGINEERING SERVICES FOR THE 2023 CONCRETE ROAD PROGRAM (CONTRACT 23-C): Engineering Division, re: same. (CR 336-21)

Todd Zilincik, City Engineer, presented the request to Council.

Councilmember Morgan offered an approving resolution for the Consent agenda.

DIRECTION:	APPROVAL	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

8.

Engineering
March 9, 2023

MEETING DATE

S032223/R041023

PREPARED BY

Karen Worley, Secretary IV,

AGENDA ITEM

REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN & WESTRICK, INC. (AEW) FOR CONSTRUCTION ENGINEERING SERVICES FOR THE 2023 CONCRETE ROAD PROGRAM (CONTRACT 23-C): Engineering Division, re: same. (CR 336-21)

BACKGROUND

The City Council approved Qualification Based Selection (QBS) firms pursuant to Council Resolution No. 336-21, adopted November 22, 2021 to perform all professional engineering services on various federal, state and locally funded projects through fiscal year 2026. Under this procedure, we are recommending that Anderson, Eckstein and Westrick, Inc. (AEW) continue as our consultant for the 2023 Concrete Road Program. See the attached letter dated March 9, 2023 from AEW for the construction engineering services.

The estimated construction costs in the amount of \$2.9 million for the concrete program, which forms the basis for the Engineering contract, is shown on the attached sheet.

RECOMMENDATION

Please refer to the Fiscal Consideration section and the attachments for additional information.

FISCAL CONSIDERATION

In order to proceed with these projects, it is respectfully recommended that the Council take the following actions:

Å Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315 in the amount of \$349,735 for Construction Engineering for the 2023 Concrete Road Program. These amounts are based on construction cost estimates and may be adjusted based on final quantities constructed.

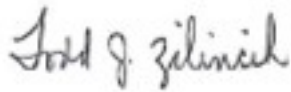
Å Authorize an expenditure in the amount of \$349,735 from budgeted funds in the Road, Sidewalk and Tree Fund, Account Number 204-441-818-102.

Å Authorize the City Engineer to approve minor adjustments in the work, as required.

ATTACHMENTS

1. Exhibit A for QBS AEW CE for Contract 23-C
2. CR 336-21

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: March 09, 2023



Don Rohraff, Director of Public Works

Date: March 09, 2023



Michael Slater, Finance Director

Date: March 10, 2023



Paul Bernier, City Attorney

Date: March 10, 2023



Maureen Miller Brosnan, Mayor

Date: March 10, 2023

EXHIBIT A

PROJECT SPECIFIC SCOPE OF SERVICES, PROJECT SCHEDULE, PAYMENTS TO CONSULTANT

The information contained in this Exhibit applies only to the following project:

Project Title: **2023 Concrete Road Repair Program, Construction
Engineering Services for Contract 23-C**

This is an exhibit to the contract dated November 22, 2021 pursuant to Council Resolution No. 336-21 between the City of Livonia, and Anderson, Eckstein, and Westrick, Inc. (AEW), whose address is 51301 Schoenherr, Shelby Twp., Michigan 48315.

This Exhibit acts as a duly executed written instrument that amends, supplements, modifies, or cancels certain portions of the contract, as provided in Article 8.01 of the contract.

A. SCOPE OF SERVICES, INCLUDING MATERIAL QUALITY CONTROL PROGRAM

The CONSULTANT is requested to provide construction engineering services for the 2023 Concrete Road Program, Contract 23-C. The road sections to be included in this project are as follows:

Reconstruction:

Street	From	To
Brookview Avenue	Westbrook Avenue	Parklane Avenue
Bennett Avenue	Deering Avenue	Dolores Avenue
Dardanella Avenue	Middlebelt Road	End
Kingsbury Avenue	Williams Avenue	Comstock Avenue
Lancaster Avenue	Knolson Avenue	Lancaster Court
Roycroft Avenue	Knolson Avenue	Hix Road
Beatrice Avenue	Schoolcraft Road	Buckingham Avenue
Edward Place Avenue	Buckingham Avenue	Beatrice Avenue
Gaylord Court	West End	Beatrice Avenue
Maine Avenue	Idaho Avenue	Texas Avenue
West Chicago Avenue	Farmington Road	Hubbard Avenue
Industrial Road	Newburgh Road	End

Planned Preventative Maintenance: None

SCOPE OF CONSTRUCTION ENGINEERING SERVICES:

The Construction Engineering Services to be provided for this project shall include the following:

1. **Contract Administration Services** includes the preparation of monthly progress pay estimates, to be submitted to the CITY in accordance with an agreed upon pay estimate schedule. Pay estimates will be prepared by the CONSULTANT, based

on the CONSULTANT's estimated and measured field quantities as recorded in the Construction Observer's Daily Reports. This service will also include assisting the CITY to resolve contractor project claims for extra compensation and contract document interpretation. The CONSULTANT will also review the Contractor's proposed project schedule, to monitor compliance with the approved contract documents. The CONSULTANT will prepare the final pay estimate and balancing change order and submit to the contractor along with a request closeout documents as outlined in the Contract Documents. The CONSULTANT will review the partially executed final pay estimate and balancing change order as well as all final closeout documents prior to forwarding to the CITY for execution. Complaint resolution services are included as part of this task, and will include the preparation of a complaint log with the issue followed to disposition in the best interest of the CITY.

2. **Construction Staking Services** provided during the construction phase shall consist of the required staking for line and elevation of specific contract items such as pavement replacement for long areas (over 400 feet) or total reconstruction, and curb and gutter replacement when over 400 feet in length or the entire pavement section on reconstruction projects. The existing pavement will be surveyed prior to total removal so that the high points and low points can be re-established and necessary corrections made to specific problem areas that were not properly draining. Staking will be at a minimum of 50-foot intervals and includes the top of curb grade only. Offsets will be discussed with the contractor.
3. **Construction Observation Services** shall consist of documenting the Contractor's work and progress. Construction Observer's Daily Reports will be prepared documenting pay item quantities and the general work progress of the day. The Construction Observer will also perform Quality Assurance checks of line and grade for compliance with the survey stakes. The on-site Construction Observer will compel the contractor to resolve citizen complaints on a daily basis, which may arise during the course of construction. The Construction Observer will also interact with the Contractor's on-site supervisory personnel. The CONSULTANT's Construction Observer will notify the Contractor and document when work is in non-compliance.
4. **Project Oversight** shall consist of supervision by the CONSULTANT's Project Manager or Construction Observation personnel. This service will include processing the review of shop drawings as required in the contract documents, and providing assistance for the resolution of construction issues, which may arise during the project construction phase of the project. These services also include providing recommendations to the CITY regarding construction claims for extra compensation from the Contractor. The CONSULTANT will negotiate and prepare change orders as required. The CONSULTANT will encourage the Contractor to provide prompt citizen complaint resolution, review of project progress for compliance with approved schedule and provide recommendations to the CITY for penalties and/or changes to the Contract.

The CONSULTANT will coordinate the efforts of the material testing sub-consultant and review materials testing reports to assure compliance with the contract documents and will provide appropriate recommendations to the CITY. The CONSULTANT will lead the preconstruction meeting and progress meetings. The CONSULTANT will review and draft resident notices to be hand delivered by the

Contractor. The CONSULTANT will participate in other CITY initiated resident communication.

The CONSULTANT will attend up to four Public Informational Meetings with CITY Staff, to meet with residents to review the approved construction program and the approved traffic control program, and discuss the anticipated impacts.

B. PROJECT SCHEDULE:

Construction is anticipated to begin in April and completed by November 2023.

C. PAYMENTS TO CONSULTANTS

The CONSULTANT will be paid at the attached hourly rates with a not to exceed amount based on Attachment A, Engineering Fees by Construction Value and Type of Project. Fees are based on a construction amount of \$2,914,454. Fees shall not exceed \$349,735 without prior approval from City Council for Construction Engineering (CE).

In Witness Whereof, the City and Consultant, by and through their duly authorized officers and representatives, have executed this Contract.

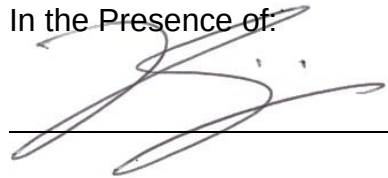
In the Presence of:

CITY OF LIVONIA, a Michigan
Municipal Corporation

By: _____
Maureen Miller Brosnan, Mayor

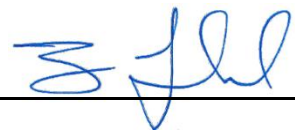
By: _____
Susan M. Nash, City Clerk

In the Presence of:



Ross Wilberding

Anderson, Eckstein and Westrick

By: 

Scott P. Lockwood, P.E.

Its: _____
Executive Vice President

Approved:

Donald R. Rohraff
Director of Public Works

Approved:

Todd J. Zilincik, P.E.
City Engineer

Approved:

Michael Slater
Director of Finance

Approved as to form:

Paul A. Bernier
Department of Law

Pursuant to Council Resolution:

No.: _____

Adopted on: _____

CITY OF LIVONIA 2023 CONCRETE PROGRAM

HOURLY CHARGE RATES

<u>EMPLOYEE CLASSIFICATION</u>	<u>HOURLY CHARGE RATE</u>
PRINCIPAL ENGINEER / SURVEYOR / ARCHITECT	\$ 174.60
SENIOR PROJECT ENGINEER / SURVEYOR / ARCHITECT	160.40
LICENSED ENGINEER / SURVEYOR / ARCHITECT	145.20
GRADUATE ENGINEER / SURVEYOR / ARCHITECT	119.90
TEAM LEADER	119.90
ENGINEERING AIDE III	99.30
ENGINEERING AIDE II	93.30
ENGINEERING AIDE I	87.00
ENGINEERING AIDE TRAINEE	74.50
SECRETARIAL (Special Projects)	47.20
SURVEY FIELD (3 PERSON CREW)	242.20
SURVEY FIELD (2 PERSON CREW)	211.20
SURVEY FIELD (1 PERSON CREW)	161.50
CONFINED SPACE ENTRY CREW (2 PERSON)	260.80
DATA COLLECTOR (SURVEY CREW)	32.30
GPS SURVEY EQUIPMENT	79.50

Regular Minutes of November 22, 2021

AND BE IT FURTHER RESOLVED THAT the street is an approved public street and is open for public purposes; and FURTHER, that said street is accepted into the City's local street system and is located within a right-of-way under the control of the City of Livonia and that said street was open to the public as of December 31, 2021.

#336-21 RESOLVED, that having considered the report and recommendation of the City Engineer, dated October 26, 2021, submitted pursuant to Council Resolution No. 365-16, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, requesting to extend the Qualification-Based Selection (QBS) contracts with OHM Advisors, Hubbell, Roth and Clark, Inc., Spalding Dedecker Associates, Inc. and Anderson, Eckstein and Westrick, Inc., for a period of five (5) years, for future proposals relating to professional engineering consulting services, the Council does hereby accept the proposal to extend the qualification based-selection (qbs) contracts with OHM Advisors, 34000 Plymouth Road, Livonia, MI 48150, Hubbell, Roth and Clark, Inc., 555 Hulet Drive, Bloomfield Hills, MI 48303-0824, Spalding Dedecker Associates, Inc., 905 South Boulevard East, Rochester Hills, MI 48307-5358, and Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Road, Shelby Township, MI 48315, for a five (5) year period ending November 30, 2026, to perform Professional Engineering Services on various Federal, State and Locally funded roads, bridges, storm sewers, sanitary sewers, water mains, traffic signal modernization and pedestrian signal upgrades and other related projects; FURTHER, the Mayor and City Clerk are hereby authorized to execute contracts for and on behalf of the City of Livonia with the aforesaid companies and to do all other things necessary or incidental to the full performance of this resolution; and all QBS contracts based on scope and contract amount for each future individual project will be brought before the City Council for funding approval.

#337-21 RESOLVED, that having considered the report and recommendation of the City Engineer, dated October 29, 2021, which bears the signatures of the Director of Public Works and the Director of Finance, and is approved for submission by the Mayor, the Council does hereby approve the proposed 2022 Road Repair Program as proposed by the Department of Public Works and as reviewed by the Citizens Advisory Committee on Roads for the tenth year of the ten-year road paving millage approved by Livonia residents, as shown in the attachment to that report.

#338-21 WHEREAS, the Mayor and City Council of the City of Livonia believe quality roads are a vital part of any community; and

WHEREAS, the City of Livonia has a Citizens Advisory Committee on Roads which identifies City streets most in need of repair in order to

Councilmember Bahr gave first reading to the following Ordinance:

AN ORDINANCE AMENDING SECTION 010 OF TITLE 10,
CHAPTER 21 (IMPOUNDED VEHICLES) OF THE LIVONIA CODE
OF ORDINANCES, AS AMENDED.

The foregoing Ordinance, when adopted, is filed in the Journal of Ordinances in the Office of the City Clerk and is the same as if word for word repeated herein. The above Ordinance was placed on the table for consideration at an upcoming Regular meeting.

<i>FIRST READING GIVEN BY SCOTT BAHR (Regular Meeting of March 22, 2023)</i>
--

Present: **Bahr, Donovic, Morgan, McIntyre, Jolly**
Absent: **McCullough, Toy**

**CITY OF LIVONIA ĩ CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 13, 2023
8:00 p.m. - City Hall Auditorium
33000 Civic Center Drive
Livonia, Michigan**

Meeting was called to order at 8:10 p.m. by Council President Jolly. Present: Laura Toy, Scott Bahr, Rob Donovic, Scott Morgan, Kathleen McIntyre, Brandon McCullough, and Jim Jolly. Absent: None.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development; Josh Sabo, Director of Communications, and Casey O'Neil, Information Systems Director.

Vice President Toy led the meeting in the Pledge of Allegiance.

6. PROPOSED AMENDMENT TO LIVONIA CODE OF ORDINANCE, AS AMENDED: Department of Law, re: to amend Section 010 to Title 10, Chapter 21 (Impounded Vehicles), in order to reflect the requested changes to the vehicle redemption conditions and costs and fees (i.e., towing fees, storage fees, etc.).

Paul Bernier, City Attorney, presented the request for a First Reading to Council.

Vice Toy offered an approving motion for a First Reading.

DIRECTION: APPROVAL

FIRST READING

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

6.

Law
February 22, 2023

MEETING DATE

S031323/R032223

PREPARED BY

Brenda Smyser, Program Supervisor,

AGENDA ITEM

PROPOSED AMENDMENT TO LIVONIA CODE OF ORDINANCE, AS AMENDED: Department of Law, re: to amend Section 010 to Title 10, Chapter 21 (Impounded Vehicles), in order to reflect the requested changes to the vehicle redemption conditions and costs and fees (i.e., towing fees, storage fees, etc.).

BACKGROUND

At your regular meeting of November 14, 2022, you adopted Council Resolution 341-22, accepting the proposal submitted by Livonia Towing to perform towing services for the City of Livonia at the rates set forth therein. Accordingly, the proposed amendment to Section 10.21.010 of the Livonia Code of Ordinances, as amended, is hereby submitted for your consideration and possible adoption reflecting the requested changes to the vehicle redemption conditions and costs and fees (i.e., towing fees, storage fees, etc.)

RECOMMENDATION

Approve for First Reading

FISCAL CONSIDERATION

None

ATTACHMENTS

1. 21.010 - Proposed Ordinance - towing fees 2022

APPROVED BY

Paul Bernier, City Attorney

Date: February 22, 2023

Date: March 01, 2023

Maureen Miller Brosnan, Mayor

**AN ORDINANCE AMENDING SECTION 010 OF TITLE
10, CHAPTER 21 (IMPOUNDED VEHICLES) OF THE
LIVONIA CODE OF ORDINANCES, AS AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 010 of Title 10, Chapter 21 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

10.21.010 Impounded vehicle - Redemption conditions and costs. A.

Before the owner or person in charge of such impounded vehicle is permitted to remove the same from the custody of the police department, he or she shall furnish evidence of his or her identity and ownership, he or she shall sign a receipt, and he or she shall pay a fee to cover costs of removal, in amounts not to exceed the following:

1. ~~Eighty-five~~ One hundred ten dollars (~~\$85~~110.00) for towing cars and small trucks from surface locations;
2. One hundred ~~fifteen~~ thirty dollars (~~\$115~~30.00) for towing cars and small trucks from freeways;
3. One hundred ~~forty-five~~ fifty dollars (~~\$145~~50.00) plus five dollars (\$5.00) per ~~hour~~ mile towed (one-hour minimum) for towing medium trucks;
4. Two hundred fifty dollars (~~\$205~~0.00) plus ten dollars (\$10.00) per ~~hour~~ mile towed (one-hour minimum) for towing large trucks (including semi-tractors and trailers, cement trucks, etc.).

B. In addition to the foregoing, amounts not to exceed the following may also be charged:

1. A storage fee of not to exceed twenty dollars(~~\$20~~.00) for each day or fraction of a day said vehicle is stored in the vehicle pound after noon on the day following the day the vehicle is impounded;
2. A fee not to exceed five dollars (\$5.00) for removal of a license plate;
3. A fee for extra labor (if required) not to exceed ~~sixty~~seventy-five dollars (~~\$67~~5.00) per hour.

C. No person or entity shall be contracted or authorized to tow or store impounded vehicles whose charges for any of the foregoing services exceed the rates set forth in Subsections A and B of this section.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.



LETTER TO THE LIVONIA CITY COUNCIL

10.

Council Office
April 4, 2023

MEETING DATE

PH040323/R041023

PREPARED BY

Sara Kasprovicz, Program Supervisor, Council Office

AGENDA ITEM

LANGUAGE CHANGE: Councilmember Scott Bahr, re: to change the official name of The Livonia Vision 21 Zoning Ordinance and The Livonia Vision 21 Zoning Map to The Livonia Zoning Ordinance and The Livonia Zoning Map.

BACKGROUND DETAILS

A Language change at the request of Councilmember Scott Bahr to change the official name of The Livonia Vision 21 Zoning Ordinance and The Livonia Vision 21 Zoning Map to The Livonia Zoning Ordinance and The Livonia Zoning Map.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To approve as submitted.

ATTACHMENTS

1. LZO_2023 Amendments_CC_final
2. LV21_2023 Amendments_CC_final
3. PH040323 LV21 Mods Minutes
4. 2023-01-06-01_LV21 Amendments_CC_E-COUNCIL Pkt
5. PH040323 LTC LV21 Mods

APPROVED BY



LIVONIA ~~VISION 21~~ ZONING ORDINANCE

Proposed Amendments - Petition 2023-01-06-01

February 14, 2023 - Planning Commission Approved

ARTICLE I.

TITLE, PURPOSE, AND SCOPE

Section 1.01 Short Title.

This Ordinance shall be known and may be cited as the ~~LIVONIA VISION 21~~Livonia Zoning Ordinance.

Section 1.02 Purpose.

The comprehensive plan of this Ordinance is for the purpose of promoting public health, safety, morals, convenience, comfort, amenities, prosperity, and general welfare of the community and of a wholesome, serviceable, and attractive municipality. These purposes are attained by having regulations and restrictions that increase the safety and security of home life; that preserve and create a more favorable environment in which to rear children; that develop permanent good citizenship; that stabilize and enhance property and civic values; that provide for a more uniformly just land-use pattern and tax assessment basis; that facilitate adequate provisions for increased safety in traffic and for transportation, vehicular parking, parks, parkways, recreation, schools, public buildings, housing, light, air, water supply, sewerage, sanitation, and other public requirements that lessen congestion, disorder and danger which often inhere in unregulated municipal development; that prevent overcrowding of land and undue concentration of population; that assist in carrying out the Master Plan of the City of Livonia; and that provide more reasonable and serviceable means and methods of protecting and safeguarding the economic structure upon which the good of all depends. In order to more effectively protect and promote the general welfare and to accomplish the aims and purposes of this comprehensive plan, the City is divided into districts of such number, shape, and area, as well as, of such common unity of purpose and adaptability of use, that are deemed most suitable to provide for the best general civic use, protect the common rights and interests within each district, preserve the general rights and interests of all, and to promote improved wholesome, sightly, harmonious, and economic results in civic service, activities, and operations; and by further regulations to limit the location, uses and occupancy of buildings, structures and land to be used for trade, industry, residence or other purposes, and also the location, height, bulk, occupancy, and uses of buildings and other structures, including the percentage of plot occupancy and coverage, street setback lines, sizes of yards, and other open spaces.

Section 1.03 Construction.

This Ordinance shall be liberally construed in such manner as to best effectuate its purpose. In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public health, safety, convenience, comfort, prosperity, and general welfare. Whenever the requirements of this Ordinance impose requirements of lower heights of buildings, or a less percentage of lot that may be occupied, or require wider or larger courts, or deeper yards than are imposed or required by existing provisions of law or ordinance, the provisions of this Ordinance shall govern. Where, however, the provisions of the State Housing Code or other ordinance or regulations of the City of Livonia impose requirements for lower heights of buildings, or less percentage of lot that may be occupied, or require wider or larger courts, or deeper yards than

are required by this Ordinance, the provisions of the State Housing Code or other ordinance or regulations shall govern. The provisions of this Ordinance shall be construed, if possible, in such manner as to make such provisions compatible and consistent with each other and likewise with the provisions of all existing and future ordinances of the City of Livonia, and all amendments thereto provided, however, that where any inconsistency or conflict cannot be avoided, then the most restrictive of such inconsistent or conflicting provisions shall control and prevail.

Section 1.04 Enabling Authority.

This Ordinance is adopted pursuant to the Michigan Zoning Enabling Act, Act 110 of 2006, as amended; its predecessor statute, Act 208, Public Acts of Michigan, 1949, as amended; and Section I of Chapter II and Sections 11 and 20 of Chapter IV of the Charter of the City of Livonia. Said acts are hereby made a part of this Ordinance just as if they were word for word repeated herein.

ARTICLE II. DEFINITIONS

Section 2.01 General.

(1) Definitions Pertaining to Grammatical Usage.

Meaning of Words and Phrases. The words and phrases defined in this Article, when used in this Ordinance, shall, for the purpose of this Ordinance, have the meanings ascribed to them in this Article, except in those cases where the context clearly indicates a different meaning. Words used in the present tense include the future tense, words in the singular number include the plural number, words in the plural number include the singular number, and the word "shall" is always mandatory and not merely directory. The word "building" includes the word "structure," and the word "dwelling" includes the word "residence." The word "lot" includes the word "plot" or "parcel." Terms not herein defined shall have the meaning customarily assigned to them.

Occupied and Used. The word "occupied", and the word "used" shall each be considered and construed as though followed by the words "or intended, arranged, or designed to be used or occupied."

Person. The word "person" shall include any individual, firm, co-partnership, corporation, company, association, club, joint venture, estate, trust, or any other group or combination acting as a unit, and the individuals constituting such group or unit and the plural as well as the singular number; the singular masculine pronoun, the singular feminine pronoun, and the corresponding plural pronouns shall include the masculine, feminine, neuter and plural unless the intention to give a more limited meaning is disclosed by the context.

(2) Definitions of General Zoning Terms.

Board of Appeals. The Zoning Board of Appeals operating pursuant to the provisions of Michigan Zoning Enabling Act, MCL 125.3101 et seq., as amended.

Building Official. The Director of the Department of Inspection or any of his or her duly authorized assistants.

Department of Inspection. The Department of Inspection of the City of Livonia.

Family. A family is any number of persons living together in a single dwelling unit comprising a single housekeeping unit and related by blood, marriage, adoption, or any unrelated person who resides therein as though a member of the family and including the domestic employees thereof. Any group of persons not so related but inhabiting a single dwelling unit shall, for the purpose of this Ordinance, be considered to constitute one (1) family for each five (5) persons exclusive of domestic employees contained in such group.

Future Transportation Map. Current adopted Future Transportation Map included in the Livonia Vision 21 Master Plan, as amended.

Non-Conforming Building. A building or structure, lawfully existing at the time of enactment of this Ordinance or a subsequent amendment thereto, that does not conform to the regulations or provisions of this Ordinance applicable to the zoning district in which it is located.

Non-Conforming Use. A use of a building, structure, or of a tract of land, lawfully existing at the time of enactment of this Ordinance or a subsequent amendment thereto, that does not conform to the regulations or provisions of this Ordinance applicable to the zoning district in which it is situated.

Planning Commission. The City Planning Commission operating pursuant to the provisions of the Michigan Planning Enabling Act, MCL 125.3801, et seq., as amended.

Plat. A map or chart of a subdivision of land.

Platted Subdivision. A parcel or tract of land which has been partitioned or divided by the proprietor thereof or by his or her heirs, executors, administrator, legal representative, successors, or assigns for the purpose of sale or of building development where the act of division created parcels in accordance with the provisions of MCL 560.101 et seq., as amended, being the "Land Division Act."

Single Ownership. Ownership by a person or by two or more members of the same family of a lot of record which is completely isolated from any other property held by the same person or persons.

Subdivision Regulations. Regulations and amendments thereto adopted by the City Planning Commission and authorized by the Michigan Planning Enabling Act, MCL 125.3801 et seq., as amended and Land Division Act, MCL 560.101 et seq., as amended.

Use. The purpose for which land or buildings thereon are designed, arranged, or intended to be occupied, used, or for which they are occupied or maintained.

Variance. A modification of the literal provisions of the Zoning Ordinance granted by the Board of Appeals when in its judgment the strict enforcement of the Zoning Ordinance would cause practical difficulty or undue hardship owing to circumstances unique to the individual property on which the variance is granted.

Waiver Use. Uses as enumerated under the zoning district that are permitted upon review and submission of findings by the City Planning Commission and approved by the City Council. Waiver uses are synonymous to special land uses, as defined in Section 125.3502 of the Michigan Zoning Enabling Act.

Waiver Use Open Space Planned Residential Development. The variation of residential zoning district requirements so as to achieve greater flexibility in the creation of open space and improved design without increasing density.

(3) Definitions Pertaining to Rights-of-Way and Public Utilities.

Alley. A passage or way open to public travel, not more than thirty (30) feet wide, affording a secondary means of vehicular access to abutting property and not intended for general traffic circulation.

Cul-de-sac. A street with only one (1) outlet having sufficient space at the closed end to provide vehicular turning facilities.

Essential Services. The construction, alteration, or maintenance by private companies, municipal departments, or commissions of the various transmission, distribution, or disposal systems that are necessary for the preservation of the public health, safety, or general welfare, such as gas, electricity, telephone, telegraph, fire alarm, steam, water and sewage. This term shall also include all poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, emergency outdoor warning sirens, and other similar equipment or accessories reasonably necessary for the furnishing of adequate service by such private company, municipal department, or commission, but it shall

not be deemed to include buildings or public utility substations. This term shall not include telecommunication towers, solar energy facilities, and wind energy conversion systems.

Major Thoroughfare. An arterial street intended to serve as a large volume trafficway for both the City of Livonia and the region beyond and which may be designated as a parkway, freeway, expressway, arterial highway, arterial street, special arterial, city major, or equivalent term for identification purposes. Any street with a width, either existing or proposed (as shown on the Future Transportation Map) of one hundred (100) feet or more shall be considered a master or major thoroughfare.

Minor Street. A street designated as a minor street pursuant to Act 51 of the Public Acts of 1951 intended primarily for providing access to abutting properties. A "Minor Street" includes a street supplementary to a secondary street intended to serve the local needs of the neighborhood and of limited continuity used primarily as access to abutting residential properties.

Public Utility. Any person, firm, corporation, municipal department, or board, duly authorized to furnish and furnishing general community services to the public, under state or municipal regulations, including, but not restricted to, electrical, gas, steam, communication, transportation, sewer, or water service. Telecommunication towers, small wireless communication facilities, solar energy facilities, and wind energy conversion systems are not public utilities.

Public Utility Buildings. This term shall include telephone exchange buildings, transformer stations and substations, gas regulator stations, and similar structures.

Street. A dedicated and accepted public thoroughfare, other than a public alley, open to public travel, whether designated as a road, avenue, highway, boulevard, drive, lane, circle, place, court, terrace, or any similar designation, having a right-of-way at least thirty (30) feet in width. A street may also accommodate non-motorized traffic.

(4) Definitions of Basic Types of Buildings and Uses.

Accessory Buildings and Structures. A subordinate building or structure whether attached, detached, or a subordinate adjunct to the principal building.

Building, Principal. A building or, where the context so indicates, a group of buildings in which the main or principal use of the lot is conducted.

Educational Uses. Uses that provide educational services, such as public libraries, public primary and secondary schools, and publicly owned and operated institutions of higher learning.

General Farming. Standard farming activities such as horticulture, dairying, livestock and poultry raising, farm forestry, and similar bona fide agricultural enterprises or uses of land and structures, except farms operated wholly or in part for the disposal of garbage, sewage, rubbish, offal, and wastes from rendering plants.

Use, Accessory. A use normally incidental to, and subordinate to the principal use of the premises.

Use, Principal. The primary and chief purpose for which a lot is used.

Temporary Use, Temporary Building, Temporary Structure. A structure building or use permitted by the City Building Official or City Council to exist during periods of construction of the principal use, for special events, or purposes, which shall not exceed one (1) year unless otherwise permitted or extended by the City Council. Temporary uses shall be only those which are clearly short duration.

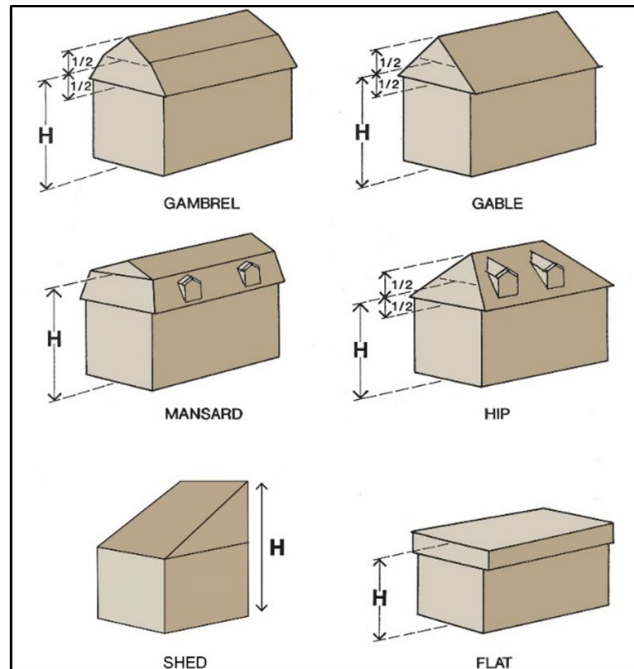
(5) Definitions of Basic Building and Structural Terms.

Alterations. A change, addition, or modification in construction or type of occupancy. Any change in the structural members of a building, such as walls, partitions, columns, beams, or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed."

Basement. That portion of a building which is wholly or partly below the average grade of the ground level adjoining the building is a basement when the height from the grade up to the first floor level is less than the height from the grade level down to the floor; provided, however, that if the height from the grade level to the first floor level is five (5) feet or more, such basement shall be considered a story.

Building. Any structure, either temporary or permanent, having a roof and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind. This shall include tents, awnings or vehicles situated on private property and used for purposes of a building.

Building Area. That portion of the lot occupied by the main building, accessory building, and other structures. The term is synonymous with lot coverage.



Building, Front of. That façade of a building most nearly parallel to and nearest the front lot line.

Building Height. The vertical distance between the average grade (see definition of "Grade") and the highest point of the roof surface for flat roofs; to the deck line of Mansard roofs; the average height between eaves and ridge for gable, hip, and gambrel roofs; and the average height between the lowest point and the highest point on a shed roof.

Building Line. The line formed by the outer surface of a building, structure, or enclosure wall at ground level.

Erected. The word "erected" includes built, constructed, reconstructed, moved upon, or any physical operations on the premises required for the building. Excavations, fill drainage, and the like, shall be considered a part of erection.

Grade, Finished. The final elevation of ground surface after man-made alterations to a site in conformance with the approved plans or designs relating thereto.

Grade, Natural. The elevation of the undisturbed natural surface of the ground prior to any excavation or fill.

Mezzanine. An intermediate floor in any story occupying not to exceed one-third ($\frac{1}{3}$) of the floor area of such story.

Soil. Includes land, earth, dirt, clay, sand, gravel, soil components, minerals, and kindred substances.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, or any portion of a building between the upper surface of the topmost floor and the ceiling above it.

Story, Half. A half story is an uppermost story lying under a sloping roof, the usable floor area of which does not exceed seventy-five (75) per cent of the floor area of the story immediately below it.

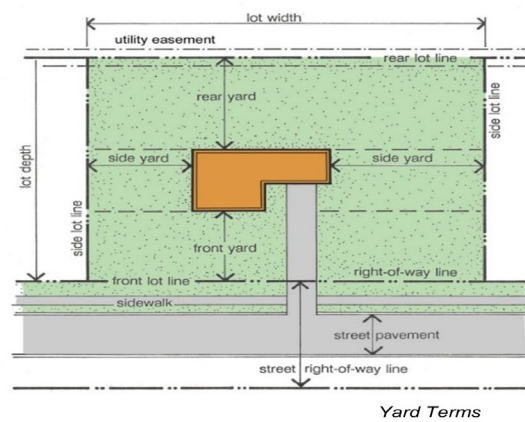
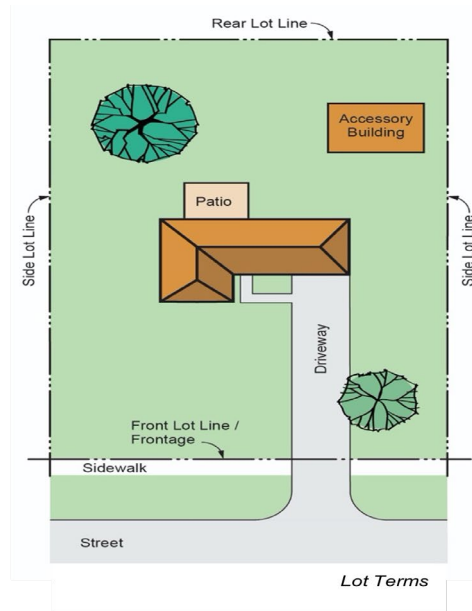
Structure. A structure is anything erected or constructed which requires permanent location on the ground or attachment to something having such location.

Usable Floor Area, Non-Residential. The measurement of usable floor area for non-residential uses shall be the sum of the area of the first floor, as measured to the exterior face of the exterior walls, plus that area, similarly measured, of all other stories that are accessible by a fixed stairway, ramp, escalator or elevator, which may be made fit for occupancy. The measurement shall include the floor area of all accessory buildings measured similarly.

Usable Floor Area, Residential. The measurement of usable floor area for residential uses shall be the sum of the area of the first floor, as measured to the exterior face of the exterior walls, plus that area, similarly measured, of all other stories having more than ninety (90) inches of headroom that are accessible by a fixed stairway and which may be made usable for human habitation, but excluding the floor area of uninhabitable basements, cellars, garages, accessory buildings, attics, unenclosed breezeways, and unenclosed porches.

Utility Room. A utility room, or space, is a room, or space, located other than in the basement, specifically designed and constructed to house any home utilities such as the heating unit and laundry facilities.

(6) Definitions Pertaining to Lots and Areas.



Lot. An area of land, which may consist of lots of record and/or parcels or parts thereof, occupied or intended for occupancy by not more than one main building or dwelling unit, unless otherwise specifically provided in this Ordinance.

Lot, Area. The total horizontal area within the lot lines of a lot.

Lot, Corner. A lot located at the intersection of two (2) or more streets where the corner interior angle formed by the intersection of the two (2) streets is one hundred thirty-five (135) degrees or less; or a lot abutting upon a curved street or streets if tangents to the curve at the two (2) points where the lot lines meet the curve, form an interior angle of less than one hundred thirty-five (135) degrees.

Lot Coverage. That part or percent of the lot occupied by buildings, including accessory buildings. *See Figure below.*

Lot Depth. The average depth of a lot.

Lot, Double Frontage. An interior lot having a street line for both the front lot line and the rear lot line.

Lot, Interior. An interior lot is a lot other than a corner lot.

Lot of Record. A lot of record is a lot the dimensions of which are shown on a plat recorded in the office of the Register of Deeds prior to the effective date of this Ordinance, and which actually exists as so shown.

Lot Lines. The lines bounding a lot as defined herein. In case a recorded ownership is to the center line of a public thoroughfare, the lot line, for the purposes of this Ordinance, shall be the outside line of the right-of-way as shown on the Future Transportation Map.

Lot Line, Front. The line abutting a street. On a corner lot the shorter street line shall be considered the front lot line. Where new street lines are established by ordinance or the Future Transportation Map of the City of Livonia, such lines shall be the front lot line. See Figure above.

Lot Line, Rear. The rear lot line is that boundary which is opposite and most distant from the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be that assumed line parallel to the front lot line, not less than ten (10) feet long, lying most distant from the front lot line and wholly within the lot. See Figure above.

Lot Line, Side. A side lot line is any lot boundary line not a front lot line or a 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 lot line. See Figure above.

Lot Width. The shortest straight-line dimension of a lot measured between side lot lines at the distance required for a front yard, but not encroaching into the setback, in the district in which the lot is located.

Outlot. An outlot is a parcel of land which must be designated on a recorded plat as an outlot before it may be legally considered as such.

Setback. The minimum required horizontal distance between the foundation of a building or other structure, excluding allowable projections and encroachments, and the front, side, or rear lot line or right-of-way line.

Setback Lines. A line marking the setback distance from the lot lines which establishes the minimum required front, side, or rear yards of a lot.

Yards. The open spaces on the same lot with a principal building are established by and between the lot lines and the required building setback lines and which are open, unoccupied, and unobstructed by any structure or any part thereof from the ground upward, except as may otherwise be provided in this Ordinance.

Yard, Front. A front yard is an open space extending the full width of a lot and of a uniform depth equal to required setback line as measured horizontally and perpendicular to the front lot line, unoccupied from the ground upward except as hereinafter specified. See Figure below.

Yard, Rear. A rear yard is an open space extending the full width of a lot and of a uniform depth equal to the required setback line measured horizontally and perpendicular to the rear lot line, unoccupied from the ground upward except as hereinafter specified. See Figure to the right.

Yard, Side. A side yard is an open space extending from the front yard to the rear yard and of a uniform width equal to the required setback line measured horizontally and perpendicular to the side lot line, unoccupied from the ground upward except as hereinafter specified. See Figure to the right.

(7) Definitions Pertaining to Types of Dwellings.

Apartments. A leased dwelling unit comprised of one or more rooms with private bath and kitchen facilities and located in a building containing three (3) or more apartments~~A suite of rooms forming one residence, typically in a building containing a number of these.~~

Condominium. A form of property ownership in which dwelling units are owned individually but the associated land (limited and common) and common elements in the structure are owned jointly.

Congregate Elderly Housing. Apartments and dwellings for the elderly with communal dining facilities and services, such as housekeeping, organized social and recreational room(s) and activities, transportation services, and other support services appropriate for the residents under common management.

Dwelling, Converted. A "converted dwelling" is a building containing more dwelling units than the number for which it was originally designed and constructed.

Dwelling, Multiple Family. A building containing three (3) or more dwelling units arranged either side by side or one above the other.

Dwelling, One-Family. A separate detached building designed exclusively for and containing only one (1) dwelling unit.

Dwelling, Two-Family. A separate detached building designed exclusively for and containing only two (2) dwelling units, each of which is independent from the other.

Dwelling Unit. Any room or group of rooms located within a dwelling and forming a residential household unit with facilities that are used or intended to be used for living, sleeping, cooking, and eating, with a restroom(s) and bathing facility(ies) to be utilized by a family, a household unit as that term is defined in this Chapter, or three or more unrelated individuals. A building or portion thereof designed as a unit for occupancy by only one (1) family for residential living purposes and having principal kitchen facilities.

Independent Elderly Housing. Attached or detached dwellings (apartment, townhouse, or single-family structures) occupied by elderly persons in good health who desire and are capable of maintaining independent households as part of a planned development and provided with qualified management services, such as security, housekeeping, and recreational and social activities, to maintain the premises.

Mobile Home. A structure, transportable in one (1) or more sections, which is built on a chassis and is designed to be used as a one-family dwelling, with or without a permanent foundation, when connected to the required utilities, and which includes the plumbing, heating, air conditioning and electrical systems contained in the structure.

Mobile Home Park. A parcel or tract of land under the control of a person upon which three (3) or more mobile homes are located on a continual non-recreational basis, and which is offered to the public for that purpose regardless of whether a charge is made therefor, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incidental to the occupancy of a mobile home and which is not intended for use as a temporary trailer park.

Modular Home. A structure, transportable in two (2) or more sections and designed to be used as a one-family dwelling with a permanent foundation.

Senior Assisted Living Facility. Elderly residences that provide 24-hour supervision and are designed and operated for elderly people who require some level of support for daily living. Such support shall include meals, security, and housekeeping, and may include daily personal care, transportation, and other support services, where needed. Individual dwellings may contain kitchen facilities.

Site Condominium. Any development which is (i) exempt, pursuant to MCL 559.110(1), being Section 10(1) of the Condominium Act, MCL 559.101, et seq., from the provisions of the Land Division Act, MCL 560.101, et seq., and (ii) not a condominium as that term is used in Section 2.01(7) of this Ordinance, and shall include, but not be limited to, one-family dwellings.

(8) Definitions of Terms Relating to Commercial Buildings and Uses.

Adult Businesses:

- A) **Adult Bookstore.** An establishment housing as a substantial or significant portion of its stock in trade, books, magazines, periodicals, or other materials which are distinguished or characterized

by their emphasis on sexually explicit matter, or an establishment with a segment or section devoted to the sale or display of such material.

- B) **Adult Motion Picture Theater.** An enclosed building with a capacity of four hundred (400) or more persons used for the presentation of material that has a dominant theme which is distinguished or characterized by an emphasis on the depicting or describing of sexually explicit matter, for observation by patrons therein.
- C) **Adult-oriented Merchandise.** Goods, products, commodities, or other ware, including, but not limited to videos, CD ROMs, DVDs, computer disks or other storage devices, magazines, books, pamphlets, posters, cards, periodicals, or non-clothing novelties which depict, describe, or simulate sexual activities.
- D) **Adult-oriented Retail.** An enclosed building or any portion thereof which for money, including any portion thereof, or any other form of consideration, devotes a significant or substantial portion of stock in trade to the sale, exchange, rental, loan, trade, transfer, or viewing of adult-oriented merchandise.

Antique Store. A retail establishment selling objects made in a bygone period having special value because of their age.

Artisan, Craftsman, Printing, Engraving Shops, and other similar uses. A service that requires a skilled trade, especially one that involves making things by hand.

Bakeries, Dairies, Creameries, Soft Drink and Bottling Plants, and other similar uses. Retail stores where bread and cakes are made and sold; establishments for the storage, processing, and distribution of milk and milk products at said retail stores; and the production and manufacturing of soft drinks and bottles to be sold at retail stores.

Banquet Facility. An establishment rented by individuals or groups to accommodate private functions, including but not limited to banquets, weddings, parties, anniversaries, and other similar gatherings of fifty (50) or more people or in a room or space that exceeds 1,000 square feet in size, and where food and drink are consumed. Banquet Facilities shall include Ballrooms, Dance Halls, and Event Facilities.

Consignment Shop. A store that sells second-hand items (typically clothing and accessories) on behalf of the original owner, who receives a percentage of the selling price.

Escort Services. An establishment which provides the services of escorting members for payment of a fee.

Garage, Community. A community garage is a structure or a series of structures, for the storage of motor vehicles, having no public shop or services in connection therewith, and separated into compartments or sections with separate vehicular entrances, for the use of two (2) or more owners or occupants of property in the vicinity.

Garage, Public. A public garage is a structure, other than a private or community garage, for the storage, care, repair, or refinishing of motor vehicles. Except that a structure or room used solely for the display and sale of such vehicles, in which they are not operated under their own power and in connection with which there is no repair, maintenance, or refinishing service or storage of vehicles other than those displayed, shall not be considered a garage for the purposes of this Ordinance.

Gasoline Service Station. Buildings or premises, or portions thereof, arranged or designed to be used for the retail sale of oil, gasoline, or other fuel for the propulsion or lubrication of motor vehicles, including facilities for changing of tires, tube repairing, polishing, greasing, washing, or minor servicing of such motor vehicles, but excluding high-speed automotive washing, high-speed automotive steam cleaning, body repairing, chassis repairing, and bumping and painting.

Home Occupation. Any use customarily conducted entirely within a dwelling unit by the inhabitant thereof which is incidental and secondary to the use of the dwelling unit for dwelling purposes not requiring internal or external alterations or construction features or the use of equipment, machinery, outdoor storage, or signs not customary in residential areas. Clinics, hospitals, barber shops, beauty parlors, tea rooms, tourist homes, bed and breakfast establishments, animal hospitals, kennels, and uses of similar character shall not be deemed to be home occupations.

Hotel. An establishment providing accommodations, meals, and other services for travelers and tourists.

Ice Cream Parlor. An ice cream parlor is any establishment where ice cream (which may be in bulk form), desserts, confectioneries, packaged dairy products, and beverages are sold and which ice cream, desserts, confectioneries, and beverages may be consumed in the establishment at chairs and tables located within the premises only; provided, however, that there shall be no in-car customer service on the premises, and provided, further, that no food other than that enumerated above shall be consumed on the premises.

Indoor recreational activities. Indoor commercial amusement services such as but not limited to bowling alleys; billiard parlors and poolrooms; and swimming pools.

Junkyard. Place, structure, or parcel of land where junk, waste, discarded, salvaged, or similar materials, such as old iron or other metal, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled, or handled. Including auto wrecking yards, used lumber yards, house wrecking yards, and places or yards for use of salvaged house wrecking and structural steel materials, and equipment; excluding pawn shops, establishments for the sale, purchase or storage of used cars, salvaged machinery, used furniture, radios, stoves, refrigerators, or similar household goods, and the processing of used, discarded or salvaged materials as part of manufacturing operations.

Kennel. A kennel is a building, pen or enclosure used for the keeping, sheltering, maintaining, or boarding of four (4) or more dogs, or for the keeping or boarding of any number of dogs as a regular business. The term "kennel" shall not include the keeping or maintaining of puppies less than three (3) months old when borne by dogs which are legal accessory house pets.

Loading Space. An off-street space on the same lot with a building or group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or vehicles.

Massage Establishment. A place where manipulated massage or manipulated exercises are practiced for pay upon the human body by anyone using mechanical, therapeutic, or bathing devices or techniques, other than the following: a duly licensed physician, osteopath, or chiropractor; a registered or practical nurse operating under a physician's directions; or, registered physical or occupational therapist or speech pathologist who treats patients referred by a licensed physician and operates only under such physician's direction. Massage establishments, as defined herein, shall not include properly licensed hospitals, medical clinics, nursing homes, beauty salons, barber shops, tanning and/or nail salons, athletic clubs, or other licensed facilities where massages are administered as an incidental or accessory use to the main use of the premises, provided, that the facility maintains a separate room equipped with appliances and apparatus for massages and; provided further, that the massages are administered only by massage therapists who are licensed by the State of Michigan and have and continue to satisfy all the requirements and abide by all the restrictions and prohibitions set forth in the Mich. Admin. Code R 338.701 through R 338.727 inclusive, as amended; and, provided further, that the establishment or facility has obtained a separate zoning compliance permit from the Inspection Department for this use on an annual basis. Massage establishments, as defined herein, shall also not include offices where occasional chair massages are administered as an incidental or accessory use to the main use of the premises as long as the massages are administered only by massage therapists who are licensed by the State of Michigan and have and continue to satisfy all the requirements and abide by all the restrictions and prohibitions set forth in the Mich. Admin. Code R 338.701 through R 338.727 inclusive, as amended.

Motel. A motel is a building or group of buildings, cabins, courts or similar structures, containing primarily rooming units with the number of dwelling units being not greater than ten percent (10%) of the total number of rooming units, and designed, intended and actually used, if at all, for the provision of sleeping accommodations for travelers and auxiliary facilities for the person or persons in charge of such motel. The term "motel" shall include tourist cabins, motor courts, automobile courts, auto cabins, motor lodges, and similar facilities within this definition, but it shall not include tourist homes, bed and breakfast establishments, rooming houses, boarding houses, multiple dwellings, or hotels.

Nursery. Any grounds or premises on or in which nursery stock is propagated, grown, or cultivated for the purpose of distributing and/or selling the same as a business and required to be licensed under Insect Pest and Plant Disease Act, MCL 286.201, et seq., as amended.

Office Business. Place of business where professional or clerical duties are performed. Includes but not limited to advertising offices and businesses; consumer credit reporting agencies and offices; and telephone and public utility business offices.

Outdoor Dining Areas. Use of an adjacent, outside area by a food or beverage establishment for the same eating and drinking activities that occur within the establishment.

Paint Shops, Automotive. A service shop where vehicles and parts are painted, typically by spraying.

Payday Lenders. Any business licensed pursuant to the deferred presentment service transactions act, MCL 487.2121 et seq.

Places of Assembly. Shall include limited service and full-service restaurants; banquet facilities; business schools, colleges, and trade schools; auditoriums and theaters; lodge halls, social clubs, and fraternal organizations; and religious institutions.

Restaurants:

- A) **Full-Service Restaurant.** A structure or portion of a structure which is maintained, operated, and advertised or held out to the public as a place where food, confections, frozen dessert, and beverages are served and consumed at chairs and tables primarily within the structure and which has a minimum seating capacity for more than thirty (30) persons.
- B) **Limited Service Restaurant.** A structure or portion of a structure which is maintained, operated, and advertised or held out to the public as a place where food, confections, frozen dessert, and beverages are served and consumed within the structure, and which has seating for no more than thirty (30) persons.
- C) **Carry-out Restaurant.** A structure which is maintained, operated, and advertised or held out to the public as a place where the principal activity is food, confections, frozen dessert and beverage take-out service and which includes, as an accessory use, a dining or eating area which has seating for no more than twelve (12) persons, where food and beverages may be selected and consumed within the structure.
- D) **Drive-In Restaurant.** Any establishment where food, confections, frozen dessert, and/or beverages are served to customers while seated in their motor vehicles upon the premises. It shall also include any establishment where the customers may serve themselves and are permitted to consume food and beverage in a motor vehicle parked on the premises or at other facilities which are provided for the use of the patron for the purpose of consumption, and which are located outside of the building.
- E) **Drive-Thru Restaurant.** A structure or portion of a structure which is maintained, operated, and advertised or held out to the public as a place where food, confections, frozen dessert, and/or beverages are purchased by customers from a drive-up window while seated in their motor

vehicle and where no consumption of such food or beverage, when purchased at the drive-thru, shall take place anywhere on the site or within the structure.

Retail Sales. A business that sells commodities or goods to the public for personal, household, or business consumption. Includes but not limited to automobile accessory stores; monument sales, not including stone cutting; and office equipment sales.

Retail Sales and Service Incidental to Trades in which a workshop is required. A business that sells commodities or goods in small quantities to the public for personal, household, or business consumption that also includes a workshop. Includes but not limited to air conditioning sales, service and repair shops; electrical and lighting fixture sales, service, and repair shops; lawnmower sales, service and repair shops; and office equipment sales, service, and repair establishments.

Retail Services. Retailing that focuses on services rather than goods. Includes but not limited to blueprint, photostat, and photo-copying establishments; dry cleaning stores (including coin-operated) and plants; and exterminating services and shops.

Retail Stores. A place of business usually owned and operated by a retailer but sometimes owned and operated by a manufacturer or by someone other than a retailer in which merchandise is sold primarily to ultimate consumers. Includes but not limited to antique shops, with no outside storage; bicycle stores, including sales, rental, and repairs; candy, confectionery stores, and ice cream parlors; electrical and household appliance stores; garden supply and seed stores; locksmith shops; orthopedic and medical supply stores, not including assembly or manufacture of such articles; and sporting goods stores.

Sexually Explicit Matter. "Sexually explicit matter," as defined in MCL 722.673, as amended. All definitions therein are hereby adopted and included herein by reference.

Specially Designated Distributor (S.D.D). A person engaged in an established business licensed by the Michigan Liquor Control Commission pursuant to Michigan Public Act 58 of 1998, as amended, to distribute spirits and mixed spirit drink in the original package for consumption off the premises.

Specially Designated Merchant (S.D.M.). A person engaged in an established business licensed by the Michigan Liquor Control Commission pursuant to Michigan Public Act 58 of 1998, as amended, to sell beer or wine, or both, at retail for consumption off the licensed premises.

Storage. The keeping of goods, merchandise, or materials for subsequent sale, distribution or use on the site wherein said goods, merchandise, or materials are stored.

Theater. An enclosed building used principally for presenting performances or motion pictures which are observed by paying patrons from seats situated within the building.

Theater, Drive-In. An open-air theater constructed and operated in an established location, without cover or roof, displaying motion pictures for the general public who view the screen or stage while seated in automobiles. The term as used herein shall mean and include the entire premises upon which such theater is constructed, including parking areas, and all other facilities accessory to such business but excluding driveways and marquees.

Used Car Lot. A used car lot shall include and refer to any lot or parcel of land, or to any part thereof, used for the identification, exchange, or sale of used motor vehicles or used house trailers of any description whatsoever.

Wholesale Business Uses. The sale of goods or merchandise to retailers; to industrial, commercial, institutional, or other professional business users; or to other wholesalers. Includes but not limited to candy, jewelry, and tobacco products.

Section 2.02 Specific Terms.

(1) Definitions of Parking Terms.

Off-street Parking Lot. A facility providing vehicular parking spaces with adequate drives and aisles for maneuvering, so as to provide access for entrance and exits for the parking of more than two (2) vehicles. Off-street parking lots must be durable and smooth.

Parking Space. An area suitable for the parking of a motor vehicle with a driveway connecting such parking space with a street or alley, arranged to facilitate the convenient and safe ingress and egress of a motor vehicle. The minimum area required above shall be exclusive of necessary driveways, aisles, or maneuvering areas for all uses other than one- and two-family dwellings.

(2) Definition of Miscellaneous Terms.

Adult Foster Care Facility. A governmental or nongovernmental establishment that provides foster care to adults. Subject to Michigan Public Act 218 of 1979, as amended, and MCL 400.701 et seq., adult foster care facilities include facilities and foster care family 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. An adult foster care facility does not include a nursing home, home for the aged, hospital, hospital for the mentally ill, facility for the developmentally disabled, county infirmary, child caring institution, an establishment commonly described as an alcohol or substance abuse rehabilitation center, a residential facility for persons released from or assigned to adult correctional institution, or any other use excluded under Act 218 of 1979, as amended.

Agriculture. The art and science of cultivating the ground, the production of crops or livestock, and the processing of milk produced on the farm on which the processing is located, excluding, however, commercial greenhouses, the sale of nursery stock, riding stables, mink or fox or similar fur farms, hog or poultry farms using garbage as the principal source of feed, and dairy processing operations.

Automobile Car Wash Establishment. A facility for the washing or cleaning of vehicles. A car wash may be:

- A) a single unit type which has a single bay or a group of single bays with each bay to accommodate one vehicle only where a person uses a high-pressure hose to wash the vehicle by hand; or
- B) an automated single unit type which has a single bay to accommodate one vehicle at a time; or
- C) a tunnel unit type which allows washing of multiple vehicles in a tandem arrangement while moving through the structure.

Automobile or Vehicle Dealership. A business that sells new or used cars at the retail level. It may also provide maintenance services for cars and employ automotive technicians to stock and sell spare automobile parts and process warranty claims.

Automobile Service Station. A complex used for the sale of gasoline or other motor fuels, oils, lubricants, and auto accessories; and which may or may not include washing, lubricating, and other minor servicing except for automobile body work.

Bed and Breakfast Establishment. An owner-occupied dwelling where no more than five (5) guest rooms are made available for the temporary accommodation of the traveling or vacationing public. Such an establishment may offer meals only to those persons temporarily residing at the establishment. See also definition of "Bed and Breakfast Inn" and "Homestay."

- A) **Bed and Breakfast Inn.** A structure primarily used for lodging purposes where the use as a residence is clearly secondary. A structure where more than five (5) but not more than thirty (30) guest rooms are made available for the temporary accommodation of the traveling or

vacationing public. Such an establishment may offer meals to the public and persons temporarily residing at the establishment. See also definition of "Bed and Breakfast Establishment" and "Homestay."

- B) **Homestay.** An owner-occupied, single-family dwelling, or a dwelling unit in a duplex or multi-family dwelling structure, that may rent up to three (3) single bedrooms with bathroom access for overnight accommodations for periods as short as one overnight stay. Meals are not provided with rental, but kitchen and/or dining facilities may be available for guests to prepare their own meals. Only properties that have received approval of a rental registration application are recognized as a Homestay for purposes of complying with City of Livonia ordinances. See also definition of "Bed and Breakfast Establishment" and "Bed and Breakfast Inn."

Breezeway. A roofed outdoor passage, as between a house and a garage.

Bulk Storage. Goods for sale, storage, or display that have a large size, mass, or volume and are not easily moved or carried, such as railroad ties, large bags of feed, fertilizer, wood, sand, gravel, stone, lumber, equipment, and other similar materials and supplies.

Caregiver Grow Facility. An enclosed, locked facility in which a "caregiver" or "patient," as those terms are used in the Michigan Medical Marihuana Act, Initiated Law 1, MCL 333.226421 et seq., cultivates marijuana.

Electric Vehicle (EV) Charging Station or Port. Equipment that connects a single electric or plug-in hybrid vehicle to a source of electricity.

Enclosed. Surrounded or closed off on all sides.

Establishments for the distribution of or the packaging, assembling, secondary processing, alteration, or repair. Includes but not limited to printing, publishing and related products; glass products made of purchased glass; and professional, scientific, and control instruments and parts; toys; amusement; sporting and athletic goods; office and artist materials; and jewelry and notions.

Exotic Vehicle. An investment-grade sport or luxury automobile specially made or produced in sufficiently limited numbers to be recognized for rarity, beauty, and general distinction.

Family Child Care Home. As defined by Public Act 1973, No. 116 of the State of Michigan, MCL 722.111 et seq., as amended, ~~as a private home in which one (1) but fewer than seven (7) minor children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, for more than four (4) weeks during a calendar year, except children related to an adult member of the family by blood, marriage, or adoption.~~

Farm. A farm is a platted or unplatted parcel of land more than three (3) acres, in area in single ownership or single operation, on which agriculture takes place.

Fence. An artificially constructed physical barrier used to contain or enclose an area for protective measures, privacy, decorative purposes, or to mark a boundary.

Food Truck. A large-wheeled vehicle from which food is sold that typically contains cooking facilities where the food is prepared.

Garage, Private. A private garage is a structure bearing a garage door and typically designed for the storage principally of non-commercial motor vehicles having no public shop or services in connection therewith.

Group Day Care Home. As defined by 1973 PA 116, of the State of Michigan, as amended, and MCL 722.111 et seq., as ~~amended a private home in which more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian, for more than four (4) weeks during a calendar year, except children related to an adult member of the family by blood, marriage or adoption.~~

Heavy Manufacturing. Heavy manufacturing means primarily moderate- and high-impact industrial uses that need to be separated from residential and other uses due to potential land use conflicts. Heavy manufacturing usually means continuous processing, as in the assembly of motor vehicles or the manufacture of chemicals, and may involve the manufacture, processing or packaging of raw or unprocessed materials which that are inherently dangerous or hazardous due to flammability, radioactivity, explosiveness, or toxicity. This category shall also include any establishment or facility using large unscreened outdoor structures such as conveyor belt systems, cooling towers, cranes, storage silos, or similar equipment, that cannot be integrated into the building design, or engaging in largescale outdoor storage. Any industrial use that generates noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious to adjacent land uses or requires a significant amount of on-site hazardous chemical storage, shall be classified under this land use. This use shall include any packaging of the product being manufactured on-site. Examples include but are not limited to the production of the following: large-scale food and beverage operations, lumber, milling, and planning facilities; aggregate, concrete, and asphalt plants; foundries, forge shops, open air welding, and other intensive metal fabrication facilities; chemical blending, mixing, or production, and plastic processing and production.

Helicopter. A vehicle where support in the air is derived from the vertical component of the force produced by airfoils mechanically rotated about an approximately vertical axis.

Heliport. An area of land, water, or a structural surface which is designed, used, or intended to be used for the landing and take-off of helicopters, and any appurtenant areas which are designed to be used for helicopter support facilities such as maintenance, refueling, and parking.

- A) **Personal-use Heliport.** Any heliport used exclusively by the owner and/or operator.
- B) **Public-use Heliport.** Any heliport open to the general public and not requiring prior permission of the owner and/or operator to land.
- C) **Private-use Heliport.** Any heliport that restricts usage to the owner and/or operator or to persons authorized by the owner and/or operator.
- D) **Temporary Heliport.** Any heliport used on a one-time or temporary basis which is limited to a maximum of ten (10) operations per day for not longer than thirty (30) consecutive days.

Home, Rooming. A rooming house is a building where, for compensation, and by prearrangement for definite periods, lodging or lodging and meals are provided for more than three (3) persons. The term "rooming house" shall include lodging house and boarding house, but not a tourist home, bed and breakfast establishment, automobile court, hotel, or motor court.

Home, Tourist. A dwelling furnishing overnight sleeping quarters to transient guests and containing not more than three (3) guest bedrooms.

Hospital. A hospital is an institution for the diagnosis and treatment of sick or injured people with both in-patient and outpatient facilities. The term "hospital" shall not include any institution established principally for the care of mental disorders or the treatment of alcoholics or drug addicts.

House Unit, Rooming. Any room or group of rooms forming a single habitable unit used for living and sleeping, but which does not contain cooking or eating facilities.

Industrial Park. A legally recorded subdivision that has been specifically designed for industrial purposes and use.

Industrial plants manufacturing, processing, or assembling. Industries that engage in the transformation of goods, materials, or substances into new products. The transformational process can be physical, chemical, or mechanical. Manufacturers often have plants, mills, or factories that produce goods for public consumption. Includes but not limited to agricultural products; food and kindred products, excluding,

slaughterhouses and abattoirs; fabricated metal products, except heavy machinery, transportation equipment, and steel fabricators; and dies, gauges, instruments, patterns, and leather goods.

Landscaping. Notwithstanding any other provisions contained in this Ordinance, in commercial and industrial zoning districts, sodding, seeding or decorative treatment of the area lying between the property line and the pavement shall be required of the owner and/or developer of the lot, as approved by the Inspection Department.

Light Manufacturing. Light manufacturing refers to industrial activity that uses small or moderate amounts of raw or partially processed materials to produce items of relatively high value per unit weight. Light manufacture is most often associated with batches or discrete production runs. The manufacturing of clothes, furniture, consumer electronics, household items, jewelry, pottery, food, and beverages are some examples of light manufacturing. In determining whether a use is classified as light manufacturing or some other classification of use (e.g., heavy manufacturing, commercial, accessory use, home occupation, etc.), the Building Official shall consider the material, process, quantities, and/or other similar factors.

Name Plate. A sign indicating the name and/or address of a building or the name of an occupant thereof and the nature of a permitted occupation therein.

Nature Preserve. An area of land managed to conserve wildlife, plant habitat, or other natural features. Activities such as hiking, day camping, and educational laboratories can take place in a Nature Preserve.

Nursing Home. (Convalescent Home-Sheltered Care Home.) An establishment for the care of children, the elderly, or infirm. Such an establishment shall not contain equipment for or provide care in maternity cases or for psychotics or other unruly, mentally deranged persons nor for surgical or medical cases commonly treated in hospitals and shall be licensed as a nursing home by the State of Michigan.

Office, Medical. Medical office includes such occupations as physicians, dentists, and similar medical personnel for the treatment and examination of patients solely on an outpatient basis, provided that no overnight patients are kept on the premises.

Outdoor Recreation Uses. Recreation engaged in out of doors, most commonly in natural settings. Including, but not limited to, baseball, soccer, basketball, nature trails, educational laboratories, etc.

Personal Service Establishments. An establishment engaged primarily in providing services involving the care of a person or apparel, includes but not limited to barber shops; custom dressmaking shops; health studios (not including reducing salons, massage parlors, and public baths); rental business with no outside storage or display of goods; and watch repair shops.

Professional. Having to do with a vocation, calling, occupation, or employment involving labor, skill, and education of an advanced type in a field of science or learning customarily acquired by a prolonged course of specialized intellectual instruction and study.

Professional Offices. Including, but not limited to, the following: Medicine, osteopathy and dentistry (excluding veterinary clinics); Law, engineering and architecture; Optometry and chiropractic; and Insurance.

Psychiatric Hospital. A licensed publicly or privately-owned facility for in-patient care and treatment of mental disorders or the treatment of substance abusers such as alcoholics and drug addicts.

Publicly or privately-owned facility. Any facility in which a service is provided by any person, firm, corporation, municipal, county, state, or federal department or board, duly authorized and licensed to furnish such services to the public, under federal, state, county, or municipal regulations.

Recreational Equipment. Recreational equipment is defined and shall include the following:

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- A) A "travel trailer" is a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses; not to exceed eight (8) feet in width.
 - B) A "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 uses.
 - C) A "motorized home" is a portable dwelling designed and constructed as an integral part of a self-propelled vehicle.
 - D) A "folding tent trailer" is a folding structure, mounted on wheels and designed for travel and vacation uses.
 - E) Boats and "boat trailer" shall include boats, floats, and rafts, plus the normal equipment to transport the same on the highway.
 - F) Snowmobile and "snowmobile trailer" shall include all motorized tracked recreational vehicles for use on snow and ice and normal equipment to transport the same on the highway.

Religious Institution. A Religious Institution for the purpose of this Ordinance shall mean: an institution that people regularly attend to participate in or hold religious services, meetings, and other activities. The term "Religious Institution" shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held. Structures owned or operated by Religious Institutions located on parcels other than where the principal structure for religious services are held shall not, for the purpose of this Ordinance, be considered a Religious Institution, and the principal use of this structure shall be its use and the use shall conform to the requirements of the district in which it is located.

Residential Homes for Mentally or Physically Handicapped Persons. A state licensed residential facility constructed for the purpose of providing resident services with twenty-four (24) hour supervision or care for more than six (6) mentally or physically handicapped persons.

School. A building used for the purpose of elementary or secondary education, which meets all requirements of the compulsory education laws of the State of Michigan, and not providing residential accommodations.

School, Nursery. A public or private school or kindergarten wherein day care or day care and education are provided for five (5) or more children aged five (5) years and under.

School, Private. A building used for the purpose of elementary or secondary education and having a curriculum essentially the same as ordinarily given in a public school.

Site Plan. An accurate plan prepared by the applicant for evaluation by the Planning Commission and/or the City Council.

Solar Charging Facility. An infrastructure that supplies electric energy for the recharging of plug-in electric vehicles—including electric cars, neighborhood electric vehicles, and plug-in hybrids.

Sound Level. Sound level, in decibels, is defined as the reading of a sound level meter which conforms to the latest Standards of the American Standards Association for Sound Level Meters.

Steel fabricators, truck terminals, truck and trailer rental facilities, and special trade contractors. Including but not limited to concrete contractors; excavating contractors; paving contractors; septic tank installers and cleaners; landscape contractors; and vehicle tow yards.

Truck Stop. An establishment which shall be located on a major thoroughfare, and which shall be designed for and contain facilities to meet the needs of commercial truck traffic while in transit, including restaurants and vehicle service (minor), but excluding storage buildings, warehouses, and repair shops.

Vehicle Repair. All general repair and reconditioning of motor vehicles, including engine rebuilding, repair of collision damage, overall painting, and vehicle rust proofing.

- A) **Vehicle Repair, Major.** Major repairs include engine rebuilding; rebuilding or reconditioning of vehicles; collision service, such as body, frame, or fender straightening and repair; overall painting and undercoating of vehicles; overhauling of engine requiring removal of cylinder head or crank case pan; steam cleaning; and similar activities.
- B) **Vehicle Repair, Minor.** Buildings or structures which are designed or used for the retail sale and furnishing fuel, lubricants, air, water, and other operating commodities for motor vehicles, including aircraft and water craft, but excluding semi-trucks, and which has space and facilities for:
 - i) the storage of such fuel in underground tanks;
 - ii) the installation of such commodities on or in such vehicles, and the storage, minor repair; or
 - iii) servicing of such vehicles, but which does not have a space and facilities for the major repair, bumping, painting, refinishing, overhauling, steam cleaning, rust proofing, or high-speed washing of such vehicles.

Warehouse. A building, or part of a building, used or intended to be used primarily for the storage of goods or chattels that are to be sold retail or wholesale from other premises; sold wholesale from the same premises; for the storage of goods or chattels to be shipped on mail order; for the storage of equipment or materials to be used or installed at other premises by the owner or operator of the warehouse; or for similar storage purposes.

(3) Definitions Pertaining to Signs.

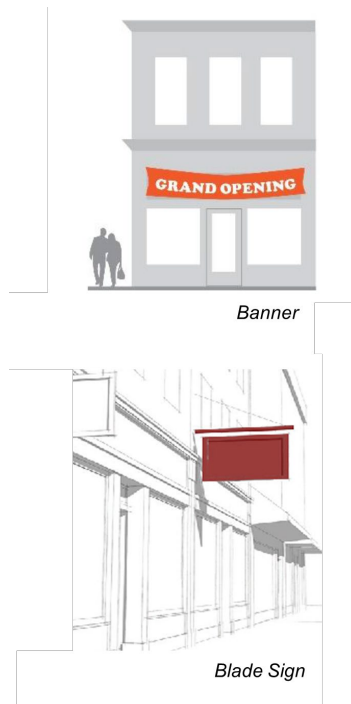
The following definitions describe particular characteristics of certain words and phrases as used in the Ordinance. All other words and phrases used herein shall adhere to the rules of language construction described in Section 2.01, Section 2.01(1) above.

Abandoned Sign. Any sign which no longer directs a person to or advertises a bona fide business, tenant, owner, product or activity conducted, or product available on the premises where such sign is displayed, or any sign pole, frame or structure no longer containing a sign, or any sign not repaired or maintained properly, after notice pursuant to the terms of the Ordinance.

Area of Sign. The area of a sign, expressed in square feet, shall mean the entire area within any circle, triangle or rectangle, or square enclosing the extreme limits of writing, representation, emblem or any figure, or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back-to-back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal area, or as the area of the larger face if the two (2) faces are of unequal area.



Awning Sign. A permanent Projecting Sign painted or printed on the exterior surface of an awning. Such signs may be internally illuminated pursuant to the requirements of this Ordinance. See Figure to the right.



Banner. A temporary sign made of cloth used in connection with some special event or promotion.

Billboard. A ground sign advertising a product, event, person, business, or subject not related to the premises on which the sign is located. Billboards typically have much greater height and area than signs permitted by this ordinance, and have characteristic types of installation, whether as pylon signs or with a substantial support structure.

Blade Sign. A small, pedestrian-oriented sign mounted so that the sign face is perpendicular to the face of the building.

Bulletin Board. A sign with temporary or replaceable letters or characters used to announce dates of functions or activities.

Business. Any legal use of a building other than for a religious institution, school, home occupation or residence by a person, firm, or corporation. Although contained in the same building as another business and owned by the same person, an activity may be treated as a separate business if it is physically separated

from, uses different personnel than, and provides different products or services than such other related business.

Business Center. A group of four (4) or more contiguous businesses or offices, research facilities, or industrial facilities developed as a planned complex which collectively have a name different from the name of any individual business, are under common ownership or management and share a common parking area or otherwise present the appearance of one (1) development site.

Business Center Sign. A sign which gives direction, name and identification to a business center.

Business Sign. A sign which directs attention to a business or profession conducted or to a product, service, or activity sold or offered upon the premises where such sign is located.

Construction Sign. A sign erected at a construction site identifying the architects, engineers, contractors or other parties responsible for a project, or identifying the intended purposes or uses of the building.

Department. The Inspection Department of the City of Livonia.

Directional Sign. A sign directing vehicular or pedestrian traffic to parking areas, loading areas, or to portions of a building.

Development Site. A lot, combination of lots, or parcels of property when combined form a complete parcel of land for development purposes.

Director. The Director of Building Inspection.

Electronic Message Center (EMC) Sign. An electrically activated changeable-copy sign whose variable message and/or graphic presentation capability can be electronically programmed. EMCs typically use light emitting diodes (LEDs) as lighting sources.

Entranceway Sign. A sign that designates the street entranceway to a residential or industrial subdivision from a public right-of-way.

Flag. A piece of cloth or bunting bearing the symbol of a nation, state, corporation, or organization.

Freestanding Sign. A sign supported by one or more uprights, poles, pylons, monuments, or braces placed in the ground and not attached to any building or other structure. Freestanding signs include, but are not limited to, Pole Signs and Monument Signs.

Frontage. Expressed in lineal feet, the width of the first-floor portion of a building occupied by a single business facing a street adjacent to the premises on which the business is located.

Group Identification Sign. A single sign or entranceway structure listing the names and addresses only of the establishments occupying a development or subdivision. The erection of such identification signs is so intended to assist the public in locating establishments within its immediate area and shall be placed upon property within the development or subdivision.

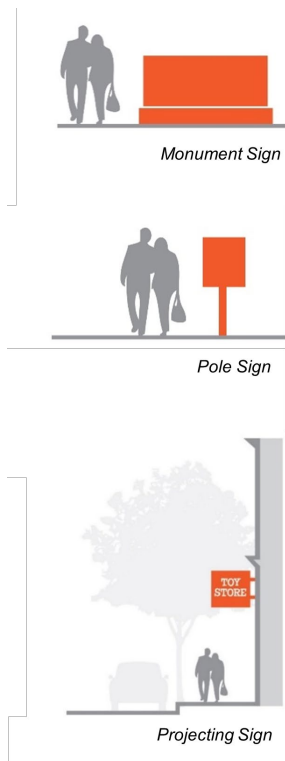
Height of a Sign. The vertical distance measured from the surface grade of the land beneath the midpoint of the face of the sign to the highest point of the sign or supporting structure without including any berm, landscaping, grading, or other artificially or unnaturally constructed raised portion of land at the point of measurement.

Identification Sign. A sign containing the name of a business operating on the premises, where located, the type of business, owner or resident, and/or the street address, and sets forth no other advertisement display.

Master Sign Plan. A plan for signage used in a plaza, mall, business center, office complex, industrial complex, or shopping center indicating the location, style, and maximum square footage of possible wall signage and the location and size of ground signs and all other signs on the development site.

Monument Sign. A base-mounted, freestanding sign placed in the ground and not attached to any building or other structure. See Figure Below.

Moving Sign. A sign that has motion either constantly or at intervals, or that gives the impression of movement through intermittent flashing, scintillating, or varying the intensity of illumination whether or not said illumination is reflected from an artificial source or from the sun. Such signs shall include spinners, streamers and feather flags, but shall not include banners, pennants, ~~spinners, streamers,~~ or barber poles.



Murals. ~~An original~~ painting or texturing applied to the surface of a wall or ~~window~~structure. ~~If what the mural depicts is commercial in nature, the mural will be considered a wall sign for purposes of this Ordinance.~~

Nameplate. A wall sign not exceeding one (1) square foot in area stating the name of a person, firm, or name or description of a certain permitted use.

Natural Materials. Substances determined to be "natural materials" for the purposes of this Ordinance shall include, but not be limited to wood, stone, and brick. Substances specifically excluded from this definition are plywood, pressed board, drywall, wood or metal paneling, sheet metal, or any substances synthetically created in a manufacturing process. A natural material sign may only be illuminated by an indirect light source.

Non-Conforming Sign. Any advertising structure or sign which was lawfully erected and maintained prior to the effective date of this Ordinance, and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this Ordinance, or a sign for which a permit was previously issued that does not comply with the provisions of this Ordinance.

Off-Premise[s] Sign. A sign which contains a message unrelated to a business or profession conducted on the subject property, or to a commodity, service, or activity not sold or offered upon the premises where such sign is located.

Outline Tubing Sign. An arrangement of tubes or bands of light that outline and call attention to a window or other building feature or certain features of an advertising device such as individual letters, figures, shapes, or words commonly referred to as a neon sign.

Owner. A person, firm, partnership, association, or corporation and/or their legal successors.

Pennant. A narrow triangular cloth of the general type which is sometimes associated with naval signaling.

Pole Sign. A type of freestanding sign that is elevated above the ground on poles or braces.

Portable Sign. A sign that is freestanding, not permanently anchored or secured to either a building or the ground, including but not limited to "A" frame signs, commonly called sandwich signs; "T" frame signs; or any other sign which by its description or nature may be, or is intended to be, moved from one location to another.

Poster Panel. A device used to draw attention to matters ordinarily temporary or transitory in nature announcing price changes, bargains, loss leaders, and is accessory to the property upon which such sign is located.

Premises. Any contiguous real property under common management or ownership.

Projecting Sign. A sign which is affixed to any building or structure other than a marquee and projects in such a way that the message is not parallel to the wall to which it is attached.

Public Sign. A sign, noncommercial in nature, including but not limited to the following: legal notices, historic site designations, municipal facility directional or identification signs, street or traffic signs, railroad crossings, danger, and other emergency signs as may be authorized by the City of Livonia or any Federal, State, or County agency having jurisdiction over the subject matter of the sign.

Pylon Sign. A type of ground sign with a clear space of more than six (6) feet between the bottom of the face of the sign and the grade.

Real Estate Development Sign. A temporary non-illuminated business sign, of any content the owner deems appropriate, placed on the premises of a subdivision or other real estate development to advertise the development and provide information relative to availability while the development site is under construction.

Real Estate Sign. A temporary non-illuminated sign, of any content the owner deems appropriate, pertaining to the sale, lease, or rental of a single lot, parcel, or existing building situated thereon.

Regional Center. A planned complex of buildings containing a total gross leasable area of five hundred thousand (500,000) square feet or more and sharing a common parking area.

Required Announcement Sign. A temporary ground sign announcing to the general public a pending request for a lot split or rezoning of the property upon which the sign is displayed.

Roof Sign. A sign which is attached to a building and any part of which extends or projects above or beyond the roof or parapet.

Seasonal Decorations. Signs of a decorative nature not used for any commercial purpose and commonly associated with any national, local, or religious holiday.

Sign. A name, identification, description, display, light, balloon, flag, pennant, streamer, banner, illustration, letter, numeral, work, model, logo, trademark, representation, or device of any kind whatsoever, which is affixed to, painted, otherwise located, or set upon or in a building, structure, or piece of land and which directs attention to an object, product, place, activity, person, institution, organization, or business and which is visible from any public street, sidewalk, alley, park, or public property. The definition includes interior and

exterior signs but not signs primarily directed at persons within the premises of the sign owners and does not include goods displayed in a store window.

Sign Erector. Any person engaged in the business of erecting, altering, or removing signs on a contractual or hourly basis.

Sign Setback. The distance measured from the portion of the sign structure nearest to the property lines or public rights-of-way. For the purpose of this measurement, the property lines and public right-of-way lines extend vertically and perpendicularly from the ground to infinity.

Temporary Sign. A display, information sign, or banner with or without a structural frame intended for a limited period of display including decorative displays for holidays or public demonstrations, civic projects, or other special events of a temporary nature.

Trailer Sign. A sign calling attention to special events, sales, services, products, or new attractions and is portable by virtue of being part of a trailer, attached to wheels, or towed by a vehicle.

Variable Electronic Message Sign. A light emitting diode (LED), digital or other similar sign such as, but not limited to, a liquid crystal display sign, fiber optic sign, or plasma display screen sign, the content of which can be electronically changed by remote or automatic means without altering the face of the sign. A sign or portion of a sign on which the message or display is an electronic indication of fuel price is an example of a variable electronic message sign.

Wall Sign. A sign attached to, inscribed or painted on, or placed flat against the exterior surface of any building or the vertical face of a "mansard roof," no portion of which projects more than twelve (12) inches from the wall and which may not project above the roof or parapet line. The roof line meaning the vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and the average height between eaves and ridge boards for gable, hip and gambrel roofs.

Window Sign. A sign which is applied, affixed, or attached to the interior of any building window or which is displayed through the glass area so as to be visible from the exterior of the building.

(4) Flood Plain Terms.

Base Flood. A 100-year flood having a one (1) percent chance of being equaled or exceeded in any given year.

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- A) the overflow of inland or tidal waters;
- B) the usual and rapid accumulation or runoff of surface waters from any source.

Flood Hazard Area. Land which on the basis of available flood plain information is subject to a one (1) percent or greater chance of flooding in any given area. Flood Hazard Area shall also mean the designated regulatory flood plain.

Flood Hazard Boundary Map (FHBM). An official map of the City of Livonia, issued by the Federal Insurance Administration, where the boundaries of the areas of special flood hazards have been designated as Zone A.

Flood Insurance Rate Map (FIRM). An official map of the City of Livonia, on which the Federal Insurance Administration has delineated both the areas special flood hazards and the risk premium zones applicable to the City.

Flood Insurance Study. The official report provided by the Federal Insurance Administration. The report contains flood profiles as well as the Flood Hazard Boundary Floodway Map and the water surface elevation of the base flood.

Flood Plain. Any land area susceptible to being inundated by water from any source (see definition of flood).

Floodway. The channel of a river or other water course and the adjacent land areas designated in the Flood Insurance Study which must be reserved in order to discharge the base.

Special Flood Hazard Area. The land area covered by the floodwaters of the base flood on National Flood Insurance Program (NFIP) maps.

ARTICLE III.

ZONING DISTRICTS AND MAP

Section 3.01 Zoning Districts.

- (1) **Establishment of Zoning Districts.** For the purpose of this Ordinance, the City of Livonia is hereby divided into the following zoning districts which shall be known by the following respective names and symbols:

N1	Neighborhood District.
N2	Neighborhood District.
RUF	Rural Urban Farm District.
NM1	Neighborhood Multifamily District.
NM2	Neighborhood Multifamily District.
NM3	Neighborhood Multifamily District.
C-1	Local Business District.
C-2	General Business District.
C-3	Highway Services District.
C-4	High Rise Commercial District.
P-L	Public Lands District.
M-L	Manufacturing Limited District.
M-1	Light Manufacturing District.
M-2	General Manufacturing District.
NP	Nature Preserves District.
P	Parking District.

- (2) **District Areas.** The areas assigned to and included in the districts created in Section 3.01 (1) of this Ordinance, together with the designation and boundaries of said districts as shown on the Zoning Map of the City of Livonia, are hereby established.
- (3) **Sections of Zoning Map.** Zoning Map of the City of Livonia is hereby divided into one hundred forty-four (144) quarter sections which shall be the same in area, boundaries, and location as the thirty-six (36) sections of the City of Livonia, also known as Town One (1) South, Range Nine (9) East, Wayne County, Michigan, and which shall be known by the same section numbers as the corresponding sections of said City.

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- (4) **Amendments of Zoning Map.** The Zoning Map of the City of Livonia may be amended from time to time, in whole or in part, by Ordinance to which there shall be attached a map of the section or sections, or any part thereof, affected by the amendment or amendments set forth in such Ordinance. Each map showing an amendment shall be designated "Amendment No. ____ to the Zoning Map of the City of Livonia" and shall be given a number. Whenever the Council shall cause the Zoning Map of the City of Livonia to be amended as a whole, such map shall contain and show all prior amendments. Each amendment stating or describing a change in the districts, areas, or boundaries established by the provisions of this Article shall be considered and designated as an additional section of this Article. All other amendments shall be affected by re-enacting and publishing at length the section or sections amended, as provided in Section 23, Chapter IV of the Charter.

A copy of the Zoning Map of the City of Livonia adopted by this Ordinance shall be prominently displayed for public examination in the City Planning Department. Thereafter the same shall be revised to reflect such amendments of the Zoning Ordinance as may be made from time to time, and it shall be the duty of the City Planner to make these revisions no later than thirty (30) days after the effective date of such enactment.

- (5) **Interpretation of the Zoning Map.** Where, due to the scale, lack of detail, or illegibility of the Zoning Map accompanying this Ordinance, there is an uncertainty, contradiction, or conflict as to the intended location of any Zoning District boundary as shown thereon, interpretation concerning the exact location of the Zoning District boundary line shall be determined by the Board of Appeals. The Board in arriving at a decision on these matters, shall apply the following standards:
- A) Zoning District boundary lines are intended to follow lot lines, or be parallel or perpendicular thereto, or along the center lines of alleys, streets, rights-of-way, or water courses, unless such Zoning District boundary lines are fixed by dimensions as shown on the Zoning Map.
 - B) When Zoning District boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be such boundaries.
 - C) In unsubdivided property, or where a zoning district divides a recorded lot, the location of any such boundary, unless the same is indicated by dimensions shown on the zoning map, shall be determined by use of the map scale shown thereon.
 - D) If, after the application of the foregoing rules, uncertainty still exists as to the exact location of a zoning district boundary, the Board of Appeals shall determine and fix the location of said line in a reasonable manner to best accomplish the purposes of this Ordinance.
- (6) **Districting of Vacated Streets and Alleys.** Whenever a street or alley shall have been vacated, the land within the former street or alley, or portion thereof, shall automatically be classified in the same zoning district as the property to which it attaches.
- (7) **District Regulations.** Each district, as created in this Article, shall be subject to the regulations contained in this Ordinance. Uses not expressly permitted are prohibited. Uses for enterprises or purposes that are contrary to federal, state, or local laws or ordinances are prohibited. Waiver uses, because of their nature, require special restrictions and some measure of individual attention to determine whether or not such uses will be compatible with uses permitted by right in the district and with the purposes of this Ordinance. Waiver uses are therefore prohibited unless a waiver of such prohibition is reviewed, and findings submitted by the City Planning Commission as provided in this Ordinance and approved by the City Council.

Section 3.02 Adoption of Zoning Map.

The Zoning Map, as identified by the signature of the President of the Council, and signed by the Mayor and City Clerk, together with all notations, references, and other information shown thereon is hereby approved and adopted. Such map, together with all amendments which may be hereafter made thereto, shall be known and cited as the LIVONIA VISION 21-Livonia Zoning Map for all purposes. The LIVONIA VISION 21-Livonia Zoning Map of the City of Livonia is hereby made a part of this Ordinance with the same effect as if all matters and information set forth in said map were fully described therein.

Section 3.03 Permitted Uses by District.

The following table lists the permitted uses and waiver uses in each zoning district. Whenever a specific development standard is included for a particular use in the table below, any development must comply with the requirement of the referenced section in addition to all the other applicable requirements of this Code. All development standards for specific uses are listed in Section 5.04(1) and in other areas of this Code. Additionally, any use that is a waiver land use must also comply with the standards of Section 13.13, Section 13.13(6).

P = Permitted

W = Waiver Use

(1) Permitted Agricultural Uses by District.

AGRICULTURAL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Fowl and rabbits for the owner's consumption			P														Section 6.34
Fowl and rabbits raised for sale			W														Section 6.34(3)
Gardening and Tree Nurseries			P					P	P	P							Section 6.25
Nurseries, including sale of garden supplies								P	P	P							
The raising of fur bearing animals			W														Section 6.49

(2) Permitted Residential Uses by District.

RESIDENTIAL USES

Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Accessory residential use for apartments										W							Section 7.23 Section 7.23(2)
Bed and breakfast establishments	W	W	W	W			P	P	P	P							Section 6.08
Boarding, rooming and lodging houses or tourist homes				W													
Condominium multiple dwellings				P	P	P											
Family child care home	P	P	P														Section 6.11
Group child care home	P	P	P														Section 6.12
Home occupations	P	P	P	P	P	P											Section 6.28
Housing for the elderly						P					P						Section 6.31
Multiple dwellings and apartments houses				<u>W</u>	P												Section 6.04 Section 6.18
One-family dwellings	P	P	P	P	P												Section 6.19
<u>Open space preservation option</u>			<u>P</u>														<u>Section 5.03</u>
Planned developments	W	W	W	W	W		W	W	W	W							Section 5.02 Section 5.02(2)
Residential homes for mentally or physically handicapped persons			W														Section 6.02
Single-family	W	W															Section

clustering																	5.03
Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements	P	P	P														Section 6.56 Section 6.56(2)
Two-family dwellings				P	P												Section 6.20

(3) Permitted Medical Uses by District.

MEDICAL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Blood and plasma donation centers							P	P	P	P							
Hospitals							W	W	P	W	P						Section 6.29
Kidney transfusion centers							P	P	P	P							
Medicine, osteopathy and dentistry (excluding veterinary clinics)							P	P	P	P							
Optometry and chiropractic							P	P	P	P							
Orthopedic and medical supply stores, but not including assembly or manufacture of such articles							P	P	P	P							
Physical therapy and							P	P	P	P							

health services (not including massage establishments and public baths)																	
Psychology and podiatry							P	P	P	P							
Veterinary clinics, animal clinics and animal hospitals			W				W	W	P								Section 6.59

(4) Permitted Public and Quasi-Public Uses by District.

PUBLIC AND QUASI-PUBLIC USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Cemeteries			W														
Clubs, lodges, and meeting halls, fraternal and religious							P	P	P								
Cultural service buildings, such as publicly owned museums, art galleries and libraries							P	P	P	P	P						
Educational uses	P	P	P				P	P	P	P	P						Section 2.01 Section 2.01(4)
Heliports										W	P	W	W	W			Section 6.27
Licensed and certified publicly or privately- owned facilities for the detention, incarceration, commitment and/or											W						Section 6.23

rehabilitation of adults or minor children and psychiatric hospitals																	
Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities													W	W			Section 6.36
Municipal or other governmental buildings											P						
Nature Preserve															P		Section 2.02 Section 2.02(2) Section 6.39
Parking Structure				W	W	W		W	W	W	P	W	W	P		W	Section 9.09
Parks and Outdoor recreational uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P			Section 2.02 Section 2.02(2)
Privately owned and operated recreational uses	W	W	W	W													Section 6.48
Public utility buildings and substations	W	W	W	W			P	P	P	P			P	P			
Radio and television towers and broadcasting studios								P	P	P							
Religious Institutions	W	W	W	W			P	P	P	P							Section 6.50
Schools							P	P	P	P							

including, but not limited to dance, music and instrumental, and business/training																	
Universities, colleges, private colleges, including ancillary uses and facilities			P							P	P						

(5) Permitted Commercial and Retail Uses by District.

COMMERCIAL AND RETAIL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Adult Businesses									W								Section 6.01
Airports, landing fields and platforms, hangars, masts and other facilities for the operation of aircraft			W														
Ambulance services, local and suburban bus terminals and taxicab terminals								W	P				W	W			Section 6.57
Artisan, Craftsman, Printing and Engraving Shops other similar uses							W	P	P	P			P	P			Section 2.01 Section 2.01(8)
Automobile and light truck (one (1) ton gross vehicle weight) repair								W	P								Section 6.06

Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps								W	P								Section 6.07
Bakeries							P	P	P	P							
Banks and savings and loans associations							P	P	P	P							
<u>Banquet facilities</u>								<u>W</u>	<u>P</u>	<u>P</u>							<u>Section 6.14</u>
Brewer, Micro Brewer, Brewpub, and Distilleries							W	W	P	W	P	P	P	P			Section 6.09
Buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more							W	W	P								Section 6.52 Section 6.52(1)
Carnivals, outdoor circuses or migratory amusement enterprises			W					W	P	W	P						Section 6.56 Section 6.56(3)
Catering establishments							P	P	P	P							
Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a								W	P			P	P	P			Section 6.54

self-service basis																	
Convalescent and nursing homes							W	W	P	P							Section 6.40
Dairies, Creameries, Soft Drink and Bottling Plants, and other similar uses							W	W	W	W			P	P			Section 2.01(8)
Dance Halls and Ballrooms								W	P								Section 6.14
Day care nurseries					W		W	P	P	P							Section 6.13
Dog Kennels			W														Section 6.34(3)
Drive-in Restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks								W	P								Section 6.51 Section 6.51(3)
Drive-in Theaters								W	P								
<u>Drive-up window facilities for uses other than restaurants</u>							<u>W</u>	<u>W</u>	<u>P</u>								
Establishments having liquor licenses such as Class C, Tavern, and Club							W	W	P	W	P						Section 6.22
Full-Service Restaurants with or without outdoor dining							W	W	P	P							Section 6.51 Section 6.51(2)

areas																		
Funeral homes and undertaking establishments							W	P	P	P								
Garages, repair shops, rustproofing and similar highway services													W	P				Section 6.24
Gasoline service station								W	P									Section 6.26
Golf courses, but not including miniature golf courses or golf driving ranges	P	P	P															
General offices							P	P	P	P		P	P	P				
Hotels								P	P	P								Section 6.30
Indoor recreational uses							P	P	P	P			W					Section 2.01 Section 2.01(8) Section 6.32
Laundry and dry-cleaning establishments												P	P	P				
Limited Service and Carry-Out restaurants with or without outdoor dining areas							P	P	P	P								Section 6.51 Section 6.51(1)
Massage establishments							W	W	P	W								Section 6.37
Motels								W	P	P								Section 6.38
Museums							P	P	P	P								
Music, Dance, or Business academies							P	P	P	P								

New and Used Car Lots and Showrooms, New or Used Mobile Home Sales and Automobile Rental Facilities								W	P								Section 6.05
Open-air business uses							W	W	P								Section 6.42
Open-air sales of Christmas trees							P	P	P	P							Section 6.43
Automotive Paint shops								W	W	W			P	P			Section 2.01(8)
Parking, non-residential							P	P	P	P	P	P	P	P	P	P	Article IX
Pawn shops								W	P								Section 6.45
Payday lenders								W	P								Section 6.46
Personal service establishments					W	W	P	P	P	P							Section 2.02 Section 2.02(2) Section 6.47
Photographic studios							P	P	P	P							
Planned developments	W	W	W	W	W		W	W	W	W							Section 5.02 Section 5.02(2)
Professional offices							P	P	P	P		P	P	P			Section 2.02 Section 2.02(2)
Retail sales					W	W	P	P	P	P			W				Section 2.01 Section 2.01(8) Section 6.52
S.D.D. and							W	W	P								Section

S.D.M. licenses																	6.03
Second-hand stores and rummage shops								W	P								Section 6.53
Wholesale business uses								P	P	P							Section 2.01 Section 2.01(8)

(6) Permitted Industrial Uses by District.

INDUSTRIAL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Bulk storage of refined petroleum products													P	P			
Caregiver grow facilities													P	P			Section 6.10
Data processing and computer centers								W	W			P	P	P			
Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair												P	P	P			Section 2.02 Section 2.02(2)
Experimental product development and testing including limited manufacturing												P	P	P			
Heavy manufacturing and general industrial														P			

plants																	
Outdoor storage of Recreational Equipment														W	P		Section 6.44
Industrial, scientific, or business research development and testing laboratories and offices												P	P	P			
Industrial parks												P	P	P			Section 7.28
Industrial plants manufacturing, processing or assembling													P	P			Section 2.02 Section 2.02(2)
Internet-based exotic vehicle sales													P	P			Section 6.33
Steel fabricators, truck terminals, truck and trailer rental facilities, special trade contractors, and vehicle tow yards.													W	W <u>P</u>			Section 6.58
<u>Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards</u>													<u>W</u>	<u>W</u>			
Tool and die shops and pattern making shops												P	P	P			
Warehouses												P	P	P			Section 2.01

																		Section 2.01(8)
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(7) Permitted Other Uses by District.

OTHER USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Accessory structures and uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P			Section 7.23 Section 7.23(1)
Any lawful use of land or buildings not herein expressly provided for or prohibited														P			
Temporary buildings for construction purposes for a period not to exceed the duration of construction							P	P	P	P		P	P	P			
Temporary Uses and Sidewalk and Tent Sales							P	P									Section 6.56(1)

(Ord. of 4-18-2022)

Section 3.04 N1 Neighborhood District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply to all N1 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.09, Section 7.23, Section 7.23(1))	• Bed and breakfast establishments (Section 6.08)
• Educational uses (Section 2.01, Section	• Planned developments (Section 5.02,

2.01(4))	Section 5.02(2))
• Golf courses, but not including miniature golf courses or golf driving ranges	• Public utility buildings and substations
• Family child care home (Section 6.11)	• Single-family clustering (Section 5.03)
• Group child care home (Section 6.12)	• Privately owned and operated recreational uses (Section 6.48)
• Home occupations (Section 6.28)	• Religious institutions (Section 6.50)
• One-family dwellings (Section 6.19)	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements (Section 6.56, Section 6.56(2))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES

- Caregiver grow facilities.
- Non-residential uses, except as set forth in this Section.

DIMENSION REGULATIONS

Lot Standards	N1
Min. Lot Area (sq. ft.)	6,000
Min. Lot Width (ft.)	50 (a)
Min. Lot Depth (ft.)	120 (a) (b)
Front Yard Setback	25 feet (r)
Rear Yard Setback	30 feet
Side Yard Setback	5 feet
Total of two side yard setbacks	14 feet
Side yard setback abutting street	15 feet
Rear yard abutting side yard, the side yard abutting upon a street not less than	25 feet
Max. Lot Coverage (%)	(c)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.05 N2 Neighborhood District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply to all N2 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.09, Section 7.23, Section 7.23(1))	• Bed and breakfast establishments (Section 6.08)
• Educational uses (Section 2.01, Section 2.01(4))	• Planned developments (Section 5.02, Section 5.02(2))
• Golf courses, but not including miniature golf courses or golf driving ranges	• Public utility buildings and substations
• Family child care home (Section 6.11)	• Single-family clustering (Section 5.03)
• Group child care home (Section 6.12)	• Privately owned and operated recreational uses (Section 6.48)
• Home occupations (Section 6.28)	• Religious institutions (Section 6.50)
• One-family dwellings (Section 6.19)	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements (Section 6.56, Section 6.56(2))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES
• Caregiver grow facilities.
• Non-residential uses, except as set forth in this Section.

DIMENSION REGULATIONS	
Lot Standards	N2
Min. Lot Area (sq. ft.)	8,400
Min. Lot Width (ft.)	70 (a)
Min. Lot Depth (ft.)	120 (a) (b)
Front Yard Setback	30 feet (r)
Rear Yard Setback	30 feet
Side Yard Setback	6 feet
Total of two side yard setbacks	16 feet

Side yard setback abutting street	17 feet
Rear yard abutting side yard, the side yard abutting upon a street not less than	25 feet
Max. Lot Coverage (%)	(c)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.06 RUF **Rural Urban Farm** District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply to all RUF Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.09, Section 7.23, Section 7.23(1))	• Airports, landing fields and platforms, hangars, masts and other facilities for the operation of aircraft
• Educational uses (Section 2.01, Section 2.01(4))	• Bed and breakfast establishments (Section 6.08)
• Fowl and rabbits for the owner's consumption (Section 6.34)	• Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56, Section 6.56(3))
• Gardening and tree nurseries (Section 6.24)	• Dog kennels (Section 6.35)
• Golf courses, but not including miniature golf courses or golf driving ranges	• Fowl and rabbits raised for sale
• Family child care home (Section 6.11)	• Planned developments (Section 5.02, Section 5.02(2))
• Group child care home (Section 6.12)	• Public utility buildings and substations
• Home occupations (Section 6.28)	• Privately owned and operated recreational uses (Section 6.48)
• One-family dwellings (Section 6.19)	• Religious institutions (Section 6.50)
• <u>Open space preservation option (Section 5.03)</u>	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	• Residential homes for mentally or physically handicapped persons (Section 6.02)
• Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements (Section 6.56,	• The raising of fur bearing animals (Section 6.49)

Section 6.56(2))	
Universities, colleges, private colleges, including ancillary uses and facilities	Veterinary clinics, animal clinics and hospitals (Section 6.59)
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES
Caregiver grow facilities.
Non-residential uses, except as set forth in this Section.

DIMENSION REGULATIONS	
Lot Standards	RUF
Min. Lot Area (sq. ft.)	15,000
Min. Lot Width (ft.)	75 (a)
Min. Lot Depth (ft.)	150 (a) (b)
Front Yard Setback	50 feet (r)
Rear Yard Setback	45 feet
Side Yard Setback	10 feet
Total of two side yard setbacks	20 feet
Side yard setback abutting street	23 feet
Rear yard abutting side yard, the side yard abutting upon a street not less than	40 feet
Max. Lot Coverage (%)	(c)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.07 NM1 Neighborhood Multifamily District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all NM1 Districts.

PERMITTED USES	WAIVER USES
	<u>Apartments (Section 6.04)</u>
Accessory structures and uses (Section 7.23, Section 7.23(1))	Bed and breakfast establishments (Section 6.08)

• Condominium multiple dwellings	• Boarding, rooming and lodging houses or tourist homes
• One-family dwellings (Section 6.19, Section 6.19(2))	• Planned developments (Section 5.02, Section 5.02(2))
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	• Privately owned and operated recreational uses (Section 6.48)
• Two-family dwellings (Section 6.20, Section 6.20(2))	• Public utility buildings and substations
• Home occupations (Section 6.28)	• Religious institutions (Section 6.50)
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

DIMENSION REGULATIONS	
Lot Standards	NM1
Min. Lot Width	80 (a)
Front Yard Setback	30 feet
Rear Yard Setback	50 feet
Side Yard Setback	25 (d)
Total of two side yard setbacks	60 (d)
Side yard setback abutting street	(e)
Max. Lot Coverage	25%
Max. Building Height	35 feet (2.5 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.08 NM2 Neighborhood Multifamily District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all NM2 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23Section 7.23(1))	• Day care nurseries (Section 6.13)
• Condominium multiple dwellings	• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)
• Home occupations (Section 6.28)	• Planned developments (Section 5.02, Section 5.02(2))
• Multiple dwellings and a apartment <u>s</u> houses	• Retail sales (Section 2.01, Section 2.01(8))

(Section 6.04, Section 6.18)	(Section 6.52)
• One-family dwellings (Section 6.19, Section 6.19(2))	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Two-family dwellings (Section 6.20, Section 6.20(2))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

DIMENSION REGULATIONS	
Lot Standards	NM2
Max. Usable Floor Area in percentage of lot area	35%(s)
Front Yard Setback	50 feet (f)
Rear Yard Setback	50 feet (f)
Side Yard Setback	25 feet (f)
Total of two side yard setbacks	60 feet (f)
Max. Building Height	(g)
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.09 NM3 Neighborhood Multifamily District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all NM3 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23, Section 7.23(1))	• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)
• Condominium multiple dwellings	• Retail sales (Section 2.01, Section 2.01(8)) (Section 6.52)
• Home occupations (Section 6.28)	
• Housing for the elderly (Section 6.31)	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

DIMENSION REGULATIONS	
Lot Standards	NM3
Front Yard Setback	50 feet (i)
Rear Yard Setback	50 feet (i)
Side Yard Setback	25 feet (i)
Total of two side yard setbacks	60 feet
Maximum ground coverage by principal structure	25%
Max. Building Height	(h)
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.10 C-1 Local Business District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all C-1 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23, Section 7.23(1)D))	• Artisan, craftsman, printing and engraving Shops other similar uses (Section 2.01, Section 2.01(8))
• Bakeries	• Buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more (Section 6.52, Section 6.52(1))
• Banks and savings and loans associations	• Brewer, micro brewer, brewpub, and distilleries (Section 6.09)
• Bed and breakfast establishments (Section 6.08)	• Convalescent and nursing homes (Section 6.40)
• Blood and plasma donation centers	• Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01, Section 2.01(8))
• Catering establishments	• Day care nurseries (Section 6.13) • <u>Drive-up window facilities for uses other than restaurants</u>
• Clubs, lodges, and meeting halls, fraternal and religious	• Establishments having liquor licenses such as Class C, tavern, and club (Section 6.22)
• Cultural institutions, such as museums, art galleries and libraries	• Full-service restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(2))

• Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment	• Funeral homes and undertaking establishments
• Educational uses (Section 2.01, Section 2.01(4))	• Hospitals (Section 6.29)
• General offices	• Massage establishments (Section 6.37)
• Indoor recreational uses	• Open-air business uses (Section 6.42)
• Kidney transfusion centers	• Planned developments (Section 5.02)
• Limited service and carry-out restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(1))	• S.D.D. and S.D.M. licenses (Section 6.03)
• Medicine, osteopathy and dentistry (excluding veterinary clinics)	• Veterinary clinics, animal clinics and animal hospitals (Section 6.59)
• Music, dance, or business academies	
• Open-air sales of Christmas trees (Section 6.43)	
• Optometry and chiropractic	
• Orthopedic and medical supply stores, but not including assembly or manufacturing	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)	
• Photographic studios	
• Physical therapy and health services (not including massage establishments and public baths)	
• Professional offices (Section 2.02, Section 2.02(2))	
• Psychology and podiatry	
• Public utility uses	
• Religious institutions (Section 6.50)	
• Retail sales (Section 2.01, Section 2.01(8)) (Section 6.52)	
• Schools including, but not limited to dance, music and instrumental, and business/training	
• Schools music, dance or business	
• Temporary buildings for construction purposes, not to exceed the duration of construction	
• Temporary Uses and Sidewalk and Tent	

Sales (Section 6.56(1))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES.
In all C-1 Districts no buildings shall hereafter be erected, altered, or used, nor shall any land be used in whole or in part for residential purposes; provided, however, that nothing contained in this section shall affect or interfere with dwellings now in existence in C-1 Districts on the date when this Ordinance becomes effective nor with any buildings accessory to such dwellings or in any way prevent the owners thereof from making any additions, alterations, or repairs to such dwellings or erecting any buildings accessory thereto; provided further, however, that all such dwellings and buildings accessory thereto shall conform to the same requirements as are provided in this Ordinance for the nearest district thereto in which a dwelling may hereafter be lawfully erected. Nothing in this Article shall be construed as permitting the operation of material yards, new and used lumber sales, nor the sale of used machinery or auto parts, which uses are hereby expressly prohibited in C-1 Districts.

DIMENSION REGULATIONS	
Lot Standards	C-1
Min. Lot Area	4,000 sq. ft.
Min. Size of Commercial Buildings	(j)
Front Yard Setback	15 feet(p)
Side Yard Setback	8 feet (p)
Total of two side yard setbacks	16 feet
Rear Yard Setback	8 feet (p)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.11 C-2 General Business District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all C-2 Districts.

PERMITTED USES	WAIVER USES
Accessory structures and uses (Section 7.23, Section 7.23(1)D))	Ambulance services, local and suburban bus terminals and taxicab terminals (Section 6.57)

• Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8))	• Automobile and light truck (one (1) ton gross vehicle weight) repair (Section 6.06)
• Bakeries	• Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps (Section 6.07)
	• Banquet facilities (Section 6.14)
• Banks and savings and loans associations	• Buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more (Section 6.52, Section 6.52(1))
• Bed and breakfast establishments (Section 6.08)	• Brewer, micro brewer, brewpub, and distilleries (Section 6.09)
• Blood and plasma donation centers	• Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56, Section 6.56(3))
• Catering establishments	• Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54)
• Clubs, lodges, and meeting halls, fraternal and religious	• Convalescent and nursing homes (Section 6.40)
• Cultural institutions, such as museums, art galleries and libraries	• Dairies, Creameries, Soft Drink and Bottling Plants, and other similar uses (Section 2.01 (8))
• Day care nurseries (Section 6.13)	• Dance halls and ballrooms (Section 6.14)
• Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment	• Drive-in restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks (Section 6.51, Section 6.51(3))
• Educational uses (Section 2.01, Section 2.01(4))	• Drive-in theaters
	• Drive-up window facilities for uses other than restaurants
• Funeral homes and undertaking establishments	• Establishments having liquor licenses such as Class C, tavern, and club (Section 6.22)
• Gardening and tree nurseries (Section 6.24)	• Full-service restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(2))
• General offices	• Gasoline service station (Section 6.26)
• Hotels (Section 6.30)	• Hospitals (Section 6.29)
• Indoor recreational uses (Section 2.01 (8))	• Massage establishments (Section 6.37)

(Section 6.32)	
• New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities (Section 6.05)	• Motels (Section 6.38)
• Kidney transfusion centers	• Open-air business uses (Section 6.42)
• Limited service and carry-out restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(1))	• Automotive paint Shops (Section 2.01 (8))
• Medicine, osteopathy and dentistry (excluding veterinary clinics)	• Parking structure (Section 9.09)
• Music, dance, or business academies	• Pawn shops (Section 6.45)
• Nurseries, including sale of garden supplies	• Payday lenders (Section 6.46)
• Open-air sales of Christmas trees (Section 6.43)	• Planned developments (Section 5.02)
• Optometry and Chiropractic	• S.D.D. and S.D.M. licenses (Section 6.03)
• Orthopedic and medical supply stores, but not including assembly or manufacturing	• Second-hand stores and rummage shops (Section 6.53)
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	• Veterinary clinics, animal clinics and animal hospitals (Section 6.59)
• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)	
• Photographic studios	
• Physical therapy and health services (not including massage establishments and public baths)	
• Professional offices (Section 2.02, Section 2.02(2))	
• Psychology and podiatry	
• Public utility uses	
• Radio and television towers and broadcasting studios	
• Religious institutions (Section 6.50)	
• Retail sales (Section 2.01, Section 2.01(8)) (Section 6.52)	
• Schools including, but not limited to dance, music and instrumental, and business/training	
• Temporary buildings for construction purposes, not to exceed the duration of construction	
• Temporary Uses and Sidewalk and Tent Sales (Section 6.56(1))	

Wholesale business uses (Section 2.01, Section 2.01(8))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES.
In all C-2 Districts no building shall hereafter be erected, altered, or used, nor shall any land be used in whole or in part for residential purposes; provided, however, that nothing contained in this section shall affect or interfere with dwellings now in existence in C-2 Districts on the date when this Ordinance becomes effective nor with any buildings accessory to such dwellings, or in any way prevent the owners thereof from making any additions, alterations, or repairs to such dwellings or erecting any buildings accessory thereto; provided further, however, that all such dwellings and buildings accessory thereto shall conform to the same requirements as are provided in this Ordinance for the nearest district thereto in which a dwelling may hereafter be lawfully erected.

Nothing in this Article shall be construed as permitting the operation of material yards, new and used lumber sales, nor the sale of used machinery or auto parts, which uses are hereby expressly prohibited in C-2 Districts.

DIMENSION REGULATIONS	
Lot Standards	C-2
Min. Lot Area	(k)
Min. Size of Commercial Buildings	(l)
Front Yard Setback	15 feet (p)
Side Yard Setback	8 feet (p)
Total of two side yard setbacks	16 feet
Rear Yard Setback	8 feet (p)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.12 C-3 Highway Services District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all C-3 Districts.

PERMITTED USES	WAIVER USES
Accessory structures and uses (Section 7.23, Section 7.23(1)D))	Adult businesses (Section 6.01)

• Ambulance services, local and suburban bus terminals and taxicab terminals (Section 6.57)	• Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01(8))
• Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8))	• Automotive paint shops (Section 2.01(8))
• Automobile and light truck (one (1) ton gross vehicle weight) repair (Section 6.06)	• Parking structure (Section 9.09)
• Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps (Section 6.07)	• Planned developments Section 5.02
• Bakeries	
• Banks and savings and loans associations	
• <u>Banquet facilities (Section 6.14)</u>	
• Bed and breakfast establishments (Section 6.08)	
• Blood and plasma donation centers	
• Buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more (Section 6.52, Section 6.52(1))	
• Brewer, micro brewer, brewpub, and distilleries (Section 6.09)	
• Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56, Section 6.56(3))	
• Catering establishments	
• Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54)	
• Clubs, lodges, and meeting halls, fraternal and religious	
• Convalescent and nursing homes (Section 6.40)	
• Cultural institutions, such as museums, art galleries and libraries	
• Dance halls and ballrooms (Section 6.14)	
• Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment	

• Day care nurseries (Section 6.13)	
• Drive-in restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks (Section 6.51, Section 6.51(3))	
• Drive-in theaters	
• <u>Drive-up window facilities for uses other than restaurants</u>	
• Educational uses (Section 2.01, Section 2.01(4))	
• Establishments having liquor licenses such as Class C, tavern, and club (Section 6.22)	
• Full service restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(2))	
• Funeral homes and undertaking establishments	
• Gardening and tree nurseries (Section 6.24)	
• Gasoline service station (Section 6.26)	
• General offices	
• Hospitals (Section 6.29)	
• Hotels (Section 6.30)	
• Indoor recreational uses (Section 2.01, Section 2.01(8)) (Section 6.32)	
• Kidney transfusion centers	
• Limited service and carry-out restaurants with or without outdoor dining areas (Section 6.51 Section 6.51(1))	
• Massage establishments (Section 6.37)	
• Medicine, osteopathy and dentistry (excluding veterinary clinics)	
• Motels (Section 6.38)	
• Music, dance, or business academies	
• New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities (Section 6.05)	
• Nurseries, including sale of garden supplies	
• Open-air business uses (Section 6.42)	
• Open-air sales of Christmas trees (Section 6.43)	
• Optometry and chiropractic	

• Orthopedic and medical supply stores, but not including assembly or manufacturing	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Pawn shops (Section 6.45)	
• Payday lenders (Section 6.46)	
• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)	
• Photographic studios	
• Physical therapy and health services (not including massage establishments and public baths)	
• Professional offices (Section 2.02, Section 2.02(2))	
• Psychology and podiatry	
• Public utility uses	
• Radio and television towers and broadcasting studios	
• Religious institutions (Section 6.50)	
• Retail sales (Section 2.01, Section 2.01(8)) (Section 6.52)	
• S.D.D. and S.D.M. licenses (Section 6.03)	
• Second-hand stores and rummage shops (Section 6.53)	
• Schools including, but not limited to dance, music and instrumental, and business/training	
• Temporary buildings for construction purposes, not to exceed the duration of construction	
• Veterinary clinics, animal clinics and animal hospitals (Section 6.59)	
• Wholesale business uses (Section 2.01, Section 2.01(8))	

PROHIBITED USES.

In all C-3 Districts no building shall hereafter be erected, altered, or used, nor shall any land be used in whole or in part for residential purposes; provided, however, that nothing contained in this section shall affect or interfere with dwellings now in existence in C-3 Districts on the date when this Ordinance becomes effective nor with any buildings accessory to such dwellings, or in any way prevent the owners thereof from making any additions, alterations or repairs to such dwellings or erecting any buildings accessory thereto; provided further, however, that all such

dwelling and buildings accessory thereto shall conform to the same requirements as are provided in this Ordinance for the nearest district thereto in which a dwelling may hereafter be lawfully erected. Nothing in this article shall be construed as permitting the operation of material yards and the sale of used machinery or auto parts, which uses are hereby expressly prohibited in C-3 Districts.

DIMENSION REGULATIONS	
Lot Standards	C-3
Min. Lot Area	(k)
Min. Size of Commercial Buildings	(l)
Front Yard Setback	50 feet (p)
Side Yard Setback	25 feet (p)
Total of two side yard setbacks	50 feet
Rear Yard Setback	(p)(q)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.13 C-4 High Rise Commercial District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all C-4 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23, Section 7.23(1)D))	• Accessory residential use for apartments (Section 7.23, Section 7.23(2))
• Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8))	• Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56, Section 6.56(3))
• Bakeries	• Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01 (8))
• Banks and savings and loans associations	• Establishments having liquor licenses such as Class C, Tavern, and Club (Section 6.22)
• <u>Banquet facilities (Section 6.14)</u>	
• Bed and breakfast establishments (Section 6.08)	• Heliports (Section 6.27)
• Blood and plasma donation centers	• Hospitals (Section 6.29)

• Brewer, Micro Brewer, Brewpub, and Distilleries (Section 6.09)	• Massage establishments (Section 6.37)
• Catering establishments	• Automotive paint shops (Section 2.01 (8))
• Convalescent and nursing homes (Section 6.40)	• Parking structure (Section 9.09)
• Cultural service buildings, such as publicly owned museums, art galleries and libraries	• Planned developments (Section 5.02)
• Day care nurseries (Section 6.13)	
• Educational uses (Section 2.01, Section 2.01(4))	
• Full service restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(2))	
• Funeral homes and undertaking establishments	
• Gardening and tree nurseries (Section 6.24)	
• General offices	
• Hotels (Section 6.30)	
• Indoor recreational uses (Section 2.01, Section 2.01(8)) (Section 6.32)	
• Kidney transfusion centers	
• Limited service restaurant and carry-out restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(1))	
• Medicine, osteopathy and dentistry (excluding veterinary clinics)	
• Motels (Section 6.38)	
• Museums	
• Music, dance, or business academies	
• Nurseries, including sale of garden supplies	
• Open-air sales of Christmas trees (Section 6.43)	
• Optometry and chiropractic	
• Orthopedic and medical supply stores, but not including assembly or manufacturing	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)	
• Photographic studios	
• Physical therapy and health services (not	

including massage establishments and public baths)	
• Professional offices (Section 2.02, Section 2.02(2))	
• Psychology and podiatry	
• Public utility uses	
• Radio and television towers and broadcasting studios	
• Religious institutions (Section 6.50)	
• Retail sales (Section 2.01, Section 2.01(8)), (Section 6.52)	
• Schools including, but not limited to dance, music and instrumental, and business/training	
• Universities, colleges, private colleges, including ancillary uses and facilities	
• Wholesale business uses (Section 2.01, Section 2.01(8))	
• Temporary buildings for construction purposes, not to exceed the duration of construction	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

DIMENSION REGULATIONS	
Lot Standards	C-4
Min. Lot Area	4,000 sq. ft.
Front Yard Setback	40 feet (p)
Side Yard Setback	40 feet (p)
Total of two side yard setbacks	80 feet
Rear Yard Setback	40 feet (p)
Max. Ground Coverage by Principal Structure	20%
Max. Building Height	(h)(g)
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.14 P-L **Public Lands** District Regulations.

APPLICATION OF ARTICLE. This district is designed to classify publicly owned uses and land publicly or privately-owned facilities (as defined in Section 2.02 of this ordinance). The regulations set forth in this Article shall apply in all P-L districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23, Section 7.23(1))	• Licensed and certified publicly or privately-owned facilities for the detention, incarceration, commitment and/or rehabilitation of adults or minor children and psychiatric hospitals (Section 6.23)
• Brewer, Micro Brewer, Brewpub, and Distilleries (Section 6.09)	
• Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56(3))	
• Cultural service buildings, such as publicly owned museums, art galleries and libraries	
• Educational uses (Section 2.01, Section 2.01(4))	
• Establishments having liquor licenses such as Class C, tavern, and club (Section 6.22)	
• Hospitals (Section 6.29)	
• Housing for the elderly (Section 6.31)	
• Municipal or other governmental buildings	
• Heliports (Section 6.27)	
• Parking structures (Section 9.09)	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Universities, colleges, private colleges, including ancillary uses and facilities	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

Section 3.15 ML **Manufacturing Limited** District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all ML Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23, Section 7.23(1))	• Heliports (Section 6.27)
• Brewer, micro brewer, brewpub, and	• Parking structure (Section 9.09)

distilleries (Section 6.09)	
• Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54)	
• Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	
• Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	
• Experimental product development and testing including limited manufacturing (Section 6.22(3))	
• General offices	
• Industrial, scientific, or business research development and testing laboratories and offices	
• Industrial parks (Section 7.28)	
• Laundry and dry-cleaning establishments	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Professional offices (Section 2.02, Section 2.02(2))	
• Temporary buildings for construction purposes for a period not to exceed the duration of construction	
• Tool and die shops and pattern making shops	
• Warehouses (Section 2.01, Section 2.01(8))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES. In all ML Districts no building shall be erected or used, or land used, in whole or in part, for any one or more of the following uses:
a) All uses permitted in N1, N2, R-U-F, NM1, NM2, C-1, C-2, and C-3 Districts.
b) All waiver uses listed in N1, N2, R-U-F-Districts, NM1, NM2, C-1, C-2, and C-3 Districts.
c) Outside storage of trucks, materials, and/or supplies.
d) Uses causing or resulting in obnoxious, offensive, injurious, dangerous or unhealthy odors, fumes, dust, smoke, noise, glare of lights or vibration, or the accumulation of unsightly waste materials on private or public property.

DIMENSION REGULATIONS	
Lot Standards	ML
Front Yard Setback	(m)
Rear Yard Setback	(m)
Side Yard Setback	(m)
Max. Building Height	35 feet, except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.16 M-1 Light Manufacturing District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all M-1 Districts.

PERMITTED USES	WAIVER USES
Accessory structures and uses (Section 7.23, Section 7.23(1))	Ambulance services, local and suburban bus terminal and taxicab terminals (Section 6.57)
Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01Section 2.01(8))	Garages, repair shops, rustproofing and similar highway services (Section 6.24)
Brewer, micro brewer, brewpub, and distilleries (Section 6.09)	Heliports (Section 6.27)
Bulk storage of refined petroleum products	Indoor recreational uses (Section 2.01, Section 2.01(8)) (Section 6.32)
Caregiver grow facilities (Section 6.10)	Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities (Section 6.36)
Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54)	Outdoor storage of recreational equipment (Section 6.44)
Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01Section 2.01(8))	Parking structure (Section 9.09)
Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	Retail sales (Section 2.01, Section 2.01(8)) (Section 6.52)

Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	Steel fabricators, truck terminals, truck and trailer rental facilities, special trade contractors, and vehicle tow yards (Section 6.58)
Experimental product development and testing including limited manufacturing (Section 6.22(3))	<u>Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards</u>
General offices	
Industrial parks (Section 7.28)	
Industrial, scientific, or business research development and testing laboratories and offices	
Internet-based exotic vehicle sales (Section 6.33)	
Industrial plants manufacturing, processing or assembling (Section 2.02, Section 2.02(2))	
Laundry and dry-cleaning establishments	
Paint shops (Section 2.01(8))	
Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
Professional offices (Section 2.02, Section 2.02(2))	
Public utility uses	
Temporary buildings for construction purposes for a period not to exceed the duration of construction	
Tool and die shops and pattern making shops	
Warehouses (Section 2.01, Section 2.01(8))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES. In all M-1 Districts no building shall be erected or used, or land used, in whole or in part, for any one or more of the following uses:

- a) All uses permitted in N1, N2, R-U-F, NM1, NM2, C-1, C-2 and C-3 Districts unless expressly permitted in this Article.
- b) All waiver uses listed in any of the N1, N2, RUF, NM1, NM2, C1, C2, and C3 Districts unless expressly permitted in this Article.
- c) Junk yards and businesses handling junk, waste, trash, or rubbish.
- d) Used auto parts or auto wrecking establishments.
- e) Incubation, raising, or storing of poultry.

f) Slaughtering of animals.
g) Use or operation of steam hammers, forging equipment.
h) Heavy manufacturing drop forging plants, foundries, and boiler works.
i) Uses causing or resulting in obnoxious, offensive, injurious, dangerous or unhealthy odors, fumes, dust, smoke, noise, glare of lights or vibration, or the accumulation of unsightly waste materials on private or public property.

DIMENSION REGULATIONS	
Lot Standards	M-1
Front Yard Setback	(n)
Rear Yard Setback	(n)
Side Yard Setback	(n)
Max. Building Height	50 feet, except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.17 M-2 General Manufacturing District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all M-2 Districts.

PERMITTED USES	WAIVER USES
Accessory structures and uses (Section 7.23, Section 7.23(1))	Ambulance services, local and suburban bus terminal and taxicab terminals (Section 6.57)
Any lawful use of land or buildings not herein expressly provided for or prohibited	Heliports (Section 6.27)
Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8))	Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities (Section 6.36)
Brewer, micro brewer, brewpub, and distilleries (Section 6.09)	Steel fabricators, and <u>truck stop terminals</u>, truck and trailer rental <u>and/or storage</u> facilities, special trade contractors, and vehicle tow yards (Section 6.58)
Bulk storage of refined petroleum products	
Caregiver grow facilities (Section 6.10)	
Climate controlled, indoor self-storage used to provide temporary storage needs for	

businesses and other individuals on a self-service basis (Section 6.54)	
• Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01 (8))	
• Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	
• Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	
• Experimental product development and testing including limited manufacturing (Section 6.22(3))	
• Garages, repair shops, rustproofing and similar highway services (Section 6.24)	
• General offices	
• Heavy manufacturing and general industrial plants	
• Industrial, scientific, or business research development and testing laboratories and offices	
• Industrial parks (Section 7.28)	
• Industrial plants manufacturing, processing or assembling (Section 2.02, Section 2.02(2))	
• Internet-based exotic vehicle sales (Section 6.33)	
• Laundry and dry-cleaning establishments	
• Outdoor storage of Recreational Equipment (Section 6.44)	
• Paint shops (Section 2.01 (8))	
• Parking structure (Section 9.09)	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Professional offices (Section 2.02, Section 2.02(2))	
• Public utility uses	
• <u>Steel fabricators and special trade contractors (Section 6.58)</u>	
• Temporary buildings for construction purposes for a period not to exceed the	

duration of construction	
• Tool and die shops and pattern making shops	
• Warehouses (Section 2.01, Section 2.01(8))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES. In all M-2 Districts no building shall be erected or used, or land used, in whole or in part, for any one or more of the following uses:	
a)	All uses that are prohibited in an M-1 District.
b)	Tanneries, slaughterhouses, stock yards, glue factories, soap factories, asphalt mixing, batching or paving plants, oil or asphalt refineries.
c)	Furniture stores.
d)	Indoor recreational uses.
e)	The operation of forgings by steam or board hammers except where located more than one thousand (1,000) feet from any district zoned as residential as measured from any point on the property and only when approved by the City Council after review and submission of findings by the City Planning Commission. No such approval shall be given until the City Council is satisfied that vibration and noise will be reduced to a reasonable minimum through construction and use of the most modern and effective facilities available for such purpose.
f)	Uses causing or resulting in obnoxious, offensive, injurious, dangerous or unhealthy odors, fumes, dust, smoke, noise, glare of lights, waste, discharge of by-products, or the accumulation of unsightly waste materials on private or public property.
g)	Uses like the above specified uses.

DIMENSION REGULATIONS	
Lot Standards	M-2
Front Yard Setback	(o)
Rear Yard Setback	(o)
Side Yard Setback	(o)
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.18 NP Nature Preserves District Regulations.

APPLICATION OF ARTICLE.
The regulations of this Article shall apply in all NP Districts. The intent of this Article is to

provide for the preservation and protection of certain City-owned properties which remain undisturbed in their natural state and which are designated as "Nature Preserve" on Part VII of the Master Plan, the Future Land Use Plan, because they have unique characteristics such as a dense growth of trees, wild flowers and a variety of other plants, animals and birds normally associated with a densely wooded area, as well as the preservation of publicly-owned properties which are designated as wetlands by the Department of Natural Resources or are located within a designated Flood Hazard District as defined in Section 2.02, Section 2.02(4) of this Ordinance.

PERMITTED USES

Nature Preserves (Section 2.02, Section 2.02(2), Section 6.39)
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Refer to Article II for definitions of uses.
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PROHIBITED USES.

In all NP districts, no building or structure shall be erected, nor shall any land be used in whole or in part for any purpose whatsoever except for one or more of the uses expressly permitted in the permitted uses listed above. Irrespective of any other provisions of this Ordinance, the foregoing prohibition shall include grading, filling or dumping of any material in any manner; the removal or damaging of trees, wild flowers, and other plant material; and the destruction of wildlife.
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Section 3.19 P Parking District Regulations.

APPLICATION OF ARTICLE.

The regulations of this Article shall apply in all P Districts.

PERMITTED AND WAIVER USES.

Non-residential parking shall be treated as a Permitted Use. In all P Districts, no land shall be used and no building shall be hereafter erected, converted or structurally altered, unless otherwise provided for in this Ordinance, for any use other than automobile parking. All P Districts shall be contiguous to a Business District and/or Industrial District; provided, however, that there may be a private highway or public street or public alley between such P District and such Business District and/or Industrial District. Parking may be with or without charge. The standards of Article X, Parking, Loading, and Access Management shall apply (Article X).

Parking structures shall be treated as a Waiver Use, subject to the provisions set forth in Section 9.09.

PROHIBITED USES.

a) Parking areas shall be used for parking of private passenger vehicles only.
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b) No business involving the repair or services to vehicles permitted thereon or sale, or other storage, or display thereof, shall be conducted from or upon such premises.

ARTICLE IV. SCHEDULE OF REGULATIONS

Section 4.01 Statement of Purpose.

The purpose of this Article is to provide area, height, and placement regulations for districts established by this Zoning Ordinance.

Section 4.02 Schedule of Regulations.

Unless otherwise provided in this Ordinance, area, height, and placement regulations under this Ordinance shall be in accordance with the Schedule of Regulations in the Table and footnotes below, which schedule and footnotes are hereby made a part of this Section 4.02.

SCHEDULE OF REGULATIONS														
	Lot Area, Lot Coverage, and Dwelling/Business Unit Standards						Minimum Yard Setbacks (ft)						Maximum Building Height	
Zoning District	Minimum Lot Area	Maximum Usable Floor Area	Minimum Lot Size	Minimum Lot Coverage	Minimum Lot Coverage	Maximum Lot Coverage	Front (ft.)	Side (ft.)	Total of Sides	Side	Rear yard abutting side	Rear (ft.)	Feet	Stories
N1, Neighborhood	6,000 sq. ft.	—	—	50 (a)	120 (a) (b)	(c)	25 (r)	5	14	15	25	30	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
N2, Neighborhood	8,400 sq. ft.	—	—	70 (a)	120 (a) (b)	(c)	30 (r)	6	16	17	25	30	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
RUF, Rural Urban Farm	15,000 sq. ft.	—	—	75 (a)	150 (a) (b)	(c)	50 (r)	10	20	23	40	45	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20

NM1, Neighborhood Multifamily	—	—	—	80 (a)	—	25%	30	25 (d)	60 (d)	(e)	—	50	35, except as provided in Section 7.17 to Section 7.20	2½, except as provided in Section 7.17 to Section 7.20
NM2, Neighborhood Multifamily	—	35% (s)	—	—	—	—	50 (f)	25 (f)	60 (f)	—	—	50 (f)	(g)	(g)
NM3, Neighborhood Multifamily	—	—	—	—	—	25% for the principal structure	50 (i)	25 (i)	60 (i)	—	—	50 (i)	(h)	(h)
C-1, Local Business	4,000 sq. ft.	—	(j)	—	—	—	15 (p)	8 (p)	16	—	—	8 (p)	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
C-2, General Business	(k)	—	(l)	—	—	—	15 (p)	8 (p)	16	—	—	8 (p)	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
C-3, Highway Services	(k)	—	(l)	—	—	—	50 (p)	25 (p)	50	—	—	(p) (q)	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
C-4, High Rise Commercial	4,000 sq. ft.	—	—	—	—	—	40 (p)	40 (p)	80	—	—	40 (p)	(g)	(g)
ML, Manufacturing Limited	—	—	—	—	—	—	(m)	(m)	—	—	—	(m)	35, except as provided in Section 7.17 to Section 7.20	—
M-1, Light Manufacturing	—	—	—	—	—	—	(n)	(n)	—	—	—	(n)	50, except	—

													as provided in Section 7.17 to Section 7.20	
M-2, General Manufacturing	—	—	—	—	—	—	(o)	(o)	—	—	—	(o)	—	—
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.														

(Ord. of 4-18-2022)

Section 4.03 Footnotes to Schedule of Regulations.

- (a) When lots are hereafter platted with a side or rear lot line abutting a major thoroughfare with an existing or proposed right-of-way width of one hundred twenty (120) feet or more as designated on the Future Transportation Map of the City of Livonia, the lot depth and/or lot width shall be increased by at least thirty (30) feet to provide additional buffering from such thoroughfare.
- (b) ~~Lot depth requirements need not be adhered to where immovable physical boundary limitations exist which prohibit meeting lot depth requirements, provided that all minimum area and width requirements are met~~RESERVED.
- (c) One-family dwellings together with accessory buildings shall not cover more than thirty-five (35) percent of the lot area.
- (d) Side Yard Setbacks:
 - i) Side Yards; One- and Two-Family Dwellings. All lots in NM1 Districts on which a one family dwelling is established shall have two (2) side yards, one with a minimum width of not less than six (6) feet, and the aggregate width of both side yards shall not be less than sixteen (16) feet. All lots in NM1 Districts on which a two (2) family dwelling is established shall have two (2) side yards of not less than ten (10) feet each.
 - ii) Side Yards; Non-Residential Use. Every lot on which a building or structure used for a non-dwelling purpose shall have a side yard on each side of such lot, and each such yard shall be not less than fifteen (15) feet in width.
- (e) In NM1 Districts, the width of side yards abutting upon a street shall not be less than seventeen (17) feet at the first-floor level when rear yards abut rear yards; however, in case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting upon a street shall be not less than thirty (30) feet.
- (f) Provided, however, that when any front, rear or side yard abuts a major thoroughfare of one hundred twenty (120) feet or more as indicated on the Future Transportation Map of the City of Livonia, the minimum setback shall be seventy-five (75) feet.
- (g) Buildings shall not exceed four (4) stories in height, except that the maximum height of buildings to be erected or used on any parcel or parcels of land designated Zone I, Zone II, or Zone III shall be as follows:

Zone	Maximum Height of Building
I	6 stories
II	8 stories
III	12 stories
IV	20 stories

- (h) Thirty-five (35) feet and two and one-half (2½) stories, except that the maximum height of a building to be erected or used on any parcel or parcels of land designated Zone I, Zone II, and Zone III shall be as follows:

Zone	Maximum Height of Building
I	4 stories
II	6 stories
III	9 stories

- (i) The following setbacks apply in the NM3 District for building heights greater than 2 stories:

Type of Building		Front Yard	Rear Yard	Side Yard	Interior Yard
Required setback lines for principal buildings and accessory buildings	Perimeter 3-story building:	75 feet	50 feet	50 feet	50 feet
	Perimeter for each story more than three (3), the following additional setback is required	5 feet	10 feet	10 feet	Interior for each story of a principal building in excess of three (3), the distance between buildings shall be increased by ten (10) feet.

- (j) In C-1 Districts no commercial building shall hereafter be erected having a first-floor area of less than six hundred (600) square feet or as otherwise approved by the City Council.
- (k) In no case shall a business lot be less than four thousand (4,000) square feet in area.
- (l) No commercial or business building shall hereafter be erected having a first-floor area of less than four hundred (400) square feet or as otherwise approved by the City Council.
- (m) When a building is hereafter erected or altered in any ML District, front, rear, and side yards shall be maintained as follows:
 - i) Parcels Less Than One (1) Acre in Area. The front yard shall have a depth of at least fifty (50) feet, the rear yard shall have a depth of at least twenty (20) feet, and there shall be two (2) side yards, each having a width of not less than twelve (12) feet and the combined width of both side yards shall not be less than forty (40) feet; provided, however, that a side yard abutting a street shall not be less than thirty (30) feet.
 - ii) Parcels Less Than Ten (10) Acres in Area. Where such building is situated on a lot having an area in excess of one (1) acre and not more than ten (10) acres, the front and rear yards shall be at least fifty (50) feet each in depth, the interior side yards shall not be less than thirty (30) feet each, and a side yard abutting a street shall not be less than thirty (30) feet.
 - iii) Parcels More Than Ten (10) Acres in Area. The front yard shall have a depth of at least one hundred (100) feet, the rear yard shall be at least fifty (50) feet in depth, interior side yards shall not be less than thirty (30) feet each, and a side yard abutting a street shall not be less than fifty (50) feet.
 - iv) Provided, however, that notwithstanding the foregoing, where any such parcel or lot abuts a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more, as shown on the Future Transportation Map, then the required yards abutting major thoroughfares shall be provided with a depth of no less than one hundred (100) feet; except, however, in the case of properties abutting Eight Mile Road (Baseline Road) and the I-96 (Schoolcraft) Freeway eastbound service drive, in which case the said minimum setback shall be fifty (50) feet; further, the yard requirements set forth in this section shall not apply to property lines adjacent to any railroad right-of-way.

(n) When a building is hereafter erected or altered in any M-1 District, front, rear, and side yards shall be maintained as follows:

- i) Parcels Less Than One (1) Acre in Area. The front yard shall have a depth of at least fifty (50) feet, the rear yard shall have a depth of at least twenty (20) feet, the interior side yards shall be not less than twenty (20) feet each, and a side yard abutting a street shall be not less than twenty-five (25) feet.
- ii) Parcels Less Than Ten (10) Acres in Area. Where such building is situated on a lot having an area in excess of one (1) acre and not more than ten (10) acres, the front and rear yards shall be at least fifty (50) feet each in depth, the interior side yards shall be not less than twenty (20) feet each, and a side yard abutting a street shall be not less than twenty-five (25) feet.
- iii) Parcels More Than Ten (10) Acres in Area. Where such building is situated on a lot having an area in excess of ten (10) acres, the front yard shall have a depth of at least one hundred (100) feet, the rear yard shall be at least fifty (50) feet in depth, the interior side yards shall not be less than twenty (20) feet each, and a side yard abutting a street shall be not less than fifty (50) feet.

Provided, however, that notwithstanding the foregoing, where any such parcel or lot abuts a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more, as shown on the Future Transportation Map, then the required yards abutting major thoroughfares shall be provided with a depth of no less than one hundred (100) feet; except, however, in the case of properties abutting Eight Mile Road (Baseline Road) and the I-96 (Schoolcraft) Freeway eastbound service drive, in which case the said minimum setback shall be fifty (50) feet; further, the yard requirements set forth in this section shall not apply to property lines adjacent to any railroad right-of-way.

(o) When a building is hereafter erected or altered in any M-2 District, front, rear, and side yards shall be maintained as follows:

- i) Parcels more than twenty (20) acres in area, front, rear, and side yards shall have a depth of at least two hundred (200) feet each.
- ii) Parcels twenty (20) acres or less in area. Front, rear, and side yards shall be the same as required in an M-1 District;
- iii) Provided, however, that notwithstanding the foregoing provisions of this section, the following additional requirements shall apply:
 - Where any such parcel or lot abuts a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more, as shown on the Future Transportation Map, then, and in such event, the required yard abutting a major thoroughfare shall have a setback of no less than one hundred (100) feet; except, however, in the case of properties abutting the I-96 (Schoolcraft) Freeway eastbound service drive, in which case the said minimum setback shall be fifty (50) feet;
 - Where any such parcel abuts on the boundary of any district zoned other than M-2, M-1, or PL, any yard of such parcel abutting on such boundary shall not be less than two hundred (200) feet;
 - The yard requirements set forth in this section shall not apply to property lines adjacent to any railroad right-of-way.

(p) No part of the minimum required front yard, side yard or rear yard shall be used for either the storage, placement or display of merchandise or equipment and no part of any parcel of land located in a C-1, C-2, C-3, or C-4 District shall be used for outdoor storage of merchandise or equipment, except as specifically permitted by other provisions of this ordinance. The foregoing prohibition of storage, placement or display of equipment within the required minimum front yard shall include the parking or storage of merchants' delivery vehicles except when loading or unloading merchandise or equipment. Side yards are not required

along interior lot lines if all walls abutting or facing such lot lines are of fireproof construction and wholly without windows or other openings; but if the side wall is not of fireproof construction, or if of fireproof construction but containing windows or other openings (other than emergency exits or vents). For one (1) story buildings, the side/rear yard setback shall be five (5) feet; provided, however, that when a side/rear lot line coincides with a side/rear lot line in a residential district each commercial building shall provide a side/rear yard of not less than twenty (20) feet.

- (q) In C-3 Districts no rear yard is required except for a lot running through to the street in the rear in which case a rear yard shall be provided which shall comply with the front yards on that street.
- (r) A covered but unenclosed front porch will not be considered nonconforming by virtue of its incidental encroachment on the front yard setback.
- (s) The maximum usable floor area as a percentage of lot area shall be limited to 35%, except in cases where City Council determines that it is in the best interests of the community to allow for a greater percentage, the maximum shall be 45%.

(Ord. of 4-18-2022)

ARTICLE V. SUPPLEMENTAL ZONING DISTRICT STANDARDS

Section 5.01 Special Area Development Control.

- (1) **Requirement.** No building located within a C-1, C-2, C-3, or C-4 district shall be erected, expanded, or externally altered on property in the following designated areas except upon review and submission of findings by the City Planning Commission and approval by the City Council.
 - A) The area described as being within the vicinity of the Civic Center being that area located in Sections 15, 16, 21, and 22, bounded on the north by Roycroft Avenue, on the east by Hubbard Road, on the south by Lyndon Avenue ~~(excepting therefrom all property in Kimberly Oaks Subdivision and Taylor Gardens Subdivision)~~, on the west by the east property line of the Parkview Memorial Cemetery, and that portion of Stamford Road that is north of Five Mile Road and south of Roycroft Avenue.
 - B) The area described as being within the vicinity of the Wonderland Village being the area located in the Southwest ¼ of Section 25; the Northwest ¼ of Section 36; the Northeast ¼ of Section 35; and the Southeast ¼ of Section 26 ~~(excepting therefrom all property located in Single Family Residential Zoning Districts)~~.
 - C) The area described as being within the vicinity of the Livonia Marketplace being the area located in the Southwest ¼ of Section 1; The Northwest ¼ of Section 12; the Northeast ¼ of Section 11; and the Southeast ¼ of Section 2 ~~(excepting therefrom all property located in Single Family Residential Zoning Districts)~~.
 - D) The area described as being within the vicinity of the I-275 Freeway being the area described as the Southwest ¼ of Section 5; all of Section 6; all of Section 7; the west ½ of Section 8; the Northwest ¼ of Section 17; and the North ½ of Section 18 ~~(excepting therefrom all property located in Single Family Residential and Public Lands Zoning Districts)~~.
 - E) The area described as being within the vicinity of the Seven Mile Road-Farmington Road Intersection being the area located in the West ½ of Section 3; the East ½ of Section 4; the Northeast ¼ of Section 9; and the N.W. ¼ of Section 10 ~~(excepting therefrom all property located in Single Family Residential Zoning Districts)~~.

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- F) The area described as being within the vicinity of the Plymouth Road-Farmington Road Intersection being the area located in the Southwest ¼ of Section 27; the Southeast ¼ of Section 28; the Northeast ¼ of Section 33; and the Northwest ¼ of Section 34 ~~(excepting therefrom all property located in Single Family Residential and Public Lands Zoning Districts).~~
- G) The area described as being within the vicinity of Middlebelt Road-Schoolcraft-1-96 Service Drive being the area located in the Southeast ¼ of Section 23; the Southwest ¼ of Section 24; the Northwest ¼ of Section 25; and the Northeast ¼ of Section 26 ~~(excepting therefrom all property located in Single Family Residential and Public Lands Zoning Districts).~~
- (2) **Standards.** A determination made by the City Planning Commission and City Council hereunder shall be subject to compliance with, and the application of, the standards prescribed in Section 13.13, Section 13.13(6) of this Ordinance. A petition for site plan approval shall also comply with the requirements prescribed in Section 13.13, Section 13.13(12) of this Ordinance.
- (3) **Appeal to City Council.** In the event any applicant or petitioner is aggrieved by the determination of the City Planning Commission in relation to site plan approval, they may file an appeal with the City Council in accordance with the provisions set forth in Section 13.13, Section 13.13(10) of this Ordinance.
- (4) **Limitation.** Whenever the City Planning Commission and City Council shall approve a site plan, such approval shall continue and be valid only in accordance with the provisions set forth in Section 13.13, Section 13.13(13) of this Ordinance.
- (5) **Implementation.** An approved site plan shall be immediately transmitted to the Inspection Department, and all non-building improvements such as, but not limited to, landscaping, parking lots, parking spaces, walkways, screen walls, and exterior lighting required by such site plan shall be completed prior to the issuance of a Certificate of Occupancy; provided, however, that a temporary Certificate of Occupancy may be issued in the event that such completion is impractical or impossible, provided that a performance bond in the form of a cash bond or irrevocable bank letter of credit covering the estimated total cost of such improvements or parts thereof is deposited with the Inspection Department prior to the issuance of such temporary Certificate of Occupancy; provided further, however, that in no event shall a final Certificate of Occupancy be issued until all improvements have been completed. All improvements, when completed, shall, thereafter, be maintained with materials equal to or greater than the quality of the materials originally installed.

Section 5.02 Special Waiver Use Standards for Planned Developments, including Planned Residential Developments and Planned General Developments.

- (1) **Statement of Intent.** The intent of this Article is to provide, in the case of Planned Residential Developments and Planned General Developments, an added degree of flexibility in the placement, bulk, and interrelationship of the buildings and uses within the Planned Development, and the implementation of new design concepts so as to encourage a more efficient use of land and of public services through the use of a unified planning approach, while at the same time maintaining the over-all intensity of land use, density of population, and amounts of light, air, access, and required open space as specified in this Ordinance for the zoning district in which the Planned Development is to be located.

A Planned Development shall be deemed to be a Planned Residential Development when such development is limited to dwelling units in detached, attached or multi-storied structures, or any combination thereof. In an RU District, a Planned Residential Development shall follow the rules governing Open Space Preservation Option under Section 5.03(2). In N1 or N2 Districts, a Planned Residential Development shall follow the rules governing Single-Family Clustering under Section 5.03(3). A Planned Development shall be deemed to be a Planned General Development when it contains commercial and/or office structures and uses exclusively or when it includes residential structures or dwelling units in a unified plan with commercial and/or office structures and uses.

The City Council does hereby determine that the several district regulations pertaining to intensity of land use, density of population, and required open space are the minimum requirements for the promotion and protection of the public health, safety, and welfare.

- (2) **Authority to Grant Waiver for Planned Residential Development or Planned General Development.** Subject to the foregoing statement of intent, the Planning Commission may grant a waiver authorizing a Planned Residential Development or a Planned General Development but only after notice and hearing in the manner provided for other waivers and subject to all other provisions of this Article, and the City Planning Commission and City Council may, in the case of Planned Developments, allow for modification of the provisions of this Ordinance. Such modifications shall be considered only with respect to the following guidelines:
- A) Modification in lot sizes may be granted irrespective of the minimum requirements imposed under the Zoning District within which such development is located.
 - B) Modification of yard requirements may be granted irrespective of the minimum requirements imposed under the Zoning District within which a Planned Development is located when it is determined that such modification will result in a more efficient use of the land and will not be injurious to surrounding land and to the public.
 - C) Uses not permitted in the Zoning District within which the Planned Development is located may be permitted when such uses are primarily designed and intended to service residents of any Planned Residential Development or Planned General Development or when such uses relate to an overall concept in the case of a non-residentially conceived Planned General Development. In the case of a Planned General Development located on any parcel of land zoned N1, N2, RUF, NM1, or NM2 and which involves development of one or more non-residential uses, such approval shall require a two-thirds ($\frac{2}{3}$) majority vote of City Council.
- (3) **Application for Waiver for Planned Residential Development and/or Planned General Development.** The owner or owners of any tract of land may submit to the City Planning Commission an application for a waiver to use and develop the entire tract in a manner not consistent with regular or conventional street and lot patterns or general site development concepts. The application shall be made and filed in triplicate with the City Planning Commission and shall either contain or be accompanied by the following:
- A) A legal description of the property under consideration.
 - B) The existing zoning classification of the property.
 - C) A fully dimensional map of the land showing topographic information at a contour interval of not less than two (2) feet.
 - D) A site plan showing the location of all existing and proposed principal and accessory buildings and structures, parking areas, driveways, buffer strips, distances between buildings and between buildings and lot lines, setback lines, all open spaces to be dedicated for parks, recreation, light and air, etc., and showing the location and design of all lots to be subdivided and the dimensions of all lot lines.
 - E) A vicinity map showing the location of the site in relation to surrounding properties, streets, parks, schools, school sites, etc.
 - F) Architectural sketches, at an appropriate scale, showing building heights, elevations, and an indication of the design and distribution of signs to be erected.
 - G) A declaration of private restrictions to be imposed upon the property after it is subdivided and developed to ensure that the development conforms in every detail to the approved site plan.
 - H) The location and the pavement and right of way width of all abutting roads and streets and driveway locations on abutting public streets.

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- I) A statement on intended phases of the project.
 - J) Description of soil erosion and sedimentation control measures.
 - K) Location of clusters of trees on site and all existing trees eight (8) inches or greater in diameter.
 - L) Location of existing wetlands.
 - M) The location of all rubbish receptacles and the location, height, and type of fences and walls to screen receptacles.
 - N) Location and dimension of required easements for public right-of way, utilities, access, and shared access.
 - O) Location of any proposed stormwater detention or retention facilities.
 - P) Traffic and pedestrian circulation patterns both within the site and on the public streets adjacent to the site and the proposed location and dimensions of any pedestrian sidewalks, malls, and open areas for parks and recreation either required or otherwise deemed necessary by the City Council. A concrete sidewalk of sufficient width as determined by the City Council shall be provided within the public right of way one (1) foot from the subject site's property line where the subject site borders a public right of way.
 - Q) The location, height, and area of all signs.
 - R) Information and plans for the storage, loading, disposal, and transfer of any hazardous/toxic waste (gas, oil, transmission fluid, lubricants, solvents, etc.). If any underground tank is used, the location, size, construction and use of the tank shall be specified on the site plan.
 - S) Any other information as required by the City Council or Director of Planning which will assist in evaluation of the proposed use.
- (4) **Action by Planning Commission.** After a study of the application for a Planned Development, the Planning Commission shall send a resolution recommending approval or denial to the City Council for the final determination based upon the following standards:
- A) The proposed use or uses shall be of such location, size, and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.
 - B) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor conflict with the normal traffic of the neighborhood. In applying this standard, the Commission shall consider, among other things: convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed project to main traffic thoroughfares and to street and road intersections; and the general character and intensity of the existing and potential development of the neighborhood. In addition, where appropriate, the Commission shall determine that noise, vibration, odor, light, glare, heat, electromagnetic or radioactive radiation, or other external effects, from any source whatsoever which relates to the proposed use, will not have a detrimental effect upon neighboring property or the neighboring area in general.
 - C) The location and height of buildings, the location and nature and height of walls and fences, and the nature and extent of landscaping of the site shall be such that they will not hinder or discourage the proper development and use of adjacent land and buildings nor impair the value thereof.
 - D) The standards of density and required open space in the proposed project are at least equal to those required by this Ordinance in the zoning district in which the proposed project is to be located.

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- E) In any Planned Development wherein a shopping center is an integral part, the following specific standards shall be made a part of the site plan as it relates to the front, side, and rear yards of said shopping center:
- i) Along freeways, major thoroughfares or secondary thoroughfares, except in areas described in ii), hereinbelow, the nearest fifteen (15) feet within the required yard area to the right-of-way line shall be maintained in landscaping and no parking or parking access aisles shall be permitted in such landscaped areas.
 - ii) Where residential districts adjoin the shopping center without an intervening street, the nearest twenty-five (25) feet to the property line within the required yard area of the shopping center shall be maintained in landscaping and no parking or vehicular access shall be permitted in such landscaped area.
 - iii) Where lots in residential areas front on minor streets at the boundary of a shopping center, the nearest twenty-five (25) feet to the right-of-way within the required yard of the shopping center shall be maintained in landscaping and no parking or parking access aisles shall be permitted in such area.
 - iv) All other yards within the shopping center, except those abutting a business or industrial district shall maintain no less than a fifteen (15) foot landscaped strip along the property lines which strip shall not be used for parking or parking access aisles.

The Commission may require such changes or modification in the site plan as are needed to achieve conformity to the standards as herein specified. Upon the finding by the Commission that all the standards as herein specified have been met, it may approve the project and the requested minor modifications to the provisions of this ordinance, if any, and recommend approval of the same to the City Council. It shall also, where it deems appropriate and necessary, recommend to the City Council those conditions to be imposed upon the project, its operation, or both, that are needed to assure adherence to the aforesaid standards. The Commission and Council may, in their determination whether to approve a proposed Planned Residential Development or Planned General Development, consider the impacts of the proposed project on existing developed land bordering the site as well as the future impacts of any development or redevelopment on the adjoining lands. Upon such review and determination and in furtherance of its objective to provide for the orderly development of land within the city, the Council may require that the streets be arranged in such a manner to provide for the future continuation or appropriate projection of existing streets in the surrounding areas. Streets shall be laid out to prevent the creation of double frontage lots.

- (5) **Conditions Upon which Waiver is Granted.** Any waiver granted to authorize such a planned project shall in every case be subject to the following express conditions:
- A) Immediately after waiver approval by the City Planning Commission the applicant shall submit the proposal to the City Council and obtain its concurrence in the waiver; until the approval of the City Council is obtained, the City Planning Commission's approval shall not be effective; if the City Council rejects, then the action of the City Planning Commission shall be deemed null and void.
 - B) The applicant shall thereafter submit proposed and final plats for the Planned Residential Development or Planned General Development for approval as in the case of other subdivision plats to the extent required by law; provided, however, that if the planned project is designed as site condominiums, the applicant shall thereafter submit the Master Deed for approval in accordance with the provisions set forth in Section 7.27 of this Ordinance prior to any bonds being established by City Council pursuant to Section 7.27 of this Ordinance.
 - C) Such plats or Master Deed shall be in strict conformity with the approved waiver, the conditions attached thereto, the site plan submitted with the waiver, and the provisions of this Article.

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- D) Where appropriate, a development agreement shall be submitted to the City in recordable form sufficient to assure the use and development of the planned project in accordance with the waiver, site plan, and the provisions of this Article.
 - E) The development agreement shall incorporate the approved site plan together with the resolutions of the City Planning Commission and City Council approving such waiver use. Said approved site plan shall be filed with the Department of Inspection and all building and land uses shall thereafter be in accordance with the site plan.
 - F) When open space and/or park land is/are provided as a part of a Planned Residential Development or a Planned General Development, the applicant shall provide an appropriate document which sets forth the function of the open space and/or park land, and such provisions for the ownership and maintenance of such lands as are reasonably necessary to ensure its continuity, care, conservation, maintenance, and to ensure that remedial measures will be available to the City of Livonia if such open space and/or park land is permitted to deteriorate or is not maintained in a condition that is consistent with the best interests of the Planned Development or of the City of Livonia.
 - G) No structure designed or intended to be used in part or in whole, for commercial purposes shall be constructed prior to the construction of not less than thirty (30) percent of the dwelling units, if any, proposed for the development.
 - H) Except as may otherwise be expressly authorized by council resolution, all internal private roads within a Planned Residential Development or a Planned General Development shall be designed and constructed in accordance with the minimum standards set forth by the City of Livonia Engineering Division consisting of asphalt pavement with monolithic valley swales, twenty-eight (28) feet wide, with a six (6) inch thick asphalt base, and one and one-half (1½) inch thick wearing course.
- (6) **Public Improvements within Planned Development.** The applicant for a waiver to authorize a Planned Residential Development or a Planned General Development may apply to the City Council for a modification of the nature and extent of public improvements required to be installed with respect to new residential subdivisions. The City Council may in its discretion relieve the applicant from installing public improvements as would otherwise be required to the extent that it determines such improvements to be unnecessary with the Planned Development. In the event of such a determination, the City Council shall incorporate the same in its resolution granting the waiver for the Planned Development. In granting such relief, as in granting the waiver use, the City Council may attach thereto such condition(s) regarding the character of the proposed development as it may deem reasonable. Compliance with such conditions shall be a prerequisite to the issuance of a Certificate of Compliance or Occupancy and the violation of any such condition shall be deemed a violation of this Ordinance.

(Ord. of 4-18-2022)

Section 5.03 Open Space Preservation Option and Single-Family Clustering.

- (1) **Statement of Intent.** The intent of this section is to encourage development alternatives in ~~any~~ N1, ~~and~~ N2 ~~and RUF~~ districts which will preserve open space while at the same time provide detached or attached single-family dwellings; encourage improved design alternatives to provide more efficient use of land and public services; ~~and~~ provide single-family development for difficult sites; ~~and encourage reasonable alternatives to multiple family residential development commonly referred to as apartments or townhouses.~~
- (2) **Open Space Preservation Option in RUF Districts.** Subject to the requirements of Section 13.13(12), in any RUF district, land may be developed, at the option of the landowner, with the same number of single-family dwelling units on not more than 80% of the land that could otherwise be developed, provided the following conditions are met:
 - A) All single-family dwelling units shall be detached.

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- B) No less than twenty (20%) percent of the land area shall remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, restrictive covenant, or other legal means that runs with the land.
- C) The development shall not depend upon the extension of a public sewer or public water supply system unless development of the land without the exercise of the option provided by this subsection would also depend upon the extension.
- D) The option provided under this subsection has not previously been exercised with respect to the land.
- E) The minimum spacing between detached dwelling units shall be sixteen (16) feet; provided, however, that where a rear yard of one dwelling abuts a rear yard or a side yard of another building, the distance between such buildings shall be the sum of the two abutting yards as required by Section 4.02 of this Ordinance.
- F) Front yards abutting a private street shall be as required by Section 4.02 of this Ordinance; a side yard abutting a private street shall be a minimum of fifteen (15) feet and a side yard abutting a public street shall be as required by Section 4.02 of this Ordinance; provided, however, that all buildings and parking areas shall be set back at least forty (40) feet from any major thoroughfare with an existing or proposed right-of-way width of one hundred twenty (120) feet, or more, as indicated on the Future Transportation Map.
- G) The maximum number of units which may be developed shall be the number of acres of land on the proposed site, less any current or planned future rights-of-way of abutting public roads and areas designated by the Federal Emergency Management Agency (FEMA) as Special Flood Hazard Areas inundated by the 100-year flood or by the Michigan Department of Environmental Quality as protected wetlands, times 3.0 dwelling units per acre.
- (3) **Single-Family Clustering in N1 and N2 Districts.** The Planning Commission may recommend and the City Council may grant a waiver authorizing a single-family cluster project pursuant to Section 5.02 of this Ordinance and the following requirements:
- A) ~~The Planning Commission may recommend and the City Council may grant a waiver authorizing a single-family cluster project pursuant to Section 5.02, Section 5.02(2) of this Ordinance; provided, however, that in addition to requirements set forth in Section 5.02, Section 5.02(3),~~ The application for a waiver shall include documentation substantiating that the land area to be developed contains one or more of the following characteristics:
- i) Contains natural assets, such as, but not limited to, natural stands of large trees, natural habitat for wildlife, natural streams and watercourses, or unusual topographic features, a substantial portion of which would be preserved using single-family clustering.
 - ii) Has a substantial portion of its perimeter adjacent to major office, commercial, industrial, institutional, or high-rise residential development or is otherwise located to act as a transitional use between conventional single-family residential areas and uses which are or are likely to be incompatible.
 - iii) Contains a flood plain which results in a substantial portion of the total land area being unbuildable as confirmed by current Flood Plain Information Report prepared by the Corps of Engineers, United States Army, a copy of which is on file with the Engineering Division.
 - iv) Contains poor soil conditions which result in a substantial portion of the total area being unbuildable using conventional construction methods as confirmed by soil test borings furnished by the applicant.
 - v) Is a small parcel which has frontage on a major thoroughfare with an existing or planned right-of-way width of one hundred twenty (120) feet or more as indicated on the Future Transportation

Map and contains acute angles or is of shallow depth as measured from the thoroughfare to make conventional subdivision development physically impractical.

- vi) Contains other unique physical or geographical constraints as determined by the Planning Commission and City Council to make conventional subdivision development impractical.
- B) In addition to requirements contained in other sections of this Ordinance regarding "Planned Residential Developments" or "Planned General Developments," the following standards shall govern single-family cluster development:
 - i) In a planned development that qualifies as a single-family cluster project, yard requirements may be modified pursuant to Section 5.02Section 5.02(2) of this Ordinance; provided, however, that the following additional rules shall apply:
 - a) Attaching of single-family dwelling units, provided the number of dwelling units attached shall not exceed four (4).
 - b) Minimum yard requirements shall provide that the minimum spacing between groups of attached buildings or between unattached buildings shall be ten (10) feet in an N1 district, and sixteen (16) feet in an N2 district; provided, however, that where a rear yard of one building or group of attached buildings abuts a rear yard or a side yard of another building or group of attached buildings, the distance between such buildings shall be the sum of the two abutting yards as required by Section 4.02 of this Ordinance.
 - c) Front yards abutting a private street shall be as required by Section 4.02 of this Ordinance; a side yard abutting a private street shall be a minimum of fifteen (15) feet and a side yard abutting a public street shall be as required by Section 4.02 of this Ordinance; provided, however, that all buildings and parking areas shall be set back at least forty (40) feet from any major thoroughfare with an existing or proposed right-of-way width of one hundred twenty (120) feet, or more, as indicated on the Future Transportation Map.
 - ii) ~~In a planned development when a single-family cluster project is proposed, t~~The maximum number of units which may be developed shall be the number of acres of land on the proposed site, less any current or planned future rights-of-way of abutting public roads and areas designated by the Federal Emergency Management Agency (FEMA) as Special Flood Hazard Areas inundated by the 100-year flood or by the Michigan Department of Environmental Quality as protected wetlands, times the following numbers of units per acre for each zoning district:

N1 Districts	4.0 dwelling units per acre
N2 Districts	3.0 dwelling units per acre

- iii) Whenever a proposed single-family cluster project abuts an existing single-family residential district, such district shall be buffered by means of one (1) or more of the following methods as a part of the development of the single-family cluster project:
 - a) Locate detached single-family dwellings on conventional lots immediately abutting the existing single-family residential district subject to requirements contained in Section 3.04 of this Ordinance and the Subdivision Rules and Regulations of the City of Livonia.
 - b) Provide open space or recreation space immediately abutting said existing single-family residential district.
 - c) Provide significant topographic features, landscaping, or a combination thereof immediately abutting said existing single-family residential district.

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- d) A major thoroughfare located between the cluster development and a single-family residential district.
 - iv) The application shall include a fully dimensional and illustrated landscape treatment of the project, including the labeling of all materials as to type and size when installed, and shall also indicate the location, type, and size of all existing trees having at least a three (3) inch caliper measured one (1) foot above the ground and shall designate for non-removal all such trees so located so as not to substantially interfere with proposed street and structure locations.

Section 5.04 Form-Based Development Option in Commercial Districts.

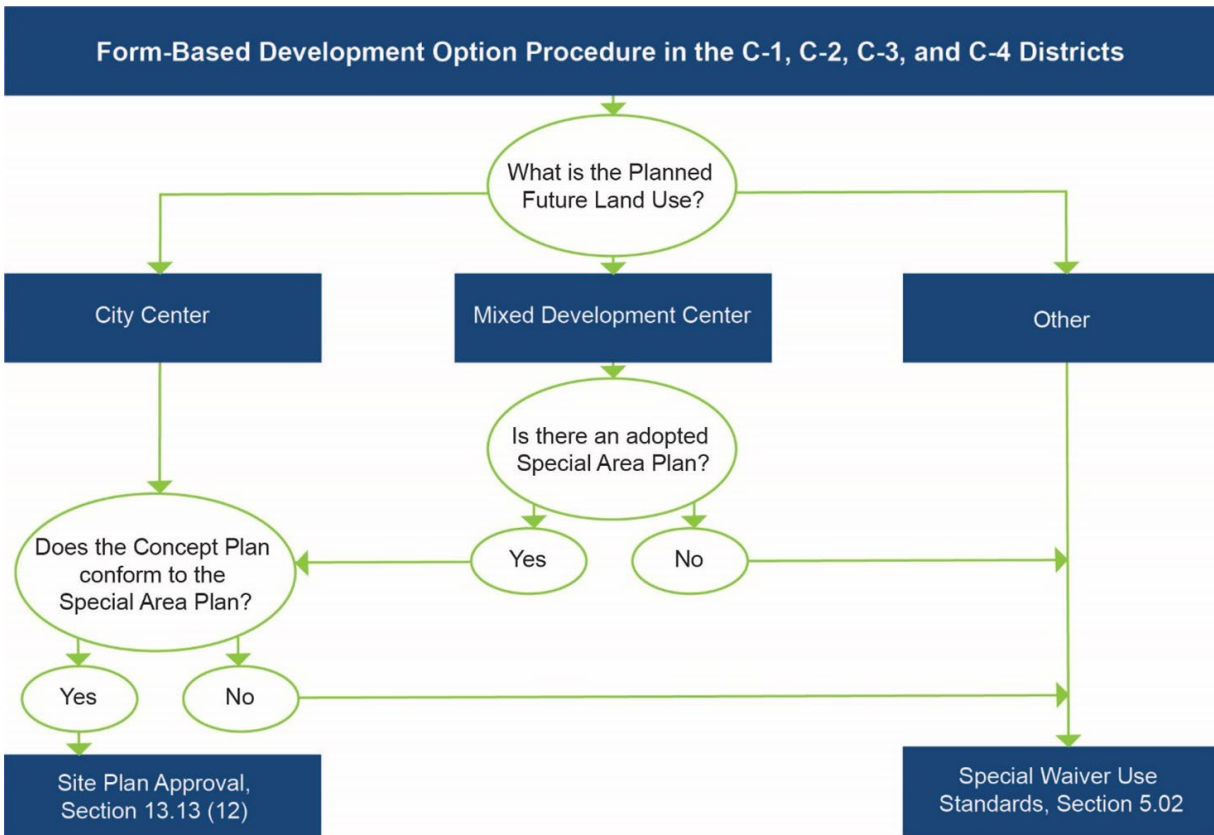
- (1) **Statement of Purpose.** The purpose of the form-based development option is to create clear and simple regulations on the design of new development or redevelopment in Livonia's Commercial Districts of C-1, C-2, C-3, and C-4.

The regulations of this Section require development to have a physical form that enhances the goals and objectives of the City's Future Land Use Plan. Specifically, these regulations encourage a pedestrian friendly and walkable character; permit a mixture of land uses; encourage streets that serve the needs of pedestrians, bicycles, and motorized vehicle traffic equitably; encourage places for informal social activity and recreation; and encourage building frontages that define the public space of streets. With proper physical form, a building can accommodate a wide range of uses without generating undue impact on neighboring properties.

It is further the purpose of the Form-Based Development Option to:

- A) Create walkable business area(s) that maintain the traditional physical form and help to implement the City's development objectives as described in the City's Future Land Use Plan.
 - B) Create unique, walkable mixed-use developments including residential, retail, entertainment, office, and other compatible uses.
 - C) Promote the orderly development, redevelopment, and continued maintenance of the City's commercial districts.
 - D) Encourage shared parking areas throughout the City rather than requiring each individual property owner to provide physical parking space on their property.
 - E) Create quantitative and qualitative building design guidelines that ensure new development is compatible with the City's Future Land Use Plan.
 - F) Ensure buildings create a solid street wall that helps to define streets as public spaces.
 - G) Ensure that permitted uses complement each other in terms of character and location, and to ensure that uses in the C-1, C-2, C-3, and C-4 districts do not have an adverse impact on the overall economic and social vitality of the district, street capacity, public utilities or services, or the overall image and function of the district.
 - H) Prevent automobile-oriented development from impacting access to commercial uses by walking, biking, or transit.
 - I) Encourage harmonious residential infill and adaptive reuse of noteworthy buildings to provide a mix of housing types, unit sizes, and compatible uses within walking distance of Livonia neighborhoods.
 - J) Encourage accessible housing options throughout the City.
- (2) **Form-Based Development Option Procedures.** When using the Form-Based Development Option, conformance with the adopted Livonia Future Land Use Plan is required and one of the following application procedures must be followed:
- A) Areas designated on the Future Land Use Plan as City Center.

- i) A concept plan shall first be submitted. The City Planning and Economic Development Director, or designee, shall conduct a preliminary development meeting to review the concept plan and determine its conformance with the adopted Special Area Plan.
 - ii) Conforming plans may submit for Site Plan approval, per Section 13.13(12).
 - iii) Non-conforming plans shall follow the procedure outlined in 5.04(2)C).
- B) Areas designated on the Future Land Use Plan as Mixed Development Center.
 - i) Developments within an area having an adopted Special Area Plan, may follow the procedure outlined in 5.04(2)A).
 - ii) Developments not within an area having an adopted Special Area Plan, shall follow the procedure outlined in 5.04(2)C).
- C) Areas in the C-1, C-2, C-3, and C-4 districts not within an area having an adopted Special Area Plan, or not in conformance with an adopted Special Area Plan.
 - i) Developments in the C-1, C-2, C-3, and C-4 districts may use the Form Based Development Option subject to a review following the procedures of Section 5.02, Special Waiver Use Standards for Planned Residential Developments and Planned General Developments.



- (3) **Expansion of existing development in the C-1, C-2, C-3, and C-4 districts with the Form-Based Development Option.** All sites in the C-1, C-2, C-3, and C-4 districts are eligible to use the Form-Based Development Option. When using the Form-Based Development Option to expand or redevelop an existing site or structure the following standards shall apply:

- A) **Expansions of developed sites.**

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- i) Less than 15 percent of existing condition. Any development activity on a developed site that would increase the floor area of an existing building or group of buildings located on the same parcel or the area of existing site improvements by less than 15% need not comply with the requirements of this Section. However, any new building area or site improvements should result in the site being more compliant and shall not result in the site being less compliant with the requirements of this Section.
 - ii) More than 15 percent of existing condition. Whenever a building or site improvement expansion of greater than 15 percent of the existing condition is proposed, the activity shall comply with the requirements of this Section.
 - iii) Expansions measured cumulatively. For the purposes of determining compliance with this section, expansions shall be measured cumulatively, with the baseline being the building area and improved site area that existed at the date of adoption of this Ordinance.
- B) **Redevelopment.** Redevelopment of existing buildings shall comply with the Architectural Standards for Adaptive Reuse, Section 5.04(5).
- i) Whenever 50 percent or less of the existing building will be demolished or replaced, the development activity need not comply with the requirements of this Section. However, any site layout or building design changes that may occur as a result of the development activity should result in the site being more compliant with the requirements of this Section.
 - ii) Whenever more than 50 percent of an existing building will be demolished or replaced, the development activity shall comply with all of the requirements of this Section.
- (4) **Modification of form-based development option requirements.**
- A) **Purpose and limitations.** Upon review and submission of findings by the City Planning Commission and approval by the City Council for an activity in the C-1, C-2, C-3, and C-4 districts, the Planning Commission or Council may modify certain dimensional requirements contained in this Section. Regulations that may be altered through the modification process are described in the various sections of this Section, along with the specific parameters by which the regulation may be altered.
- Modifications, as described in this section, are separate and distinct from variances in that they are limited in their bounds and are intended to permit reasonable use of property where the strict application of the requirements of this Section would not further the public purpose, and a relaxed or altered dimensional standard will still meet the intent and purpose of the C-1, C-2, C-3, and C-4 districts.
- Whenever a regulation may be altered through the modification process, specific bounds are listed within which the modifications must be maintained. If an alteration to a dimensional requirement is requested that is greater than that listed in this Section, the applicant must obtain a variance following the procedures and review standards Section 13.14 Board of Appeals.
- B) **Application and review procedures.** The applicant shall clearly identify all requested modifications on the application and site plan. The reviewing authority shall evaluate the requested modifications and approve, approve with conditions, or deny the modification request. In evaluating a modification request, the reviewing authority shall take into account the following considerations:
- i) Approval of the modification will not result in development that is incompatible with or will negatively impact existing or potential future development in the vicinity of the property to be developed.
 - ii) The requested modification is consistent with the intent and purpose of this Section.
 - iii) The modification will result in a superior development when compared with what could be achieved through the strict application of the requirements of this Section.

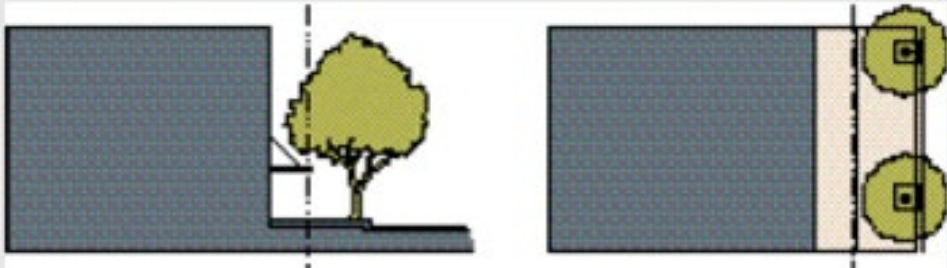
- iv) A lesser modification will not accomplish the same purpose as the requested modification.
- v) The modification will not negatively impact the potential of adjacent parcels to develop according to the requirements of this Section.

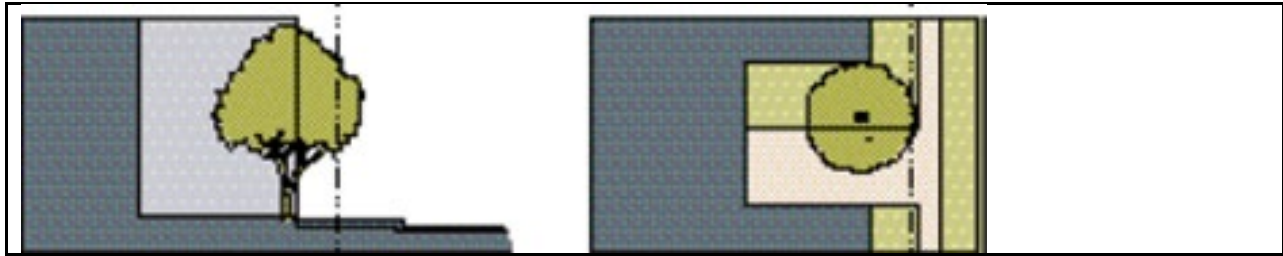
(5) **Architectural Standards for Adaptive Reuse.**

A) **Frontage Requirements.** Buildings in the C-1, C-2, C-3, and C-4 districts shall comply with the following requirements, in addition to any applicable requirements of Section 4.02, Schedule of Regulations. The requirements of this Section and Section 4.02 are intended to be complimentary; however, in any instance where there is an apparent conflict, the provisions of this Section shall control.

- i) **Private frontage.** The private frontage is the area between the right-of-way and the principal building façade. Buildings must contain architectural elements consistent with one of the following four private frontages. Each frontage is designed to be consistent with some or all of the uses permitted in the C-1, C-2, C-3, and C-4 districts.

Note that the following table includes specific dimensional requirements for each of the frontages. Unless otherwise noted, the dimensional requirements are in addition to any other dimensional requirement of this Section.

FRONTAGE TYPE	WHERE PERMITTED	DIMENSIONAL REQUIREMENTS
Shopfront		
A frontage where the building façade is located close to the front lot line with the building entrance at sidewalk grade. This frontage type is suitable for nonresidential uses on the first floor.	C-1 C-2 C-3 C-4	The building shall be set back a maximum of 15 feet from the front lot line.
		
Courtyard		
A frontage where a portion of the building façade is close to the front lot line with a portion set back. The courtyard may accommodate tree plantings or a vehicle drop-off area. This frontage is suitable for any building use.	C-1 C-2 C-3 C-4	The building shall be set back a maximum of 5 feet from the front lot line. The courtyard area shall be considered part of the front building façade for the purposes of determining compliance with the setback and frontage requirements.



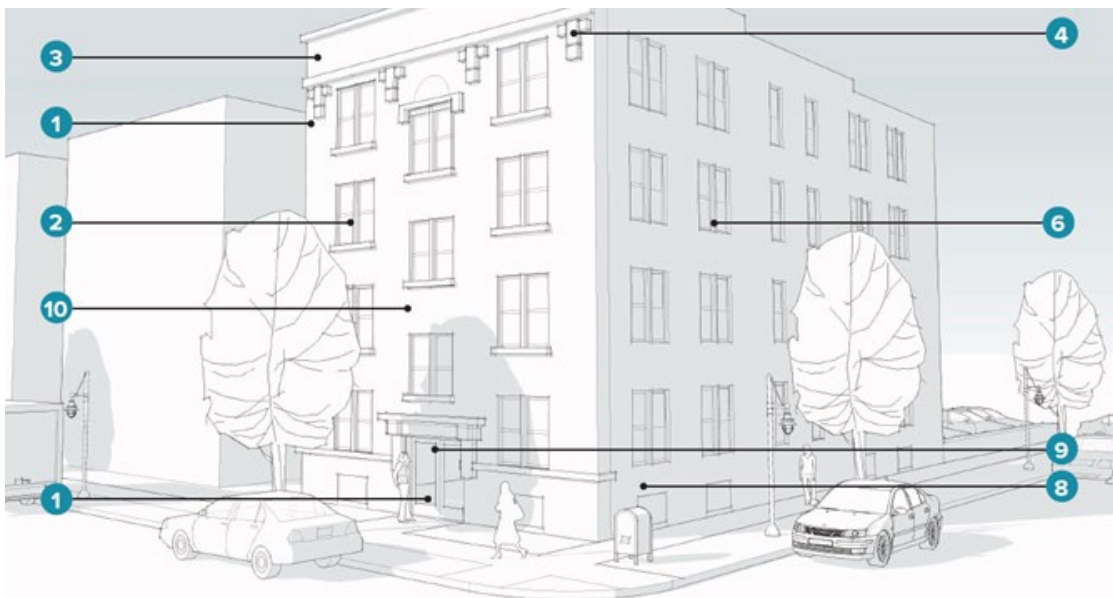
FRONTAGE TYPE	WHERE PERMITTED	DIMENSIONAL REQUIREMENTS
Stoop		
A frontage where the first floor is elevated from the sidewalk to provide privacy for first floor windows. The entrance is usually from an exterior stair and landing. This frontage is suitable for ground-floor residential use.	C-1 C-2 C-3 C-4	The building shall be set back a minimum of 7 feet from the front lot line. The stoop or porch area shall be set back a minimum of 2 feet from the front lot line.
Lawn		
A frontage where the building is set back from the street with a landscaped front yard area. This frontage is suitable for any building use.	C-1 C-2 C-3 C-4	The building shall be set back a minimum of 10 feet from the front lot line. Unenclosed front porches shall be set back a minimum of 5 feet from the front lot line.

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- B) **Minimum height.** The minimum building height in the C-1, C-2, C-3, and C-4 districts is 20 feet. All buildings shall have the appearance of being at least 2-story buildings.
- C) **Base, Middle, and Cap.** All buildings shall incorporate a base, middle, and cap, as is applicable.
- i) **Base.** The base shall include an entryway with transparent windows and a horizontal molding or reveal placed between the first and second stories or over the second story. The molding or reveal shall have a depth of at least two (2) inches and a height of at least four (4) inches. If a one-story building is proposed, the molding or reveal is not required.
 - ii) **Middle.** The middle may include buildings and/or balconies that are located between the reveal and the cap area.
 - iii) **Cap.** The cap includes the area from the top floor to the roof of the building and shall include a cornice or roof overhang.
- D) **Alignment.** Window sills, moldings, and cornices shall align with those of adjacent buildings. The bottom and top line defining the edge of the windows (the "window sill alignment") shall not vary more than two feet from the alignment of surrounding buildings. If the adjoining buildings have window sill alignments that vary by more than two feet from one another, the proposed building shall align with one of the adjoining buildings. This requirement may be modified, per Section 5.04(4).
- E) **Building materials.** Buildings in the C-1, C-2, C-3, and C-4 districts shall comply with the following building material requirements:
- i) **Primary building materials.** Durable natural building materials such as brick, stone, exposed logs or timber, and other similar materials are preferred primary building materials in the C-1, C-2, C-3, and C-4 districts. Concrete block or similar masonry units (including CMU or split-face blocks) are prohibited as a primary building material unless covered with a veneer of natural building materials. Synthetic building materials that convincingly match the appearance of natural building materials may be used as a primary building material. Primary building materials shall be used on a minimum of 70 percent of the façade area of the building (excluding doors and windows).
 - ii) **Accent building materials.** Accent materials may be used on up to 30% of the façade area of the building (excluding doors and windows). Acceptable accent materials include decorative precast concrete block, metal, and glass. Non-durable building materials such as EIFS may be used as accent building materials on up to ten percent of the total wall area of any façade, but may not be used on the ground floor façade.
 - iii) **Modification.** This requirement may be modified, per Section 5.04(4).
- F) **Ground floor design.**
- i) **Building entrance(s).** All buildings shall have their principal entrance or entrances open onto a street, sidewalk, or public space. The principal building entrance shall not open onto a parking lot, although a secondary or subordinate entrance may be provided to a parking lot.
 - ii) **Entryway alignment.**
 - a) **Nonresidential uses.** For all buildings in the C-1, C-2, C-3, and C-4 districts and buildings with nonresidential uses on the first floor, the ground floor of the principal entrance shall align with the elevation of the adjacent sidewalk. Sunken terraces or stairways to a basement shall not constitute principal entrances to a building for the purposes of this section. It is not the intent of this section to preclude the use of below or above grade entryways, provided that such entryways are secondary, not principal entrances.

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- b) **Residential and live/work uses.** For first-floor residential and live/work uses in the C-1, C-2, C-3, and C-4 districts, the ground floor of the building (and consequently the principal entrance as well) may be raised up to 36 inches above the elevation of the adjacent sidewalk. This is intended to create greater privacy for first floor residential uses by elevating windows above the view of passing pedestrians.
 - G) **Windows and entryways.** The following requirements apply to façades of buildings facing a public street or public space such as a plaza or square.
 - i) **Windows.** Windows above the ground floor shall have a height to width ratio of at least 2:1.
 - ii) **Ground floor façade transparency.**
 - a) All buildings with first floor nonresidential uses shall maintain transparency for at least 70 percent of the first-floor façade area between two and eight feet above grade level. Doors and windows provide transparency.
 - b) All windows shall use transparent, non-reflective glass.
 - c) Areas of solid wall shall not exceed a length of 20 feet.
 - H) **Recessed entrances encouraged.** Doors are encouraged to be recessed into the face of the building to create a sense of entry and to add variety to the streetscape.
 - I) **Encroachments.** The following building elements may encroach into a public right-of-way or setback:
 - i) **Balconies.** Balconies on upper stories may encroach up to 6 feet into any required setback area and up to 4 feet into any right-of-way area.
 - ii) **Stoops.** Unenclosed and uncovered front stoops may encroach up to 5 feet into a front yard setback area, provided that the stoop maintains a minimum setback of five feet from any right-of-way line.
 - iii) **Awnings.**
 - a) Ground-story awnings may encroach up to six feet from the face of the building into the setback or right-of-way area.
 - b) Awnings shall have a minimum of eight (8) feet of clear space between the sidewalk and the bottom of the awning or any support structure and shall not exceed a height of 12 feet to the highest point of the canopy.
 - c) If the awning encroachment of six (6) feet would interfere with the placement of street lighting or street trees, the awning projection shall be reduced to resolve the conflict.
 - d) Awnings shall be constructed out of fabric and may not be internally illuminated. Metal or other materials may be used for awnings if a modification is approved per Section 5.04 D.
 - iv) **Bay windows.** Bay windows on the ground story may encroach up to three (3) feet into any setback area, but may not encroach into a right-of-way area. Bay windows on upper floors may encroach up to three (3) feet into any setback or right-of-way area.
 - v) **Eaves.** Roof eaves may encroach up to three (3) feet into any setback or right-of-way area.
 - J) **Service areas.** All service areas, including utility access, above ground equipment and dumpsters shall be located in side or rear yards and shall be screened from view from any street.
 - K) **Mechanical and utility equipment.** Mechanical equipment, electrical and gas meter and service components, and similar utility devices (whether ground level, wall mounted, or roof mounted) shall be screened from view from the front property line. Exterior screening materials shall be the same as the predominant exterior materials of the principal building.

- (6) **Building Type Standards for New Construction.** When using the Form-Based Development Option for new construction in the C-1, C-2, C-3, and C-4 districts, buildings must conform to architectural and dimensional standards of the following building types.

- A) **Apartments.** A medium sized building that contains five (5) to ten (10) dwelling units either side-by-side or stacked between two floors. There can be one shared entry or individual entries facing the street.



ILLUSTRATED DESIGN STANDARDS: APARTMENTS

1. Traditional building façade treatments (including masonry reliefs and/or motifs) and main entrances located along street of building address.
2. Opaque façade through which window and door openings appear to have been "punched" as through paper in a ring binder.
3. Building cornice (at top of building) of substantial height and decoration.
4. Minimum one horizontal molding or accent material projection dividing the façade into layers.
5. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in repeating sizes.
6. Window groupings encouraged, with groups of up to 3 allowable.
7. Main entrances at grade for accessibility, working in conjunction with interior lobby or vestibule and elevator(s).
8. Ground Floor Units (finished floor) 36" to 42" above grade.
9. Main entrance articulation.
10. Prominent sills and/or heads required for windows located along façades (discouraged along other exterior walls).
11. No building entrances from side parking lots allowable. Otherwise, sides and backs of buildings not regulated by this code, except at corners (as shown here).
12. Building façade treatments optional along intersecting streets.

13. Towers, sculptures, and other characteristic forms and/or focal points encouraged (not illustrated).
14. Floor to floor heights limited to 10'-6".
15. Feature excepted on Art Deco style buildings.

Permitted Materials: Apartments							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
Building Wall	X		X			X	Portland Cement Stucco
Accents		X	X	X	X	X	Limestone
Window and Door Heads	Soldier Course	X	X	X	X		Limestone
Window Sills	Soldier Course	X	X	X	X	X	Limestone
Columns	X	X	X	X	X		Limestone

- B) **Carriage House/Accessory Dwelling Unit.** Also considered an accessory structure, a carriage house is a small building located in the rear of a principal dwelling unit and can contain a small dwelling unit or similar use. They are often above a garage but can also be at ground level.



ILLUSTRATED DESIGN STANDARDS: CARRIAGE HOUSE / ACCESSORY DWELLING UNIT

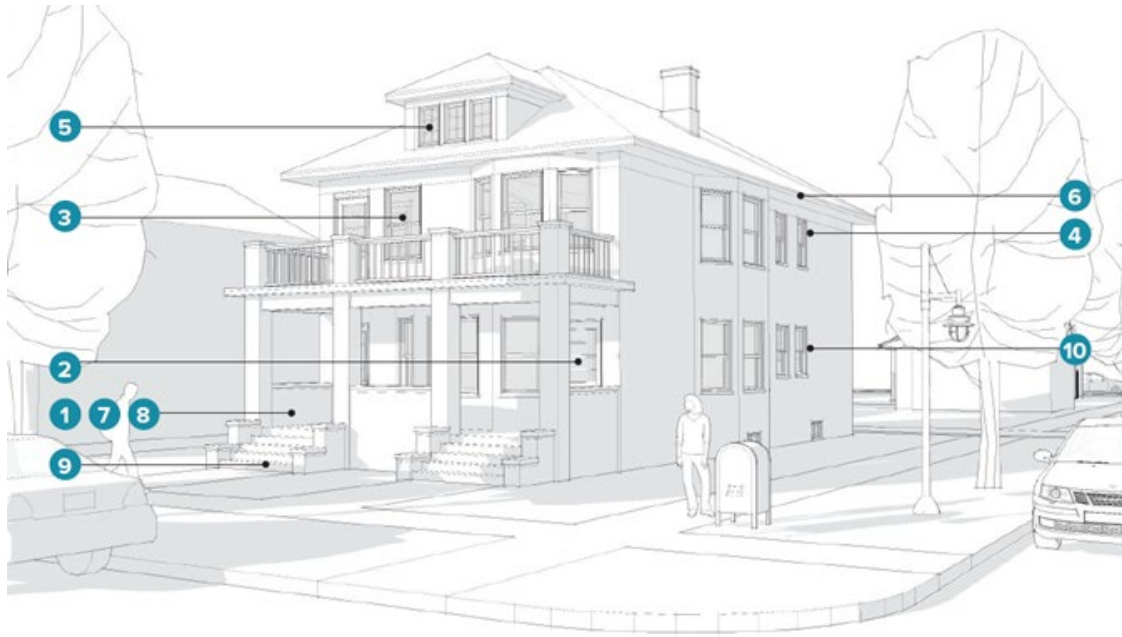
1. Small, traditionally-styled residential garage form containing one (1) residential unit, indoor parking, or one (1) residential unit above indoor parking. Ground floor finish floor 24"-36" above grade (if not above parking).

2. Opaque façade through which window and door openings appear to have been "punched" as through paper in a ring binder (garage doors excepted).
3. Window groupings encouraged, with groups of up to 3 allowable.
4. Residential entrance articulation and indoor stairway (stairway if more than one story).
5. Floor to floor heights limited to 10'-6".
6. Window screens to be made of wood or, if non-masonry structure, windows to have 3½" ht. painted wood aprons added beneath sills to width of cased openings.
7. Must be concealed behind a primary building type. Not to be located in view of frontage corresponding to street of primary building address.
Garage door openings, garage doors, garage door Window panes, and garage door panels must all be square or rectangular. Door panels and Window panes must be oriented vertically.

Permitted Materials: Carriage House / Accessory Dwelling Unit							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
Building Wall	X		X			X	Portland Cement Stucco / Cement Board*
Accents		X	X	X	X		
Window and Door Heads	Soldier Course	X	X	X	X		Cedar
Window Sills*	Soldier Course	X	X	X	X		Cedar
Columns	X	X	X	X	X		Wood

* Cement Siding and Wood Trim Installed Smooth-Side Out. Visible Wood-Grain Embossing or Rough-Sawn Surfaces Prohibited

- C) **Duplex/Triplex Stacked, or Adjacent.** A small or medium sized building with two dwelling units stacked one on ground level and one above, each with a separate door facing the street.



ILLUSTRATED DESIGN STANDARDS: DUPLEX / TRIPLEX STACKED, OR ADJACENT

1. Traditionally-styled single-family house form containing two (2) residential units with two (2) main entrances at the front, and alternate or service entrances along the sides and/or back. Finished floor located 24" to 30" above grade.
2. Residential units exist above one another within building enclosure.
3. Opaque exterior walls through which window and door openings appear to have been "punched" as through paper in a ring binder.
4. Pattern of solids and voids generated by the vertical and horizontal alignment of Windows and doors in variously repeating sizes.
5. Window groupings encouraged, with groups of up to 3 allowable.
6. Building overhangs commensurate with style of architecture.
7. Ground floor 24" to 30" above grade.
8. Min. 6'-6" deep front porch maximum 30" above grade with optional decorative rail 28"—36" above porch floor.
9. Stacked duplex and triplexes entrances may have separate doors or share a vestibule. Adjacent duplex and triplexes entrances shall have individual main entrance articulation.
10. Window screens to be made of wood or, if non-masonry structure, windows to have 3½" ht. painted wood aprons added beneath sills to width of cased openings.
11. Floor to floor heights limited to 10'-6".

Permitted Materials: Duplex / Triplex Stacked, or Adjacent								
	Duplex Type	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Beveled Cedar Siding	Other
Building	Stacked	X		X			X	Portland

Wall								Cement Stucco/ Cement Board *
	Adjacent							
Accents	Stacked	X	X	X	X	X		
	Adjacent							
Window and Door Trim*	Stacked	Soldier Course	X	X	X	X		Cedar
	Adjacent							
Window Sills*	Stacked	Soldier Course	X	X	X	X		Cedar
	Adjacent							
Columns	Stacked	X	X	X	X	X		Wood
	Adjacent							

* Cement Siding and Wood Trim Installed Smooth-Side Out. Visible Wood-Grain Embossing or Rough-Sawn Surfaces Prohibited.

- D) **Fourplex/Four-Family Dwelling Unit.** A medium sized building that contains four dwelling units split up two (2) on the ground floor and two (2) above, with a shared door facing the street.



ILLUSTRATED DESIGN STANDARDS: FOURPLEX / FOUR-FAMILY DWELLING UNIT

1. Traditional building façade treatments (including masonry reliefs and/or motifs) and main entrances located along street of building address.
2. Opaque exterior walls through which window and door openings appear to have been "punched" as through paper in a ring binder.

3. Building cornice must have the most prominent shadow line.
4. Minimum one (1) additional horizontal molding or accent material projection dividing the building into layers or creating water table expression on ground floor level.
5. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in repeating sizes.
6. Window groupings encouraged, with groups of up to 3 allowable.
7. Main entrances at grade for accessibility, working in conjunction with interior lobby or vestibule and lift or ramp servicing first floor units.
8. Ground-floor units finish floor-elevation 36" to 42" above grade.
9. Main entrance articulation.
10. Prominent sills and/or heads required for Windows located along façades.
11. No building entrances from side parking lots allowable. Otherwise, sides and backs of buildings not regulated by this code, except at corners (as shown here).
12. Building façade treatments optional along intersecting streets.
13. Floor to floor heights limited to 10'-6".

Permitted Materials: Fourplex / Four-Family Dwelling Unit							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
Building Wall	X		X			X	Portland Cement Stucco
Accents	x	X	X	X	X		
Window and Door Heads	Soldier Course	X	X	X	X		Cedar
Window Sills	Soldier Course	X	X	X	X		Cedar
Columns	X	X	X	X	X		Wood

- E) **Live/Work Unit.** A small to medium sized building that contains a ground floor office, service, or retail space with a dwelling unit above or behind it. The building can be attached or detached, and both the living and working space are owned or rented by one (1) user.



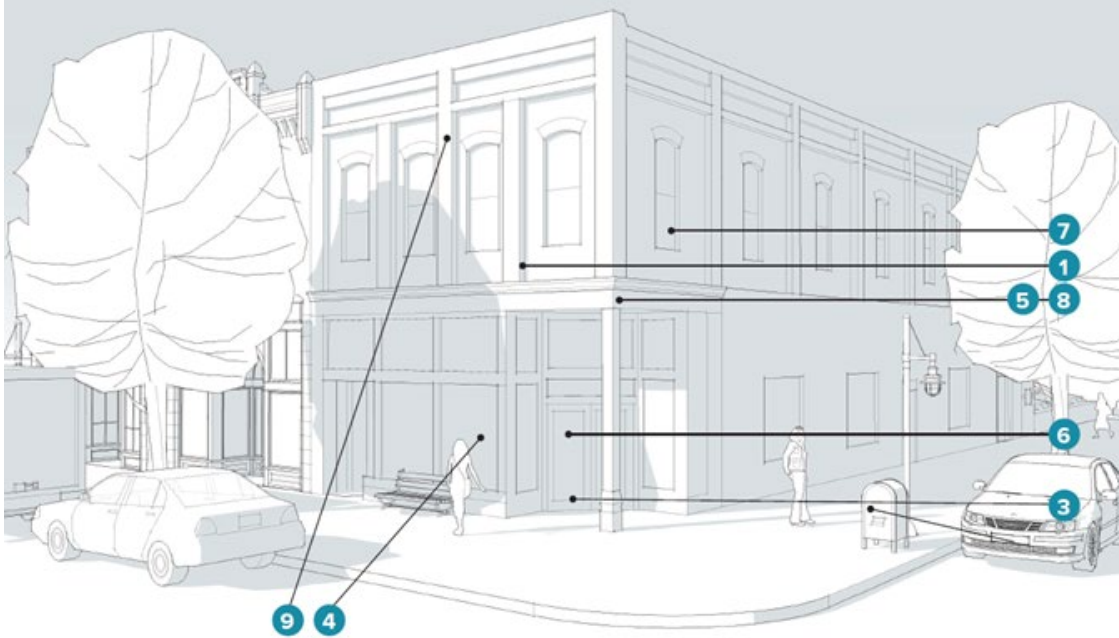
ILLUSTRATED DESIGN STANDARDS: LIVE / WORK UNIT

1. Ground floor elevated 30" to 42" above average grade at front of building with interior lift for accessibility (Type A). Main level may be accessible at grade with plate glass storefront (Type B) or if building is setback from right-of-way line minimum 7'-0" (Type C).
2. Traditional building façade treatments (as well as main business entrances) to be located along streets of corresponding building addresses and corresponding to right-of-way lines. Side entrances subordinate and allowable at right-of-way lines along intersecting streets only. Side entrances along parking lots prohibited. Rear entrances also subordinate. Storefront main entrance at corner may substitute for that listed above (see Mixed-Use Building).
3. Main business entrance doors must remain unlocked during business hours.
4. Open, plate-glass shopfronts (Type B) encouraged at ground-floor level along street of building address, with façade supported above by columns and beams and extending for a distance of 12' to 14' around building corners at intersecting streets.
5. Plate glass material beginning 15" to 18" above finished grade (top of sidewalk) and extending to underside of beam, with alternate leaded or stained-glass transoms minimum 8'-0" above finish grade.
6. Sign band and/or secondary cornice to be integral with any shopfronts and located above plate glass shopfronts or transoms (Type B).
7. At-grade doorways to be recessed (see numerical parameters below).
8. Opaque exterior walls, through which all window openings appear to have been "punched" (such as through paper in a ring binder), with such windows recessed into the façade, reinforcing this intended effect (except at shopfronts, which are to have plate glass column to column).
9. Building cornice (at top of building) casting tallest horizontal shadow upon building façade. Must be the most prominent shadow line (aside from those cast individually by awnings above shopfronts).
10. Phasing of site development to be coordinated with individual units (each 16' to 25' in width), any first unit developed front to back for a minimum distance of 25' before development of any adjacent unit is to begin. Adjacent and subsequent units to be developed front to back in a similar manner. 8 units per building maximum.

11. Pattern of solids and voids, coordinated within structural bays, generated by the vertical and horizontal alignment of rectangular windows and doors in repeating sizes. Full and segmented arches allowable atop rectangular windows in these locations (shopfronts excepted).
12. Arched building tops prohibited.
13. Window groupings allowable.
14. Open-ended, canvas, sloped awnings above shopfront windows. (Type B).
15. Decorative sills and/or headers required on windows located along exterior walls (shopfronts excepted).
16. Sides and backs of buildings not regulated by this code, except along intersecting streets (as shown here).
17. Floor to floor heights limited to 15'.
18. Flat roof required.

Permitted Materials: Live / Work Unit							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
Building Wall	X		X				Portland Cement Stucco
Accents	X	X	X	X	X		
Window and Door Heads	Soldier Course	X	X	X	X		
Window Sills	Soldier Course	X	X	X	X	X	
Columns	X	X		X	X	X	Steel

- F) **Mixed-Use Building.** A small to medium sized building that contains ground floor commercial space with dwelling units above. Any number of dwelling units can be incorporated based on the desired level of density. Typically, there is one (1) shared door for residential access facing the street.



ILLUSTRATED DESIGN STANDARDS: MIXED-USE BUILDING

1. Traditional building façade treatments (including masonry reliefs and/or motifs), as well as main business entrances, to be located along streets of corresponding building addresses and at right-of-way lines. Side entrances subordinate and allowable at right-of-way lines along intersecting streets only. Side entrances along parking lots prohibited. Rear entrances also subordinate. Main entrance at corner may substitute for that listed above.
2. Main entrance doors must remain unlocked during business hours.
3. Main level accessible at grade.
4. Open, plate-glass shopfronts (curtain walls), located at ground-floor level along street of building address, with façade supported above by columns and beams and extending for a distance of one structural bay around building corners at intersecting streets. Plate glass material beginning 15" to 18" above finish grade (top of sidewalk) and extending to underside of beam, with alternate leaded or stained-glass transoms minimum 8'-0" above finish grade.
5. Sign band and/or secondary cornice integral with shopfronts and above plate glass and/or transoms. Such cornice may be used to satisfy the one horizontal molding or accent material band projection requirement.
6. Recessed doorways located within shopfronts (see numerical parameters below).
7. Opaque exterior walls above ground floor, through which window openings appear to have been "punched" (such as through paper in a ring binder), with such windows recessed into the façade, reinforcing this intended effect.
8. Minimum one additional horizontal molding or accent material band projection, casting a secondary horizontal shadow line, dividing the façade into layers. This feature is excepted on Art Deco-style buildings.
9. Vertical façade projections (corresponding to structural columns) casting vertical shadows on façade and articulating regular structural bays, each 20' to 30' in width.

10. Phasing of site development to be coordinated with structural bays, any first bay developed front to back for a minimum distance of 20' before development of any adjacent bay is to begin. Adjacent and subsequent bays to be developed front to back in a similar manner.
11. Pattern of solids and voids above ground floor, coordinated within structural bays, generated by the vertical and horizontal alignment of rectangular windows and doors in repeating sizes. Full and segmented arches allowable atop rectangular windows in these locations.
12. Radii of arches on segmented-arch windows must equal widths of corresponding windows.
13. Arched building tops prohibited.
14. Window groupings allowable above ground floor, corresponding to structural bays.
15. Open-ended, canvas, sloped awnings above shopfront windows.
16. Decorative sills and/or headers required on upper-floor windows located along façades.
17. Sides and backs of buildings not regulated by this code, except at corners (as illustrated here).
18. Building façade treatments optional along intersecting streets.
19. Towers, sculptures, and other characteristic forms and/or focal points encouraged (not illustrated).
20. Characteristic forms echoed or repeated within structural bays.
21. Floor to floor heights limited to 15'.

Permitted Materials: Mixed-Use Building							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Beveled Cedar Siding	Other
Building Wall	X		X				Portland Cement Stucco
Accents	X	X	X	X	X		
Window and Door Heads	Soldier Course	X	X	X	X		Cedar
Window Sills	Soldier Course	X	X	X	X	X	Cedar
Columns	X	X		X	X	X	Wood

* Cement Siding and Wood Trim Installed Smooth-Side Out. Visible Wood-Grain Embossing Or Rough-Sawn Surfaces Prohibited

- G) **Townhome, Rowhouse.** A small to medium sized building that contains side-by-side attached single-family dwelling units. Typically, two (2) to eight (8) units make up a building, all with individual entrances facing the street.



ILLUSTRATED DESIGN STANDARDS: TOWNHOME / ROWHOUSE

1. Residential units existing side-by side within building enclosure with each unit extending from foundation to roof.
2. Parking at rear or within building at ground floor with parking entrance at rear of building.
3. Side parking lots prohibited.
4. Opaque exterior walls through which window and door openings appear to have been "punched" as through paper in a ring binder.
5. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in variously repeating sizes.
6. Window groupings encouraged, with groups of up to 3 allowable.
7. Ground floor (finished floor) 24" to 30" above grade.
8. Min. 6'-6" deep required front porch maximum 30" above grade with decorative rail 28" ? 36" above porch floor (porches may be individual or shared and continuous across front of building).
9. Individual main entrance articulation. Porch may be shared (entrances may have separate doors or share a vestibule).
10. Window screens to be made of wood or, if non-masonry structure, Windows to have 3½" ht. painted wood aprons added beneath sills to width of cased openings.
11. Floor to floor heights limited to 10'-6".

Permitted Materials: Townhome / Rowhouse							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Beveled Cedar Siding	Other
Building Wall	X		X			X	Portland

							Cement Stucco Cement Board (a)
Accents	X	X	X	X	X		Painted Wood
Window and Door Heads (a)	(b)	X	X	X	X		Cedar
Window Sills (a)	(b)	X	X	X	X		Cedar
Columns	X	X		X	X		Wood
a) Cement siding and wood trim shall be installed with the smooth side facing outward. Visible woodgrain embossing or rough-sawn surfaces are prohibited.							
b) Soldier course.							

- H) **Schedule of Regulations by Building Types:** When using the Form-Based Development Option, the following dimensional standards by building type shall apply to new construction in the C-1, C-2, C-3, and, C-4 districts. When in conflict with Section 4.02, these regulations shall prevail.

SCHEDULE OF REGULATIONS BY BUILDING TYPE				
Building Type	Front Setback (j)	Side Setback (adjacent to private lot)	Side Setback (adjacent to ROW line)	Rear Setback
Adjacent / Stacked Duplex & Triplex	≥ 20' (a)	10'	7' to 12'	10'
Fourplex	10' (b)	7'	4' to 7'	0'
Rowhouse	20' (c)	7'	4' to 6'	10' (d)
Small Apartment Building	≤ 10' (e)	7'	≤ 7'	0'
Residential Accessory Dwelling Unit / Garage	≥ 10' (f)	≥ 3'	≥ 3'	10' (d)
Live-Work Building	0' (g)	0'	0'	0'
Mixed-Use Building	0' (h)	0'	0'	0'
a) Setback shall match mean setback of existing residential buildings along block frontage, ≥ 20'. If mean existing setback is < 20', then setback of new building shall default to 20'. Porches may encroach ≤ 12' into required front setbacks.				
b) Setback shall match that of an adjacent residential building on the principal frontage, ≤ 35'. If adjacent building(s) are set back > 35', then setback of new building shall default to 10'.				
c) Setback shall match that of an adjacent residential building on the principal frontage, ≤ 35'. If				

adjacent building(s) are set back > 35', then setback of new building shall default to 20'. Porches or porticos may encroach ≤ 9' into required front setbacks.

d) Rear setback is 4' from alley easements.

e) Setback shall match that of an adjacent residential building on the principal frontage, ≤ 35'. If adjacent building(s) are set back > 35', then setback of new building shall default to a distance ≤ 10'. Porches or porticos may encroach ≤ 9' into required front setbacks. Entrance canopies on Large Apartment Buildings may extend into right of way over sidewalk.

f) From main building on parcel.

g) See Building Type Regulations.

h) Required build-to line.

i) **Modifications from Building Design Standards for New Construction.** The City Council may modify the above requirements finding all of the following standards have been met:

- i) The architectural design of the proposed structure is consistent with the character of the surrounding area.
- ii) The architectural design otherwise meets the building design standards for adaptive reuse in the C-1, C-2, C-3, and C-4 districts.
- iii) The project brings the site more into compliance with the Building Design Standards for New Construction and purpose of the C-1, C-2, C-3, and C-4 districts.

(Ord. of 4-18-2022)

ARTICLE VI. STANDARDS APPLICABLE TO SPECIFIC USES

Section 6.01 Adult Entertainment.

Adult Businesses provided that:

- (1) **Districts Permitted.** The following standards apply in the C-3 District as a waiver use.
- (2) **Location.** No adult business shall be located within one thousand (1,000) feet of any property which is either occupied or approved for an adult business or within five hundred (500) feet of any property which is either occupied or zoned for residential use as measured from any point on the property which is so occupied or zoned.
- (3) **Access.** The parcel of land on which the adult business is located shall have direct access to a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more as designated on the Future Transportation Map of the City of Livonia.

Section 6.02 Adult Foster Care.

Residential homes for mentally or physically handicapped persons (as defined in Section 2.02, Section 2.02(2) of this Ordinance) for more than six (6) persons, provided that:

- (1) **Districts Permitted.** The following standards apply in the RUF District as a waiver use.

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- (2) **Lot Size.** Residential homes for mentally or physically handicapped persons shall be located on a lot or parcel of no less than one-half (½) acre in area.
 - (3) **Maximum Capacity.** Such residential home shall house no more than sixteen (16) mentally or physically handicapped persons plus such persons as may be required to provide supervision. There shall be no more than two (2) occupants per bedroom.
 - (4) **Outdoor Recreation.** An outdoor recreation area shall be provided equal to five hundred (500) square feet per bedroom, and such recreation area shall be designed and oriented to fulfill the needs of all residents.

Section 6.03 Alcohol Sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD]).

S.D.D. and S.D.M. licenses provided, however, that S.D.D. licenses which were approved and in use at locations prior to March 7, 1977, and S.D.M. licenses which were approved and in use at locations prior to April 11, 1983, may continue to be used to the extent and in the manner previously established at such locations without waiver use approval, provided further that:

- (1) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 District as a permitted use.
- (2) **Location.**
 - A) Such proposed S.D.D. licensed establishment shall be located at least one thousand (1,000) feet distant from any existing S.D.D. licensed establishment, as measured from the nearest point on the building proposed to be licensed to the building in which the existing licensed establishment is located; and further provided that such S.D.M. licensed establishment shall be located at least five hundred (500) feet distant from any existing S.D.M. licensed establishment, as measured from the nearest point on the building proposed to be licensed to the building in which the existing licensed establishment is located; provided, however, that the foregoing one thousand (1,000) foot and five hundred (500) foot limitations may be waived by action of the City Council.
 - B) Such proposed S.D.D. or S.D.M. licensed establishment shall be located at least four hundred (400) feet distant from any church or school building, either public or parochial, as measured from the nearest point on the building proposed to be licensed to the existing church or school building.
- (3) **Access.** Access to such S.D.D. or S.D.M. licensed establishment shall be from a public street having a right-of-way width of at least one hundred twenty (120) feet, as indicated on the Future Transportation Map of the City of Livonia.
- (4) **Locked Display Case.** All S.D.D. licensees who sell alcoholic liquor other than beer and wine in their original package for consumption off the premises and whose total gross receipts derived from the sale of all alcoholic beverages do not exceed 35% of the total gross receipts of all sales, both alcoholic and non-alcoholic, shall display such alcoholic liquor behind a counter or in a locked display case in such a manner with no direct public access for a qualified employee at least eighteen (18) years of age to distribute to the customer.
- (5) **Limitation on S.D.D. Retail Sales Area.** Proposed S.D.D.-licensed establishments shall be limited to a maximum gross floor area of fifteen thousand (15,000) square feet. The maximum gross floor area shall be the sum of the portions of the establishment in which SDD and non-SDD merchandise are displayed and sold.

Section 6.04 Apartments.

- (1) **Districts Permitted.** The following standards apply in the NM2 District as a permitted use and in the NM1 District as a waiver use.
- (2) **Studio.** A dwelling unit containing a minimum net floor area of at least three hundred (300) square feet per unit, consisting of not more than one (1) room, in addition to kitchen and necessary sanitary facilities, and for the purposes of computing density shall be considered as a one (1) room unit.
- (3) **One (1) Bedroom Unit.** A dwelling unit containing a minimum net floor area of at least four hundred fifty (450) square feet per unit, consisting of not more than three (3) rooms, in addition to kitchen and necessary sanitary facilities, and for the purposes of computing density shall be considered as a three (3) room unit.
- (4) **Two (2) Bedroom Unit.** A dwelling unit containing a minimum net floor area of at least seven hundred fifty (750) square feet per unit, consisting of not more than four (4) rooms, in addition to kitchen and necessary sanitary facilities, and for the purposes of computing density shall be considered as a four (4) room unit.
- (5) **Three (3) or More Bedroom Unit.** A dwelling unit wherein for each room in addition to the four (4) rooms permitted in a two (2) bedroom unit, there shall be provided an additional area of three hundred (300) square feet to the minimum net floor area of seven hundred fifty (750) square feet. For the purpose of computing density, said three (3) bedroom unit shall be considered as a five (5) room unit and for each increase in a bedroom over three (3) there shall be an increase in the room count by one (1) over the five (5).
- (6) **Common Recreation Area.** In the case of multiple family projects comprising two (2) or more acres, there shall be provided a common recreation area equal to at least twenty-five (25) square feet per dwelling unit in the development with a minimum of twelve hundred (1,200) square feet. Such recreation area shall be designated and oriented to fit the needs of all tenants and may contain facilities such as but not limited to community buildings, swimming pools, tennis courts, and putting greens.

Section 6.05 Automobile Sales and Rental and Mobile Home Sales.

New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities (including repair and service facilities only when owned and operated in conjunction therewith by the same proprietor and located on the same property), provided that:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Minimum Lot Size and Lot Width.** Automobile sales and rental and mobile home sales shall be located on a parcel of land containing no less than one-half (½) acre and having a width of at least one hundred (100) feet at the front lot line.
- (3) **Parking Setback.** No vehicles shall be parked within twenty (20) feet from the front lot line or at the side lot line adjacent to the street.
- (4) **Lighting.** All exterior lighting, including illuminated signs, shall be erected and hooded or shielded so as to be deflected away from the adjacent or neighboring residential property.
- (5) **Number of Vehicles.** The total number of vehicles proposed to be displayed or stored shall be subject to recommendation by the Planning Commission and approval by the City Council.
- (6) **Access.** Automobile sales and rental and mobile home sales shall have direct access to a major thoroughfare having an existing or proposed right-of-way width of one hundred twenty (120) feet or more as designated on the Future Transportation Map.
- (7) **Outdoor Storage.** Outdoor storage of disabled, damaged, or unlicensed vehicles is prohibited.

Section 6.06 Automobile Repair (Up to One (1) Ton GVWR).

Automobile and light truck (one (1) ton gross vehicle weight) repair such as motor and electrical tune-up; replacement of shock absorbers, brakes, mufflers, exhaust and tailpipes; transmissions; and other similar repairs subject to the following:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Repair Work.** All repair work must be carried out within an enclosed building.
- (3) **Light Truck Repair.** Automobile and light truck repair shall not permit such repairs as bumping, painting, spraying or rustproofing.
- (4) **Number of Vehicles.** The total number of vehicles proposed to be stored shall be subject to recommendation by the Planning Commission and approved by the City Council.
- (5) **Access.** Automobile Repair shops shall have direct access to a major thoroughfare having an existing or proposed right-of-way width of one hundred twenty (120) feet or more as designated on the Future Transportation Map.
- (6) **Outdoor Storage.** Outdoor storage of disabled, damaged, or unlicensed vehicles is prohibited.

Section 6.07 Auto-Wash Establishments.

Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps, provided that:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Enclosure.** All washing facilities (except steaming) are to be enclosed within a building.
- (3) **Side Yard Setback.** The building is situated no closer than thirty-five (35) feet from one side property line.
- (4) **Parking Lot Layout.** The building and off-street parking (waiting) areas shall be so located and arranged so that motor vehicles shall not park upon or overhang any public sidewalk, street, or right-of-way.
- (5) **Location.** Auto-wash Establishments shall not be located nearer than one hundred fifty (150) feet as measured from any point on the property to any point on the property of any church, public or parochial school, or playground.
- (6) **Minimum Lot Size and Lot Width.** Auto-wash establishments shall be located on a parcel of land containing at least eight thousand (8,000) square feet and having a width of at least one hundred (100) feet at the front property line.
- (7) **Screening.** Where such a use adjoins any property located in any residential district or is separated from such property by a public alley, a protective wall shall be erected and maintained as provided in Article X of this Ordinance.
- (8) **Lighting.** All exterior lighting, including illuminated signs, shall be erected and hooded or shielded so as to be deflected away from any adjacent or neighboring residential property.
- (9) **Access.** Ingress and egress shall be available from a public street having a right-of-way width of at least one hundred twenty (120) feet or more as indicated on the Future Transportation Map.

Section 6.08 Bed and Breakfast Establishments.

Bed and breakfast establishments provided that:

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, and NM1 Districts as a waiver use and in the C-1, C-2, C-3, and C-4 as a permitted use.
- (2) **Minimum Lot Size and Lot Width.** Bed and Breakfast Establishments shall be located on a lot or parcel of no less than one-half (½) acre in area or in a residential structure containing no less than two thousand (2,000) square feet of living space.
- (3) **Parking Setbacks.** Off-street parking shall be provided in the rear or side yard, behind the front building setback line. For parcels abutting an exterior side street, parking shall not be closer to the street than the principal structure.
- (4) **Site Features.** Such parking lot shall be improved with a minimum of four (4) inches of concrete or plant mixed asphalt. Natural screening by use of plant material or other screening by use of fencing shall be utilized to screen parking areas from adjoining residential properties.
- (5) **Access.** Bed and breakfast establishments shall have direct access to a public street having an existing or planned width of at least eighty-six (86) feet or more as designated on the Future Transportation Map.
- (6) **Ownership.** Such establishments shall be run by persons who own and occupy the premises for residential purposes.
- (7) **Bedrooms.** Not more than six (6) bedrooms in the bed and breakfast establishment shall be used for bed and breakfast sleeping rooms. No more than four (4) occupants per room shall be allowed. There shall be no cooking facilities for use by the occupants of the bed and breakfast sleeping rooms.
- (8) **Accessory Structures.** No accessory buildings shall be used for bed and breakfast sleeping rooms unless they were originally constructed to accommodate housing use. No garage shall be used for bed and breakfast sleeping rooms.
- (9) **Signs.** One (1) sign identifying the bed and breakfast establishment shall be permitted if such sign complies with the requirements of Section 11.08Section 11.08(1) of this Ordinance.
- (10) **Maximum Stay.** Guest occupancy shall be no longer than fourteen (14) consecutive days.
- (11) **Restrooms.** Lavatory and bathing facilities shall be available for all persons utilizing the bed and breakfast establishment.
- (12) **Safety.** The dwelling to be used as a bed and breakfast establishment shall have at least two (2) usable exits. A fire escape plan shall be developed and graphically displayed in each guest room. A smoke detector in proper working order shall be placed in every sleeping room and a fire extinguisher in proper working order shall be placed on every floor. The site shall be reviewed by the Fire Marshall pursuant to the standards contained in the Fire Prevention Code as to the necessity for fire lanes.
- (13) **Compliance.** All bed and breakfast establishments shall be required to obtain a business license under Chapter 5.42 of the Livonia Code of Ordinances and shall not conduct operations until such license has been obtained pursuant to that chapter. Such establishments shall comply with all applicable local, county, state, and federal ordinances, laws, rules, regulations, and codes. All bed and breakfast operations shall submit to annual inspections by the Building and Fire Departments. Renewal of a business license shall be contingent upon compliance with applicable codes, as verified by such inspectors.

Section 6.09 Brewer, Micro Brewer, Brewpub, and Distilleries.

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, and C-4 Districts as a waiver use and in the P-L, C-3, M-L, M-1, and M-2 District as a permitted use.
- (2) **Location.**
 - A) Brewers, micro brewers, brewpubs, and distilleries shall not be located within one thousand (1,000) feet of any other such licensed establishment as measured from the actual premises being used or proposed for use of the respective properties; provided, however, that with respect to those licensed establishments which are utilized primarily as restaurants or for dining facilities, the foregoing one thousand (1,000) foot requirement may be waived by the City Council.
 - B) Such proposed licensed establishment shall be located at least four-hundred (400) feet distant from any church or school building, either public or parochial, as measured from the nearest point on the building proposed to be licensed to the existing church or school building.
- (3) **Compliance.** Brewers, micro brewers, brewpubs, and distilleries shall comply in every respect with the Michigan Liquor Control Act.
- (4) In M-L, M-1, and M-2 Districts, waiver use approval shall be required for on-site consumption except from a hospitality room located on the premises for sampling by consumers as provided in the Michigan Liquor Control Act which provisions are made a part hereof and incorporated herein by reference, and further provided, no Brewer, Micro Brewer, Brewpub, or Distillery shall be located less than 250 feet from the nearest point on the boundary of a residential district.

Section 6.10 Caregiver Grow Facilities.

- (1) Such use shall not be located within four hundred (400) feet of any residential district, place of worship, municipal or private park, public or private school or daycare facility, or public or private indoor recreational uses permitted pursuant to Section 6.32, as measured from the nearest point on the building within which the caregiver grow facility is operating and the property line of any of the uses.
- (2) Such use shall be limited to buildings in which there are no other uses other than caregiver grow facilities.
- (3) Such proposed Caregiver Grow Facility shall be located at least one thousand (1,000) feet distant from any existing Caregiver Grow Facility as measured from the nearest point on the building proposed to be occupied to the building in which the existing Caregiver Grow Facility is located.

(Ord. of 4-18-2022)

Section 6.11 Child Care, Family Home.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, and RUF Districts as a waiver use.
- (2) **Compliance.** The owner or occupant of said residence is a licensee in good standing with the State of Michigan pursuant to PA 1973, No. 116, MCL 722.111 et seq., as amended. All health and safety requirements established by the State of Michigan shall be met.
- (3) **Ownership.** The owner or occupant of said residence has registered with the City Clerk. The facility must be the principal residence of the provider.
- (4) **Drop-off/ Pickup Area.** A drop-off/pickup area shall be provided where the residence is located on a major thoroughfare as defined in this Ordinance in order to prevent vehicles from backing onto the roadway.

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- (5) **Operating Hours.** There shall be no dropping off or picking up of children between the hours of 10:00 p.m. and 6:00 a.m.
 - (6) **Exterior Alterations.** No structural changes or exterior alterations shall be made which would alter the residential character of the dwelling except for those necessary to comply with the State of Michigan licensing rules applicable to family day care homes.
 - (7) **Outdoor Recreation.** Family day care homes shall provide and maintain an outdoor play space as required by the State of Michigan.
 - (8) **Noise.** Use will comply with all noise standards and other provisions contained in Section 8.01.
 - (9) **Signs.** No sign shall be used on the premises.
 - (10) **Safety.** All family day care homes shall be registered with the 911 dispatch center and the City of Livonia Public Safety Department.
 - (11) **Location.** No new family day care home shall operate within one thousand (1,000) feet from any existing registered family day care home or group day care home, as measured from the nearest property line of the proposed use to the nearest property line of the existing registered use.

Section 6.12 Child Care, Group Home.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, and RUF Districts as a conditional use.
- (2) **Compliance.** The owner or occupant of said residence currently operating as a group day care home is a licensee and has continuously remained a licensee in good standing with the State of Michigan pursuant to 1973 PA 116, as amended, since prior to November 14, 1999.
- (3) ~~Previously Existing Group Homes~~**Requirements.** Group day care homes not licensed and operating prior to November 14, 1999 in residential zones shall meet all of the following:
 - A) The owner or occupant of said residence shall be a licensee and continuously remain a licensee in good standing with the State of Michigan pursuant to 1973 PA 116, as amended.
 - B) The group day care home shall not operate within a distance of one thousand (1,000) feet from any existing registered family day care home or group day care home, as measured from the nearest property line of the proposed use to the nearest property line of the existing registered use.
 - C) The owner or operator has registered with the City Clerk.
 - D) The facility is the principal residence of the provider.
 - E) Group day care homes shall not result in traffic congestion or hazardous traffic conditions.
 - F) A drop-off/pickup area shall be provided if the residence is located on a major thoroughfare as defined in this Ordinance in order to prevent vehicles from backing onto the roadway.
 - G) The use shall not involve an increase in on-street parking by more than two (2) additional vehicles at a time.
 - H) All health and safety requirements of the State of Michigan shall be met.
 - I) There shall be no dropping off or picking up of children between the hours of 10:00 p.m. and 6:00 a.m.
 - J) No structural changes or exterior alterations shall be made which would alter the residential character of the dwelling except as required by the State of Michigan licensing rules.
 - K) Group day care homes shall provide and maintain an outdoor play space meeting the minimum requirements of the State of Michigan.

- L) The residence shall have appropriate fencing which shall encompass the entire outdoor play space, unless same is prohibited by recorded private homeowner's restrictions/bylaws, or, in the alternative, relief from this requirement may be sought upon appeal to the Board of Appeals.
- M) The use shall comply with all noise standards and other provisions contained in Article VIII of this Ordinance.
- N) No sign shall be used on the premises.
- O) All group day care homes shall be registered with the 911 dispatch center and the City of Livonia Public Safety Department.

Section 6.13 Day Care Nurseries.

- (1) **Districts Permitted.** The following standards apply in the NM2 and C-1 Districts as a waiver use and in the C-2, C-3, and C-4 Districts as a permitted use.
- (2) **General Requirements.** Day care nurseries if situated on a parcel of land at least ten thousand (10,000) square feet in area and abutting a street or thoroughfare which has an existing or planned width of eighty-six (86) feet or more as indicated on the Future Transportation Map , and further provided that there is provided and maintained a minimum of five thousand (5,000) square feet of outdoor play area; and further provided that buildings erected on the premises are in harmony with the adjacent buildings in the area; and further provided that appropriate fencing of at least five (5) feet in height encompass the entire outdoor play area. Any use permitted herein shall not be permitted in the interior of any residential block.

Section 6.14 Banquet Facilities, Dance Halls and Ballrooms.

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 and C-4 Districts as a permitted use.
- (2) **Residential Setback.** Banquet facilities, Dance-dance halls and ballrooms, provided that such use shall not be located within three hundred (300) feet of any residential district or property used for church purposes as measured from any point on the property to be so used.

Section 6.15 Reserved.

Editor's note(s)—An ordinance adopted April 18, 2022 , repealed § 6.15, which pertained to Dwelling, Accessory Unit and derived from the original Zoning Regulations.

Section 6.16 Dwelling, Condominium.

- (1) **Districts Permitted.** The following standards apply in the NM1, NM2, and NM3 Districts as a permitted use.
- (2) **Minimum Size.** The minimum size of condominium dwellings within the City, unless otherwise established and shown on the Zoning Map, shall be as follows:

One Bedroom unit	800 sq. feet
Two Bedroom unit	1000 sq. feet
Three Bedroom unit	1200 sq. feet

(Ord. of 4-18-2022)

Section 6.17 Dwelling, Mobile Homes and Modular Homes.

The placement of a mobile home or a modular home, as defined in Section 2.01, Section 2.01(7) of this Ordinance, on any lot or parcel in N-1, N-2, N-3, and NM1 districts shall comply with all the requirements and standards contained in such districts relating to one-family dwellings including, but not limited to, lot size, building setback and land coverage limitations and, in addition, shall comply with the requirements and standards set forth in Section 6.19 of this Ordinance relating to one-family dwelling size; provided, however, that said mobile home or modular home shall comply with the following additional standards:

- (1) **Structure Width.** Every mobile home or modular home shall have a minimum width across any main section of twenty (20) feet.
- (2) **Attachment to Permanent Foundation.** Every mobile home or modular home shall be attached to a permanent foundation co-extensive with the perimeter of the building, which foundation shall be approved by the Inspection Department.
- (3) **Public Utilities.** Every mobile home or modular home shall be connected to a public sanitary sewer, storm sewer, and water system.
- (4) **Visual Appearance.** Such mobile home, when in place, shall not have exposed wheels, towing mechanisms, undercarriage, or chassis. The mobile home or modular home shall contain no additions or rooms or other areas which are not constructed with similar materials and which are not similar in appearance and which shall have similar quality of workmanship as the original structure, including the above described foundation and permanent attachment to the principal structure.
- (5) **Site Features.** Every mobile home and modular home shall be aesthetically compatible in design and appearance with other residences in the vicinity, with either a roof overhang of not less than six (6) inches on all sides, or alternatively, with window sills and roof drainage systems concentrating roof drainage along the sides of the dwelling; with not less than two (2) exterior doors with one being in the front of the dwelling and the other being in either the rear or side of the dwelling, containing permanently attached steps connected to said exterior door areas where a difference in elevation requires the same. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.
- (6) **Compliance.** Every mobile home or modular home shall comply with all pertinent City building and fire codes as well as, in the case of mobile homes, state and federal standards for mobile home construction. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in any ordinance of the City of Livonia pertaining to such parks.

Section 6.18 ~~Dwelling, Multi-Family and Apartments~~Reserved.

- ~~(1) **Districts Permitted.** The following standards apply in the NM2-District as a permitted use.~~
- ~~(2) **Common Recreation Area.** In the case of multiple family projects comprising two (2) or more acres, there shall be provided a common recreation area equal to at least twenty-five (25) square feet per dwelling unit in the development with a minimum of twelve hundred (1,200) square feet. Such recreation area shall be designated and oriented to fit the needs of all tenants and may contain facilities such as but not limited to community buildings, swimming pools, tennis courts, and putting greens.~~

Section 6.19 Dwelling, Single-Family.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, NM1, and NM2 Districts as a permitted use.
- (2) **Requirements in Multifamily Zones.** In NM1 and NM2 Districts, one-family dwellings shall be subject to all of the regulations that apply in the N1 Neighborhood District, including the regulations pertaining to lot size and yard requirements.
- (3) **Minimum Size.** The minimum size of one-family dwellings within the City, unless otherwise established and shown on the Zoning Map, shall be as follows:

Dwelling Design		Minimum Size Required (sq. ft.)
One (1) Story Plan		1,000
One and One-half (1½) Story Plan	Ground Floor	800
	Aggregate	1,100
Two (2) Story Plan	Ground Floor	624
	Aggregate	1,200

(Ord. of 4-18-2022)

Section 6.20 Dwelling, Two-Family.

- (1) **Districts Permitted.** The following standards apply in the NM1 and NM2 Districts as a permitted use.
- (2) **Requirements in Multifamily Zones.** In NM1 and NM2 Districts, two-family dwellings shall be subject to all of the regulations that apply in the N2 Neighborhood District, including the regulations pertaining to lot size and yard requirements.
- (3) **Minimum Size of Two-Family Dwellings.** The minimum size of two-family dwellings is hereby fixed as follows: Each living unit shall have not less than eight hundred (800) square feet of usable floor area, all on one floor, which shall not include common hall space or utility room space; provided, however, that where a living unit occupies more than one (1) floor, the aggregate usable floor area for the entire unit shall not be less than one thousand (1,000) square feet.

(Ord. of 4-18-2022)

Section 6.21 Essential Services.

Essential services shall be permitted as authorized and regulated by law and other ordinances, it being the intention hereof to exempt such essential services from the application of this Ordinance.

Section 6.22 Establishments Having Liquor Licenses Such as Class C, Tavern, and Club.

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, and C-4 Districts as a waiver use and in the C-3 and P-L Districts as a permitted use.
- (2) **Location.**
 - A) Establishments having liquor licenses such as Class C, tavern, club, and small distiller shall not be located within one thousand (1,000) feet of any other such licensed establishment as measured from

the actual premises being used or proposed for use of the respective properties; provided, however, that with respect to those licensed establishments which are utilized primarily as restaurants or for dining facilities, the foregoing one thousand (1,000) foot requirement may be waived by the City Council.

- B) Such proposed licensed establishment shall be located at least four-hundred (400) feet distant from any church or school building, either public or parochial, as measured from the nearest point on the building proposed to be licensed to the existing church or school building.
- (3) **Compliance.** Establishments having liquor licenses such as Class C, tavern, club, and small distiller shall comply in every respect with the Michigan Liquor Control Act.

Section 6.23 Facilities for the Detention, Incarceration, Commitment, and/or Rehabilitation of Adults or Minor Children and Psychiatric Hospitals.

Licensed and certified publicly or privately-owned facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals provided that:

- (1) **Districts Permitted.** The following standards apply in the P-L District as a waiver use.
- (2) **Minimum Lot Size.** Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be located on a parcel of land consisting of at least twenty-five (25) acres in area.
- (3) **Access.** Access to the site shall be directly from a major thoroughfare having an existing right-of-way width of one hundred twenty (120) feet or more.
- (4) **Fencing.** Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be completely enclosed with security fencing at least eight (8) feet in height; provided, however, that such fence shall be located no closer than twenty (20) feet from any side or rear lot line and no closer than eighty (80) feet from the front property line. In addition, perimeter fencing not to exceed four (4) feet in height may be provided in the front yard forward of the building; provided, however, that in all cases the fencing shall be exclusive of the minimum front yard setback requirement.
- (5) **Surveillance.** Such use shall have twenty-four (24) hour supervision and surveillance on site by experienced professional personnel in sufficient numbers as to ensure the security of the institution and surrounding properties as well as the safety of the general public.
- (6) **Location.**
 - A) Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be separated from any school, playground, park, or church by a distance of at least one thousand (1,000) feet as measured from any point on the respective property lines.
 - B) Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be located no closer than five hundred (500) feet from the intersection of two (2) major thoroughfares.
 - C) Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be separated from any residential zoning district by a distance of at least five hundred (500) feet as measured from any point on the subject property to any point on the residential district line; provided, however, that the foregoing five hundred (500) foot restriction may be waived by the City Council.

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- (7) **Setbacks.** The minimum distance of any main or accessory building from boundary property lines shall be at least one hundred (100) feet for front, rear and side yards.
 - (8) **Off-street Parking.** Off-street parking shall comply with standards as set forth in Section 9.03 of this Ordinance and shall be provided in an amount equal to one (1) space for each employee, including administrators, plus visitor parking spaces equal to fifty (50) percent of the number of individuals being served by the facility.

Section 6.24 Garages, Repair Shops, Rustproofing and Similar Highway Services.

Garages, repair shops, rustproofing, and similar highway services, provided that:

- (1) **Districts Permitted.** The following standards apply in the M-1 District as a waiver use and in the M-2 District as a permitted use.
- (2) **Required Fencing.** Except for the front yard setback, the lot area shall be enclosed with a fence of a type approved by the City Council which shall be located and maintained on the boundaries of such lot area, with only such openings therein as may be necessary for ingress and egress; provided, however, that in the case of a corner lot such fence shall be located on the side yard setback line abutting a public or private thoroughfare.

Section 6.25 Gardening and Tree Nurseries.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, C-2, C-3, and C-4 Districts as a permitted use.
- (2) **Sale of Nursery Stock.** The sale of nursery stock and greenhouse product is permitted in the RUF, C-2, C-3, and C-4 Districts but prohibited in the N1 and N2 District.

Section 6.26 Gasoline Service Station.

In order to regulate and control the problems of noise, odor, light, fumes, dust, danger of fire and explosion, and traffic congestion which is likely to result from the unrestricted and unregulated construction and operation of gasoline service stations, and to avoid, if possible, and control the adverse effects which these factors and other characteristics incident to the gasoline service station may have upon adjacent and surrounding land and uses, the following special requirements and regulations governing the erection of gasoline service stations are hereby established:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Minimum Lot Area and Lot Width.** Gasoline service stations shall always be located on a plot of ground with frontage along a commercial street of not less than one hundred fifty (150) feet and which shall have a minimum area of not less than twenty-two thousand five hundred (22,500) square feet.
- (3) **Setbacks.** Gasoline service stations shall provide a setback (area between the adjacent road right-of-way line(s) and the building line) of sixty (60) feet from any road with a right-of-way width of one hundred twenty (120) feet or more and/or any freeway service drive as designated on the Future Transportation Map and at least one side yard of not less than twenty (20) feet. The area within the setback and side yards shall not be used for vehicular storage or for any other service facilities.
- (4) **Maximum Height.** Gasoline service stations including any part of the façade, shall not exceed thirty-five (35) feet in height; provided, however, that canopies shall not exceed eighteen (18) feet in height.
- (5) **Access.** Gasoline service stations when located on a corner lot shall provide vehicular entrances or exits (curb cuts) no less than a minimum of twenty-five (25) feet from the intersection of the property lines

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- parallel to the two (2) streets pavement. All curb openings whether on a corner lot or not shall not exceed thirty-five (35) feet in width at the curb. There shall always be a minimum of thirty (30) feet measured along the property line between any series of driveways. On corner lots, no driveway from a side street shall be less than fifteen (15) feet from rear property line as measured along the side street property line. Curbs shall be provided to prevent ingress or egress except at the required locations.
- (6) **Enclosure.** All lubrication equipment, motor vehicle equipment, hydraulic hoists, and pits shall be enclosed entirely within the building. All gasoline pumps shall be located not less than twenty (20) feet from any lot line and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, street or right-of-way.
 - (7) **Screening.** Where a gasoline service station use adjoins any property located in any residential district or is separated from such property by a public alley, a protective wall shall be erected and maintained as provided in Article X of this Ordinance.
 - (8) **Lighting.** All exterior lighting on the property, including illuminated signs, shall be erected and hooded, shielded and recessed so as to be deflected away from any adjacent or neighboring residential property.
 - (9) **Outdoor Storage.** Outdoor storage of disabled, abandoned, junked, wrecked, and/or unlicensed vehicles is prohibited. Outdoor storage of rubbish and junked equipment or parts is prohibited unless such rubbish, junked equipment, or parts are stored adjacent and to the rear of the principal building and are enclosed by a masonry wall. When such a wall is provided, rubbish, junked equipment, or parts shall not be stored at a height exceeding the height of the wall; provided, further, that such rubbish and junked equipment or parts shall be removed from the property at least once every week.
 - (10) **Parking.**
 - A) No part of any parcel of land used for gasoline service station purposes shall be utilized for outdoor storage, placement, or display of merchandise; provided, however, that the foregoing prohibition shall not apply to the display, on a pump island only, of oil or oil-based products including, by way of example, but not limitation, motor oil, transmission oil, oil and gasoline additives, windshield solvent, and windshield wipers.
 - B) No more than one (1) tow truck may be parked in the front or side yard abutting a street.
 - C) Outside parking or storage of recreational equipment, or commercial vehicles or automobiles which are not used in the operation of the business is prohibited; provided, however, that such prohibition shall not apply to any equipment or vehicle which is temporarily on the premises for repair or service and which is stored or parked in a designated parking space; and provided, further, that no such equipment or vehicle shall be parked within one hundred (100) feet of the intersection of the property lines of two (2) intersecting public streets.
 - (11) **Free Air.** Free air shall be provided at all times station is open for business. The free air shall be dispensed at the point of service without having to enter the station or the performance of any extra action in order to obtain the air without charge.
 - (12) **Compliance.** Gasoline service stations must meet all the requirements of the Police and Fire Departments. The petitioner shall receive written approval by the Police and Fire Departments before the City Council can validly consider this use within a multi-story structure.
 - (13) **Signs.** Gasoline service stations only may display the following type, size, and number of signs which are deemed customary and necessary to their respective business:
 - A) One (1) ground sign per development site not to exceed a maximum area of forty (40) square feet at a maximum height above grade not to exceed twelve (12) feet and a minimum setback of five (5) feet from any right-of-way line.

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- B) Wall signs and all window signage, including those signs attached to the service buildings or to the canopy fascia, shall not in sum total exceed two (2) square feet in area for each one (1) lineal foot of building frontage with a maximum total area of one hundred (100) square feet.
 - C) Customary lettering or other insignia on a gasoline pump consisting of the brand of gasoline sold, lead warning information, and any other data not exceeding a total of three (3) square feet on each pump.

(14) **Alcohol Sales Prohibited.** Alcohol sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD] licenses shall be strictly prohibited in connection with the operation of a gasoline service station.

Section 6.27 Heliports.

No land, water, or building in the City of Livonia shall be used as a location for landing, take-off, storage, servicing, or fueling of any helicopter until the following standards have been adhered to:

- (1) **Districts Permitted.** The following standards apply in P-L as a permitted use and in the C-4, ML, M-1, and M-2 as a waiver use.
- (2) **Compliance.** The proposed heliport shall be constructed, operated, and maintained in accordance with the published rules and regulations of the Federal Aviation Administration (FAA), Michigan Aeronautics Commission, and the National Fire Protection Association governing the use of heliports.
- (3) **Required Application.** Each application for a heliport shall include:
 - A) A copy of the Federal Aviation Administration Form #7480, "Notice of Landing Area Approval".
 - B) A copy of a letter of "No Objection" from the FAA.
 - C) A copy of an approved State of Michigan Aeronautics Commission application for licensing.
 - D) An aerial photograph of a scale no less than one (1) inch equals four hundred (400) feet indicating the approach and departure routes, the location of all residences, schools, churches, hospitals and areas used for the open assembly of people as well as other noise sensitive areas within a radius of one-half (½) mile of the proposed heliport site.
 - E) A statement of property ownership or authorization of owner for property proposed to be used as a heliport.
 - F) A description of the purpose for which the heliport is being established and a schedule of proposed activities including:
 - i) Number of monthly operations.
 - ii) Hours of operation.
 - iii) Support activities such as storage, maintenance, and refueling.
 - G) A site plan which shall contain the following information:
 - i) The location, nature, and height of proposed security fences, berms, landscaping, and other security and noise attenuation structures.
 - ii) The location and type of firefighting equipment and materials.
 - iii) The location and type of fuel storage facilities.
 - iv) The location of all existing and proposed buildings.

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- v) The location of all helicopter landing and take-off areas; parking areas; and the method of surface preparation or stabilization.
 - H) A certificate of structural compliance attested to by registered professional engineer or architect shall be furnished with each application for a roof-top or other elevated heliport.
 - I) An environmental report showing the expected noise levels and possible odors, fumes, and dust that may be caused by the operations of the heliport.
 - J) Approval of the City of Livonia Department of Public Safety, Division of Fire, for the installation and location of firefighting equipment and materials; and the installation and location and method of use for refueling equipment and procedures.
 - K) Approval of the City of Livonia Department of Public Safety, Division of Police, as to the location of a temporary heliport and the effect of the proposed operation on the safety and well-being of the public.

Section 6.28 Home Occupations.

Home occupations, except where specifically prohibited, shall be permitted where incidental to residential use and meeting all the following criteria:

- (1) **Districts Permitted.** The following standards apply in the in the N1, N2, RUF, NM1, NM2, and NM3 Districts as a permitted use.
- (2) **Usable Floor Area.** The activity is conducted entirely within a completely enclosed dwelling unit and entails neither the use of more than 20% of the usable floor area of that dwelling unit nor any garage (detached or attached) or other building or structure accessory to the principal building.
- (3) **Nuisances.** The activity does not generate any noise, vibrations, smoke, dust, heat, glare, or interference with radio or television reception in the area that would exceed that normally produced by a dwelling unit in a residential district.
- (4) **Advertisement.** The activity does not entail any advertising, display, or other indications of a home occupation, business, professional, trade, or occupational use of the property, except as permitted by Section 11.08 of this Ordinance.
- (5) **Outdoor Storage.** There is no outdoor display or storage of materials, goods, supplies, or equipment.
- (6) **Deliveries.** There are no deliveries from commercial suppliers by any vehicle that exceeds Class 5 in the Federal Highway Administration classification system, and all deliveries are made between 9:00 a.m. and 5:00 p.m. on weekdays, provided further that such deliveries shall not restrict traffic circulation or occur so frequently as to interfere with the quiet character of the residential neighborhood.
- (7) **Operating Hours.** No clients, patrons, salespersons, or other commercial invitees visit the premises except between the hours of 8:00 a.m. and 9:00 p.m., and no more than ten (10) vehicles visit the premises during that period, with no more than two (2) vehicles visiting at one time; provided further, that massage establishments, as defined in Section 2.01, Section 2.01(8) of this Ordinance, shall be strictly prohibited in all N1 districts, as permitted or waiver uses.
- (8) **Prohibited Use.** The activity does not entail large-scale manufacturing or assembly; warehousing or distribution; or sales or rentals of any article or service except such as is produced by such occupation.
- (9) **External Alterations.** The activity does not require any internal or external alteration, construction feature, equipment, or machinery which is not customary in residential areas.
- (10) **Employment.** The activity does not entail employment of more than one person other than members of the resident family.

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- (11) **Safety.** If chemical and/or toxic-based materials will be utilized in connection with said home occupation, the owner or occupant of the property shall register same with the Building Official, the Fire Department and the Livonia Emergency Planning Committee prior to use of the residence for said home occupation in order to ensure compliance with all local, state, and federal environmental regulations.

Section 6.29 Hospitals.

Hospitals are subject to the following regulations:

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, and C-4 Districts as a waiver use and in the C-3 and P-L District as a permitted use.
- (2) **Minimum Lot Size.** All such hospitals shall be developed on sites consisting of at least five (5) acres in area. Provided that there is a minimum of fifteen hundred (1,500) square feet of lot area per bed.
- (3) **Access.** Ingress and egress shall be available from public street having an existing or planned right-of-way width of at least eighty-six (86) feet as shown on the Future Transportation Map. All ingress to and egress from the off-street parking areas for guests, employees, staff, as well as any other users of the facility, shall be directly from a major thoroughfare.
- (4) **Setbacks.** The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least one hundred (100) feet for front, rear, and side yards for all two (2) story structures. For every story above two (2), the minimum yard distance shall be increased twenty (20) feet.
- (5) **Screening.** Ambulance and delivery areas shall be obscured from all residential view with an obscuring wall or fence not less than six (6) feet in height.

Section 6.30 Hotels.

- (1) **Districts Permitted.** The following standards apply in the C-2, C-3, and C-4 Districts as a permitted use.
- (2) **Number of Dwelling Units.** Any building containing primarily rooming units with the number of dwelling units being not greater than ten percent (10%) of the total number of rooming units and, with the exception of the unit occupied by the management staff, used only for the accommodation of transients.
- (3) **Signs.** Hotels having a minimum of two hundred (200) feet of property bordering on I-275 or I-96 rights-of-way may display additional wall signs on the basis of one (1) square foot of sign area in sum total for each one (1) lineal foot of building frontage facing I-275 or I-96. Wall signs exceeding thirty (30) square feet of sign area each shall consist exclusively of individually fabricated letters or symbols attached individually and flatly to the building.

Section 6.31 Housing for the Elderly.

- (1) **Districts Permitted.** The following standards apply in the NM3 and P-L Districts as a permitted use.
- (2) **General Standards.** A building or group of buildings which provides housing, and as to which at least eighty percent (80%) of the occupied units are rented to at least one (1) person who is fifty-five (55) years of age or older, and which otherwise meets the requirements of 42 USC 3607(b)(2). This may include any of the following: independent elderly housing, senior assisted living facilities, congregate elderly housing, and nursing homes; but shall not include hospitals, hotels, motels, tourist homes, rooming homes, condominiums, or site condominiums.

Section 6.32 Indoor Recreational Uses.

- (1) **Districts Permitted.** The following standards apply in the M-1 District as a waiver use and in the C-2, C-3, and C-4 Districts as a permitted use.
- (2) **Nature of Use.** Due to the nature of the use or its unique characteristics (e.g., requirement for higher ceilings), indoor recreational uses may be better suited or compatible in an industrial setting, including, but not limited to, gymnastics training facilities, martial arts and cheerleading schools, soccer facilities, tennis courts, racquetball and handball courts, baseball and softball practice areas, and archery ranges, provided that all parking and ingress/egress to the facility shall be designed so as not to interfere with industrial traffic in the area. In an M-1 District, such uses shall not include health and fitness clubs, swimming pools, bowling alleys, or billiard parlors and poolrooms.
 - A) **Skating Rinks.** Skating Rinks, ice or roller are permitted by right in the C-2 and C-3 and prohibited in the M-1 District, provided that such use shall not be located within five hundred (500) feet of any Class C licensed establishment as measured from any point on the respective properties.
 - B) **Theaters.** Enclosed theaters (not including drive-in theaters) are permitted by right in the C-2 and C-3 Districts and prohibited in the M-1 District. Such use must be carried on in a building properly designed and suitable for theater use and when such building is located on a parcel of land five (5) acres or more in size; provided further, that the parcel of land on which the theater building is located shall have direct access by means of at least two (2) separate entrances and exits to a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more as designated on the Future Transportation Map of the City of Livonia.

Section 6.33 Internet-based Exotic Vehicle Sales.

- (1) **Districts Permitted.** The following standards apply in the M-1 and M-2 Districts as a permitted use.
- (2) **Parking and Storage of All Vehicles.** No vehicles or parts thereof are displayed or stored outdoors, and that none of the vehicles stored or offered for sale within building(s) are visible from the surrounding streets or public places.
- (3) **No Advertising.** The site offers no advertising of vehicle sales/storage which is visible from the surrounding streets or public places
- (4) **No Repair Services.** There is no repair or reconditioning of vehicles on the premises.
- (5) **Operating Hours.** Hours of operation do not include any time on Saturday, Sunday, or holidays, nor after 6:00 p.m. on weekdays, except by appointment.
- (6) **Inspections.** All facilities for Internet-based Exotic Vehicle Sales shall be subject to annual inspection by the Department of Inspection.

Section 6.34 Keeping of Animals (Fowl, Rabbits, Horses, Cows, etc.).

- (1) **Districts Permitted.** The following standards apply in the RUF Districts as a permitted use.
- (2) **Minimum Lot Size.** Fowl and rabbits may be raised and kept for the owner's consumption only on one-half (½) acre or more; two (2) horses may be kept for the owner's use only on one (1) acre or more; two (2) horses and one (1) cow or three (3) horses may be kept for the owner's use only on two (2) acres or more. The raising of livestock shall conform to the Generally Accepted Agricultural and Management Practices (GAAMP) for the Care of Farm Animals.

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- (3) **Fowl and Rabbits Raised for Sale.** Fowl and rabbits may be raised for sale on parcels five (5) acres or more in size if such animals are properly housed, maintained, and fenced so as not to become a nuisance or detrimental to public health, safety, or welfare.

Section 6.35 Kennels.

- (1) **Districts Permitted.** The following standards apply in the RUF District as a waiver use.
- (2) **Minimum Lot Size.** Dog kennels may be operated on parcels five (5) acres or more in size if such animals are properly housed, maintained, and fenced so as not to become a nuisance or detrimental to public health, safety, or welfare.

Section 6.36 Local and Suburban Passenger Terminals; Trucking Transportation Terminals Including Maintenance and Service Facilities.

- (1) **Districts Permitted.** The following standards apply in the M-1 and M-2 Districts as a waiver use.
- (2) **Parking and Storage of All Vehicles.** Parking and storage of all vehicles, equipment, and material must be enclosed wholly within a building.

(Ord. of 4-18-2022)

Section 6.37 Massage Establishments.

Massage establishments (as defined in Section 2.01, Section 2.01(8) of this Ordinance), provided that:

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, and C-4 Districts as a waiver use and in the C-3 District as a permitted use.
- (2) **Compliance.** Such facilities shall conform to the requirements, restrictions, and prohibitions contained within Mich. Admin. Code R 338.701 through R 338.727 inclusive, as amended, the provisions of which are made a part hereof and incorporated herein by reference.
- (3) **Separation Requirements.** No massage establishment shall be located within four hundred (400) feet of any property which is either occupied or approved for a massage establishment. No massage establishment shall be located within four hundred (400) feet of a preexisting school, place of worship, state-licensed day care facility, public library, playground, or public park, as measured from any point on the property to any point on the property of any school, place of worship, state-licensed day care facility, public library, playground, or public park.
- (4) **Operating Hours.** Daily hours of operation of any massage establishment shall be limited to the period of time from 8:00 a.m. to 10:00 p.m.

Section 6.38 Motels.

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 and C-4 Districts as a permitted use.
- (2) **Setbacks.** No building shall be any closer than twenty-five (25) feet to any side lot line and no closer than seventy-five (75) feet to the front lot line.
- (3) **Separation.** Separate buildings shall not be less than ten (10) feet apart.
- (4) **Signs.** Motels having a minimum of two hundred (200) feet of property bordering on I-275 or I-96 right-of-way may display additional wall signs on the basis of one (1) square foot of sign area in sum total for each

one (1) lineal foot of building frontage facing I-275 or I-96. Wall signs exceeding thirty (30) square feet of sign area each shall consist exclusively of individually fabricated letters or symbols attached individually and flatly to the building.

Section 6.39 Nature Preserves.

- (1) **Districts Permitted.** The following uses and standards apply in the NP District as a permitted use.
- A) **Outdoor Recreational Uses,** such as:
- i) Nature trails, including the construction of new trails and any improvements necessary to meet barrier-free design standards, where feasible, provided such improvements are consistent with the City of Livonia Five-Year Parks and Recreation Master Plan and the City's nonmotorized transportation plan.
 - ii) Appropriate forest management practices as determined by the Parks and Recreation Commission, including:
 - a) The removal of invasive plant or animal species deemed to be harmful or damaging to the health of existing or desired native plant or animal species, or to the economy, environment, or human health.
 - b) Introduction, reintroduction or promotion of native plant and animal species.
 - iii) Hiking.
 - iv) Educational laboratories.
 - v) Day camping (overnight camping not permitted).
- B) **Accessory Uses,** necessary or incidental to the principal uses listed above in A).

Section 6.40 Nursing Homes and Convalescent Homes.

- (1) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 and C-4 Districts as a permitted use.
- (2) **Minimum Lot Size.** Provided nursing homes and convalescent homes are located on a parcel of land comprising at least one (1) acre plus five hundred (500) square feet of land per bed.

Section 6.41 Oil and Gas Wells and Storage.

No oil well or natural gas well shall be drilled, established, or maintained in the City of Livonia, nor may any drilling rig or similar equipment be erected or constructed for the purpose of drilling, establishing or maintaining an oil or gas well without recommendation of the City Planning Commission and approval of the City Council.

Section 6.42 Open Air Business Uses Sales, Display, and/or Rental of Utility Trailers and Recreational Equipment.

- (1) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 District as a permitted use.
- (2) **General Standards.** Open air sales, display, and/or rental of utility trailers and recreational equipment subject to the following:
- A) **Minimum Lot Size.** A minimum lot area of eight thousand (8,000) square feet shall be required.

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- B) **Minimum Building Size and Maximum Building Height.** A building of not less than four hundred (400) square feet in area and not more than fifteen (15) feet in height shall be required to be located on said lot.
 - C) **Lighting.** Adequate lighting facilities shall be provided and so arranged as to reflect light toward the trailer rental area and away from streets and residential uses adjacent to the area. During the hours when the open-air display area is closed to business, lighting shall be provided at a level of not less than one (1) watt per each square yard of display area and with a maximum of not more than one and one-half (1½) watts per each square yard of display area; provided, however, that such lighting shall be hooded or shielded so as to be deflected from adjacent residential property.
 - D) **Enclosure.** The display area shall be enclosed with either a six (6) foot cyclone fence or a fence of a type approved by the Inspection Department which shall be located and maintained on the boundaries of such display area, with only such openings therein as may be necessary for ingress and egress.
 - E) **Display Area Setback.** No utility trailers or recreational equipment shall be parked or displayed within twenty (20) feet from the front or side lot line abutting a public street.
- (3) Certain additional open-air business uses as herein specified:
- A) **Operating Season.** Retail sales and/or display of plant materials not grown on site and sales of lawn furniture, playground equipment, and other home garden supplies, providing such use is temporary and carried on between April 1 and November 1.
 - B) **Location.** Open-air Businesses shall not be located within two hundred (200) feet of any intersection of two (2) or more major thoroughfares as indicated on the Future Transportation Map.
 - C) **Enclosure.** Except for sales and/or display taking place on a pedestrian walkway, the sales and/or display area shall be enclosed with a fence of a type as recommended by the Planning Commission and approved by the City Council, which fence shall be located and maintained on the boundaries of such sales and display area.
 - D) **Pedestrian Access.** Such retail sales and/or display taking place on any walkway providing pedestrian access to the adjacent building shall be limited to bedding plants (flowers and vegetables) and potted shrubs; provided, however, that such uses shall be conducted in a manner that will insure that the walkway is sufficiently free of obstructions at all times so as to provide safe and direct pedestrian access to and from the building.

Section 6.43 Open-Air Sales of Christmas Trees by Churches, Public and Parochial Schools and Other Bona Fide Charitable Organizations.

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, C-3, and C-4 Districts as a permitted use.
- (2) **General Standards.** Open-air sales of Christmas trees shall be permitted upon approval of a special annual commercial license by the Department of Inspection to churches, public and parochial schools, and other bona fide charitable organizations. The Department of Inspection shall determine that there is safe and suitable ingress and egress to the premises; adequate off-street parking is provided; and shall contact the Fire Department to determine that all fire rules and regulations have been complied with.

Section 6.44 Outdoor Storage of Recreational Equipment.

Outdoor storage of Recreational Equipment provided that:

- (1) **Districts Permitted.** The following standards apply in the M-1 District as a waiver use and in the M-2 District as a permitted use.

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- (2) **Compliance.** A site plan, as defined by Section 2.02Section 2.02(2) of this Ordinance, has been submitted therefor and has been reviewed and recommended by the Planning Commission and approved by the City Council.
 - (3) **Outdoor Storage.** There shall be no recreational equipment parked or stored within the front yard or side yard abutting a public or private street as would be required therefor by Section 4.02.
 - (4) **Enclosure.** The storage area shall be enclosed with either a six (6) foot cyclone fence or a fence of a type approved by the Inspection Department which shall be located and maintained on the boundaries of such storage area with only such openings therein as may be necessary for ingress or egress.
 - (5) **Lighting.** Adequate lighting facilities shall be provided and so arranged as to reflect light toward the storage area and away from streets and residential uses adjacent to the area.

Section 6.45 Pawnshops.

Pawn shops, provided that:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Outdoor Storage.** There shall be no outdoor sales, storage, or display of merchandise.
- (3) **Access.** Ingress and egress shall be available from a public street having an existing or planned right-of-way width of at least one hundred twenty (120) feet as shown on the Future Transportation Map.
- (4) **Compliance.** The business shall be properly licensed and bonded pursuant to Chapter 5.63 of the Livonia Code of Ordinances.
- (5) **Separation.** There is not a similar use within one thousand (1,000) feet measured from property lines.

Section 6.46 Payday Lenders.

Any business licensed pursuant to the Deferred Presentment Service Transactions Act, MCL 487.2121 et seq., provided that:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Access.** Ingress and egress shall be available from a public street having an existing or planned right-of-way width of at least one hundred twenty (120) feet as shown on the Future Transportation Map.
- (3) **Separation.** There is not a similar use within one thousand three hundred twenty (1,320) feet measured from property lines.

Section 6.47 Personal Service Establishments.

Personal Service Establishments within the NM2 and NM3 Districts must be developed in conjunction with the development of a planned residential community.

Section 6.48 Privately Owned and Operated Recreational Uses.

Privately owned and operated recreational uses subject to the following special requirements:

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, and NM1 Districts as a waiver use.

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- (2) **Minimum Lot Size.** The use shall be erected and located on a satisfactory site that is at least four (4) acres in area.
 - (3) **Setbacks.** Front, side, and rear yards shall each be at least twenty (20) feet wide. A swimming pool shall not be constructed within fifty (50) feet of any existing public street right-of-way as measured from the edge of the water. The pool shall not be constructed within three hundred (300) feet of any existing residence as measured from the edge of the water.
 - (4) **Access.** A parking and traffic plan showing the planned provision for parking and ingress and egress for pedestrian and motor vehicle traffic approved by the Police and Fire Departments shall be filed with the Inspection Department as a condition precedent to the issuance of the permit.
 - (5) **Landscape Plan.** A landscaping plan and time schedule approved by the Parks and Recreation Department shall be filed with the Inspection Department as a condition precedent to the issuance of the permit.
 - (6) **Maximum Building and Lighting Height.** Buildings erected on the premises in connection with privately owned and operated recreational uses shall in no case exceed one (1) story in height except where, as a result of the peculiar topography of the premises, a lower level can be constructed entirely below the grade of the public street abutting or adjacent to such premises, in which case the same shall be permitted, and lighting facilities erected on the premises shall not exceed twenty (20) feet in height.
 - (7) **Compliance.** Provided further, that privately owned and operated recreational uses comply with all other applicable rules, regulations, and ordinances of the City of Livonia. In order that the City Council might properly determine whether or not the requirements provided herein have and can be complied with, there shall be filed with the City Council a certified copy of the Articles of Incorporation and By-Laws of the private swimming pool club or organization; a plot plan drawn to scale showing the location of the premises on which the private swimming pool and related recreational facilities are to be situated, showing also the dimensions and area of such proposed area; the location of all residences and other buildings, structures, and public streets within one thousand (1,000) feet of such premises as measured from each of the property lines of the property site; and a separate development plan of the proposed site showing the size and location of all facilities to be situated thereon, and the size and location of all front, rear, and side yards and the length, width, and location of all driveways and parking facilities to be located on the proposed site. For the purpose of this Ordinance, the term "neighborhood," "community," or "club" pool shall mean that the pool is owned and operated by a private swimming club or similar organization for the sole and exclusive use of its members of such club, their families, and guests.

Section 6.49 Raising of Fur Bearing Animals.

- (1) **Districts Permitted.** The following standards apply in the RUF District as a waiver use.
- (2) **Minimum Lot Size.** The raising of fur bearing animals shall be conducted on a farm of five (5) acres or more.
- (3) **Setbacks.** The pens or cages must be located at least one hundred (100) feet from any front, side, or rear property line.
- (4) **Conformance.** The raising of livestock shall conform to the Generally Accepted Agricultural and Management Practices (GAAMP) for the Care of Farm Animals.

Section 6.50 Religious Institutions.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, and NM1 Districts as a waiver use, and in the C-1, C-2, C-3, and C-4 Districts as a permitted use.

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- (2) **Minimum Lot Size.** In N1, N2, RUF, and NM1 Districts, Religious Institutions must be located on a parcel of land at least two (2) acres in area.
- (3) **Signs.** Religious institutions shall be permitted the following:
- A) One (1) identification ground sign not to exceed thirty (30) square feet of sign area or to exceed six (6) feet in height and shall have a minimum setback of ten (10) feet from any right-of-way line.
 - B) One (1) freestanding bulletin board or identification ground sign not to exceed twenty (20) square feet of sign area and not to exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any right-of-way line.
 - C) One (1) wall sign not to exceed twenty (20) square feet of sign area. Such sign shall consist of individual letters attached individually and flatly to the building.

Section 6.51 Restaurants.

- (1) Limited service and carry-out restaurants with or without outdoor dining areas subject to the following:
- A) **Districts Permitted.** The following standards apply in the C-1, C-2, C-3, and C-4 Districts as a permitted use.
 - B) **Access.** Ingress and egress shall be available from a public street having an existing or planned right-of-way width of at least one hundred twenty (120) feet as shown on the Future Transportation Map.
 - C) **Drive-Up Window Facilities.** Drive-up window facilities are prohibited.
 - D) **Outdoor Dining.** Outdoor dining areas with seating for no more than six (6) persons when conducted in conjunction with a carry-out restaurant or twelve (12) persons when conducted in conjunction with a Limited Service Restaurant (as defined in Section 2.01(8) of this Ordinance) operating pursuant to a valid waiver use approval, provided that:
 - i) The outdoor dining is conducted in accordance with a site plan illustrating the seating arrangement and capacity which has been approved by the Planning Department and Inspection Department.
 - ii) That outdoor dining shall be restricted to sidewalk or patio areas adjoining the building.
 - iii) That the outdoor dining shall be conducted in a manner that will ensure that sufficient clear space for pedestrian and handicapped circulation is provided, and that safe and direct access to and from the building is maintained.
 - iv) If deemed necessary for public safety in instances where outdoor dining areas or drive aisles, decorative fencing (or other measures, such as bollards) shall be installed to demarcate and protect the outdoor seating areas.
 - v) That trash receptacles shall be provided for the outdoor seating area and shall be emptied regularly as needed.
 - vi) That the sound levels of any outdoor speakers shall be kept to a reasonable minimum so as to not become objectionable.
 - vii) That all lighting equipment installed for the outdoor seating area shall be shielded or so arranged as to minimize stray light trespassing across property lines and glaring into adjacent roadway.
- (2) Full-service restaurants with or without outdoor dining areas subject to the following:
- A) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 and C-4 Districts as a permitted use.

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- B) **Floor Area.** At least one-half (½) of a restaurant's usable main floor area shall be devoted to a dining or eating and/or drinking area.
 - C) **Access.** Ingress and egress be available from a public street by means of at least two (2) separate driveways at least forty (40) feet apart from one another.
 - D) **Lighting.** Suitable lighting shall be provided and so arranged as to reflect away from any adjacent or abutting residential district and toward the commercial area.
- (3) Drive-in restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks subject to the following:
- A) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
 - B) **Access.** Ingress and egress shall be available from a public street having a right-of-way width of at least one hundred twenty (120) feet or more as indicated on the Future Transportation Map by means of at least two (2) separate driveways located at least thirty (30) feet apart from one another.
 - C) **Lighting.** Suitable lighting shall be provided and so arranged as to reflect away from any adjacent or abutting residential district and toward the commercial area.
 - D) **Setback.** No drive-in restaurant shall be located nearer than two hundred (200) feet as measured from any point on the property to any point on the property of a religious institution.
 - E) **Drive-Up Window Facilities.** Drive-up window facilities shall comply with the following minimum standards:
 - i) A restaurant with a drive-up window shall provide a separate customer ordering station.
 - ii) The traffic lane serving the drive-up window shall be at least ten (10) feet wide.
 - iii) The turning radius on any curve in the drive-up window traffic lane shall be no less than fifteen (15) feet.
 - iv) A by-pass lane or other suitable means of access to a public street shall be provided for vehicles that do not use the drive-up window.
 - v) Parking spaces located beyond drive-up windows shall be designated for use of drive-up window patrons.
 - vi) Ingress and egress shall be available from a public street by means of at least two (2) separate driveways at least forty (40) feet apart from one another.
 - vii) Suitable lighting shall be provided and so arranged as to reflect away from any adjacent or abutting residential district and toward the commercial area.

Section 6.52 Retail Sales.

- (1) Buildings (single or multi-unit) for the purpose of retail sales and which contain a gross floor area of thirty thousand (30,000) square feet or more provided that:
 - A) **Districts Permitted.** The following standards apply in the C-1, C-2 and C-4 Districts as a waiver use and in the C-3 District as a permitted use.
 - B) **Setbacks.** The front yard shall be at least one hundred (100) feet; the rear yard shall be at least twenty-five (25) feet; the interior side yard(s) shall be at least twenty (20) feet; and a side or rear yard abutting a street shall be at least sixty (60) feet; provided, however, that when Retail Sales abuts a residential

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- district, the required side and rear yards which abut such residential district shall be a least sixty (60) feet.
- C) **Outdoor Storage.** There shall be no outdoor sales, storage, or display of merchandise.
 - D) **Restaurants as an accessory use.** Restaurant uses as defined in Section 2.01, Section 2.01(8) of this Ordinance shall be permitted as an accessory use to a single unit building only; provided, however, that the number of customer seats in the restaurant shall not exceed thirty (30). In the event that such building of thirty thousand (30,000) square feet or more was previously granted waiver use approval without providing for an accessory restaurant use, any restaurant use may not be added thereafter without first obtaining waiver use approval in accordance with the provision of this Ordinance.
 - E) **Single Unit.** In the event that such building of thirty thousand (30,000) square feet or more is intended to be a single unit, the application for waiver use shall include a statement that the building as proposed will be attractive to other commercial tenants in the event the initial occupant ceases its occupancy of the building, including a description of the features of the building which will make it attractive to prospective replacement tenants. Such statement shall be revised, prior to final approval, to reflect any design changes recommended by City Council which affect the attractiveness of the proposed building to subsequent would-be occupants.
- (2) A workshop incidental to retail sales is permitted for servicing, repairing, or workshop activities. Up to 50% of the usable floor area can be used as a showroom in the commercial zoning districts. Up to 10% of the usable floor area can be used as a showroom in the industrial zoning districts. Such uses are detailed below:
- A) Air conditioning sales, service, and repair shops;
 - B) Apparel alteration and repair shops;
 - C) Electrical and lighting fixture sales, service, and repair shops;
 - D) Furniture reupholstery and refinishing establishments;
 - E) Lawnmower sales, service, and repair shops;
 - F) Locksmith shops;
 - G) Office equipment sales, service, and repair establishments;
 - H) Plumbing and heating sales, service, and repair shops;
 - I) Radio and television sales, service, and repair shops;
 - J) Sign painting shops (no outside storage);
 - K) Taxidermy shops;
 - L) Motorcycle sales, service, and repair establishments; however, facilities for outdoor testing, display, or storage of merchandise are expressly prohibited.
- (3) Retail sales of new furniture when such use is accessory to a furniture warehouse establishment and located within a warehouse structure, and located in an M-1 District, such waiver use being expressly prohibited in an M-2 District, and provided that:
- A) **Minimum Lot Size.** The warehouse structure in any such case shall be located on a parcel of land containing four (4) acres or more.
 - B) **Floor Area.** Such retail sales use and display areas combined shall not exceed thirty-five (35) percent of the entire floor area of the structure or such lesser percent as approved.

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- C) **Outdoor Storage.** No outside storage, sales, or display of merchandise or promotional activity shall be permitted.
 - D) **Sales.** All sales of merchandise shall be conducted wholly within the retail sales portion of the structure.
 - E) **Off-Street Parking.** Off-street parking facilities shall be provided as hereinafter specified in Section 9.04 of this Ordinance, except that no parking of automobiles or other motor vehicles shall be permitted in the front yard setbacks and in the case of double frontage lots, the rear yard setbacks or side yard setbacks if such yard abuts a public or private street.

(Ord. of 4-18-2022)

Section 6.53 Second-Hand Stores.

The following standards shall apply to second-hand stores and rummage shops (not including antique stores as defined in Section 2.01(8) of this Ordinance):

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Outdoor Storage.** There shall be no outdoor sales, storage, or display of merchandise.
- (3) **Access.** Ingress and egress shall be available from a public street having an existing or planned right-of-way width of at least one hundred twenty (120) feet as shown on the Future Transportation Map.

Section 6.54 Self-Storage, Indoor Climate Controlled.

Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis, subject to the following:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3, ML, M-1, and M-2 Districts as a permitted use.
- (2) **Minimum Lot Size.** The minimum size of the site shall be not less than three (3) acres.
- (3) **Maximum Number.** Only one (1) climate-controlled building used in whole or in part for the purpose of providing storage on a self-service basis shall be permitted on the premises.
- (4) **Outdoor Storage.** There shall be no outdoor storage and no storage of flammable, explosive, radioactive, hazardous, toxic, or volatile substances within the self-storage buildings or upon the premises.
- (5) **Access.** Customer access to the self-storage units shall only be from the interior of a fully-enclosed, climate-controlled building.
- (6) **Overhead Doors.** Overhead doors to allow vehicles to enter or exit the building may be allowed provided they are controlled by means of electronic access devices or by an employee of the facility.
- (7) **Operating Hours.** The facility shall not be open for customer access to the storage units earlier than 7:00 a.m. nor later than 9:00 p.m.
- (8) **Building Façades.** Exterior building wall façades shall consist of maintenance-free materials, and the design and architectural appearance of the building shall be compatible to and in harmony with the surrounding commercial buildings in the area.

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- (9) **Use of Self-Storage Facility.** Except as provided herein, the use of the self-storage facility shall be limited to the storage of personal and business items only, and no unit designed or intended for storage purposes shall be used for operating a business or recreational activity including, but not limited to, repairs, manufacturing, assembly, personal service, hobby, retail, or office.
 - (10) **Security Manager.** A security manager shall be permitted to reside within the confines of the same building used in whole or in part for self-storage and such residence shall be considered an accessory use as provided in Section 2.01Section 2.01(4).
 - (11) **Accessory Uses.** Office, retail, and other uses otherwise permitted under this Article may be allowed only where such use or uses are designed and provided as an integral part of the development, including, but not limited to, access, parking, lighting, and signage.

Section 6.55 Small Cell Wireless Facilities.

- (1) **Districts Permitted.** The following standards apply in all zoning districts as a permitted use.
- (2) **Compliance.** Per the provisions of the Small Wireless Communications Facilities Deployment Act, Public Act 365 of 2018, MCL 460.1301 et seq. ("Act 365"), the activities set forth in Code of Ordinances Section 12.06.050(D) are exempt from zoning review, except that replacement small cell wireless facilities shall require a permit if they exceed in size or weight the size or weight of the small cell wireless facility being replaced. Subsections (3) to (5) below apply to zoning reviews for the following activities that are subject to zoning review and approval, that are not a permitted use under Code of Ordinances Section 12.06.040(E), and that take place within or outside the public right-of-way:
 - A) The modification of existing or installation of new small cell wireless facilities.
 - B) The modification of existing or installation of new wireless support structures used for such small cell wireless facilities.
- (3) **Application.** Applications for zoning approval shall be filed with the City Engineer, or his or her designee ("Engineer"), and the processing of an application for a zoning approval is subject to all of the following requirements:
 - A) Within 30 days after receiving an application under this section, the Engineer shall notify the applicant in writing whether the application is complete. If the application is incomplete, the notice shall clearly and specifically delineate all missing documents or information. The notice tolls the running of the 30-day period.
 - B) The running of the time period tolled under subdivision (A) resumes when the applicant makes a supplemental submission in response to the authority's notice of incompleteness. If a supplemental submission is inadequate, the Engineer shall notify the applicant not later than 10 days after receiving the supplemental submission that the supplemental submission did not provide the information identified in the original notice delineating missing documents or information. The time period may be tolled in the case of second or subsequent notices under the procedures identified in subdivision (2)(A) above. Second or subsequent notices of incompleteness may not specify missing documents or information that was/were not delineated in the original notice of incompleteness.
 - C) The application shall be processed on a nondiscriminatory basis.
 - D) The Engineer shall approve or deny the application and notify the applicant in writing within 90 days after an application for a modification of a wireless support structure or installation of a small cell wireless facility is received or 150 days after an application for a new wireless support structure is received. The time period for approval may be extended by mutual agreement between the applicant and the Engineer. If the Engineer fails to comply with this subdivision, the application is considered to

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- be approved subject to the condition that the applicant provide the City not less than 15 days' advance written notice that the applicant will be proceeding with the work pursuant to this automatic approval.
- E) The Engineer shall not deny an application unless all of the following apply:
- i) The denial is supported by substantial evidence contained in a written record that is publicly released contemporaneously.
 - ii) There is a reasonable basis for the denial.
 - iii) The denial would not discriminate against the applicant with respect to the placement of the facilities of other wireless providers.
- (4) **Zoning Approval.** Review of an application for a zoning approval is subject to all of the following requirements:
- A) An applicant's business decision on the type and location of small cell wireless facilities, wireless support structures, or technology to be used is presumed to be reasonable. This presumption does not apply with respect to the height of wireless facilities or wireless support structures. The Engineer may consider the height of such structures in its zoning review but shall not discriminate between the applicant and other communications service providers.
 - B) The Engineer shall not evaluate or require an applicant to submit information about an applicant's business decisions with respect to any of the following:
 - i) The need for a wireless support structure or small cell wireless facilities.
 - ii) The applicant's service, customer demand for the service, or the quality of service.
 - C) Any requirements regarding the appearance of facilities, including those relating to materials used or arranging, screening, or landscaping, shall be reasonable.
 - D) Any spacing, setback, or fall zone requirement shall be substantially similar to a spacing, setback, or fall zone requirement imposed on other types of commercial structures of a similar height.
- (5) **Fees.** Application fees for zoning approval hereunder shall be:
- A) \$1,000.00 for a new wireless support structure or modification of an existing wireless support structure.
 - B) \$500.00 for a new small cell wireless facility or modification of an existing small cell wireless facility.
- Fees hereunder shall be adjusted as necessary to assure that such fees are the highest amounts permitted under Act 365, so long as such fees do not exceed the costs imposed on the City in connection with the permit application and zoning review.
- (6) **Construction Commencement.** Within 1 year after a zoning approval is granted, a wireless provider shall commence construction of the approved structure or facilities that are to be operational for use by a wireless services provider, unless the Engineer and the applicant agree to extend this period or the delay is caused by a lack of commercial power or communications facilities at the site. If the wireless provider fails to commence the construction of the approved structure or facilities within the time required, the zoning approval is void, and the wireless provider may reapply for a zoning approval. However, the wireless provider may voluntarily request that the zoning approval be terminated.
- (7) **Moratorium.** The City shall not institute a moratorium on either of the following:
- A) Filing, receiving, or processing applications for zoning approval.
 - B) Issuing approvals for installations that are not a permitted use.

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- (8) **Failure to Meet Requirements.** The Engineer may revoke a zoning approval, upon 30 days' notice and an opportunity to cure, if the permitted small cell wireless facilities and any associated wireless support structure fail to meet the requirements of the approval, applicable codes, or applicable zoning requirements.
 - (9) **Administration.** The Mayor or his/her designee may provide forms and policies for administering this Section and Chapter 06 of Title 12 of the Code of Ordinances.
 - (10) **Written Appeal.** Pursuant to MCL 460.1327, a person seeking to reverse a determination made under this Section or Chapter 06 of Title 12 of the Code of Ordinances may submit a written appeal to the Mayor, identifying the reason(s) for reversing the determination. Within 10 business days of receiving the written appeal, the Mayor shall render his/her decision whether to uphold, reverse, or uphold in part/reverse in part the determination under appeal.

Section 6.56 Temporary Uses and Sidewalk and Tent Sales.

- (1) **Sidewalk and Tent Sales.** Sidewalk and tent sales are permitted accessory uses for retail establishments in C-1 and C-2 Districts, provided that:
 - A) The retail establishment submits a site plan to the Building Official and obtains a permit from the Building Official and complies with all permit conditions.
 - B) No portion of any sale shall take place in a public right-of-way or the front or side yard required by this Ordinance for the retail establishment, except in cases where the building setback renders compliance with the yard requirement infeasible, in which case the sale shall be conducted at a setback which is, in the judgment of the Building Official, as near to a conforming setback as is feasible.
 - C) The retail establishment does not conduct more than two sidewalk and/or tent sales in any calendar year per address or tenant.
 - D) No such sale exceeds two (2) weeks in duration.
 - E) The principal use is located on the same premises; and
 - F) The premises upon which the sidewalk or tent sale is proposed is otherwise code compliant. If the Building Official has concerns or questions regarding safe access or the possibility of pedestrian and vehicular traffic conflicts that could occur in connection with the subject use, the Building Official will obtain a recommendation from the Traffic Bureau of the Police Department prior to issuance of a permit.
- (2) **Temporary Buildings Incidental to the Construction of Residential Dwellings.** The following standard applies in the N1, N2, and RUF Districts as a permitted use. Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements shall be removed immediately upon completion or abandonment of the construction work.
- (3) **Carnivals.** The following standard applies in the RUF, C-2, and C-4 Districts as a waiver use and in the P-L and C-3 Districts as a permitted use. Carnivals may be allowed for periods not normally to exceed two (2) weeks; however, they may request an optional time extension of up to two (2) weeks from the Planning Director.

Section 6.57 Ambulance Services, Local and Suburban Bus Terminals and Taxicab Terminals.

- (1) **Districts Permitted.** The following standards apply in the C-2, M-1, and M-2 Districts as a waiver use and in the C-3 District as a permitted use.
- (2) **General Standards.** Ambulance services, local and suburban bus terminals, and taxicab terminals when exterior design, appearance, and location of any proposed building, structure, or premises and the location and design of any proposed parking facility or loading and unloading area to be used for above uses is consistent with the spirit, intent, and purpose of this Ordinance.

Section 6.58 Steel Fabricators, ~~Truck Terminals, Truck and Trailer Rental Facilities, Special Trade Contractors, and Vehicle Tow Yards.~~

- (1) **Districts Permitted.** The following standards apply in the M-1 District as a waiver use and the M-2 Districts as a waiver-permitted use.
- (2) **Classification.** Steel fabricators; ~~truck terminals; truck and trailer rental facilities and special trade contractors~~ where vehicles, trailers, equipment, and material are not wholly enclosed within a building; ~~vehicle tow yards; and special trade contractor classified as~~ shall include, but are not limited to, the following:
 - A) Bridge builders.
 - B) Concrete contractors.
 - C) Dredging contractors.
 - D) Excavating contractors.
 - E) Fence contractors.
 - F) Foundation contractors.
 - G) Grading contractors.
 - H) Oil well contractors.
 - I) Paving contractors.
 - J) Pile driving contractors.
 - K) Sewer excavators.
 - L) Steel erectors.
 - M) Underground contractors.
 - N) Wrecking contractors.
 - O) Septic tank installers and cleaners.
 - P) Landscape contractors.

~~Provided that:~~

(3) Fencing, Screening and Landscaping Requirements. The following requirements shall apply:

- ~~i~~A) Except for the front yard setback, the lot area shall be enclosed with a fence of a type approved by the Inspection Department which shall be located and maintained on the boundaries of such lot area, with only such openings therein as may be necessary for ingress and egress; provided, however, that in the case of a corner lot such fence shall be located on the side yard setback line abutting a public or private thoroughfare.
- ~~ii~~B) Landscaping of the front yard and, in the case of a corner lot, also the side yard abutting a public or private thoroughfare, shall be required.
- ~~iii~~C) The outside stacking or stockpiling of materials shall not exceed eight (8) feet in height above ground level.

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- ~~ivD~~) Notwithstanding any other provisions of this Ordinance, wherever the outside storage of equipment and/or material occurs on the site ~~of an approved waiver use~~ and is immediately adjacent to or abutting any residentially zoned property, there shall be provided a greenbelt which shall be at least twenty (20) feet in width, which shall consist of at least two (2) rows of appropriate live plant materials, so placed as to provide continuous screening over and above that which is provided by the protective wall, as is required by other provisions of this Ordinance and shall thereafter be permanently maintained; and further provided, that such greenbelt shall attain a minimum height of at least eight (8) feet after one full growing season.

(Ord. of 4-18-2022)

Section 6.59 Veterinary Clinics, Animal Clinics, and Animal Hospitals.

Veterinary clinics, animal clinics, and animal hospitals, provided that such uses or clinics are hereby defined to mean the professional use of a building, by a licensed veterinarian for rendering professional services to household pets, and provided that:

- (1) **Districts Permitted.** The following standards apply in the RUF, C-1 and C-2 Districts as a waiver use and in the C-3 Districts as a permitted use.
- (2) **Specified Use.** Any building designed, constructed, or modified for veterinary clinics, animal clinics, and animal hospitals shall be used for the sole purpose of providing necessary medical care for sick or diseased household pets and shall not be constructed or used as a boarding establishment for household pets.
- (3) **Attendant.** A full-time duly qualified attendant or veterinarian shall be stationed in charge of such premises whenever any animals eligible for treatment at such establishment, as herein defined, are kept on the premises.
- (4) **Enclosure.** In no case shall such establishments have open or outdoor runways, kennels, or pens.
- (5) **Disposal of Rubbish.** In no case shall there be, in connection with the operation of such establishment, the disposal of rubbish and litter in such a manner as to be obnoxious or offensive. In no case shall there be any harboring of vermin or decaying matter on the premises, and effective provision shall be made to confine all noise, confusion, and odor, if any, to the premises.
- (6) **Soundproof.** The building housing veterinary clinics, animal clinics, and animal hospitals and the ventilating system used in connection therewith shall be so constructed as to be soundproof and soundproofing shall be installed to the extent necessary to ensure the elimination of all noise from the area used for the treatment and temporary keeping of such sick and diseased household pets.

Section 6.60 Wireless Communication Facilities.

- (1) **Purpose and intent.** It is the general purpose and intent of the City of Livonia to carry out the will of the United States Congress by authorizing communications facilities needed to operate wireless communications systems. However, it is the further purpose and intent of the City of Livonia to provide for such authorization in a manner which will retain the integrity of neighborhoods and the character, property values, and aesthetic quality of the community at large.
- (2) **Compliance.** Wireless communication facilities, provided that:
 - A) Wireless Communication Facilities shall meet the requirements of Section 7.18 of the Zoning Ordinance.

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- B) At least fifteen (15) days prior to the public hearing required by Section 13.13, Section 13.13(2) of the Zoning Ordinance with respect to such use, the City shall erect four foot by four foot (4' x 4') sign(s) at one (1) or more prominent locations around the premises leased or purchased for such wireless communication facility, in location(s) determined by the Building Official to be likely to give notice of the referenced proceedings to all interested parties. Such sign shall state the fact that a wireless communication facility has been proposed for a location near the sign, and name and address of the real party requesting the waiver use approval, and the telephone number at City Hall where interested persons can call for further information.
- C) Notice of the hearing shall be provided as required by law for public hearings concerning zoning matters, except that, due to the public nature of the property involved, the area in which notices are mailed will be expanded to include properties within six hundred (600) feet of the property which is the subject of the application or petition, as measured from the boundaries of the site leased or purchased for the purpose of erecting the wireless communication facility.
- (3) **Definitions.** The following definitions shall apply in the interpretation of this section:
- A) *"Collocate"* means to place or install wireless communications equipment on an existing wireless communications support structure or in an existing equipment compound. "Collocation" has a corresponding meaning.
- B) *"Equipment compound"* means an area surrounding or adjacent to the base of a wireless communications support structure and within which wireless communications equipment is located.
- C) *"Wireless communications equipment"* means the set of equipment and network components used in the provision of wireless communications services, including, but not limited to, antennas, transmitters, receivers, base stations, equipment shelters, cabinets, emergency generators, power supply cables, and coaxial and fiber optic cables, but excluding wireless communications support structures.
- D) *"Wireless communications support structure"* means a structure that is designed to support, or is capable of supporting, wireless communications equipment, including a monopole, self-supporting lattice tower, guyed tower, water tower, utility pole, or building.
- E) *"Planning Official"* shall mean the Director of Planning.
- F) *"Building Official"* shall mean the Chief Building Official.
- G) *"Backhaul network"* shall mean the lines that connect a wireless communications provider's wireless communications facilities to one or more cellular telephone switching offices, and/or long-distance providers, or the public switched telephone network.
- (4) **Authorization.** Except for paragraph A) below, no wireless communications equipment or support structures may be erected in the City of Livonia except upon application to the City for approval thereof, as set forth in paragraph (6) below; compliance with all other requirements of this section; and conformance of said equipment or support structure to one of the categories set forth in subparagraphs B) or D) below:
- A) Wireless communications equipment is a permitted use of property and is not subject to special land use approval or any other approval if all the following requirements are met:
- i) The wireless communications equipment will be collocated on an existing wireless communications support structure or in an existing equipment compound.
- ii) The existing wireless communications support structure or existing equipment compound is in compliance with this zoning ordinance or was approved by the Planning Commission and City Council.

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- iii) The proposed collocation will not do any of the following:
 - a) Increase the overall height of the wireless communications support structure by more than 20 feet or 10% of its original height, whichever is greater.
 - b) Increase the width of the wireless communications support structure by more than the minimum necessary to permit collocation.
 - c) 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 Planning Official, Building Official, Planning Commission, or City Council.
- B) Wireless communications equipment that meets the requirements of subparagraph A)i) and A)ii) but does not meet the requirements of subparagraph A)iii) or A)iv) is a permitted use of property if it receives waiver use or special waiver use approval under paragraphs E) or F).
- C) Wireless communications equipment that meets the requirements of paragraph A) shall be required to comply with the requirements set forth in paragraph (5)A)i)a) through (5)A)i)c); paragraph (5)A)iii); paragraph (5)A)v)e) through (5)A)v)f); and paragraph (5)A)v)i) through (5)A)v)j).
- D) Other circumstances creating permitted use treatment. Subject to the standards and conditions set forth in subparagraph (5)A) below, wireless communications equipment or support structures shall be permitted uses in the following circumstances, and in the following zoning districts and zones, after approval by both the Planning Official and Building Official:
- i) An existing structure which will have wireless communications equipment attached to it within a non-residential zoning district where the existing structure is not proposed to be materially altered or materially changed in appearance.
 - ii) An existing structure which will have wireless communications equipment attached to it and which structure consists of a utility pole located within a right-of-way, where the existing pole is not proposed to be modified in a manner which would materially alter the structure and/or result in an impairment of sight lines or other safety interests.
 - iii) A wireless communications support structure established within a right-of-way having an existing width of more than 204 feet (expressways), subject to collocation requirements as outlined in paragraph (8) below.
 - iv) A wireless communications support structure established in any M-1, M-2, or commercially zoned district within Sections 25—30 and that portion of Section 19 bounded by Schoolcraft Road, Eckles Road, and the I-96 expressway, M-1, ML, and commercial zones which are contiguous with Eight Mile Road, and that zone which is west of the I-275/96 expressway, north of Six Mile Road, east of the western City boundary, and south of Eight Mile Road.
- E) Waiver Uses.
- i) Subject to the standards and conditions set forth below in Sections (5)A) and (5)B) and in Section 13.13, Section 13.13(6) of this Zoning Ordinance, wireless communications equipment and support structures may be authorized as waiver uses in C-1, C-2, C-3, C-4, PO, and OS zoning districts if not included in Paragraph A) or D) above upon a recommendation by the City Planning Commission and approval of the City Council.
 - ii) Subject to the standards and conditions set forth below and in Section 13.13, Section 13.13(6) of this Zoning Ordinance, wireless communications equipment may be authorized as waiver uses in

NM3 zoning districts upon a recommendation by the City Planning Commission and approval by the City Council.

- iii) Subject to the standards and conditions set forth below in Sections (5)A) and (5)B) and in Section 13.13, Section 13.13(6) of this Zoning Ordinance, wireless communications support structures may be authorized as a waiver use in any public land zone upon a recommendation of the City Planning Commission, approval of the Livonia City Council, and approval of the governing body which owns the land. Failure to receive approval from either the Livonia City Council or the governing body which owns the land shall result in a denial of the petition or application. In no case shall the wireless communications support structure in a public land zone be within 300 feet of a residence.

- F) **Special Waiver Uses.** If it is demonstrated by an applicant that wireless communications equipment or a wireless communications support structure may not reasonably be established as a permitted use under paragraph A) or D) above, and is required to be established outside of a zoning district identified in paragraphs D) and E) above, in order to operate a wireless communications service, then wireless communications equipment or a wireless equipment support structure may be permitted elsewhere in the City as a special waiver use subject to the criteria and standards of Section 13.13, Section 13.13(3) of this Ordinance and paragraphs (5)A) and (5)B) below.

(5) **General Regulations.**

- A) **Standards and Conditions.** Applications for wireless communications equipment or support structures, if required, shall be reviewed in accordance with the following standards and conditions, and, if approved, shall be constructed and maintained in accordance with such standards and conditions. In addition, if the wireless communications equipment or support structure is approved, and is other than a permitted use, it shall be constructed and maintained with any additional conditions imposed by the findings of the Planning Commission and approved by the City Council in its discretion; provided, however, that waiver use or special waiver use approval of wireless communications equipment may be made expressly conditional only on the wireless communications equipment's meeting the requirements of City ordinances and of federal and state laws before the wireless communications equipment begins operation.

- i) Wireless communications equipment or support structures shall not be demonstrably injurious to neighborhoods or otherwise detrimental to the public safety and welfare.

- a) **Annual Certification of Wireless Communications Equipment and Support Structures.**

Every operator and all collocators on all wireless communications equipment and wireless communications support structures shall no later than November 1st of each year certify to the Inspection Department by sworn statement of an authorized corporate officer that each of the facilities it operates in the City:

- i. are authorized to operate under a wireless license granted by the FCC;
- ii. are subject to the FCC's radiofrequency exposure rules; and
- iii. are operated in accordance with the FCC's radiofrequency rules.

Temporary remedial measures shall be promptly taken to bring equipment not certified to be compliant until permanent remedial measures have been made and compliance has been certified to the Inspection Department. Permanent remedial measures shall be made within thirty (30) days after the equipment was first deemed to be not in compliance with the FCC's radiofrequency rules. A late fee of One Hundred Dollars (\$100.00) shall be imposed on any operator or collocator that has not provided this certification within ten (10) days of November 1st of each year.

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- b) **Penalty.** Any person, persons, firm or corporation, or any others acting on behalf of said person, persons, firm, or corporation, violating or failing to comply with any of the provisions of a) above shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding five hundred dollars (\$500.00), or by imprisonment not exceeding five (5) days, or by both such fine and imprisonment at the discretion of the Court. Each act of violation and every day upon which such violation shall occur shall constitute a separate offense.
- c) **Address and Change of Address.** Each annual submission shall include the address of the facility assigned by the City and all pertinent information including the name, address, and telephone number of each operator and collocator. The operator and collocator of a cell tower or collocation equipment is hereby obligated to notify the Inspection Department in writing of any change of contact information or ownership within ten (10) days of any change. There shall be no charge for notification of the change of contact information or ownership if the notification is accomplished within the ten (10) day period. A late fee of one hundred dollars (\$100.00) shall be imposed for failure to notify the Inspection Department of a change in contact information or ownership within the ten (10) day period. It is the responsibility of the owner and/or operator to verify that the city has received said notification.
- ii) Wireless communications equipment and support structures shall be located and designed to be harmonious with the surrounding areas, and if it is a new wireless communications support structure, shall be located no less than ½ mile from existing wireless communications support structures. The distance requirements shall not apply to applicants who have demonstrated that collocation is not feasible pursuant to paragraph (8)C)i) below.
- iii) Wireless communications equipment and support structures shall comply with applicable federal and state standards relative to the environmental effects of radio frequency emissions.
- iv) Applicants shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights.
- v) The following additional standards shall be met:
- a) The maximum height of the new or modified wireless communications support structure and antenna shall be the minimum height demonstrated to be necessary for reasonable communications by the applicant (and by other entities to collocate on the structure), but in no event shall the wireless communications support structure exceed 150 feet in height in all districts except in any M-1, M-2, or commercially zoned district within sections 25-30 and that portion of Section 19 bounded by Schoolcraft Road, Eckles Road, and the I-96 expressway, in which case the maximum height shall not exceed 250 feet. These height limitations shall not apply to those collocations which are a permitted use as set forth in paragraph (4)A) above. The accessory building contemplated to enclose such things as switching equipment shall be limited to the maximum height for accessory structures within the respective district.
- b) The setback of the new or proposed wireless communications support structure from any residential district or residential use shall be at least the height of the highest point of the structure plus 25 feet. The setback of the new or proposed wireless communications support structure from any existing or proposed rights-of-way or other publicly traveled roads shall be no less than the height of the structure unless the structure is placed within the right-of-way itself.

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- c) Where the proposed new or modified wireless communication support structure abuts a parcel of land which is used for other than residential purposes, the minimum setback of the structure, and accessory structures, shall be in accordance with the required setbacks for main or principal buildings as provided in the schedule of regulations for the zoning district in which the support structure is located.
 - d) There shall be unobstructed access to the wireless communications support structure, for operation, maintenance, repair, and inspection purposes, which may be provided through or over an easement. This access shall have a width and location determined by such factors as: the location of adjacent thoroughfares and traffic and circulation within the site; utilities needed to service the tower and any attendant facilities; the location of buildings and parking facilities; proximity to residential districts and minimizing disturbance to the natural landscape; and the type of equipment which will need to access the site.
 - e) The division of property (lot splits or subdividing) for the purpose of locating wireless communications equipment or a wireless communications support structure is prohibited unless all zoning requirements and conditions are met.
 - f) Where wireless communications equipment is proposed on the roof of a building, if the equipment enclosure is proposed as a roof appliance or penthouse on the building, it shall be designed, constructed, and maintained to be architecturally compatible with the principal building. The equipment enclosure may be located within the principal building or may be an accessory building. If proposed as an accessory building, it shall conform with all district requirements for principal buildings, including yard setbacks.
 - g) Where the proposed wireless communications support structure is not a permitted use under section (4)D)i) above, the Planning Commission and City Council shall, with respect to the color of the support structure and all accessory buildings, review and approve so as to minimize distraction, reduce visibility, maximize aesthetic appearance, and ensure compatibility with surroundings. It shall be the responsibility of the applicant to maintain the wireless communications support structure in a neat and orderly condition.
 - h) Before installing wireless communications support structures, the support system shall be constructed in accordance with all applicable building codes and shall include the submission of a soils report from a geotechnical engineer, licensed in the State of Michigan. This soils report shall include soil borings and statements confirming the suitability of soil conditions for the proposed use. The requirements of the Federal Aviation Administration, Federal Communications Commission, and Michigan Aeronautics Commission shall be noted. All applicants shall apply for and receive a permit from the Building Official prior to commencement of construction.
 - i) A maintenance plan, and any applicable maintenance agreement, shall be presented and approved for the proposed wireless communications equipment or support structure. Such plan shall be designed to ensure long term, continuous maintenance to a reasonably prudent standard.
 - j) The application, if required, or the operator of wireless communications equipment if same is a permitted use, shall provide a description of security to be posted at the time of receiving a building permit for, or the installation of, the wireless communications equipment or a support structure to ensure removal of the wireless communications equipment or support structure when it has been abandoned or is no longer needed, as provided in paragraph (8) below. In this regard, the security shall, at the election of the applicant or the operator, be in the form of:

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- i. Cash calculated at \$100.00 per vertical foot for wireless communications support structures.
 - ii. Surety bond calculated at \$100.00 per vertical foot for wireless communications support structures.
 - iii. Letter of credit calculated at \$100.00 per vertical foot for wireless communications support structures.
 - iv. An agreement in a form approved by the attorney for the City of Livonia and recordable at the office of the Register of Deeds for all wireless communications equipment or support structures, establishing a promise of the applicant and owner of the property to remove the equipment or support structure in a timely manner as required under this section of the ordinance, with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorney's fees incurred by the City of Livonia in securing removal and that any removal costs incurred by the City of Livonia will become a lien on the owner's property and enforceable against said landowner in a court of law of appropriate jurisdiction.

B) **Standards and Conditions Applicable to Waiver Uses and Special Waiver Uses.** Applications for wireless communications equipment or support structures which may be approved as waiver uses and special waiver uses under subparagraphs (4)E) or (4)F) above shall be reviewed by the City Planning Commission with a submission of findings to City Council for its review and decision, and if approved, constructed and maintained in accordance with the standards and conditions in subparagraph A), and in accordance with the following standards:

- i) The applicant shall demonstrate the need for the proposed wireless communications equipment or support structure to be located as proposed based upon the presence of one or more of the following factors:
 - a) Proximity to an interstate or major thoroughfare.
 - b) Areas of population concentration.
 - c) Concentration of commercial, industrial, and/or other business centers.
 - d) Areas where signal interference has occurred due to tall buildings, masses of trees, or other obstructions.
 - e) Topography of the proposed wireless communications equipment or support structure location in relation to other wireless communications equipment or support structures with which the proposed facility is to operate.
 - f) Other specifically identified reason(s) creating need for the wireless communications equipment or support structure.
- ii) The proposal shall be reviewed in conformity with the collocation requirements of this section.

(6) **Application Requirements for Wireless Communications Equipment or Support Structures Requiring Approval.**

- A) A site plan prepared in accordance with Section 13.13, Section 13.13(3) of this zoning ordinance shall be submitted, showing the location, size, screening, and design of all buildings and structures, including fences, and the location and size of outdoor equipment, and the location, number, and species of proposed landscaping.

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- B) The site plan shall also include a detailed landscaping plan where the support structure is being placed at a location which is not otherwise developed, or where a developed area will be disturbed. The purpose of landscaping is to provide screening and aesthetic enhancement for the structure base, accessory buildings, and enclosure. In all cases, there shall be shown on the plan fencing which is required for protection of the support structure and security from children and other persons who may otherwise access facilities.
- C) The application shall include a signed certification by a State of Michigan licensed professional engineer regarding the manner in which the proposed wireless communications support structure will fall, which certification will be utilized, along with other criteria such as applicable regulations for the district in question, in determining the appropriate setback to be required for the structure and other equipment.
- D) The application shall include a description of security to be posted at the time of receiving a building permit for the facility to ensure removal of the wireless communications equipment or support structure when it has been abandoned or is no longer needed, as provided in paragraph (9) below. In this regard, the security shall, at the election of the applicant, be in the form of:
- i) Cash calculated at one hundred dollars (\$100.00) per vertical foot for wireless communications support structures.
 - ii) Surety bond calculated at one hundred dollars (\$100.00) per vertical foot for wireless communications support structures.
 - iii) Letter of credit calculated at one hundred dollars (\$100.00) per vertical foot for wireless communications support structures.
 - iv) An agreement in a form approved by the attorney for the City of Livonia and recordable at the office of the Register of Deeds for all wireless communications equipment and support structures, establishing a promise of the applicant and owner of the property to remove the equipment and support structures in a timely manner as required under this section of the ordinance, with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorney's fees incurred by the City of Livonia in securing removal and that any removal costs incurred by the City of Livonia will become a lien on the owner's property and enforceable against said landowner in a court of law of appropriate jurisdiction.
- E) The application shall include a map showing existing and known proposed wireless communications equipment and support structures within the City of Livonia, and further showing existing and known proposed wireless communications equipment and support structures within areas surrounding the borders of the City of Livonia in the location, and in the area, which are relevant in terms of potential collocation or in demonstrating the need for the proposed wireless communications equipment and support structures. If and to the extent the information in question is on file with the City of Livonia, the applicant shall be required only to update as needed. Any such information which is trade secret and/or other confidential commercial information which, if released, would result in commercial disadvantage to the applicant, may be submitted with a request for confidentiality in connection with the development of governmental policy MCL 15.243(1)(g). This Ordinance shall serve as the promise to maintain confidentiality to the extent permitted by law. The request for confidentiality must be prominently stated to bring it to the attention of the City of Livonia.
- F) The application shall include the name, address, and phone number of the person to contact for engineering, maintenance, and other notice purposes. This information shall be continuously updated during all times the facility is on the premises.
- G) The application shall include identification of the entities providing the backhaul network for the wireless communications equipment and support structure described in the application and other

facilities owned or operated by the applicant in the municipality, including any lessees or users of the facilities.

(7) **Time Periods for Approvals.**

- A) After an application for a waiver use or special waiver use approval is filed with the Planning Commission, the Planning Official shall determine whether the application is administratively complete. Unless the Planning Official proceeds as provided under subparagraph B) below, the application shall be administratively complete when the Planning Official makes that determination or 14 business days after the Planning Commission receives the application, whichever is first.
- B) If, before the expiration of the 14-day period under subparagraph A) above, the Planning Official notifies the applicant that the application is not administratively complete, specifying the information necessary to make the application administratively complete, or notifies the applicant that a fee required to accompany the application has not been paid, specifying the amount due, the running of the 14-day period under subparagraph A) is tolled until the applicant submits to the Planning Official the specified information or fee amount due. The notice shall be given in writing or by electronic notification.
- C) The Planning Commission and City Council shall approve or deny the application not more than 60 days after the application is considered to be administratively complete. If the Planning Commission and City Council fail to timely approve or deny the application, the application shall be considered approved and the Planning Commission and City Council shall be considered to have made any determination required for approval.
- D) If the wireless communications equipment does not meet the requirements of paragraph (4)A) or for a wireless communications support structure, subparagraphs A) through C) above apply to the waiver use and special waiver use approval process, except that the period for approval or denial under subparagraph C) above is 90 days.

(8) **Collocation.**

- A) **Statement of Policy:** It is the policy of the City of Livonia to minimize the overall number of newly established locations for wireless communications equipment and wireless communications support structures within the City of Livonia and encourage the use of existing structures for attached wireless communications purposes, consistent with the statement of purpose and intent set forth in paragraph (1) of this section above. In light of the dramatic increase in the number of wireless communications equipment and support structures reasonably anticipated to occur as a result of the change of federal law and policy in and relating to the Federal Telecommunications Act of 1996, it is the policy of the City of Livonia that all users should collocate on wireless communications support structures in the interest of achieving the purposes and intent of this section, as stated above, and as stated in paragraph (1) of this section. If a provider fails or refuses to permit collocation on a facility owned or otherwise controlled by it, where collocation is feasible, the result will be that a new and unnecessary additional structure will be compelled, in direct violation of and in direct contradiction to the basic policy, intent, and purpose of the City of Livonia. The provisions of this subsection are designed to carry out and encourage conformity with the policy of the City of Livonia.
- B) **Feasibility of collocation:** Collocation shall be deemed to be "feasible" for purposes of this section where all the following are met:
 - i) The wireless communications provider entity under consideration for collocation will undertake to pay market rent or other market compensation for collocation.
 - ii) The site on which collocation is being considered, taking into consideration reasonable modification or replacement of a support structure, can provide structural support.

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- iii) The collocation being considered is technologically reasonable, e.g., the collocation will not result in unreasonable interference, given appropriate physical and other adjustment in relation to the structure, antennas, and the like.
 - iv) The height of the structure necessary for collocation will not be increased beyond a point deemed to be permissible by the City of Livonia taking into consideration the several standards contained in paragraph (5) of this section, above.

C) Requirements for Collocation:

- i) A special land use permit for the construction and use of a new wireless communications support structure shall not be granted unless and until the applicant demonstrates that a feasible collocation is not available for the coverage area and capacity needs.
- ii) All new and modified wireless communications support structures shall be designed and constructed to accommodate collocation for a minimum of three (3) total users. The Planning Official and Building Official may reduce the number of required users if they are convinced that a total of three (3) users will be unfeasible.
- iii) The policy of the City of Livonia is for collocation. Thus, if a party who owns or otherwise controls a wireless communications support structure within the City of Livonia shall fail or refuse to alter a structure to accommodate a proposed and otherwise feasible collocation, such structure shall thereupon and thereafter be deemed to be a nonconforming structure and use, and shall not be altered, expanded or extended in any respect.
- iv) If a party who owns or otherwise controls a wireless communication support structure shall fail or refuse to permit a feasible collocation, and this requires the construction and/or use of a new wireless communications support structure, the party failing or refusing to permit a feasible collocation shall be deemed to be in direct violation and contradiction of the policy, intent and purpose of the City of Livonia, and consequently, such party shall take responsibility for the violation, and shall be prohibited from receiving approval for a new wireless communications support structure within the City of Livonia for a period of five years from the date of the failure or refusal to permit the collocation. Such a party may seek and obtain a variance from the Board of Appeals if and to the limited extent the applicant demonstrates entitlement to variance relief which, in this context, shall mean a demonstration that enforcement of the five year prohibition would unreasonably discriminate among providers of functionally equivalent wireless communications services, or that such enforcement would have the effect of prohibiting the provision of personal wireless communications services.

- D) Incentive.** Review of an application for collocation (where required under this section) and review of an application for a permit for use of a facility permitted under paragraph (4)D)i) above shall be expedited by the City of Livonia.

(9) Removal.

- A) A condition of the installation of any wireless communications equipment or a wireless communications support structure shall be adequate provision for removal of all or part of the wireless communications equipment and support structure by users and owners upon the occurrence of one or more of the following events:
 - i) When the equipment or support structure has not been used for 180 days or more. For purposes of this section, the removal of antennas or other equipment from the support structure or the cessation of operations (transmission and/or reception of radio signals) shall be considered as the beginning of a period of nonuse.

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- ii) Six (6) months after new technology is available at reasonable cost as determined by the Livonia City Council, which determination shall be rebuttable by the support structure owner, which permits the operation of the communications system without the requirement of a support structure.
 - B) The situations in which removal of wireless communications equipment or a wireless communications support structure is required, as set forth in paragraph A) above, may be applied and limited to portions of wireless communications equipment or a wireless communications support structure.
 - C) Upon the occurrence of one or more of the events requiring removal specified in paragraph A) above, the property owner or persons who had used the equipment or support structure shall immediately apply or secure the application for any required demolition or removal permits, and immediately proceed with and complete the demolition/removal, restoring the premises to an acceptable condition as reasonably determined by the Planning Official and Building Official.
 - D) If the required removal of wireless communications equipment or a wireless communications support structure or a portion thereof has not been lawfully completed within sixty (60) days of the applicable deadline, and after at least thirty (30) days written notice to the equipment or support structure owner and property owner, the City of Livonia may remove or secure the removal of the equipment or support structure or required portions thereof, with its actual cost and reasonable administrative charge to be drawn, collected and/or enforced from or under the security posted at the time application was made for establishing the wireless communications equipment or support structure.
- (10) **Application Fees.** All applicants for wireless communications equipment (except where approval is not required pursuant to paragraph (4)A) above) and for a wireless communications support structure shall pay an application fee of \$500.00 before a permit may be issued.
- (11) **Signs on Towers/Antennas/Wireless Communications Support Structures.** No signs shall be displayed on any cellular tower antennas or wireless communications support structure or equipment without a submission of findings of the City Planning Commission and approval of the City Council.
- (12) **Franchise Fee.**
- A) If a wireless communications equipment provider installs land-based equipment such as coaxial, wire, or fiber optic cables to transmit information or electric impulses to or from wireless communications equipment or support structures, such provider shall apply to the City of Livonia for a permit or franchise as required by law prior to installing said land-based equipment. The provider shall submit all information in its possession to the City of Livonia regarding any entity installing, providing, or using a backhaul network, and such entity shall also apply for a permit or franchise as required by law.
 - B) Owners and/or operators of wireless communications equipment and support structures shall certify that all franchises required by law for the construction and/or operation of a wireless communications system in the City of Livonia have been obtained and shall file a copy of all required franchises with the Planning Official.

ARTICLE VII.

GENERAL PROVISIONS

Section 7.01 Applicability.

The provisions of this Article shall apply to all districts within the City of Livonia, except where otherwise expressly stated in this Ordinance.

Section 7.02 Scope.

No building or land, or part thereof, shall be used, altered, constructed or reconstructed except in conformity with the provisions of this Ordinance and the regulations hereby established which apply to the district in which it is located. No building shall be erected or altered to exceed in height the limit herein established for the district in which such building is located; no building shall be erected, nor shall an existing building be altered, enlarged, or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the provisions of this Ordinance and the regulations hereby established for the district in which it is located.

Section 7.03 Buildings Under Construction.

Any building or structure for which a building permit has been issued and the construction of the whole or a part of which has been started, or for which a contract or contracts have been entered into pursuant to a building permit issued prior to the effective date of this Ordinance, may be completed and used in accordance with the plans and application on which said building permit was granted.

Section 7.04 Building and Easement Grades.

- (1) **Surface Water.** Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building. A building grade line (sometimes referred to as the finish grade or finish grade line) shall mean the elevation of the ground adjoining the building on all four sides. A first-floor elevation shall mean the height which the first floor extends above the building grade. A sloping earth grade beginning at a sidewalk level shall be maintained and established from the center of the front lot line to the finish grade line at the front of the building and from the rear wall of the building to the rear lot line, subject to approval of the Building Official and City Engineer. The height of the finish grade line of any dwelling shall not be less than twelve (12) inches nor more than eighteen (18) inches above the average front sidewalk elevation; the first-floor elevation shall not be more than twenty-six (26) inches above the finish grade line of the building. When a new building is being constructed on a vacant lot between two (2) existing buildings or adjacent to an existing building, the yards around the new building shall be graded in such a manner so as not to permit runoff of surface water to flow onto the adjacent properties. Whenever the natural drainage of the land is such as is likely to or will cause the flow of surface water to be from the front yard to the rear yard, or where the natural topography dictates a modification from the foregoing requirements, the building grade may be established otherwise than hereinbefore provided; provided, however, that in all such cases the altered design shall be submitted to and approved by the Department of Public Works. Surface grades shall be approved by the Department of Public Works before the issuance of any building permit.
- (2) **Grading.** Where any lot, part or parcel of land, has located upon it a duly recorded easement for any purpose whatsoever, that portion of such land whereon the easement exists shall be graded as indicated by the Department of Public Works, and in no event shall be graded so as to obstruct or substantially slow down the natural flow of surface water across such easement. The grade in easements shall in all cases be subject to the approval of the Department of Public Works.

Section 7.05 Minimum Lot Size and Width.

The size and width of each residential lot on which or in relation to which any building or use is affected by the provisions of this Ordinance shall not be less than the minimum size and width requirements established by this Ordinance which apply to the district in which the residential lot is located.

Section 7.06 Application to Lots of Record.

Where two (2) or more abutting lots of record are held under one (1) ownership and where one (1) or more of such lots are nonconforming, the provisions of this Ordinance relating to lot width and area in the district in which such lots are located shall be observed and shall not be avoided by any sale or conveyance of all or any portion of any such lots after the effective date of this Ordinance; provided, however, that any lot of record which is the same width and area as, or a larger width and area than, fifty-five percent (55%) or more of the lots in the same subdivision in which such lot is located, which have already been developed, with dwellings, and as building sites, may be developed as a separate building site of a width and area consistent with the majority of the lots theretofore developed.

Section 7.07 Approval of Plats.

No proposed plat of a new subdivision shall hereafter be approved by the City Planning Commission unless all the lots within such plat equal or exceeds the minimum lot size and width requirements which apply to the district in which the land sought to be platted is located and unless such plat in all other respects fully conforms with the statutes of the State of Michigan, the ordinances of the City of Livonia, and the Subdivision Regulations of the City Planning Commission.

Section 7.08 Lot Limitation.

No more than one (1) principal building shall be constructed, erected, or placed on any lot in a recorded subdivision or on any parcel of land except for:

- (1) **Outlots.** Parcels described and designated as "outlots" in a recorded plat which are so arranged or subdivided as to provide for one or more principal buildings with a land area allocated to each building which is equal to or greater than the lot area required in the district, and the building and land comply with all other requirements of the district in which it is located.

Section 7.09 Single-Family Residential Accessory Buildings and Recreational Equipment Storage.

(1) Residential Accessory Buildings.

- A) **Maximum Size.** For the purpose of this Section, a garage, whether attached or detached, shall be considered a residential accessory building. On single family lots, the combined ground floor area of all attached and detached residential accessory buildings shall not exceed nine hundred twenty (920) square feet; provided, however, the maximum ground floor area of any attached accessory building shall not exceed seven hundred twenty (720) square feet and the maximum ground floor area of any detached accessory building shall not exceed two hundred (200) square feet. On lots that do not contain any detached accessory buildings, the ground floor area of an attached residential accessory building shall not exceed seven hundred twenty (720) square feet or the ground floor area of the house (excluding the area of the attached accessory building), whichever is larger, subject to a maximum size limit of one thousand (1,000) square feet. On lots that do not contain attached accessory buildings, the combined ground floor area of all detached accessory buildings shall not exceed the ground floor area of the house, subject to a maximum size limit of one thousand (1,000) square feet. Notwithstanding the above, on lots measuring one-half (½) acre or more, one (1) detached residential accessory building not to exceed a ground floor area of three hundred (300) square feet shall be allowed solely for the purpose of housing or keeping of animals pursuant to Section 6.34 or Section 6.49. Further, on lots measuring one (1) acre or more, one (1) detached residential accessory building not to exceed a

ground floor area of six hundred (600) square feet shall be allowed solely for the purpose of housing or keeping of animals pursuant to Section 6.34 or Section 6.49.

- B) **Maximum Number.** On lots less than one-half (½) acre in size, no more than two (2) residential accessory buildings, including one (1) attached accessory building, are allowed. On lots which are more than one-half (½) acre, a total of three (3) residential accessory buildings, including one (1) attached accessory building, are allowed.
 - C) **Maximum Height.** Detached residential accessory buildings shall not exceed sixteen (16) feet in height.
 - D) **Minimum Setbacks.** Attached residential accessory buildings shall comply, in all respects, with the requirements of this ordinance applicable to the principal building. Detached residential accessory buildings shall not be located nearer than two (2) feet to the side lot line, two (2) feet to the rear lot line and shall not be constructed closer than ten (10) feet to the principal building; provided, further, however, that the minimum distance between detached residential accessory buildings on the same lot or parcel shall be four (4) feet. Detached residential accessory buildings proposed to be constructed on corner lots shall not be located closer to the side street lot line than that wall of the principal building which is parallel to such side street line. All residential accessory buildings used for the housing or keeping of animals pursuant to Section 6.34 or Section 6.49 shall be located not less than twenty-five (25) feet from any lot line.
 - E) **Maximum Lot Coverage.** The combined floor area of all detached residential accessory buildings shall not occupy more than twenty (20) percent of the area of any rear yard.
 - F) **Exempt Structures.** Landscaping structures, art displays, and minor structures (dog houses, playgrounds, treehouses, etc.) are not considered residential accessory buildings and are not regulated by this Section.
- (2) **Residential Accessory Building and Storage Therein.** All inoperable or unlicensed vehicles or vehicles bearing visible commercial advertising, equipment, or accessories shall be housed in a residential accessory building when not in use.
 - (3) **Recreational Equipment Storage.** Unoccupied recreational equipment may be housed in a residential accessory building, and no more than one (1) unit of recreational equipment may be stored in the rear yard, except that no such unit may be stored within the corner side yard, as that term is defined in Section 15.44.030 of the Livonia Code of Ordinances, as amended. The temporary parking of one (1) unit of recreational equipment on the recreational equipment owner's or user's front or side driveway shall be permitted for a period not to exceed seventy-two (72) hours cumulatively in any five (5) day period for the purpose of repairing and maintaining the Recreational Equipment unit for suitable vacation use.

Section 7.10 Reserved.

Editor's note(s)—An ordinance adopted April 18, 2022 , repealed § 7.10, which pertained to Separate Dwellings for Domestic Employees and derived from the original Zoning Regulations.

Section 7.11 Yards; Double Frontage Lots.

On double frontage lots, a front yard, as prescribed for the district as herein established, shall be provided on both streets.

Section 7.12 Front Yards; Schoolcraft Road.

Notwithstanding anything in this Ordinance to the contrary, where a residentially zoned lot or parcel is adjacent to or abuts on Schoolcraft Road in the City of Livonia, no building shall be erected, moved, enlarged, or otherwise established on such lot or parcel closer than seventy-five (75) feet to the lot line abutting the major street.

Section 7.13 Yards; Use.

In any residential district no part of any required yard, except a rear yard, shall be used for any detached garage or any accessory building other than an attached garage or for the storage of vehicles. Any portion of a residential lot in front of the front building line shall be used for landscaping purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature and required driveways.

Section 7.14 Yard; Alley.

Wherever there is a public alley at the rear of a lot upon which the lot abuts for the full width, measurements of the depth of any abutting rear yard required under this Ordinance may be made to the center line of such alley.

Section 7.15 Lots; Use for Yards, Courts, Etc.

No portion of a lot used in complying with the provisions of this Ordinance for yards, courts, lot area per family, or percentage of lot occupancy in connection with an existing or proposed building or structure shall again be used as part of the lot required in connection with any other building or structure existing or intended to exist at the same time.

Section 7.16 Room Requirements.

Any dwelling hereafter constructed or altered shall comply with the Housing Law of Michigan.

Section 7.17 Heights; Public, Quasi-Public, Form-Based Development Option, Planned Developments, and Major Business Buildings.

The height of public or semi-public buildings, churches, cathedrals, temples, hospitals, sanitariums, schools, major business buildings when developed as a part of a complete shopping center, and buildings when developed under the Form-Based Development Option pursuant to Section 5.04 or as a Planned Development pursuant to Section 5.02, shall not in any case exceed one hundred and fifty-five (155) feet, subject to the General Waiver Requirements and General Standards as set forth in Section 13.13(6).

Section 7.18 Height; Items Not Included.

Chimneys, cooling towers, elevator bulkheads, fire towers, grain elevators, silos, penthouses, stacks, stage towers, scenery lofts, sugar refineries, tanks, water towers, pumping towers, television and radio towers and antennas, church steeples, monuments, cupolas, and mechanical appurtenances, including signs, pertaining to and necessary to the permitted use of the district in which they are located, shall not be included in calculating the height of the principal structure; provided, however, that in residentially zoned districts, television and radio towers and antennas which have a height, as measured from the established grade, of greater than 75 feet shall be prohibited. Television and radio towers and antennas in residentially zoned districts may be erected to a height of up to 40 feet, as measured from the established grade, but shall be prohibited for heights which exceed 40 feet but which are less than 75 feet, as measured from the established grade, unless written permission has first been obtained from the owners of at least two-thirds ($\frac{2}{3}$) of the lots which adjoin or abut the property upon which the proposed

tower or antenna is to be located when the height of the proposed tower or antenna be greater than the distance from the center of the base of the tower or antenna to any of the property lines of such adjoining or abutting lots; provided, further, that all freestanding television and radio within residentially zoned districts shall be of a self-supporting design; and provided, further, however, that the location of television and radio towers or antennas shall be further subject to the following limitations:

- (1) **Radio Towers or Satellite Antenna Dishes.** The location of television and radio towers or antennas including satellite dish antennas and cellular mobile towers in the established or minimum front yard of any zoning district is prohibited; provided, however, that the foregoing prohibition shall not apply to television or radio antennas, satellite dish antennas or cellular mobile towers located in M-1 and M-2 Districts in Section 25 through 30, when a site plan therefor is approved by the City Council subject to compliance with the general standards contained in Section 13.13, Section 13.13(6) of this Ordinance and the following additional standards; provided, however, that site plan approval shall not be required for satellite dish antennas which do not exceed 24 inches in diameter or 500 square inches in area, whichever is greater. Provided further, however, that prior to installation of any satellite dish antenna, a permit shall be obtained from the Inspection Department:
 - A) That such site plan shall include:
 - i) The proposed location of the antenna and detailed plans and specifications indicating its size, weight, color and specific materials to be used in construction of the antenna.
 - ii) The proposed method of screening the antenna from public view.
 - iii) Any other pertinent information the applicant or City Council deems necessary to properly evaluate the proposed antenna and its location.
 - B) Signs attached to or painted on such antenna are prohibited.

Section 7.19 Height; Parapet Walls.

Parapet walls may extend not more than five (5) feet above the allowable height of a building.

Section 7.20 Height; Public Buildings; Utilities.

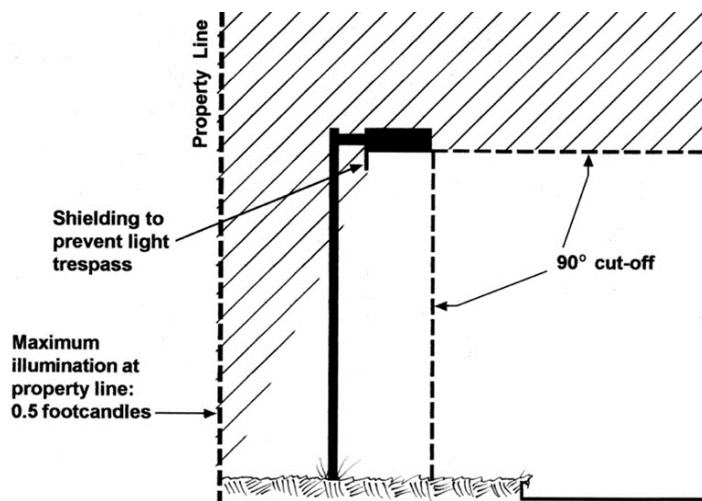
The City Planning Commission may recommend and the City Council approve the erection and use of a building or an addition to an existing building which is publicly owned or owned by a public service corporation to be used for a public use or for public utility purposes, in any permitted district to a greater height or of larger area than the district requirements herein established, and permit the location in any use district of a public building or a public utility building, structure or use, provided the City Planning Commission shall find such use, height, area, building or structure reasonably necessary for the public convenience and service; and, provided further, that such building, structure or use is designed, erected and landscaped to conform harmoniously with the general architecture and plan of such district.

Section 7.21 Division or Partitioning of Lots.

Upon petition by the owner of a parcel of land, the City Council may approve the division of the said parcel in accordance with Act 172 of the Public Acts of 1929 of the State of Michigan, as amended, and the City's Lot Partition Ordinance, Chapter 32 of Title 16 of the Livonia Code of Ordinances, as amended. Any nonconformity waived pursuant to the City's Lot Partition Ordinance shall be deemed waived pursuant to this Ordinance, subject to any conditions contained in the City Council resolution waiving same. Except for deficiencies as to lot width, area, accessibility, and depth-to-width ratio, any deficiencies not waived shall be subject to the jurisdiction of the Board of Appeals.

Section 7.22 Lighting.

- (1) **Purpose and Intent.** The regulations in this section aim to ensure that sufficient lighting is provided in the publicly accessible areas of buildings and surrounding property, to provide for the security of property and safety of the general public. These regulations promote the use of appropriate lighting practices and systems and discourage the adverse effects of inappropriate lighting such as glare, light trespass onto adjoining properties, light pollution and sky glow, and energy waste. This section also intends to encourage the use of innovative lighting designs and fixtures which complement the natural and built environments found throughout the City.



(2) **General Requirements.**

- A) **Shielding.** All outdoor lighting in all use districts other than residential shall be shielded so the surface of the source of the light shall not be visible from adjacent residential districts, adjacent residences, and public right-of-way. All outdoor lighting must be directed toward and confined to the ground areas. Full cut-off fixtures must be used to prevent light from projecting above a ninety (90) degree horizontal plane (see figure).
- B) **Illumination Levels.** Sufficient lighting, as specified in the following table, shall be required for parking areas, walkways, driveways, building entrances, loading areas, and public common areas to ensure security of property and safety of persons.

Location	Maximum Level of Illumination (Foot-candles) for the Average of the Area
Off-Street Parking Areas	1.0
Off-Street Loading Areas	1.0
Sidewalks (Residential Areas-Public [only where required by this Ordinance or the City Council])	1.0
Sidewalks (Non-Residential Areas)	1.0
Building Entrances (Frequent Use)	5.0
Building Entrances (Infrequent Use)	1.0
Gas Station (Directly Under Canopy)	20.0
Other Outdoor Areas Not Listed	At the discretion of the

- C) **Light Trespass Limits.** Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground. The light-emitting element of a light fixture shall not be directly visible from neighboring properties, as this is the primary cause of glare.
 - D) **Up-lighting.** All up-lighting in nonresidential districts used for the external illumination of buildings, so as to feature the buildings, shall be placed and shielded so as to not interfere with the vision of persons on adjacent highways or adjacent property. The light-emitting element of such fixtures shall not be directly visible from a vehicle or pedestrian travel area so as to not interfere with the vision of persons on adjacent highways or adjacent property. Such lighting shall be shielded in such a manner as to minimize or eliminate light pollution and sky glow.
 - E) **Height.** The height of light fixtures shall be measured from the finished grade to the top of the fixture. All lighting fixtures in non-industrial districts shall not exceed twenty (20) feet in height. In industrial districts, or on large-scale commercial developments, lighting fixtures up to a maximum height of thirty-five (35) feet may be allowed if the proposed lighting over twenty (20) feet in height has no adverse impacts on the surrounding land uses and on the natural environment.
- (3) **Prohibited Lighting.**
- A) All illumination of outdoor features of a flashing, moving, or intermittent type are prohibited.
 - B) No outdoor recreational facility, public or private, shall be illuminated after 11:00 p.m., except to conclude a permitted recreational or sporting event or other activity already in progress prior to 11:00 p.m.
 - C) The use of laser source light or any similar intensity light for outdoor advertising or entertainment is prohibited.
 - D) The operation of searchlights for advertising purposes is prohibited.
- (4) **Exempt Lighting.** The following exterior lighting fixtures and systems are exempt from the regulations of this section. The Planning Director reserves the right to enforce standards to minimize glare, reduce light pollution, and otherwise protect the health, safety, and welfare of the public.
- A) Light fixtures placed by a governmental agency in the right-of-way.
 - B) Decorative holiday lighting.
 - C) Pedestrian walkway lighting.
 - D) Temporary festival and civic lighting.
 - E) Temporary construction or emergency lighting.
 - F) Instances where federal, state, or local laws, rules, or regulations take precedence over the provisions of this section.
- (5) **Waiver Process.** The City Council has the ability to waive the lighting requirements of this Section upon evidence that the required lighting would have a negative impact on neighboring properties.

Section 7.23 Accessory Structures and Uses.

- (1) **Accessory structures and uses:**

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- A) The following standards apply to accessory structures in the N1 and N2 Districts:
- i) Private garages and detached accessory structures are permitted in accordance with Section 2.02, Section 2.02(2) and Section 7.09 of this Ordinance.
 - ii) Must be customarily incidental to the principal permitted use on the site.
- B) In addition to the standards above the following standards shall apply to accessory structures and uses in the R-U-F District:
- i) No more than one (1) temporary structure (which may be of wood construction and shall have not more than three (3) walls and a roof with at least one (1) open side) which structure shall only be used for the sale of products grown on the site in the greenhouse or truck garden between May 15 and October 31 and thereafter shall be removed, dismantled and stored in the rear yard only.
 - ii) Such temporary structure shall be located on a parcel of land at least one-half (½) acre in size and not less than twenty-five (25) feet from the street or highway right-of-way line.
 - iii) An open space for parking, twenty-five (25) feet off the street or highway right-of-way, shall be provided for patrons of the temporary structure. Provided, however, that the outdoor storage of trucks, merchandise and equipment is prohibited.
- C) The following standards apply to accessory structures in the NM1 and NM2:
- i) Not more than one of which may be a commercial vehicle which shall not exceed three-quarter (¾) ton capacity, and which shall be kept housed within a garage when not used, provided said commercial vehicle is owned and operated by a member of the family who resides in said living unit.
 - ii) The storage or parking of trucks, truck tractors and truck trailers of over one (1) ton capacity, automobile trailers or the storage, parking or use of coaches, bus or street car bodies, or tourist cabins, tents or similar dwellings and enclosures shall not be allowed or considered a legal accessory use in an NM1 District. This shall not, however, prohibit the storage in the rear yard only of one (1) unoccupied recreational equipment unit for each dwelling unit which equipment is the property of or in the trust of the occupant of the dwelling unit.
 - iii) Must be customarily incidental to the principal permitted use on the site.
- D) The following standards apply to accessory structures in the C-1, C-2, C-3 and C-4 Districts:
- i) Must be customarily incidental to the principal permitted use on the site.
 - ii) A storage garage for the storage of commercial vehicles used by a business or other permitted activity, when located on the same lot therewith and occupying not more than twenty-five (25) percent of the area of such lot shall be considered a legal accessory building.
 - iii) Accessory uses to those permitted in this section include assembly, repair and storage which is clearly incidental to the conduct of the permitted use.
 - iv) Except where prescribed herein, fences are prohibited in all commercial zoning districts.
- E) The following standards apply to accessory structures in the M-L, M-1, and M-2 Districts:
- i) Must be customarily incidental to the principal permitted use on the site.
 - ii) Any portion of the lot area not used for structures, driveways, parking areas and sidewalks shall be landscaped and thereafter permanently maintained. Such landscaping shall include the total area of the established or minimum front yard exclusive of driveways, parking areas and sidewalks.

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- (2) **Accessory residential use for apartments.** Provided they do not constitute more than twenty (20) percent of the total floor area of the building.

Section 7.24 Fences and Walls.

- (1) **Fences.** Except where prescribed herein, fences are prohibited in all commercial zoning districts. Yards may be used for fences and similar structures as set forth in Chapter 44 of Title 15 of the Livonia Code of Ordinances, as amended.
- (2) **Masonry Screen Walls and Opaque Fences.**
- A) **Design and Construction.** Masonry screen walls required pursuant to Section 10.03(5) shall be continuous, unpierced and constructed of either reinforced poured concrete with a brick design or concrete masonry units (CMU) with a brick veneer. Where there are several contiguous property owners who are required to build a masonry wall or opaque fence, such wall or fence shall be constructed using the same materials and having uniformity in appearance. The protective wall or fence shall be at least six (6) feet in height to adequately screen such parking, multi-family, commercial, or industrial districts from abutting residential districts, with the exception that upon the recommendation of the Inspection Department when it deems necessary for the protection of the public to allow the nearest ten (10) feet of wall or fence adjacent to any public right-of-way to be limited to a height of three (3) feet.
- B) **Permit Required.** The construction of such wall or fence shall not be commenced until a building permit therefor has been secured from the Inspection Department.
- C) **Maintenance.** It shall be the responsibility of the owner of the multi-family, commercial or industrial property or parking area to maintain the wall or fence in a state of good repair and to keep the area between the wall and property line of the commercial or industrial property or parking area free and clear of any debris, trash, weeds, and waste of any material and at all times to keep such area in a neat, clean and orderly fashion.

Section 7.25 Alternative Energy.

- (1) **Solar Energy.**
- A) **Roof-Mounted and Wall-Mounted Solar Energy Systems.** Roof-mounted and wall-mounted solar energy systems for on-site use are permitted accessory structures in all zoning districts, subject to the following regulations:
- i) Height. Roof-mounted systems shall not extend more than three (3) feet above the roofline nor above the maximum permitted height of the building to which it is attached.
 - ii) Location.
 - a) Roof-mounted solar energy systems may be located anywhere on a roof of a principal or accessory structure. However, roof-mounted solar energy systems shall not protrude beyond the edge of the roof. A solar panel may function as a roof element, such as an awning.
 - b) Wall-mounted solar energy systems may be located anywhere on the wall of a principal or accessory structure. Wall-mounted systems shall not extend above the edge of the roof.
- B) **Ground-Mounted Solar Energy Systems.** Ground mounted and freestanding solar energy systems for on-site use are permitted accessory structures in all zoning districts. Total system production is limited to 10kW in all zoning districts, except M-1 and M-2, subject to the following regulations:
- i) Location and Setbacks. Solar energy systems must be located in the rear of the principal building. Solar energy systems must also meet the minimum setbacks of the zoning district.

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- ii) **Height.** The height of the solar energy system and any mounts must not exceed ten (10) feet when oriented at maximum tilt.
 - iii) **Screening.** Evergreen landscaping must be provided to screen the racking and framing below the panels from view on all sides.
 - iv) **Power Lines.** All power lines between solar panels and inverters must be placed underground.
 - C) **Performance Guarantee.** All applications for a solar energy system must be accompanied by a performance guarantee sufficient to ensure the decommissioning and removal of the system when it is abandoned or no longer needed.
 - D) **Insurance.** The applicant must submit proof of sufficient property damage and liability insurance.
 - E) **Utility Connection.** The applicant must submit evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned solar energy system and that such connection has been approved. Off-grid systems are exempt from this requirement.
- (2) **Wind Energy.**
- A) **Districts Permitted.**
 - i) **Roof-Mounted Small Wind Energy Systems** are permitted by right in all zoning districts, provided that the system does not fall within the front yard and meets all of the applicable requirements of this Ordinance.
 - ii) **Tower-Mounted Small Wind Energy Systems** shall be treated as a waiver use in the RUF, P-L, and M-L Districts and as a permitted use in the M-1 and M-2 Districts, provided that the system does not fall within the front yard and meets all of the applicable requirements of this Code.
 - B) **Minimum Lot Area.**
 - i) **Roof-Mounted Small Wind Energy Systems** will have no minimum lot area.
 - ii) **Tower-Mounted Small Wind Energy Systems** must be located on a lot with a minimum area of one (1) acre.
 - C) **Maximum Wind Turbine Height.**
 - i) **Roof-Mounted Small Wind Energy Systems** will have a maximum height of ten (10) feet above the highest point of the roof or ten (10) feet above the maximum height of the zoning district, whichever is lower.
 - ii) **Tower-Mounted Small Wind Energy Systems** will have a maximum height of seventy (70) feet.
 - D) **Minimum Setbacks.**
 - i) **Roof-Mounted Small Wind Energy Systems** must adhere to the minimum setbacks of the zoning district.
 - ii) **Tower-Mounted Small Wind Energy Systems** must be set back from all property lines, overhead utility rights-of-way and easements, and other towers a distance equal to or greater than the height of the tower.
 - E) **General Standards.** The following requirements are applicable to all wind energy systems:
 - i) **Noise.** A wind energy system must comply with the noise standards set forth in the City's Ordinances.
 - ii) **Shadow Flicker.** The application for a wind energy system must include a shadow flicker analysis demonstrating impact on adjacent and nearby residential properties. Wind energy systems must be constructed in locations that minimize the impacts of shadow flicker on residences.

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- iii) **Lighting.** No wind energy system will be artificially lighted unless required by the Federal Aviation Administration (FAA).
 - iv) **Appearance, Color, and Finish.** The wind energy system must be maintained in the color or finish that was originally applied by the manufacturer, unless otherwise approved in the building permit. All wind energy systems will be a single non-reflective, non-obtrusive, matte finished color (white or gray).
 - v) **Electrical Wires.** All electrical wires associated with a wind energy system, other than wires necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and grounding wires, must be located underground.
 - vi) **Compliance with Electrical Code.** Building permit applications for wind energy systems must be accompanied by line drawings of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code.
 - vii) **Construction Codes, Towers, and Interconnection Standards.** Wind energy systems, including towers, must comply with all applicable state construction and electrical codes and local building permit requirements. Wind energy systems including towers, must comply with the FAA requirements, and other applicable local and state regulations. A wind energy system connected to the public utility electrical grid must comply with the Michigan Public Service Commission and Federal Energy Regulatory Commission standards. Off-grid systems are exempt from this requirement.
 - viii) **System Access.** Small wind energy systems must be designed and installed such that step bolts, ladders, or other means of access readily accessible to the public are located at least eight (8) feet above grade level.
 - ix) **Safety.** A wind energy system must have an automatic braking, governing, or feathering system to prevent uncontrolled rotation or over speeding. All wind towers must have lightning protection. If a tower is supported by guy wires, the wires must be clearly visible to a height of at least six (6) feet above the guy wire anchors.
 - x) **Minimum Ground Clearance.** The lowest extension of any blade or other exposed moving component of a tower mounted wind energy system must be at least twenty (20) feet above the surrounding grade at its highest point within twenty (20) feet of the base of the tower and at least twenty (20) feet above any outdoor surface intended for human use, such as balconies or roof gardens, that are located below the wind energy system.
 - xi) **Roof-Mounted Small Wind Energy Systems.** Roof-mounted small wind energy systems must be limited to roof mounting and must not be mounted on any other building wall or surface.
 - xii) **Performance Guarantee.** All applications for a small wind energy system must be accompanied by a performance guarantee in an amount sufficient to ensure the decommissioning and removal of the system when it is abandoned or no longer needed.
 - xiii) **Insurance.** The applicant must submit proof of sufficient property damage and liability insurance.
 - xiv) **Utility Connection.** The applicant must submit evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned wind energy generator and that such connection has been approved. Off-grid systems are exempt from this requirement.

Section 7.26 Encroachments and Exempt Structures.

(1) Permitted Yard Encroachments.

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- A) **Open Decks, Stairways, Porches, Paved Terraces, and Patios in the Front Yard Setback.** Open decks, stairways, porches, paved terraces, and patios which are at or below the finished first floor level of the building may encroach up to six (6) feet into the required front yard setback area on any lot, provided that in no case may any paved terrace, patio, deck, or other similar structure be located closer than 25 feet from a regulated wetland(s) or a detention pond or non-regulated wetland as shown on an approved site plan. Open decks, stairways, porches, paved terraces, and patios that encroach into the required front yard setback area may have a required railing and be covered with a roof that is no higher than the first story and does not encroach more than 6 feet into the front yard setback area. Any deck, terrace or patio that encroaches into the front yard setback must remain open and shall not be enclosed.
 - B) **Open Decks, Paved Terraces, and Patios in the Rear Yard Setback.** Open decks, stairways, porches, paved terraces and patios which have no roof or other projections above any required railing and which are at or below the finished first floor level of the building may encroach up to ten (10) feet into the required rear yard setback area on any lot, provided that in no case may any paved terrace, patio, deck, or other similar structure be located closer than 25 feet from a regulated wetland(s) or a detention pond or non-regulated wetland as shown on an approved site plan.
 - C) **Chimneys, Fireplaces, Eaves, Overhangs, and Cornices in the Side, Rear and Front Yard Setbacks.** Chimneys, fireplaces, eaves, overhangs, and cornices may encroach up to twenty-four (24) inches into the required side, rear or front yard setback area on any lot, provided that in the case of a side yard, a minimum setback of four (4) feet shall be maintained.
 - D) **Landscaping, Garden, and Retaining Walls.** Landscaping, garden, and retaining walls raised three (3) feet or less above the finished grade may be located in a yard setback.
 - E) **Walls, Fences, and Other Protective Barriers.** Walls, fences, and other protective barriers may be located in a yard setback pursuant to Chapter 44 of Title 15 of the Livonia Code of Ordinances.
 - F) **Swimming Pools.** Swimming pools may be located in required yard setback subject to the requirements in Section 6.48.
 - G) **Public Use.** The City Planning Commission may recommend and the City Council approve the erection and use of a building or an addition to an existing building which is publicly owned or owned by a public service corporation to be used for a public use or for public utility purposes, in any permitted district to a greater height or of larger area than the district requirements herein established, and permit the location in any use district of a public building or a public utility building, structure or use, provided the City Council shall find such use, height, area, building, or structure reasonably necessary for the public convenience and service; and, provided further, that such building, structure or use is designed, erected, and landscaped to conform harmoniously with the general architecture and plan of such district.

(Ord. of 4-18-2022)

Section 7.27 Subdivision and Site Condominiums.

No portion of any site condominium may be sold or offered for sale, nor shall a permit be issued for construction of same in the City of Livonia unless the master deed for such site condominium has been approved by the City Council upon review and submission of findings by the City Planning Commission, which master deed shall include as attachments thereto bylaws and a site plan that complies with the requirements of Section 5.02 and the Subdivision Control Ordinance, Title 16, Chapters 16.04-16.40 of the Livonia Code of Ordinances, and shall pay the filing fees set forth therein.

- (1) **Applicability of Subdivision Improvement Regulations for Site Condominiums.** Sewer, water, storm drainage, other utility services and streets and roads for site condominium projects shall conform to

design, layout, and improvement standards as provided in the City of Livonia Subdivision Control Ordinance. The plat review and approval process required by the Subdivision Control Ordinance and Subdivision Rules and Regulations shall not apply to site condominiums.

(2) **Utilities.**

- A) The Master Deed shall grant utility easements or the right of access to utility easements to the City of Livonia as may be required to construct, operate, inspect, maintain, repair, alter, replace, and/or remove pipelines, mains, and other installations of a similar character for the purpose of providing public utilities.
- B) The Master Deed shall require that any stormwater detention pond(s) or underground stormwater detention facilities installed in connection with development of the site condominium shall be located in private parks, outlots, or general common areas and shall not be installed on limited common areas or any portion of any unit offered for sale. This requirement may be waived or modified, if Council finds that compliance with same would be unduly onerous, by a resolution in which two-thirds ($\frac{2}{3}$) of the City Council concur. To prevent an inadvertent waiver or modification of the prohibition on detention ponds in limited common areas and units offered for sale, such resolution must be separate from the resolution approving the Master Deed.

(3) **Master Deed.** The site condominium developer shall furnish a copy of the Master Deed as approved by the City Council, including bylaws and site plans, to the City Assessor and to the Inspection Department.

(4) **Bonds required.**

- A) For any site condominium or other project which requires the approval of the City Council pursuant to this Zoning Ordinance, as amended the City Council may require the posting of a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the City covering the estimated cost of completing any or all of the following (the "improvements"):
 - i) roadways
 - ii) lighting
 - iii) utilities
 - iv) sidewalks
 - v) screening
 - vi) drainage
 - vii) such other features and actions which are considered necessary by the City Council to protect the health, safety, and welfare, of residents of the city, subject to the limitations of Section 125.584e of the Michigan Compiled Laws.
- B) Any such performance guarantee shall be deposited with the City Clerk, at the time of the issuance of the permit authorizing the activity or project, to insure faithful completion of the improvements. Any cash deposits made to assure completion of an improvement shall be rebated at such time as completion of the improvement is attested by the City Engineer and Department of Inspection.
- C) This section shall not be applicable to improvements for which a cash deposit, certified check, irrevocable bank letter of credit, or surety bond has been deposited pursuant to the Subdivision Control act, being Act No. 288 of the Public Acts of 1967, as amended, Section 560.101 to 560.293 of the Michigan Compiled Laws.

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- (5) **Completion.** The proprietor shall be responsible for completing all common elements as shown on the approved site plan.

Section 7.28 Industrial Parks.

- (1) **Setback Requirements.** When an industrial building is hereafter erected fronting on an internal road within an Industrial Park, the front yard shall be at least sixty (60) feet in depth as measured from the centerline of the publicly dedicated street.
- (2) **Maximum Ground Coverage by Principal Structure.** In an Industrial Park located in this district, no more than fifty percent (50%) of the total lot area shall be occupied by the principal structure.
- (3) **Landscaping Requirements.** Any portion of the lot area not used for structures, driveways, parking areas, and sidewalks, shall be landscaped and maintained.
- (4) **Driveways and Parking Areas.** All driveways and parking areas shall be surfaced with concrete or plant-mixed bituminous material within two (2) years from the date that the Certificate of Occupancy is issued by the Bureau of Inspection.
- (5) **Off-Street Parking Requirements.** Off-street parking facilities shall be provided as hereinafter specified in Article IX of this ordinance, except that no parking of automobiles or other motor vehicles shall be permitted in the front yard setback if such setback is less than eighty-five (85) feet in depth as measured from the centerline of the publicly dedicated internal street.

(Ord. of 4-18-2022)

ARTICLE VIII. ENVIRONMENTAL PERFORMANCE STANDARDS

Section 8.01 Sound/Noise.

Sound and noise shall be regulated by Chapter 8.32 of the Livonia Code of Ordinances.

Section 8.02 Odors.

Any use which causes the production of odors or fumes, noxious or otherwise, which are detectable beyond the building, shall not be permitted.

Section 8.03 Waste and Rubbish Facilities.

Waste and rubbish facilities are subject to the Livonia Code of Ordinances Chapters 13.36 and 13.38.

Section 8.04 Soil Removal, Excavation, and Dumping Soil, Sand, Clay, or Gravel.

- (1) **Permit Required.** No person shall remove, excavate, extract, stockpile, or transport or cause to be removed, excavated, extracted, transported, or stockpiled for such removal any soil from any land within the City of Livonia unless and until the bonds and fees required herein have been filed and deposited and a permit therefor obtained from the City. All soil removal and excavation permits where authorized, shall be issued by the Department of Inspection after full compliance by the applicant of all terms and provisions of this section relating thereto.

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- (2) **Approval of Commission.** No soil removal permit or permit to stockpile shall hereafter be issued unless and until the City Planning Commission does, by resolution:
- A) Determine the proposed soil removal and/or excavation operations will not be injurious to the public health, safety and welfare.
 - B) Approves the application for a soil removal permit.
 - C) Authorizes the issuance of a soil removal permit. Such approval shall be nontransferable, and the applicant must obtain from the Department of Inspection a topsoil permit within a thirty (30) day period immediately following the approval.
- (3) **Application Required.** Applications for soil removal and/or excavation permits, verified under oath, shall be filed, in quadruplicate, with the Department of Inspection. Such applications shall be accompanied by and set forth fully the following information:
- A) The full name, address and signature of the applicant; a full and complete legal description of the land on which the soil removal and/or excavation operations are proposed; the names, addresses and signatures of the owner or owners of such land; a detailed description of the nature and extent, including the amount of acreage, of the proposed operations so that the character thereof and the effect upon such land can readily be ascertained; a description of the equipment and vehicles to be used in the proposed operations; the time within which such operations shall be commenced and completed, and an agreement on the part of the applicant and owner, or owners, to fully comply with all the ordinances, rules and regulations of the City of Livonia and all its departments.
 - B) A topographical survey dated and certified by a registered engineer or land surveyor showing, in detail, the existing grade elevations, the proposed or finished grade elevation and the contour of the land described in the application. The survey shall also indicate the grade and elevation of all the nearest existing streets; provided that in those cases where the applicant desires to remove soil from land that has been or is being platted and a proposed subdivision has been approved or will be submitted to the City of Livonia, then the applicant shall submit, in addition to the above survey, a plat clearly indicating the grade elevations of the proposed streets in such subdivision.
 - C) A license, witnessed and acknowledged as in the case of a deed, granting to the applicant (if the applicant is not the owner), the person or persons executing the corporate surety bond required hereafter and the City of Livonia, severally, the right to enter upon said premises, describing them and granting to the aforesaid the right to fill and grade such premises, and restore the same and bring it to the normal building grade as established from the nearest existing or proposed street as the case may be.
 - D) The Department of Inspection shall forward a copy of such application and topographical survey to the Police Department, the Engineering Division and the City Planning Commission.
 - i) The Police Department shall examine the application to determine whether or not the proposed operations will interfere with the enforcement and administration of traffic laws. The recommendation of the Police Department shall be transmitted to the City Planning Commission.
 - ii) The Engineering Division shall examine and investigate the application and topographical survey to determine the existing grade elevation of the property described in same. The City Engineer shall recommend approval of the application only if it appears from his or her examination and investigation that no soil will be removed below the normal building grade as established by the City Engineer from the nearest existing or proposed streets, as the case may be. The recommendation of the Engineering Division shall be transmitted to the City Planning Commission.
 - iii) The City Planning Commission shall examine the application and topographical survey, together with the above recommendations. The Commission shall not approve any application to remove

soil below the normal building grade as established from the nearest existing or proposed street; similarly, no application shall be approved where the proposed operations, in the opinion of the Commission, would result in land becoming unwholesome, unhealthy, offensive, filthy or otherwise obnoxious. If, in the opinion of the Commission, there is sufficient soil available above the normal building grade and the proposed operations will not endanger the public health, safety and welfare, then the Commission may approve the application. The approval shall be by resolution; such resolution shall also authorize the issuance of a soil removal permit subject to any restriction or condition which the Commission may specify in approving the application and upon the payment of the permit fee and filing of the bond hereinafter provided.

(4) Regulations, Fee, Bonds.

- A) Where an application requests permission to remove soil from land that has been platted and approved for subdividing by the City of Livonia, the grade elevation of the streets in the proposed subdivision may be used as a basis for determining the normal building grade. The applicant is herein required to present substantial evidence of the grade elevation of such proposed streets.
- B) Notwithstanding any of the provisions of this section, no soil shall be removed below the normal building grade as established from the nearest existing or proposed street, by the Engineering Division. No soil shall be removed in such manner as to cause water to collect or as to result in a menace or danger to the public health, safety and welfare. No soil shall be removed in such manner as to leave the surface of the land below such established grade or unfit for the growing of turf and other land uses permitted in the district in which such removal occurs. The Engineering Division at any time may fully inspect or examine land from which it is proposed to remove or excavate soil, for the purpose of making any determination as to grades or otherwise. The holder of a permit shall, during such removal, provide for drainage in such manner as may be approved by the Engineering Division of the Department of Public Works.
- C) The fee for such permit is hereby fixed at one hundred dollars (\$100.00). No permit shall be transferable. Such permit shall specify the period for which it is granted, which shall in no case be longer than one (1) year from the date of issuance. A permit may be revoked by the Department of Inspection whenever the holder of such permit has violated any of the provisions of the ordinances, rules, and regulations of the City of Livonia or whenever the exercise of the rights granted by such permit have caused or is reasonably likely to cause a menace or danger to the public health, safety or welfare.
- D) No permit shall be issued until the applicant and owner or owners have filed with the City a cash bond guaranteeing and a corporate surety bond, conditioned on the full performance by the holder of the permit of all the provisions of this section, due compliance with the laws of the State and ordinances of the City of Livonia and payment of any and all claims of the City of Livonia and/or any person or persons arising out of any operation under or use of such permit, or any violation of said laws or ordinances; such bonds shall also be specifically conditioned upon the holder of the permit, at all times, maintaining the premises upon which the removal of soil or excavating is being performed, in a safe and proper condition, and that said permit holder will, upon completion of such operation, leave or restore the said land to normal building grade level (as established by the Department of Public Works), remove and abate all offensive conditions, all unhealthy, unwholesome, obnoxious, filthy and unsanitary conditions, drain stagnant water existing and resulting from such removal of soil or excavating. The City Planning Commission shall fix the amount of the bonds to be deposited by the applicant. The bonds shall be in an amount estimated as sufficient to fill and grade the land on which such operations are to be undertaken to the normal building grades as established by the Engineering Division of the Department of Public Works. The Commission shall fix the amount of the corporate surety bond to be filed and the applicant shall deposit in addition thereto a cash bond in an amount equal to ten (10) per cent of the surety bond. Such bonds shall be for an indefinite period until released and discharged, after recommendation of the Engineering Division and Department of Inspection, by

resolution of the City Planning Commission adopted at a regular meeting of that body. The bonds shall be in such form as may be approved by the City Attorney.

- (5) **Exceptions.** This section shall apply only to the removal of soil for commercial purposes and shall not apply to the moving, grading or leveling of soil within a parcel of land for reasonably immediate use upon such parcel of land, nor shall this section apply to such removal of soil as the Department of Inspection may determine to be reasonably necessary in the construction of basements, foundations, footings, driveways, underground utilities and parking areas, nor shall this section apply to the removal of grass sod grown for commercial purposes where the Department of Public Works determines that such removal will not cause water to collect, result in poor drainage conditions or constitute a menace to public health and safety; provided, however, that a determination that this section does or does not apply in the above instance shall always be made in writing by the Department of Inspection on written application of any person desiring to remove sod.
- (6) **Excavations and Holes.** The construction, maintenance, or existence within the City of Livonia of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, or wells, or of any excavations, holes or pits which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare, are hereby prohibited; provided, however, that this section shall not prevent construction of excavations under a permit issued pursuant to this Ordinance or the Building Code Ordinances of the City of Livonia where such excavations are properly protected and warning signs posted in such manner as may be approved by the Department of Inspection; and, provided further, that this section shall not apply to lakes, streams, or other natural bodies of water, or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan, County of Wayne, City of Livonia, or other governmental agency.
- (7) **Dumping of Soil, Sand, Clay or Gravel.** The dumping of any soil, sand, clay, or gravel on any parcel of land within the City of Livonia is hereby prohibited, except where, within six (6) months following such dumping, such parcel of land is graded in such manner as to prevent the collection of water, to provide proper drainage and to leave the ground surface fit for the growing of turf and other land uses permitted in the district; provided, however, that no soil, sand, clay, gravel, trash, rubbish, or waste material shall be dumped on the spillways or flood plains of any natural streams or water courses, or on any area between the lower and upper banks of such streams or water courses, except on recommendation of the City Planning Commission and approval of the City Council after a public hearing and on a satisfactory showing that such dumping will not result in damage to other property within the City of Livonia and will not be injurious to the public health, safety, and welfare.

Section 8.05 Performance Standards for Industrial Uses.

All uses permitted in either ML, M-1, or M-2 Districts shall comply with the following table of standards:

- (1) **Automatic Screw Machines.** Where permitted in a district shall only be operated with noise silencers and only when located more than two hundred (200) feet from any residential zoned district.
- (2) **Stamping Machines, Punch Presses, and Press Brakes.** When permitted in a district, no such machine shall be loaded beyond the capacity prescribed by the manufacturer. No such machine shall be operated less than two hundred (200) feet from any residential zoned district.
- (3) **Hot Forgings, Steam, or Board Hammers.** No such machine shall be operated except in an M-2 District located more than one thousand (1,000) feet from any residential zoned district and when operations are located entirely within a masonry building on a suitably reinforced concrete mat or to solid rock and mounted on shock absorbers that reduce vibrations to a reasonable minimum.
- (4) **Sound Level Limitations.** Noise decibels, as measured at the street or property line shall not exceed sixty-five (65) decibels in an ML District; seventy (70) decibels in an M-1 District; and seventy-five (75)

decibels in an M-2 District. All noise shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness.

- (5) **Smoke, Dust, Dirt, and Fly Ash.** Shall not exceed 0.3 grains per cubic foot of flue gas at stack temperature of 500 degrees Fahrenheit and not to exceed fifty (50) per cent excess air and shall not be so unclean, destructive, unhealthful, or hazardous as to be detrimental to the public health, safety, or welfare nor shall visibility be impaired by the emission of a haze which unduly impedes vision within apparent opaqueness equivalent to No. 1 of the Ringlemann Chart.
- (6) **Glare and Heat.** Glare and heat from arc welding, acetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the outside of the property.
- (7) **Sewage Wastes.**
 - A) No wastes shall be discharged in the public sewer system which is dangerous to the public health and safety.
 - B) Acidity or alkalinity shall be neutralized to a pH of 7.0 as a daily average on a volumetric basis, with a temporary variation of pH 5.0 to 10.0.
 - C) Wastes shall contain no Cyanides nor Halogens and shall contain no more than 10 parts per million (ppm) of the following gases: hydrogen sulfide, sulfur dioxide, and nitrous oxide.
 - D) Wastes shall not contain any insoluble substances in excess of 10,000 ppm or exceed a daily average of 500 ppm or fail to pass a No. 8 Standard Sieve, nor have a dimension greater than one-half (½) inch.
 - E) Wastes shall not have a chlorine demand greater than 15 ppm.
 - F) Wastes shall not contain phenols in excess of .005 ppm.
 - G) Wastes shall not contain any grease or oil or any oily substance in excess of 100 ppm or exceed a daily average of 25 ppm.
- (8) **Radioactive Materials.** Radioactive materials shall not be emitted to exceed quantities established as safe by the U.S. Bureau of Standards, or as amended from time to time.

Section 8.06 Special Flood Hazard Areas.

- (1) **Application of Article.** All land lying within the Special Flood Hazard Area is subject to the regulations of this district in addition to the regulations otherwise established by the City of Livonia Zoning Map. The boundaries of the Special Flood Hazard Area shall coincide with the boundaries of the areas indicated as within the limits of the 100-year flood in the report entitled "The Flood Insurance Study, City of Livonia, Michigan," dated September 30, 2008, with accompanying Flood Insurance Rate Maps, effective February 2, 2012. The aforesaid Study and Maps are made part of this Article by reference, copies of which shall be maintained on file for public examination in the City Planning Department and the City Engineering Division.
- (2) **Permitted Uses.** Notwithstanding any other provisions of this Ordinance, no building or structure shall be erected, converted, or structurally altered, and no land and/or structure shall be used in a Special Flood Hazard Area, except for one (1) or more of the following uses:
 - A) Gardening, horticulture, open recreational uses, such as parks, playgrounds, playfields, athletic fields, golf courses, bridle trails, and nature paths.
 - B) In the area above the Special Flood Hazard Area, uses permitted by the zoning district otherwise established for the lot, subject to regulations of such districts; provided, however, that the elevation of the lowest floor designed or intended for human habitation (including basement) shall be elevated to

or above the elevation of the nearest point of the Special Flood Hazard Area Level unless an exception is granted pursuant to Chapter 15.36 of the Livonia Code of Ordinances.

- C) In the area below the Special Flood Hazard Area Level, land may be used to supply open space or lot area requirements of a lot partially located beyond; provided, however, that no building or structure shall be located below the Special Flood Hazard Area Level except in conformance with Chapter 15.36 of the Livonia Code of Ordinances.

(3) Accessory Uses.

- A) In the area above the Special Flood Hazard Area Level, accessory uses shall be regulated by the provisions of the zoning district within which such lot is otherwise located.
- B) In the area below the Special Flood Hazard Area Level, off-street parking is permitted as a use accessory to a principal use beyond the Special Flood Hazard Area Level on the same lot. However, no building, structure, fence, or equipment other than boundary monuments is permitted below the Special Flood Hazard Area Level as an accessory use.

(4) Dumping Prohibited; Exceptions.

- A) In the area below the Special Flood Hazard Area Level, dumping or backfilling with any material in any manner is prohibited, unless through compensating excavation and shaping of the flood plain, the flow and impoundment capacity of the flood plain will be maintained or improved.
- B) In the area below the Special Flood Hazard Area Level, dumping or backfilling with any material in any manner is prohibited, unless no significantly measurable reduction in flow or impoundment capacity of the flood plain would thereby be caused; and further, that approval or a letter of no authority has been issued from the Michigan Department of Environment, Great Lakes and Energy under the authority of the floodplain regulatory provisions of Part 31 of Act 451 of 1994.
- C) Below the Special Flood Hazard Area Level, the construction or location of bridges, outdoor play equipment, bleachers, and similar outdoor equipment and appurtenances is prohibited unless such elements would not cause any significant obstruction to the flow, or reduction in the impoundment capacity of the flood plain.
- D) The foregoing exceptions shall be permitted only upon review by the City Planning Commission at a public hearing and on a showing that the above requirements are satisfied, and submission of findings to and approval by the City Council. To the extent applicable, the provisions set forth in Section 13.13 of this Ordinance shall be complied with.

Section 8.07 Outdoor Toilets.

No permanent building within the City of Livonia shall hereafter be erected, altered, or used for an outside toilet of any type unless approved lavatory facilities are installed and connected to a public sewer. This Section shall not be construed to prohibit temporary toilets on construction sites during period of construction or for temporary public gatherings.

ARTICLE IX.

PARKING, LOADING, AND ACCESS MANAGEMENT

Section 9.01 Applicability.

The parking requirements of this Code must be met when one (1) or more of the following takes place.

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- (1) Any new building or structure.
 - (2) Commencement of use of any land.
 - (3) Any alterations to a building or structure which would require additional parking.
 - (4) Any alteration to the use of any building or structure or use of land which would require additional parking.

Section 9.02 Access Management.

- (1) **Standards for the Number of Nonresidential Driveways.** Access shall be provided for each site. Where feasible, access may be provided via a shared access driveway. Where it is not possible to provide shared access, access may be provided by a single driveway. One (1) additional driveway may be allowed for properties with a continuous frontage of over five hundred (500) feet and one (1) additional driveway for each additional two hundred fifty (250) feet of frontage. Uses requiring more than one driveway, detailed elsewhere in this Ordinance, are subject to those specific standards and the standard above will not apply. The City Council may determine additional driveways are justified due to the amount of traffic generated by the use without compromising traffic operations along the public street, based upon a traffic impact study submitted by the applicant.
- (2) **Minimum Width.** Each ingress and/or egress driveway must have a minimum width of twenty (20) lineal feet and must be so designed so as to provide adequate turning and maneuvering for emergency and service vehicles.
- (3) **Driveway Spacing Standards.**
 - A) **Between Driveways.** The minimum spacing between two (2) nonresidential driveways on the same side of the road shall be based upon posted speed limits along the parcel frontage. The minimum spacings indicated below are measured from centerline to centerline. For sites with insufficient road frontage to meet the driveway spacing standards below, the City Council may modify the spacing requirements.

Posted Speed Limit (Mile Per Hour)	Minimum Driveway Spacing (Feet)
30	155
35	185
40	225
45+	300

- B) **Spacing from Intersections.** Minimum spacing requirements between a proposed nonresidential driveway and an intersection must be setback fifty (50) feet from the right of way. The City Council may modify the spacing standards.
- (4) **Driveway Distance from Single-Family Residential Zone.** Each entrance and exit to and from any off-street parking lot located in a non-residential district must be at least twenty-five (25) feet from an adjacent residential use.
- (5) **Modification of Standards for Special Situations.** During site plan review, the City Council shall have the authority to modify the standards of this Section upon consideration of the following:
 - A) The standards of this Section would prevent reasonable access to the site.

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- B) Access via a shared driveway or service/frontage road is not possible due to the presence of existing buildings or topographic conditions.
 - C) Roadway improvements (such as the addition of a traffic signal, center turn lane or bypass lane) will be made to improve overall traffic operations prior to project completion, or occupancy of the building.
 - D) The use involves the redesign of an existing development or a new use which will generate less traffic than the previous use.
 - E) The proposed location and design are supported by the Michigan Department of Transportation (MDOT) or Wayne County as an acceptable design under the existing site conditions. The City Council may also request the applicant provide a traffic impact study to support the requested access design.
 - F) Where there is a change in use or expansion at a site that does not comply with standards of this Ordinance, the City Council shall determine the amount of upgrade needed in consideration of the existing and expected traffic pattern and the capability to meet the standards of this Ordinance to the extent practical.
- (6) **Traffic Impact Studies.** The City Council may require a traffic impact study (TIS) for all development proposals that it reviews. The TIS shall be accordance with and meet the standards of the City. The TIS shall be submitted by the developer or applicant to determine the potential future traffic conditions on adjacent roadways once a proposed development is finished. TIS shall predict the peak-hour operational conditions at site driveways and road intersections affected by the development. The results of the TIS shall be used in the final design of access points and internal circulation and may identify necessary off-site road improvements. At a minimum, the TIS shall meet standards as published by the Southeast Michigan Council of Governments (SEMCOG) and MDOT in the handbook titled Evaluating Traffic Impact Studies and shall be found acceptable by the City Council prior to being used.

Section 9.03 Off-Street Parking Requirements.

In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for the use of occupants, employees, and patrons of the buildings hereafter erected, altered or extended after the effective date of this Ordinance, shall be provided and maintained as herein prescribed.

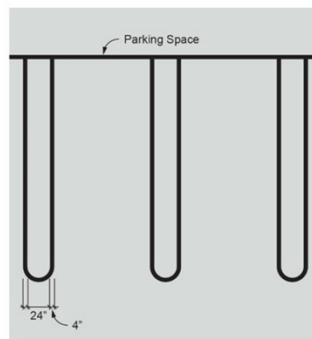
- (1) **Non-Residential.** Off-street parking for nonresidential uses shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest public entrance to the building to the nearest point of the off-street parking lot, except as may be provided for by this Ordinance.
- (2) **Off-Street Parking.** Off-street parking facilities for one- or two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve. The location of required off-street parking facilities for other than one- and two-family dwellings shall be within three hundred (300) feet of the building they are intended to serve, measured from the nearest point of the off-street parking facilities and the nearest point of the building. Such facilities for multiple dwelling, commercial and professional uses, in order to ensure their use as a parking area for the building they are intended to serve, shall be located in a convenient and conspicuous position with reference to such building. For this purpose, the area to the rear of the building shall be considered as satisfying this requirement only when the building is to have a heavily used public entrance in the rear.
- (3) **Existing Parking.** Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use, shall not be reduced in size to an amount less than hereinafter required for a similar new building or new use.
- (4) **Parking Deferment.** Where the property owner can demonstrate or the City Council finds that the required number of parking spaces is excessive and the proposed parking will meet the demand for the proposed use, the City Council may, as a condition of site plan approval, permit up to twenty-five (25)

percent of the total number of required parking spaces to be reserved for future consideration (i.e., "banked"), subject to the following:

- A) The consequent reduction in off-street parking provided will not impair the functioning of the subject development or have a negative effect on traffic flow or parking on and/or adjacent to the site.
 - B) That a reserved area be shown on the site plan of sufficient size to meet the parking space, circulation, and maneuvering requirements of this Article, including dimensions and dotted parking lot layout. The reserved area shall be retained as open space. The reserved area designated as deferred parking shall be on the same lot as the principal use.
 - C) The reserved area shall not be within a required parking setback, landscape area, or greenbelt.
 - D) A written legal agreement, provided by the applicant, which has been approved by the City attorney, shall include provisions to construct the deferred parking and the agreement shall be referenced on the site plan.
 - E) The applicant shall agree in writing to install such "banked" parking within 180 days of a City Council resolution in which it is determined that such additional parking is needed.
 - F) The Department of Inspection may require posting of a performance guarantee to cover the estimated construction cost of the deferred parking with a refund in two (2) years if the additional parking is not found to be necessary.
- (5) **Maximum Parking Allowable.** In order to minimize excessive areas of pavement which depreciate aesthetic standards and contribute to higher rates of storm water runoff and higher micro temperatures, exceeding the minimum parking space requirements of Section 9.05 by greater than twenty percent (20%) is prohibited, except as approved by the City Council. In its request for additional parking spaces, the applicant must submit a parking study to the City Council demonstrating that additional parking spaces are needed based on the nature of the use and/or peak times thereof. In determining whether to grant additional parking spaces, the City Council shall also consult the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE), or another acceptable standard.
- (6) **Minimum Parking Required.** The minimum number of off-street parking spaces by type of use shall be determined in accordance with the schedule contained in Section 9.05 herein; however, for projects or uses that require City Council approval, the City Council may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable based on the level of current or future employment and/or level of current or future customer traffic. For projects or uses that don't require City Council approval, the Planning Department may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable based on the level of current or future employment and/or level of current or future customer traffic. In determining whether to permit fewer parking spaces, the City Council and Planning Department shall consult the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE), or another acceptable standard.
- (7) **Snow Storage.** An area equivalent to ten percent (10%) of the required parking stall area must be provided for snow storage. The snow storage area must be landscaped and if the parking lot is bounded by a fence, the snow storage area must be located on the parking lot side of that fence. The snow storage area may be located in a landscape area required in Article X or in a storm water management area, subject to approval by the City.
- (8) **Carports and Garages.** Carports and garages in multiple-family dwelling developments shall have a maximum height of fourteen (14) feet, measured from the grade to the peak of the structure. Carports

shall be at least partially screened on any side facing a public or internal street or drive unless the side is used for entrance and exit.

- (9) **Changes in Use.** Should the use of the land or building change, the parking shall be provided based on the new use(s). For example, purposes only, should an approved elderly housing facility for independent or dependent living are converted to general occupancy, the parking shall be provided based on the requirements for multiple-family dwellings.
- (10) **Parking Measurement Standard.** When units of measurement determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half ($\frac{1}{2}$) shall be disregarded and fractions over one-half ($\frac{1}{2}$) shall require one (1) parking space.
- (11) **Parking Calculation Standard ~~2~~ Floor Area.** For the purpose of this Ordinance, "Floor Area," in the case of offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used for services to the public as customers, patrons, clients or patients or as tenants, including areas occupied for fixtures and equipment used for display or sale of merchandise.



Double Striped Parking

- (12) **Parking Standard—Employee Based.** For the purpose of computing the number of parking spaces required based on the number of employees, the parking shall be calculated based on the number of employees likely to be on the premise during the peak shift.
- (13) **Double Striping.** All parking spaces shall be clearly marked by the use of double striping. Except for parallel parking, all parking spaces shall be clearly striped with four (4) inch wide double lines, twenty-four (24) inches apart, to facilitate movement and to help maintain an orderly parking arrangement. See image below.
- (14) **Required Parking for Uses Not Provided.** In the case of a use not specifically provided for herein, the City Council shall determine the off-street parking requirements for such use based on the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE), or another acceptable standard applicable for that use or a similar use.

Section 9.04 Off-Street Parking Space Layout Standards.

Whenever the building of an off-street parking facility is required, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations.

- (1) **Dimensional Layout.** Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Angle (In Degrees)	Min. Stall Length	Min. Stall Width	Min. Maneuvering Lane Width	
			One-way	Two-way

0 (parallel)	20 feet	10 feet	12 feet	-
30—53	20 feet	10 feet	15 feet	-
54—74	20 feet	10 feet	18 feet	-
75—90	20 feet	10 feet	12 feet	24 feet

- (2) **Shorter Parking Stall Length.** The requirements for parking stall length may be reduced by two (2) feet where 90-degree parking abuts a sidewalk, other pavement, or sodded area at the front of the stalls provided such pavement or sidewalk measures a minimum of eight (8) feet in width, or at least two (2) additional feet of landscaped area are provided. This is to account for the vehicle overhang.
- (3) **Maneuvering Lane Access.** All spaces must be provided adequate access by means of maneuvering lanes. Backing directly onto a street or requiring the use of a street for a maneuvering lane is prohibited. Parking spaces must be clearly identified and marked with durable striping to distinguish the boundaries of the maneuvering lane and parking stalls.
- (4) **Modifications.** Where site constraints limit the ability to meet the requirements of this Section, the City Council may approve modifications to the parking space and maneuvering lane dimensions as part of Site Plan Review, except in no case shall parking stalls be less than nine (9) feet in width or eighteen (18) feet in length. For general and professional office centers that contain a minimum gross floor area of 15,000 square feet, the City Council may, upon the review and approval of a site plan by the City Planning Commission, allow up to ninety (90) percent of the required off-street parking spaces (exclusive of the required number of handicap parking spaces) to be nine (9) feet in width and one-hundred eighty (180) square feet in area. Such spaces shall be used primarily by the employees of the office center and shall be referred to in this ordinance as "designated employee parking spaces." In order to provide an adequate number of visitor and customer spaces for such office centers, no less than ten (10) percent of the total number of required parking spaces (exclusive of the required number of handicap parking spaces) shall be ten (10) feet in width and two hundred (200) square feet in area and shall be clearly marked and situated in close proximity to the building entrance(s).

(Ord. of 4-18-2022)

Section 9.05 Minimum Number of Parking Spaces Required.

USE	PARKING REQUIRED
AGRICULTURAL USES	
Gardening and tree nurseries	One (1) parking space for each 500 sq. ft. of retail space
Nurseries, including sale of garden supplies	One (1) parking space for each 500 sq. ft. of retail space
RESIDENTIAL USES	
Accessory residential use for apartments	One (1) parking space per additional dwelling unit.
Bed and breakfast establishments	One (1) parking space per bedroom.
Boarding, rooming and lodging houses or tourist homes	One (1) parking space for each one (1) guest bedroom.
Condominium multiple dwellings	Two (2) parking spaces for each unit with one (1) and two (2) bedrooms and two and one-half (2½) spaces for each unit with three (3) or more bedrooms.

Family child care home	One (1) parking space per 250 sq. ft. of floor area.
Home occupations	Two (2) parking spaces
Housing for the elderly	One (1) parking space for each bed, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee including nurses.
Multiple dwellings and apartment houses	Two (2) parking spaces for each unit with one (1) and two (2) bedrooms and two and one-half (2½) spaces for each unit with three (3) or more bedrooms.
One-family dwellings	Two (2) parking spaces for each dwelling unit.
Residential homes for mentally or physically handicapped persons	One (1) parking space per bedroom.
Two family dwellings	Two (2) parking spaces for each dwelling unit.
MEDICAL USES	
Blood and plasma donation centers	One (1) parking space per two hundred (200) square feet of gross floor area and one (1) per employee on peak shift.
Hospitals	One (1) parking space per two (2) beds plus two (2) parking spaces per three (3) employees on the largest working shift.
Kidney transfusion centers	One (1) parking space per two hundred (200) square feet of gross floor area and one (1) parking space per employee on peak shift.
Medicine, osteopathy and dentistry (excluding veterinary clinics)	One (1) parking space for each one hundred ten (110) square feet of floor area.
Optometry and chiropractic	One (1) parking space for each one hundred ten (110) square feet of floor area.
Orthopedic and medical supply stores, but not including assembly or manufacture of such articles	One (1) parking space for each two hundred fifty (250) square feet of floor area.
Physical therapy and health services (not including massage establishments and public baths)	One (1) parking space for each one hundred fifty (150) square feet of floor area.
Psychology and podiatry	One (1) parking space for each two hundred (200) square feet of floor area.
Veterinary clinics, animal clinics and animal hospitals	One (1) parking space for each two hundred (200) square feet of floor area.
PUBLIC & QUASI-PUBLIC USES	
Clubs, lodges, and meeting halls, fraternal and religious	One (1) parking space for every 50 square feet of gross assembly.
Cultural service buildings, such as publicly owned museums, art	One (1) parking space per three hundred thirty-three (333) square feet of floor area.

galleries and libraries	
Educational uses	One (1) parking space for each employee (including teachers and administrators) plus sufficient off-street space for the safe and convenient loading and unloading of students.
Licensed and certified publicly or privately-owned facilities for the detention, incarceration, commitment and/or rehabilitation of adults or minor children and psychiatric hospitals	One (1) parking space for each bed, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee including nurses.
Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities	One (1) parking space per 500 sq. ft.
Privately owned and operated recreational uses	Off-street parking facilities shall be provided on the premises to accommodate one-third ($\frac{1}{3}$) of the total member families and/or individual members of the organization.
Radio and television towers and broadcasting studios	One (1) parking space for each employee on the largest working shift.
Religious Institutions	One (1) parking space for each three (3) seats in the main assembly unit.
Schools - music, dance or business	One (1) parking space for each employee (including teachers and administrators) plus sufficient off-street space for the safe and convenient loading and unloading of students.
Schools including, but not limited to dance, music and instrumental, and business/ training	One (1) parking space for each employee (including teachers and administrators) plus sufficient off-street space for the safe and convenient loading and unloading of students.
Universities, colleges, private colleges, including ancillary uses and facilities	One (1) parking space per thirty (30) square feet of classrooms, labs, or other instructional floor area, plus one (1) parking space per two hundred fifty (250) square feet of office or administrative floor area.
COMMERCIAL & RETAIL USES	
Adult businesses	One (1) parking space for each one hundred fifty (150) square feet of floor area.
Ambulance services, local and suburban bus terminal and taxicab terminals	One (1) parking space for each employee on the largest working shift.
Artisan, craftsman, printing and	One (1) parking space for each employee computed on

engraving shops other similar uses	the basis of the greatest number of persons to be employed at any one period during the day or night.
Automobile and light truck (one (1) ton gross vehicle weight) repair	Two (2) parking spaces for each repair bay plus one (1) for each employee.
Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps	At least twenty (20) parking spaces
Bakeries	One (1) parking space per one hundred seventy-five (175) square feet of floor area.
Banks and savings and loans associations	One (1) parking space for each one hundred fifty (150) square feet of floor space, plus one (1) space for each employee computed on the basis of the greatest number of persons to be employed at any one time.
Planned commercial or shopping centers, or buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more	One (1) parking space for each two hundred fifty (250) square feet gross leasable area (GLA) not including full service restaurants, plus one (1) parking space for every seventy-five (75) square feet of gross floor area devoted to full service restaurants.
Brewer, micro brewer, brewpub, and distilleries	One (1) parking space for each three hundred (300) square feet of floor area.
Catering establishments	One (1) parking space for every 3 persons, based on maximum capacity
Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis	One (1) parking space for each one thousand (1,000) square feet of floor space.
Convalescent and nursing homes	One (1) parking space for each three (3) beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee including nurses.
Dance halls and ballrooms	One (1) parking space for each fifty (50) square feet of floor area used for dancing or assembly.
Day care nurseries	One (1) parking space per 250 sq. ft. of floor area.
Dog kennels	One (1) parking space per 4 stalls
Drive-in restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks	One (1) parking space for each one hundred twenty-five (125) square feet of floor area, plus one (1) parking space for each three (3) outside patio seating spaces, plus one (1) parking space for each employee.
Establishments having liquor licenses such as Class C, tavern, and club	One (1) parking space for each three hundred (300) square feet of floor area.

Full-service restaurants with or without outdoor dining areas	One (1) parking space for each two (2) interior seating spaces to be provided within the proposed establishment, plus one (1) parking space for each three (3) outside patio seating spaces, plus one (1) parking space for each employee.
Funeral homes and undertaking establishments	One (1) parking space for each fifty (50) square feet of floor space in the parlors or individual funeral service rooms with a minimum of seventy-five (75) parking spaces.
Garages, repair shops, rustproofing and similar highway services	Two (2) parking spaces for each repair bay plus one (1) for each employee.
Gasoline service station	One (1) parking space for fueling pump
Golf courses but not including miniature golf courses or golf driving ranges	Three (3) parking spaces per hole plus one (1) parking space per three (3) seats of the dining facilities.
General offices	One (1) parking space for each two hundred (200) square feet of floor area.
Hotels	One (1) parking space for each guest room, plus one (1) additional space for each employee.
Indoor recreational uses	One (1) parking space per two hundred (200) square feet of floor area.
Laundry and dry-cleaning establishments	One (1) parking space per two (2) washing and drying machines.
Limited service and carry-out restaurants with or without outdoor dining areas	One (1) parking space for each one hundred (100) square feet of floor area, plus one (1) parking space for each three (3) outside patio seating spaces, plus one (1) parking space for each employee.
Massage establishments	One (1) parking space for each one hundred fifty (150) square feet of floor area.
Motels	One (1) parking space for each guest or sleeping room in a tourist home; one (1) parking space for each rental unit in a motel; plus one (1) additional space in each case for the owner or manager and for each employee.
Museums	One (1) parking space per three hundred thirty-three (333) square feet of floor area.
Music, dance, or business academies	One (1) per three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.
New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities	One (1) parking space for every two hundred (200) square feet of use area.

Paint shops	One (1) parking space per service stall.
Pawn shops	One (1) parking space for each one hundred fifty (150) square feet of floor space.
Payday lenders	One (1) parking space for each one hundred fifty (150) square feet of floor space.
Personal service establishments	One (1) parking space for each five hundred (500) square feet of floor space.
Photographic studios	One (1) parking space for each one hundred fifty (150) square feet of floor space.
Professional offices	One (1) parking space for each two hundred (200) square feet of floor area.
Retail sales	One (1) parking space for each one hundred fifty (150) square feet of floor space.
S.D.D. and S.D.M. licenses	One (1) parking space for each three hundred (300) square feet of floor area.
Second-hand stores and rummage shops	One (1) parking space for each one hundred fifty (150) square feet of floor space.
Wholesale business uses	One (1) parking space for each five hundred (500) square feet of floor space.
INDUSTRIAL USES	
Bulk storage of refined petroleum products	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.
Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	One (1) parking space for each four hundred (400) square feet of floor space.
Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	Five (5) parking spaces, plus one (1) per 1,500 square feet of floor area plus one (1) per 350 useable square feet of office, sales or similar space plus one (1) per truck or company vehicle operating from the premises.
Experimental product development and testing including limited manufacturing	Five (5) parking spaces plus one (1) per 250 square feet gross floor area plus one (1) per each employee at peak shift.
Heavy manufacturing and general industrial plants	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.
Industrial, scientific, or business research development and testing laboratories and offices	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.
Industrial plants manufacturing,	One (1) parking space for each employee computed on

processing or assembling	the basis of the greatest number of persons to be employed at any one period during the day or night.
Steel fabricators, truck terminals, truck and trailer rental facilities, and special trade contractors	One (1) parking space per five hundred (500) square feet of use area.
Tool and die shops and pattern making shops	One (1) parking space per five hundred (500) square feet of use area.
Warehouses	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.

Section 9.06 Barrier-Free Parking Required.

Each parking lot that services a building entrance, except single- or two-family residential or temporary structures, shall provide parking spaces for the physically handicapped which shall be located as close as possible to walkways and entrances. All parking lots shall be designed in conformance with Michigan State Act No. 1 of the Public Acts of 1966 as amended, and the Americans with Disabilities Act, as summarized in the Table below.

Total Spaces Required	Barrier-Free Spaces Required
1—25 Spaces	1 Space
25—50	2 Spaces
51—75	3 Spaces
76—100	4 Spaces
101—150	5 Spaces
151—200	6 Spaces
201—300	7 Spaces
301—400	8 Spaces
401—500	9 Spaces
501—1,000	2% of total
Greater than 1,000	20, plus one (1) for each 100 spaces over 1,000

Section 9.07 Parking and Loading for Multiple Uses and Joint Use.

The parking and loading regulations for any premises in multiple usages must be the sum of the minimum requirements for the individual uses on the premises.

In order to meet the minimum amount of required off-street parking spaces for a given use, application must be made to the City Council for the right to engage in the joint use of owned parking spaces. Prior to approving the joint use of parking spaces to meet the minimum amount of required off-street parking for a given use in a given zoning district, the City Council must verify by a preponderance of the evidence that each of the following statements are true:

- (1) The commercial enterprises, industrial establishments, residential uses, places of public assembly, and religious institutions engaged in the joint use of off-street parking spaces are unlikely to have a need for the joint parking spaces at overlapping times.

- (2) The parking spaces designated for joint use comprise less than seventy-five percent (75%) of the applicant's minimum required off-street parking spaces.
- (3) The parking spaces designated for joint use are within five hundred (500) lineal feet of the applicant's most appropriate entrance.
- (4) Written contracts, in the form of cross-access agreements, between the applicant and the owner/operator of the parking spaces approve this joint use.
- (5) There must be adequate pedestrian access provided between the shared parking lot and the associated buildings and uses.

Section 9.08 Off-Street Loading Space.

On the same premises with every building structure, or part thereof, erected and occupied for manufacturing, storage, warehouse purposes, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interferences with public use of the streets or alleys. Such space shall be provided as follows:

TOTAL FLOOR AREA OF THE BUILDING	OFF-STREET LOADING SPACE REQUIREMENTS
Office Use	
0—10,000 square feet	One (1) usable loading space 10 ft. × 25 ft. in area
10,001—50,000 square feet	One (1) usable loading spaces 10 ft. × 50 ft. in area
Over 50,000 square feet	Two (2) usable loading spaces 10 ft. × 50 ft. in area
Commercial and Industrial uses	
0—1,400 square feet	One (1) usable loading 10 ft. × 25 ft. in area
1,401—20,000 square feet	One (1) usable loading space 10 ft. × 50 ft. in area
20,001—50,000 square feet	Two (2) usable loading spaces each 10 ft. × 50 ft. in area
Over 50,000 square feet	Three (3) usable loading spaces plus one (1) space for each fifty thousand (50,000) square feet in excess of fifty thousand (50,000) square feet each 10' × 50' in area

- (1) All loading spaces shall be in addition to the off-street parking area access drive and maneuvering lane requirements.
- (2) Off-street loading space shall have a clearance of fourteen (14) feet in height.
- (3) Off-street loading space may be completely enclosed within a building or may occupy a portion of the site outside of the building, provided that where any portion of a loading space is open to public view from a public way, the space shall be screened in accordance with Article X.
- (4) All loading and unloading in an industrial district shall be provided off-street in the rear yard or interior side yard and shall in no instance be permitted in a front yard. In those instances where exterior side yards have a common relationship with an industrial district across a public thoroughfare, loading and unloading may take place in the exterior side yard when the setback is equal to at least fifty (50) feet.

Section 9.09 Parking structures.

- (1) **Districts Permitted.** Parking structures are subject to the following standards and are treated as a permitted use in the P-L and M-2 Districts and as a waiver use in the C-2, C-3, C-4, ML, M-1, and P Districts.
- (2) **Maximum Height.** The height of any parking structure shall not exceed the maximum height of the district in which it is located.
- (3) **Location.** Parking structures shall not be located in the Front Yard. No parking space within a parking structure may be closer to the street than the front face of the principal building.
- (4) **Traffic Circulation.** Traffic circulation shall be designed so that no automobile need enter a public street in order to progress from one aisle to another within the same structure and so that no automobile need enter a public street backwards in order to leave the structure. Clear signs or pavement markings shall be provided to indicate traffic circulation.
- (5) **Screening.** Parking structures shall be designed to screen vehicles and light trespass onto adjacent properties.
- (6) **Architectural Standards.**
 - A) The design of all parking structures should be more than just a rectangular utilitarian box composed of concrete or steel beams and columns. Variation in forms and detail along with high quality facing materials are required where viewable by the general public.
 - B) Exterior elevations shall incorporate design components and materials utilized and compatible with the primary building(s). The incorporation of brick, stone, and precast concrete are preferred choices.
 - C) Floors shall be designed horizontally to support adaptive reuse of the structure.
- (7) **Exemptions.** Parking structures are not required to have interior landscape islands as required in Section 10.03Section 10.03(2) (Section 10.03(2)B)).

Section 9.10 Surfacing and Drainage.

- (1) **Hard Surfacing.** Unless waived by City Council, All parking areas, regardless of size, must be hard surfaced. Pavement type and thickness must be approved by the City Engineer prior to construction, taking into consideration soil conditions and traffic loadings.
- (2) **Storm Water Management.** Storm water runoff created as a result of the improvements to the parking area must be controlled in such a manner so as to reduce and/or eliminate draining onto neighboring properties. To reduce storm water runoff, developers shall consider using permeable, pervious pavements wherever feasible. Improved parking areas may be incorporated into the storm water management plan for the proposed project. Site grading as well as storm water control provisions must be reviewed and approved by the City Engineer or Wayne County prior to site construction.
- (3) **Maintenance.** All off-street parking areas shall be continually maintained in satisfactory condition so as to be safe, attractive, and free of any hazard, nuisance, or other unsafe condition.

Section 9.11 Curb.

Except for those parking areas serving a single- and two-family dwelling unit, concrete curbs, sidewalks, and other items as necessary for the protection of the public and adjoining properties must be provided and maintained around all parking areas, including where parking spaces abut landscaping, property lines, or required setback areas. The City Council may approve an alternative design when opportunity exists to substantially improve the

water quality of the site. In all cases where parking lots abut public sidewalks, a concrete curb at least six (6) inches high must be installed so that a motor vehicle cannot be driven or parked within two (2) feet of a public sidewalk.

Section 9.12 Approval.

Plans for the development of any such parking area must be approved by the City Council before construction is started. No such land shall be used for parking purposes until approved by the Department of Inspection.

Section 9.13 Off-Street Parking: Study and Report.

The City Council shall routinely make studies of the various areas in the City of Livonia for the purpose of determining areas within which there is need for the establishment of off-street parking facilities to be provided by the City of Livonia and to be financed wholly or in part by a special assessment district, or by other means, where such need is found. This study and report shall include recommendations on the site, location and other pertinent features of the proposed off-street parking facilities and the area they should be intended to serve. Wherever, pursuant to such recommendations, the City Council shall establish off-street parking facilities by means of a special assessment district or by any other means, it may also determine, upon completion and acceptance of such off-street parking facilities by the City, all existing buildings and uses and all buildings erected or uses established thereafter within the special assessment district, or districts which shall be exempt from the requirements of this section for privately supplied off-street parking facilities.

Section 9.14 Illegal Parking of Motor Vehicles; Tickets; Towing of Motor Vehicles.

- (1) It shall be unlawful for any motor vehicle which is abandoned, unlicensed, wrecked, inoperative, in a state of major disassembly, disrepair, or in the process of being stripped or dismantled, to be parked on any private property unless the same is completely enclosed within a garage or other suitable building or structure. A vehicle of any type shall not at any time undergo major overhaul, including body work, in any residential district.
- (2) For the purpose of this section, a vehicle of any kind, as described in paragraph (1) of this section, or any unlicensed vehicle, shall be deemed abandoned when it has remained parked, stored, or left or been permitted to be parked, stored, or left on private property for a period of forty-eight (48) continuous hours or more. Provided, however, that this section shall not be applicable where a vehicle is being stored, used, or repaired, in connection with the following designated uses:
 - A) The repair and service facilities of a new and used automobile dealership or a new and used truck dealership when owned and operated in conjunction therewith by the same proprietor and located on the same property.
 - B) Garage, repair shops, and similar highway services.
- (3) The officer authorized to enforce the provisions of this Zoning Ordinance, may in his or her discretion remove, cause to be removed, or tow away under his or her direction, any such motor vehicle which is flagrantly, continuously or persistently violating the provisions of the Zoning Ordinance relating to the parking of motor vehicles on private property. Any such motor vehicle thus removed or towed away shall be taken to the City automobile or motor vehicle pound or to a privately owned garage and kept under the custody or control of the officer or person in charge thereof; provided, however, that any such removal or towing shall be at the risk of the owner of said vehicle, and provided further that the disposition of said vehicle after removal shall be in accordance with the provisions set forth in Sections 10.21.210—10.21.260 of the Livonia Code of Ordinances, as amended, which provisions are made a part hereof and incorporated herein by reference.

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- (4) In any prosecution or proceeding under this section, the registration plate displayed on a motor vehicle shall constitute in evidence a prima facie presumption that the registered owner of such vehicle was the person who parked such vehicle at the place where such violation occurred. Whenever the owner or operator of any such motor vehicle is convicted of violating any of the provisions of said Ordinance pertaining to the parking of motor vehicles on private property, such violation shall be deemed to be a misdemeanor and shall be subject to all the penalties set forth in this Zoning Ordinance

Section 9.15 Electric Vehicle (EV) Charging Stations or Ports.

- (1) **Accessory Use.** Electric Vehicle (EV) Charging Stations or Ports, when treated as an accessory use, shall be allowed in all zoning districts, subject to the review and approval of the Department of Inspection and the following:
- A) **Size and Signage.**
 - i) **Commercial.** On commercial properties, all above-ground equipment associated with an EV Charging Station or Port shall be limited to a height of eight (8) feet and a width of four (4) feet, including any sign that is a part of or attached to the equipment, which sign shall not exceed two (2) square feet in area; provided, however, that in the case of an EV Charging Station that has a setback of one-hundred (100) feet or more from any public place, including any public right-of-way, the area of the sign shall be a maximum of ten (10) square feet. The use of neon-type or LED lighting around the frame, perimeter or any part of the EV Charging Station is strictly prohibited.
 - ii) **Single-Family.** On single-family lots, any equipment used in connection with an EV Charging Station located in a front or side yard shall be limited to a height of four (4) feet. In a rear yard, all EV Charging equipment shall be limited to a height of six (6) feet.
 - B) **Setbacks and Pedestrian Walkways.**
 - i) **Commercial.** No EV Charging Station shall be located closer than ten (10) feet from any public right-of-way, and no EV Charging Station shall be located within any part of a public right-of-way without the prior written approval of the authority having jurisdiction over the right-of-way. EV Charging Stations shall not encroach upon or inhibit the use of pedestrian walkways.
 - ii) **Single-Family.** EV Charging equipment on single-family lots shall not be located in any required front, side, or rear yard setback.
 - C) **Landscaping and Protection.** On commercial properties, any landscaping that must be removed for the installation of an EV Charging Station shall be replaced in the same general area as where it was removed. Adequate spacing or protection shall be provided around or adjacent to the EV Charging Station, such as steel or concrete-filled bollards.
 - D) **Coverings.** All structural or non-structural canopies, coverings, overhangs or structures designed to fully or partially enclose or protect an EV Charging Station shall comply with the height, area and setback requirements of the zoning district in which the EV Charging Station is located. Such coverings or structures in any commercial zoning district shall first require approval of a site plan pursuant to Section 13.13(12).
 - E) **Residential.** In residential zoning districts, use of EV Charging Stations shall be limited to the owners, occupants or visitors of the property, and there shall be no remuneration or compensation charged for the services.
 - F) **Limitation.** In nonresidential zoning districts, no more than fifteen (15%) percent of the required number of parking spaces shall be dedicated EV Charging Stations unless an exception is granted by the Department of Inspection.

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- (2) **Principal Use.** Electric Vehicle (EV) Charging Stations or Ports as a principal use of the property, shall be treated as a waiver use limited to C-2 and C-3 zoning districts and subject to review and submission of findings by the City Planning Commission and approval by the City Council pursuant to Section 6.26.

Section 9.16 Limitation of the Use.

- (1) Parking areas shall be used for parking of private passenger vehicles only.
- (2) Parking may be with or without charge.
- (3) No business involving the repair or services to vehicles permitted thereon or sale, or other storage, or display thereof, shall be conducted from or upon such premises.

ARTICLE X. LANDSCAPING AND SCREENING

Section 10.01 Applicability.

The requirements set forth in this Section shall apply to all uses, lots, site, and parcels for which Site Plan Review is required and which are developed or expanded following the effective date of this Ordinance. No site plan shall be approved unless that site plan shows landscaping and screening consistent with the provisions of this Section. Furthermore, where landscaping and screening are required, a Building Permit shall not be issued until the required landscape plan is submitted and approved and a Certificate of Occupancy shall not be issued unless provisions set forth in this Article have been met or a performance guarantee has been provided.

In cases where the use of an existing building changes or an existing building is altered or re-occupied, all of the standards of this Article shall be met.

The requirements of this Article are minimum requirements, and nothing in this Article shall preclude a developer and the City from agreeing to more extensive landscaping.

(Ord. of 4-18-2022)

Section 10.02 Landscape Plan Requirements.

The Landscaping Plan must be drawn at a reasonable scale to indicate all types of proposed landscape improvements at a minimum of one-inch equals thirty feet (1" = 30') and must include at least the following information:

- (1) North arrow and scale;
- (2) Name of the project applicant/owner;
- (3) Name, address and phone number of the person or firm responsible for the preparation of the Landscaping Plan;
- (4) Signed and sealed landscape architect stamp;
- (5) Dates on which the plan was submitted or revised;
- (6) All existing and proposed buildings and other structures, paved areas, planted areas, fencing, walls, water outlets, utility poles, fire hydrants, luminaires, underground utilities, signs, fences, dumpster locations, and other permanent features to be added to or retained on the site;

- (7) All existing plant material to be removed or retained and all proposed additions or changes to landscaping, buffering, and walkways, illustrating existing natural land features including, but not limited to: trees, forest cover, and water resources (Water resources include ponds, lakes, streams, wetlands, flood plains, and drainage ditches and retention areas, rivers, and any other body of water or waterway);
- (8) A schedule of all new landscaping materials to be installed. The plant list must include the common name, specified installation size, and on-center planting dimensions when applicable. When the list of plant material to be removed contains existing trees, the Landscaping Plan must justify that building location and placement has been developed with due consideration given to minimizing removal of trees. Quantities of plant material required shall be referenced on the plan;
- (9) All property lines and easements;
- (10) Details must be shown for the planting of trees, shrubs and ground cover within the buffered or landscaped area;
- (11) Proposed irrigation fixtures shall also be shown, including, but not limited to the location and type of all sprinkler heads, the size of mainline and irrigation piping, the location and size of water meters and all valves, and the location of back flow prevention devices and irrigation controllers;
- (12) Location and description of any and all storm water management or low impact development techniques used in site design (i.e., rain gardens, detention/retention ponds, filter strips, etc.); and
- (13) Any other information which is determined necessary by the Planning Director or City Council for adequate review of the proposal.

Section 10.03 Landscaping Design Requirements.

The following requirements must be satisfied by all projects set forth by Section 10.01 above. The following requirements must be detailed on a Landscaping Plan pursuant to Section 10.02 above. Existing landscaping or natural vegetation, as shown on a Landscaping Plan and that are in satisfactory condition, may be used to meet the standards and satisfy the requirements below in whole or in part, if protected and maintained during the construction phase of the development.

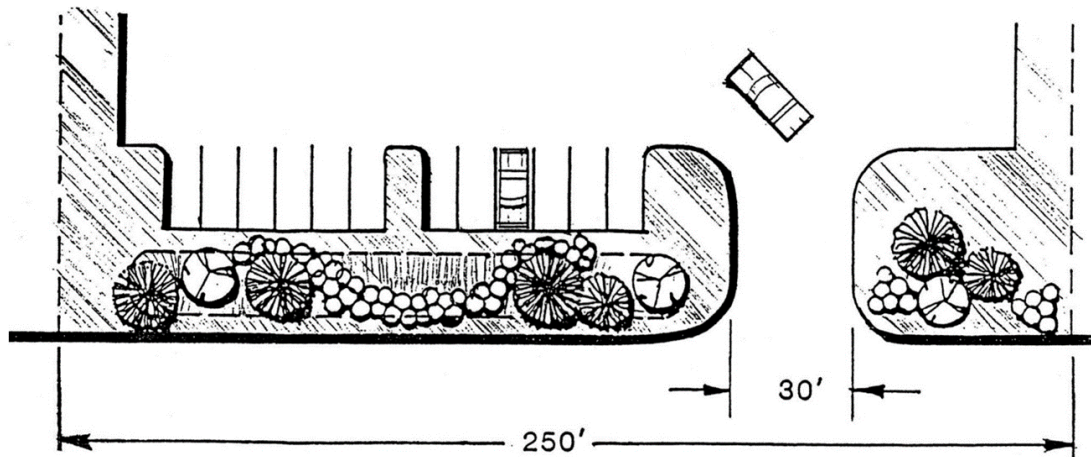
- (1) **Frontage Landscaping.** Where the site abuts a public road right-of-way, the following frontage landscaping shall be provided in the front yard area adjacent to the road right-of-way (see Example of Frontage Landscaping below):

Type of Landscaping	Minimum Required Landscaping
Deciduous or Evergreen Tree	1 per 40 linear feet of road frontage or fraction thereof
Ornamental (Flowering) Tree	1 per 100 linear feet of road frontage or fraction thereof
Shrubs	8 per 40 linear feet of road frontage or fraction thereof

The depth of the frontage landscaping area shall be sufficient to contain the required landscaping and ensure the survivability of plant material. For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted. Trees and shrubs may be planted at uniform intervals, at random, or in groupings. However, the City Council or Planning Director may require the planting design to use massing or groupings of materials to create a stronger visual impact from the public right-of-way.

Example of Frontage Landscaping
Length of Road Frontage: 250 linear feet minus 30-foot driveway = 220 feet

<u>Required Number of Plants</u>	
Deciduous or evergreen trees	220 ft./40 ft. = 6 deciduous or evergreen trees
Ornamental trees	220 ft./100 ft. = 3 ornamental trees
Shrubs	<u>(220 ft./40 ft.) x 8 = 48 shrubs</u>
TOTAL	6 deciduous or evergreen trees, 3 ornamental trees, and 48 shrubs



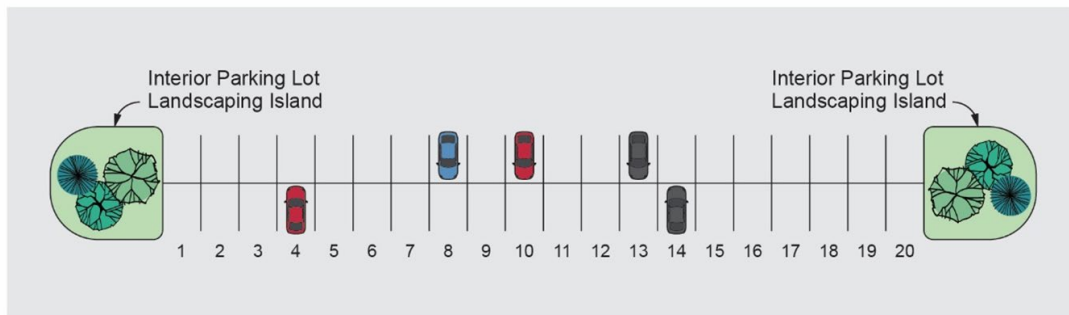
- (2) **Parking Lot Landscaping.** All parking areas and other paved ground surface areas used for vehicular parking must have perimeter and internal landscaping to provide visual and climatic relief from broad expanses of pavement and to channelize and define logical areas for pedestrian and vehicular circulation.

A) **Parking Lot Screening.** Parking lot screening adjacent to a parking lot is not required if the paved ground surface area is completely screened from the public right-of-way by an intervening building or structure. Where paved ground surface areas are located adjacent to sidewalks, streets, and other public rights-of-way, landscaping shall be provided between the public right-of-way and the paved ground surface area within ten (10) feet of the paved ground surface area with landscaping, a berm, a masonry wall, or a combination of these, as follows:

- i) **Parking Lot Screening Landscaping.** Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. The landscaping shall be planted in a manner where the landscaping can be expected to provide an unbroken visual screen within three (3) years. The landscaping shall be located at least two (2) feet from the front of a parking space curb so as to account for vehicle overhang.
- ii) **Parking Lot Screening Berm.** Berms shall be at least three (3) feet in height (measured above the elevation of the adjacent parking surface) and meet the requirements of Section 10.03(7).
- iii) **Parking Lot Screening Wall.** Walls shall be at least three (3) feet in height and constructed of the same or compatible material and colors of the principal building in terms of texture and quality.

B) **Interior Parking Lot Landscaping.** All off-street parking areas of forty (40) parking spaces or more must have internal landscaping.

- i) **Size of Interior Parking Lot Landscaping Areas.** Interior landscaping must account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. Each separate interior landscaped area must be a minimum of three hundred (300) square feet in area and must have a minimum width of ten (10) feet.
- ii) **Minimum Number of Trees.** Each interior landscape area must contain at least one (1) tree. One (1) tree must be planted for each three hundred (300) square feet of interior landscaping.
- iii) **Location of Landscaping.** All required interior parking lot landscaping must be planted within the landscaped islands or in landscaped areas within twenty (20) feet of the perimeter of the parking lot, provided that such landscaping is not also counted toward other landscape or screening requirements.
- iv) **Groundcover.** Interior parking lot landscape areas must include groundcover of grass, perennials, shrubs, and/or hardwood mulch. Rock, stone, or pebbles are not permitted ground cover.
- v) **Protection with Curbing or Wheel Stops.** All interior parking lot landscaping must be protected from vehicular encroachment by six (6) inch high concrete curbing or wheel stops.
- vi) **Maximum Number of Parking Spaces in a Row.** Landscaping islands with or without walkways must be used to subdivide parking areas into parking rows with no more than twenty (20) spaces. See image below.



vii) **Maintenance.** The internal landscaping must be installed and maintained so that, when mature, it does not obscure traffic signs, fire hydrants, lighting, drainage patterns, or vision for safety or ingress or egress.

(3) **Loading Area Landscaping.** All loading areas (including, but not limited to, truck docks, overhead doors, or trailer staging areas) not screened by an intervening building shall be screened from a perpendicular view from any public street rights-of-way or adjacent residential zoning district for the entire length except for necessary access. It is the intent of this Section to screen loading areas and delivery vehicles as completely as practicable. Screening for loading areas may be accomplished by one (1) or a combination of the following:

- A) An opaque fence or wall which is at least six (6) feet high and is made of the same or compatible material, in terms of texture and quality, as the material and color of the principal building. Additional evergreen planting materials shall be provided so that no more than two-thirds ($\frac{2}{3}$) of

the surface area of the closed fence or wall is visible from the street within three (3) years of erection of the structure.

- B) Evergreen trees at least eight (8) feet in height and planted in a staggered double row spaced fifteen (15) feet on center. Any plant material used to fulfill these requirements shall meet or exceed the minimum size requirements of Section 10.04 when planted.
- (4) **Display Area Screening.** Screening of display areas may, at the discretion of the City Council, be accomplished by plants, fences, walls or earthen berms, or any combination thereof to meet the requirements of this Section. The City Council must base its discretion on the material being displayed and the visual impact on surrounding areas. The City Council may modify or waive these requirements where outdoor display is integral to the principal use of the property (e.g., Outdoor Vehicle Sales).
- A) The plants, fence, walls, earthen berms, or combination thereof, must provide a buffer no less than three (3) feet in height equal to the length of the display area, exclusive of driveways and sight lines used for safe automobile access and egress. In the case of vehicle or equipment display, the buffer must create a screen.
- B) Walls which are used shall be of the same or compatible material, in terms of texture and quality, with the material and color of the principal building. Additional planting materials shall be provided so that no more than one-half (½) of the surface area of the wall is visible from the street within three (3) years of erection of the structure. Forty percent (40%) of this plant material may be deciduous.
- C) All shrubs shall comply with the requirements of Section 10.04. Vegetation planted on berms may have a lesser mature height required by the Article provided that the combined height of the berm and the plantings after three (3) years are at least three (3) feet high. Up to forty percent (40%) of all shrubs may be deciduous.
- (5) **Screen Wall and Greenbelt Buffering.** The intent of this Section is to reserve an appropriate area of a lot to screen and buffer the lot and its use(s) based on its zoning district and the zoning district of the adjacent lots, regardless of whether the adjacent lots are developed. A screen wall and/or greenbelt as specified in the table below shall be provided for all uses requiring Site Plan Review.

Developing Zoning District	Adjacent To			
	N1, N2, and R-U-F Districts	NM1, NM2, and NM3 Districts	C-1, C-2, C-3, and C-4 Districts	ML, M-1, and M-2, and Railroad and Utility rights-of-way
N1, N2, and R-U-F Districts	a	b	b	b
NM1, NM2, and NM3 Districts	b	a	b	b
<u>P</u> , C-1, C-2, C-3, and C-4 Districts	b	b	a	b
ML, M-1, and M-2 Districts	c	c	b	—
a) A ten (10) foot wide buffer, with one (1) tree per thirty (30) linear feet. For proposed single-family residential uses, the greenbelt buffering requirements shall apply only to Subdivision and Site Condominium development.				

b) A six (6) foot high masonry wall or opaque fence and/or a twenty (20) foot wide greenbelt buffer, with one (1) tree per twenty (20) linear feet (minimum of 50% evergreen trees), subject to City Council review and approval.

c) A seven (7) foot high masonry wall and/or a sixty (60) foot wide greenbelt buffer, with a staggered double row of evergreen trees spaced fifteen (15) feet apart on a six (6) foot high berm (see Section 10.03 (7)) with a flat horizontal area at the crest to be at least three (3) feet in width, subject to City Council review and approval. The planting must be in a manner where the evergreen trees provide eighty percent (80%) opacity within three (3) years of planting, measured from the top of the berm. After three (3) years, if this opacity is not achieved then additional evergreen trees and/or shrubs must be planted to achieve eighty percent (80%) opacity at the time of their planting.

- A) **Planting Setback.** Trees and shrubs must not be placed closer than four (4) feet to the fence line or property line. Single family uses are excluded from this requirement.
 - B) **City Review.** The City Council or Planning Director may modify the greenbelt buffering to allow less buffering or require additional buffering based on the proposed use's impact on adjacent lots.
 - C) **Greenspace Lawn.** The remainder of the greenspace area which is not planted with the aforementioned stock must be kept in lawn or another approved native vegetation. All plant materials must be maintained in a healthy growing condition and in a neat and orderly appearance as required in this Article.
 - D) **Existing Buffering.** If an existing wall, fence, or vegetation exists on the site that meets the greenspace buffering standards of this Ordinance, the City Council or Planning Director may accept the existing screening or require only supplemental screening to meet the intent of this Article.
 - E) **Circumstances Requiring Construction of a Wall.** City Council, in the review of a site plan or waiver use petition, may require the construction of a masonry wall where it is determined that construction of a wall is needed to adequately buffer a developing district from an adjacent use or district.
 - F) **Separation Agreement.** Upon receipt by the Inspection Department of a written agreement for a term of not more than five years, among the owner(s) of property requiring installation of a protective wall or greenbelt and the owner(s) of all abutting residential properties, and proof that a buffer complying with such agreement is in place, the requirements of this section shall be waived during the time such agreement remains in effect. Such an agreement may be renewed, for terms not exceeding five years for each renewal, pursuant to a written agreement of the owners of property described above. Any agreement made pursuant to this paragraph shall be expressly made binding on the parties' successors in title for the duration of the agreement. This paragraph shall only apply where the property requiring the protective wall cannot meet the standards for greenbelts set forth above due to a condition on the property which existed at the time this paragraph (f) was added to this Section.
- (6) **Open Space Landscaping.** All remaining open areas on the site that are not required landscaping areas as described elsewhere in this Article (frontage landscaping, parking lot landscaping, loading and display area landscaping, and greenbelt buffering) shall be planted with one (1) tree per three thousand (3,000) square feet of open area. All open space landscaping areas shall be planted with grass or another suitable vegetative ground cover.

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- (7) **Berms.** Where required, earth berms, or landscaped berms must conform to the following standards:
- A) The berm must be at least constructed with slopes no steeper than one (1) foot vertical for each three (3) feet horizontal with at least a two (2) foot flat area on the top unless a different size is required in this Ordinance.
 - B) The berm must be planted with grass or other suitable ground cover to ensure that it withstands wind, weather, and erosion, and retains its height and shape.
 - C) Unless a specific planting pattern is required by the Ordinance or the City Council, required trees and shrubs may be planted at uniform intervals, at random or in groupings.
 - D) Berm height must be measured as elevation above grade.
- (8) **Garbage, Refuse, and Recycling Collection Areas.** All garbage, refuse, and recycling must be placed within a sealed container that shall be screened utilizing an enclosure that meets the following requirements:
- A) An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. This requirement specifically supersedes the maximum height requirement of a fence as set forth in Chapter 44 of Title 15 of the Livonia Code of Ordinances, as amended. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and, when not in use, closed at all times.
 - B) The enclosure must be constructed of the same or compatible material and colors of the principal building in terms of texture and quality.
- (9) **Mechanical and Utility Equipment Screening.** All mechanical equipment, utility meters, storage tanks, air conditioning equipment, transformers, or similar equipment, incidental to any building, including roof-mounted equipment must be totally enclosed or screened from view off-site and must be an integral part of the architectural or landscape design of the building and site. This requirement does not apply to equipment serving a single-family unit or duplex.
- (10) **Right-of-Way and Access Easement Landscaping.** In addition to any other landscaping requirements of this Ordinance for public rights-of-way and other access easements, any public right-of-way and access easement areas adjacent to required landscaped areas shall be planted with grass or other suitable ground cover and maintained by the owner of the adjacent property as if they were part of required landscaped areas.

(Ord. of 4-18-2022)

Section 10.04 Standards for Plant Materials.

- (1) **Lawn Areas.** Lawn areas shall be planted in species of grass normally grown as permanent lawns in southeast Michigan. Grass may be sodded or seeded and mulched, except that solid sod shall be used in swales or other areas subject to erosion. Sod or seed shall be clean, free of weeds and noxious pests or disease.
- (2) **Recommended Species of Trees, Shrubs, and Perennials.** The plant palette should emphasize native trees, shrubs, and perennials which are hardy to the southeast Michigan region. The following is a list of recommended species and required minimum sizes of plant materials. The City of Livonia may permit other species that are not listed below.

Recommended Plant Type and Minimum Size	Common Name
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Evergreen Trees (8 feet minimum height)	Fir, Hemlock, Juniper, Pine, and Spruce
Narrow Evergreens (5 feet minimum height)	Blue Columnar Chinese Juniper, Column Honoki Cypress, Douglas Arborvitae, Pyramidal Red Cedar, Pyramidal White Pine, and Swiss Stone Pine
Deciduous Trees (3-inch minimum caliper)	Beech, Birch, Ginkgo, Hackberry, Honey Locust (Without Thorns), Hop Hornbeam, Linden, Oak, Planetree (Sycamore), and Sweet Gum
Ornamental Trees (2-inch minimum caliper)	Allegheny Serviceberry, Dogwood, Flowering Crab, Hawthorn, Hornbeam, Magnolia, Redbud, and Rose of Sharon
Deciduous Shrubs (3 feet minimum height)	Dogwood, Euonymus, Forsythia, Hazelnut, Honeysuckle, Hydrangea, Lilac, Mock-Orange, Ninebark, Privet, Spiraea, Sumac, and Viburnum
Evergreen Shrubs (30 inches minimum height)	Holly, Juniper, and Yew
Spreading Shrubs (18 inches minimum height)	Cotoneaster and Creeping Juniper
Perennial Flowers/Groundcover	Black-Eyed Susan, Creeping Juniper, Creeping Phlox, Daylily, Fragrant Sumac, Ornamental Grass, Periwinkle, and Purple Coneflower

- (3) **Prohibited Species.** Based on the undesirability of the following species, they are prohibited from being planted as required landscaping. The City Council or Planning Director may prohibit other species that are not listed below.

Latin (scientific name)	Prohibited Species	Description or Characteristic of Plant
Acer negundo	Boxelder Maple	
Catalpa speciosa	Catalpa	
Populus sp.	Poplars	
Salix sp.	Willows	
Ailanthus altissima	Tree of Heaven	
Fraxinus sp.	Ash	Due to Emerald Ash Borer.
Acer sp.	Maples	Should be discouraged due to overuse in landscape.

(4) **Minimum Requirements for Plant Material.**

- A) All plant material must conform to the description consistent with generally accepted and published nursery and landscape standards. Plant materials must be typical of their species or variety, have normal habitat of growth, well-branched, and densely foliated when in leaf.
- B) Plant materials must be chosen according to soil, climatic conditions, and environmental factors for the proposed development, the location of the installation, and its desired function.
- C) Artificial plants are prohibited from satisfying landscape requirements.

Section 10.05 Landscape Installation and Maintenance.

(1) Installation.

- A) **Installation Period.** Whenever planting is required by this Ordinance, it must be planted prior to the issuance of the Certificate of Occupancy. If the weather does not permit the planting, the required planting must take place within six (6) months from the date of issuance of the Certificate of Occupancy.
- B) **Installation Method.** All landscaping must be installed in a manner consistent with generally accepted and published nursery and landscape standards, the approved landscaping plan, and the following:
 - i) **High Quality and Healthy Plant Material.** Plant material must be freshly dug. Plant material must be of sound health, vigorous and uniform in appearance with a well-developed root system and free from disease, insects, pests, eggs, or larvae. Trees must have straight trunks with leaders intact, undamaged and uncut.
 - ii) **Mulching.** Trees, shrubs, hedges, vines, perennials, and live groundcovers (except turf grasses) must be generously mulched at the time of planting with hardwood bark mulch or similar natural material. Because stone, rocks, and pebbles trap heat and do not retain moisture, these materials must not be permitted as a ground cover or mulch.
 - iii) **Topsoil.** A minimum of four (4) inches of topsoil must be provided for all lawn areas, ground covers, berms, and planting beds.
 - iv) **Plant Material Required in All Portions of Landscaped Areas.** All portions of the landscaped areas must be planted with grass, groundcover, shrubbery, or other suitable plant material, except that paved patios, terraces, sidewalks, and similar site features may be incorporated with City Council approval.
 - v) **Planting Locations.** Unless a specific planting pattern is required by the Ordinance or the City Council, required trees and shrubs may be planted at uniform intervals, at random, or in groupings, provided they are planted in accordance with the approved plan. Landscaping must be located and maintained in a manner that minimizes conflicts with overhead or underground utilities, and that allows reasonable view of storefronts and signs.
 - vi) **Protection of Existing Vegetation.** Existing vegetation to be preserved must be protected during construction through the use of temporary fencing around the drip line.

(2) Maintenance.

- A) The owner of the property is responsible for the regular maintenance of all plants and must replenish mulch, control weeds, fertilize plants, and prune plants as necessary beginning upon completion of construction of landscaping. All diseased, dead, or damaged plants must be replaced within thirty (30) days, unless the season is not appropriate for planting, in which case such plant material must be replaced at the beginning of the next planting season.
- B) The approved landscape plan must be considered a permanent record and integral part of site plan approval. Unless otherwise approved in accordance with the procedures for amending a site plan, any revisions to or removal of plant materials that are not replaced will cause the parcel to be in nonconformity with the originally approved landscape plan and must be viewed as a violation of this Ordinance.

(3) Irrigation Required.

All landscape areas (including lawns) shall be provided with an automatic underground irrigation system. The City Council or Planning Director may approve an alternate form of irrigation for a particular area, or may waive the irrigation requirement in an area upon determining that the underground

irrigation is not necessary to maintain site landscaping in good condition due to the characteristics of the proposed plant materials.

- (4) **Snow Storage.** Landscape areas may be used for snow storage, provided they are designed to accommodate the large volumes of snow, planted with salt-tolerant landscape material that can survive in winter conditions, and maintained in accordance with this Article.

Section 10.06 Modifications.

In consideration of the overall design and impact of the landscape plan, the City Council may modify or adjust the requirements outlined in this Article for required landscaping, provided that any such adjustment is keeping with the intent of this Ordinance and more specifically, with the intent of this Article.

ARTICLE XI. SIGNS

Section 11.01 Applicability.

- (1) **Sign Standards.** All signs within the City of Livonia shall comply with the General Requirements of Section 11.04. Signs in specific Zoning Districts shall comply with Section 11.08. For prohibited signage refer to Section 11.05 and Section 11.09. For exempt signage refer to Section 11.06.
- (2) **Existing Signs.** Except as otherwise specifically provided, nothing in this Article requires removal or discontinuance of an existing sign. Existing signs must not be enlarged or extended without meeting the requirements of this Article and obtaining a sign permit. Legally existing signs that do not meet this Article's requirements are labeled nonconforming signs.
- (3) **Dual Suitability.** Meeting the criteria of one sign type definition does not exclude the sign from meeting another sign definitions' criteria. For example, a blade sign can also meet the definition criteria of a double-faced sign. Therefore, the sign is a double-faced blade sign.

Section 11.02 Intent.

It is not the intent of this Ordinance to have the open spaces and lines of vision created by public rights-of-way used as license for unrestricted advertising through the use of signage, but rather to enhance the physical appearance of the city, preserve scenic and natural beauty of designated areas, make the city a more enjoyable and pleasing community and to create a more attractive economic and business climate by preserving property values. It is intended by the provisions of this Ordinance to reduce sign or advertising distractions, to eliminate the visual blight caused by abandoned or poorly maintained signs and to avoid the confusion of conflicting adjacent signs. Through this Ordinance signage will be allowed in such a manner so as to provide those similar uses in similar zones the opportunity for identification exposure regardless of parcel size, although the location and size of buildings will influence the amount and type of signage permitted. This Ordinance shall make a distinction between those non-residential zones that provide for transitional or other than retail activity as a primary use. This section, through this approach, reflects the transitional nature of the zoning district arrangements shown on the zoning map and the future land use plan so that as the intensity of land use is decreased, so is the amount of permitted signage. This consistent approach is necessary to remove the need for the type of signs which compete for attention for the motorist, thereby creating traffic hazards as well as creating visual blight within the city. It is therefore within the health, safety and welfare responsibility of the city of Livonia that this section of the Ordinance is promulgated.

Section 11.03 Substitution Clause.

Any non-commercial message may be substituted for the copy on any commercial sign allowed by this Ordinance.

Section 11.04 General Requirements for All Signs.

The following conditions apply to all signs erected or located in any zoning district:

- (1) **Inspection.** No signs oriented to motorized traffic on a public street (except as specifically exempted) shall be erected, used, changed or altered without first having been approved by the Director of the Inspection Department, or his or her designee, and a sign permit issued.
- (2) **Sign Location.**
 - A) No sign shall project beyond or overhang the wall or any permanent architectural feature (e.g., awning, canopy, or marquee) by more than eighteen (18) inches and shall not project above or beyond the highest point in the roof or parapet.
 - B) No sign shall be permitted at any location that creates any type of safety hazard or visual impediment to pedestrian or vehicular traffic. Any citation or notice of violation of this subsection shall cite any relevant building or electrical codes, provisions of this Ordinance or other City ordinances, and/or findings or studies of the Livonia Police Department Traffic Bureau and/or a traffic engineer.
- (3) **Maximum Sign Size.** No sign in the City shall exceed an overall sign area of 200 square feet.
- (4) **Alterations.** No sign will be altered, rebuilt, enlarged, extended or relocated except in conformity with the provisions of this Article. The refacing of signs is not an alteration within the meaning of this Article.
- (5) **Sign Attachment and Support.** A sign must not be attached to or supported by a tree, utility pole, light pole, trash receptacle, bench, vending machine, public shelter, or be painted or drawn upon rocks or other natural features.

Section 11.05 Prohibited Signs.

A sign not expressly permitted in a zoning district is prohibited. The following signs shall not be permitted and are expressly prohibited in any zoning district:

- (1) Abandoned signs.
- (2) Bench signs.
- (3) Billboards.
- (4) Festoons, air-activated signs, and balloon signs except for decorations commemorating a permitted time-limited event or a nationally recognized holiday.
- (5) Flashing signs.
- (6) Moving signs.
- (7) Outline tubing signs, except that the use of outline tubing may be permitted when:
 - A) such tubing is encased with tinted glass or plastic so as to protect it from weather and breakage and to render such tubing invisible when not illuminated, and
 - B) the tubing does not outline windows, roofs, or other building features.

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- (8) Portable signs.
 - (9) Pylon signs.
 - (10) Roof signs.
 - (11) Trailer signs.
 - (12) Any sign attached to a tree or utility pole whether public or private, or attached to a traffic device or public sign.
 - (13) Any sign unlawfully installed, erected or maintained.
 - (14) Any sign which has displayed thereon advertising or announcements in obscene material or language.
 - ~~(15) Signs painted permanently and directly on the exterior surface of any building, wall or fence.~~
 - ~~(1615)~~ Signs that include audio, pyrotechnic, Bluecasting (Bluetooth advertising), or other similar components.
 - ~~(1716)~~ Any sign, that is located in or projects into any public right-of-way as shown on the Future Transportation Map is prohibited, except for traffic or other public signs and those signs for which a valid permit has been issued by a) the County, in the case of a County right-of-way, or b) the State, in the case of a State right-of-way. Any sign, including real estate signs, placards, posters, circulars, showbills, handbills, cards, leaflets or other advertising matter posted, pasted, nailed, printed, stamped, or unlawfully placed or erected in any right-of-way or public property may be removed and disposed of by the enforcement officers of the City of Livonia without regard to other provisions of this Ordinance.

Section 11.06 Exempt Signs.

The following types of signs, where expressly permitted by zoning district, shall not require sign permits unless otherwise indicated; provided that the principal use to which they relate is permitted by this Zoning Ordinance and they meet all other restrictions of the particular zoning district and the following criteria:

- (1) **Public signs.**
- (2) **Temporary signs.** Provided they meet district regulations of Section 11.08.
- (3) **Flags.** No greater quantity than three (3) per development site. Flagpoles shall be permitted to be located within the minimum required building setback area, provided that the distance between the base of the pole and any lot line is not less than the height of the flagpole.
- (4) Address numbers with a numeral height not greater than six (6) inches for residences and twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or ground sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style and color.
- (5) Nameplates on the entry door of the premises or adjacent to the doorway.
- (6) One (1) temporary construction sign of whatever content the owner deems appropriate, provided that such sign is erected only after the issuance of a building permit and is removed at the completion of construction or occupancy of the building, whichever occurs first, and subject to the following additional requirements:
 - A) Construction signs in R-U-F, N1, and N2 districts shall not exceed six (6) square feet in area, and if freestanding shall not exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.

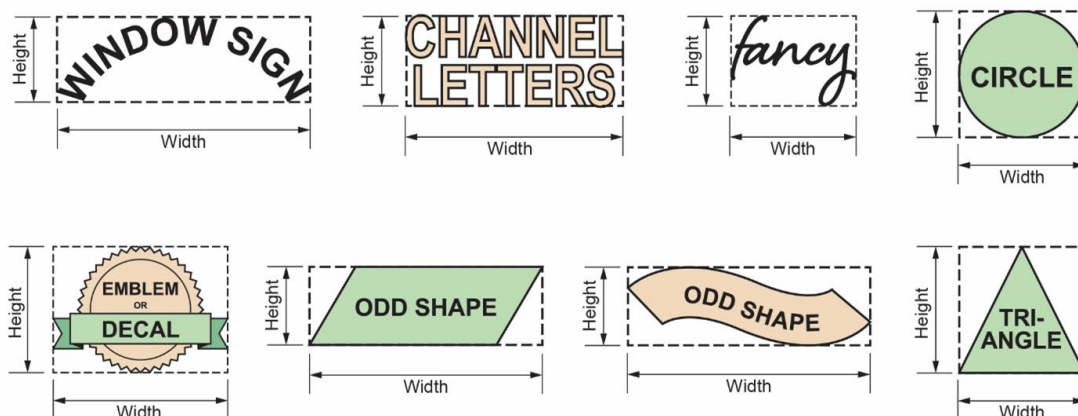
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- B) Construction signs in all other districts shall not exceed thirty (30) square feet in area, and if freestanding shall not exceed six (6) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.
- (7) Temporary community event signs, of whatever content the owner deems appropriate, for the purpose of advertising or promoting public events sponsored by a non-profit association or corporation for a charitable, educational, or public purpose to which the general public is invited when approved by the City Council and only after a sign permit has been issued by the Director of the Inspection Department, or his or her designee. Such signs shall not exceed sixteen (16) square feet of sign area, eight (8) feet in height, have a minimum setback of ten (10) feet from any public right-of-way and shall be removed within twenty-four (24) hours of the conclusion of the event it advertises.
- (8) Directional signs, of whatever content the owner deems appropriate, located on parking areas or on auxiliary parking lots used in conjunction with an adjacent permitted use when the purpose of the sign is to expedite the flow of vehicular and pedestrian traffic to, from, and within a development site, each sign may not exceed two (2) square feet in area. The minimum setback for such signs used to indicate an entrance or exit shall be two (2) feet from all property lines or any public right-of-way line with a maximum height of three (3) feet. All other directional signs shall have a minimum setback of ten (10) feet from all property lines or any public right-of-way line with a maximum height of five (5) feet.
- (9) One (1) temporary real estate sign of whatever content the owner deems appropriate, when located on the land or building intended to be rented, leased or sold, subject to the following additional requirements:
- A) Real estate signs shall be removed within thirty (30) days after the property is rented, leased, or sold. For the purpose of this Ordinance, a property shall be considered leased when the lease agreement is executed by all parties or it shall be considered sold when the sale is closed.
- B) Real estate signs in R-U-F, N1, and N2 districts shall not exceed six (6) square feet in area, and if freestanding shall not exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.
- C) Temporary real estate signs, of whatever content the owner deems appropriate, in all other districts shall not exceed sixteen (16) square feet in area, and if freestanding shall not exceed eight (8) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way or a location as deemed appropriate by the Director of the Inspection Department. Two (2) signs not exceeding sixteen (16) square feet each shall be permitted on property situated on a lot with double frontage and corner lots. Such signs shall require a sign permit and may be erected for a time period not to exceed six (6) months from the date of issuance of the sign permit; provided, however, that such permit may be renewed by the Director of the Inspection Department, or his or her designee, for a second six (6) month period. At the end of the second six (6) month period, such permit may be renewed for a period not to exceed six (6) additional months only if more than ten (10%) of the building or rentable area of the building is available.
- D) On development sites with a minimum of two hundred (200) feet of property bordering on the I-275 freeway, temporary real estate, of whatever content the owner deems appropriate, signs facing the I-275 freeway shall not exceed sixty-four (64) square feet in area, and if freestanding shall not exceed twelve (12) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.
- (10) One (1) temporary non-illuminated "open house" real estate sign, of whatever content the owner deems appropriate, with an area not to exceed four (4) square feet. Such signs may be located only on the premises being sold and may be displayed for only one (1) day in any seven (7) day period.
- (11) Temporary real estate development signs, of whatever content the owner deems appropriate, when permitted in a zoning district, require sign permits, provided that such sign is erected only after the

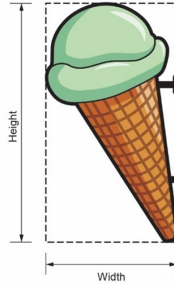
issuance of a building permit for the development or a portion thereof. Except for temporary residential subdivisions which are provided for elsewhere, such signs shall be subject to the following additional requirements:

- A) Real estate development signs shall be located on the land being developed and shall not exceed thirty-two (32) square feet in area, eight (8) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way line.
 - B) Real estate development signs may be permitted for a time period not to exceed twelve (12) months from the date of issuance of the sign permit and may be renewed by the Director of the Inspection Department, or his or her designee, when the sign is demonstrated to be safe and well maintained. Such signs are to be removed upon expiration of the permit or occupancy of the building, whichever occurs first.
- (12) Residential subdivision development with models shall be permitted one (1) temporary real estate sign of whatever content the owner deems appropriate, for each access road entering the development. Such signs shall be separated by a minimum distance of five hundred (500) feet and shall not exceed thirty (30) square feet in area, twelve (12) feet in height, and shall have a minimum setback of ten (10) feet from all property lines and any public right-of-way lines.
- A) Within subdivisions, each home builder for each model shall be permitted, one (1) temporary real estate sign of whatever content the owner deems necessary, for each home builder for each model. Such signs shall not exceed of sixteen (16) square feet in area, five (5) feet in height, and shall have a minimum setback of fifteen (15) feet from any property line.
 - B) Such home builder signs shall be removed upon cessation of new home marketing within the subdivision or when ninety-five percent (95%) of all lots have been sold by the builder(s) or when the permit expires, whichever occurs first.
- (13) Required announcement signs are permitted in all zoning districts when erected and maintained in accordance with the provisions requiring their use.

Section 11.07 Measurement of Sign Area.

- (1) The area of a sign, expressed in square feet, shall mean the entire area within any circle, triangle or rectangle or square enclosing the extreme limits of writing, representation, emblem or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed. Refer to the image below.





- (2) Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back-to-back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal area, or as the area of the larger face if the two (2) faces are of unequal area.
- (3) Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area unless it too contains advertising lettering, materials or symbols.
- (4) Where a sign consists of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), the sign area is measured as their maximum projection, upon a vertical plane, as viewed from a position in the public right-of-way which produces the largest visual projection. See figure to the right.
- (5) Regardless of spacing, the letters forming a word or words shall be considered a single sign. The area of such a sign shall be measured as provided in this Article.

Section 11.08 Zoning District Regulations.

(1) Sign Regulations for Residential Districts.

Sign Type	N1, N2, RUF, NM1, NM2, and NM3 Districts (Single-family and two-family lots only)	N1, N2, RUF, NM1, NM2, and NM3 Districts (Residential developments [subdivisions, site condominiums, and multi-family] and non-residential uses only)
Blade Signs	Not Permitted	
Banner or Pennant Signs	Not Permitted	
Monument Signs	Not Permitted	Maximum Number: One (1) for each lot with permitted non-residential uses. One (1) entranceway sign per residential development when constructed out of natural materials. Maximum Height: Five (5) feet. Maximum Area: Twenty (20) sq. ft. Minimum Setback: Ten (10) feet

		from all property lines and any right-of-way line.
Awning, Canopy, or Wall Signs	Not Permitted	Maximum Area: Twenty (20) sq. ft.
Window Signs	Not Permitted	
Changeable Signs and Electronic Message Center Signs (EMCs) Section 11.10	Not Permitted	
Temporary Signs	Maximum Number: Two (2) per residential lot. Maximum Area: Thirty-two (32) sq. ft., total for all signs. Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. Minimum Setback: <u>No temporary sign shall be placed within a public right-of-way, easement, or common area used for vehicular or pedestrian traffic, and shall not obstruct the movement or vision of motorists or pedestrians. Ten (10) feet from any property line.</u> Duration: Temporary signs shall not be placed for a period exceeding ninety (90) days in one calendar year, unless otherwise permitted by this ordinance.	
Address Number Signs	Maximum Numeral Height. Six (6) inches for residences and twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style, and color.	
Identification Sign	Maximum Number: One (1) for each waiver use, not including religious institutions. Maximum Area: Six (6) sq. ft. Maximum Height: Four (4) feet. Minimum Setback: Twenty (20) feet from any right-of-way line.	

(2) Sign Regulations for C-1 Districts.

SIGN TYPE	C-1 DISTRICTS
Blade Signs	Maximum Area: Six (6) sq. ft.
Banner or Pennant Signs	Maximum Number: One (1) per lot. Maximum Area: Thirty-two (32) sq. ft. or the area of the permanent sign if temporarily covering the permanent sign. Maximum Duration: Four (4) weeks per year. No such permit shall allow the display of balloons or searchlights for more than seven (7) consecutive days or of pennants, banners, or other decorations for more

	than fourteen (14) consecutive days.	
<u>Menu Order and Preorder Boards for Drive-thru Restaurants</u>	Maximum Number: One (1) <u>menu order board and one preorder menu board for each drive-thru lane.</u> Maximum Area: Thirty (30) sq. ft. <u>for any single board serving a drive-thru lane and fifty (50) sq. ft. total combined where both a menu board and a preorder menu board are used to serve a drive-thru lane.</u> Such signs shall be primarily directed at persons within the premises of the sign owner.	
<u>Murals or Signs Painted on Walls or Structures</u>	<u>The size, number and location of murals or signs painted or placed on walls or structures shall be subject to the approval of the City Council after review and findings by the City Planning Commission.</u>	
Monument Signs	Sites consisting of a single tenant occupying a single building.	Sites comprised of one (1) building or multiple architecturally uniform buildings and sharing a common parking area
	Maximum Number: One (1). Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet. Maximum Length: Ten (10) feet. Minimum Setback: Ten (10) feet from any right-of-way line.	Maximum Number: One (1). Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet. Maximum Length: Ten (10) feet. Minimum Setback: Ten (10) feet from the perimeter of the building.
Awning, Canopy, or Wall Signs	Maximum Area: One (1) square foot of area for each one (1) lineal foot of frontage of the building or portion thereof occupied by each separate business. ;- provided, however, that i <u>n the case of an end-cap unit or a single business occupying a single building, corner lot situated on two (2) major thoroughfares, a second wall sign having an the total allotted sign area shall not exceed</u> ing one-and-one half (1½) sq. ft. for each lineal foot of frontage of the building, provided no single sign shall exceed one (1) sq. ft. of area for each one (1) lineal foot of frontage of the building or portion thereof <u>of the allowable area as the first permitted sign, shall be permitted on the other façade facing a street.</u> Maximum Number and Location: <u>For buildings not exceeding two (2) stories in height, one (1) wall sign per unit located on the front of the building. In the case of an end-cap unit or a single business occupying a single building, a second wall sign shall be allowed on the side of the building occupied by the business.</u> <u>For buildings greater than two (2) stories in height, a total of three (3) wall signs shall be allowed on the upper floor of the building, provided, that a maximum of two (2) wall signs shall be allowed on any single</u>	

	<u>façade or elevation of the building.</u>
Window Signs	Maximum Area: 20% of the window area.
Changeable Signs and Electronic Message Center Signs (EMCs) Section 11.10	Maximum Area: Fifteen (15) sq. ft. EMC signs are only permitted if they are a monument sign, and only if all signage on site is fully compliant with the Zoning Ordinance.
Temporary Signs	Maximum Number: - On lots of five (5) acres or less, no more than two (2) temporary signs are permitted at any one time. - On lots of five (5) acres or more, or with three (3) or more businesses, no more than three (3) temporary signs are permitted at any one time. Maximum Area: Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. <u>Minimum Setback: No temporary sign shall be placed within a public right-of-way, easement, or common area used for vehicular or pedestrian traffic, and shall not obstruct the movement or vision of motorists or pedestrians.</u> Duration: Must not be displayed more than 90 days in a 1-year period.
Address Number Signs	Maximum Numeral Height. Twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style, and color.

(3) Sign Regulations in C-2, C-3, and C-4 Districts.

SIGN TYPE	C-2, C-3, AND C-4 DISTRICTS
Blade Signs	Maximum Area: Six (6) sq. ft.
Banner or Pennant Signs	Maximum Number: One (1) per lot. Maximum Area: Thirty-two (32) sq. ft. or the area of the permanent sign if temporarily covering the permanent sign. Maximum Duration: Four (4) weeks per year. No such permit shall allow the display of balloons or searchlights for more than seven (7) consecutive days or of pennants, banners, or other decorations for more than fourteen (14) consecutive days.
Menu Order and Preorder Boards for Drive-thru Restaurants	Maximum Number: One (1) <u>menu order board and one (1) preorder menu board for each drive-thru lane.</u> Maximum Area: Thirty (30) sq. ft. <u>for any single board serving a drive-thru lane and fifty (50) sq. ft. total combined where both a menu board</u>

	<u>and a preorder menu board are used to serve a drive-thru lane.</u> Such signs shall be primarily directed at persons within the premises of the sign owner.		
<u>Murals or Signs Painted on Walls or Structures</u>	<u>The size, number and location of murals or signs painted on walls or structures shall be subject to the approval of the City Council after review and findings by the City Planning Commission.</u>		
Monument Signs	For each single building or business center, housing no more than three (3) separate business uses	For each business center having four (4) or more separate business uses	Signage in a Regional Shopping Center is intended to identify the regional center and/or the principal tenants to the general public
	Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet.	Maximum Area: Forty (40) sq. ft. Maximum Height: Eight (8) feet.	Maximum Area: One Hundred (100) sq. ft. Maximum Height: Twenty (20) feet.
	Maximum Number: One (1). Where a development site has more than four hundred (400) feet of frontage along a major thoroughfare or a minimum of two hundred (200) feet of frontage on each of two (2) major thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, provided the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage. Maximum Length: Ten (10) feet. Minimum Setback: Ten (10) feet from any right-of-way line. No freestanding sign shall be permitted when the front yard setback of the building(s) is less than twenty (20) feet.		
Awning, Canopy, or Wall Signs	Maximum Area: One (1) square foot of area for each one (1) lineal foot of frontage of the building or portion thereof occupied by each separate business. provided, however, that if <u>In the case of an end-cap unit or a single business occupying a single building, a corner lot situated on two (2) major thoroughfares, a second wall sign having an the total allotted sign area shall not exceeding one-and-one half (1½) sq. ft. of area for each one (1) lineal foot of frontage, provided no single sign shall exceed one (1) sq. ft. of area for every one (1) lineal foot of frontage of the building or portion thereof. of the allowable area as the first permitted sign, shall be permitted on the other façade facing a street.</u> Maximum Number and Location: <u>For buildings not exceeding two (2) stories in height, one (1) wall sign per unit located on the front of the building. In the case of an end-cap unit or a single business occupying a</u>		

	<u>single building, a second wall sign shall be allowed on the side of the building occupied by the business.</u> <u>For buildings greater than two (2) stories in height, a total of three (3) wall signs shall be allowed on the upper floor of the building, provided, that a maximum of two (2) wall signs shall be allowed on any single façade or elevation of the building.</u>
Window Signs	Maximum Area: 20% of the window area.
Changeable Signs and Electronic Message Center Signs (EMCs) Section 11.10	Maximum Area: Fifteen (15) sq. ft. EMC signs are only permitted if they are a monument sign, and only if all signage on site is fully compliant with the Zoning Ordinance.
Temporary Signs	Maximum Number: - On lots of five (5) acres or less, no more than two (2) temporary signs are permitted at any one time. - On lots of five (5) acres or more, or with three (3) or more businesses, no more than three (3) temporary signs are permitted at any one time. Maximum Area: Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. <u>Minimum Setback: No temporary sign shall be placed within a public right-of-way, easement, or common area used for vehicular or pedestrian traffic, and shall not obstruct the movement or vision of motorists or pedestrians.</u> Duration: Must not be displayed more than 90 days in a 1-year period.
Address Number Signs	Maximum Numeral Height: Twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style, and color.

(4) Sign Regulations in Industrial Districts.

SIGN TYPE	M-L, M-1, AND M-2 DISTRICTS
Blade Signs	Maximum Area: Six (6) sq. ft.
Banner or Pennant Signs	Maximum Number: One (1) per lot. Maximum Area: Thirty-two (32) sq. ft. or the area of the permanent sign if temporarily covering the permanent sign. Maximum Duration: Four (4) weeks per year. No such permit shall allow the display of balloons or searchlights for more than seven (7) consecutive days or of pennants, banners, or other decorations for more than fourteen (14) consecutive days.

Monument Signs	For each industrial development site consisting of a single tenant occupying a single building	Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area shall be permitted the following, and prior to sign permits being issued, a master sign plan shall be submitted to the Director of the Inspection Department, or his or her designee, indicating size, type and location of wall signs, ground signs and any other requested signs	At the entrance to an industrial park, an entranceway sign shall be permitted when constructed out of natural materials.
	Maximum Number: One (1). Where a development site has more than four hundred (400) feet of frontage along a major thoroughfare or a minimum of two hundred (200) feet of frontage on each of two (2) major thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, provided the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage. Maximum Length: Ten (10) feet. Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet. Minimum Setback: Ten (10) feet from any right-of-way line.		Maximum Number: One (1). Maximum Area: Twenty (20) sq. ft. Maximum Height: Five (5) feet. Minimum Setback: Ten (10) feet from any right-of-way line.
Awning, Canopy, and Wall Signs	For each industrial development site consisting of a single	Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area	

	tenant occupying a single building	
	Maximum Area: One (1) square foot of area for each two (2) lineal foot-feet of front building width or one hundred (100) square feet, whichever is less er .	Multi-tenant structures may identify tenants with not more than one (1) wall sign per tenant, not to exceed ten (10) square feet of sign area <u>one sq. ft. of area for each two (2) lineal feet of front building width</u> and to be located on the face of the area occupied by the tenant. Additionally, one (1) identification wall sign not to exceed two (2) square feet in area shall be permitted at the rear entrance to each business establishment.
Window Signs	Maximum Area: 20% of the window area.	
Changeable Signs and Electronic Message Center Signs (EMCs) Section 11.10	Not Permitted	
Temporary Signs	Maximum Number:	
	On lots of five (5) acres or less, no more than two (2) temporary signs are permitted at any one time.	
	On lots of five (5) acres or more, or with three (3) or more businesses, no more than three (3) temporary signs are permitted at any one time.	
	Maximum Area: Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. <u>Minimum Setback: No temporary sign shall be placed within a public right-of-way, easement, or common area used for vehicular or pedestrian traffic, and shall not obstruct the movement or vision of motorists or pedestrians.</u> Duration: Must not be displayed more than 90 days in a 1-year period.	
Address Number Signs	Maximum Numeral Height. Twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style and color.	
Identification Signs	Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area shall be permitted one (1) group identification sign not to exceed twenty-four (24) square feet of sign area and if freestanding, shall be located within ten (10) feet of the perimeter of the building.	

Section 11.09 Billboards.

The erection and maintenance of billboards and outdoor advertising signs on any parcel of land within the City of Livonia, or the use of any such parcel for said purpose, are hereby prohibited; provided, however, that this section shall not apply to billboards or outdoor advertising signs lawfully in existence at the time this Ordinance becomes effective, nor to those specific signs which are expressly allowed by the district regulations contained in this Ordinance.

Section 11.10 Sign Illumination.

- (1) **Illumination.** Signs permitted to be illuminated, may be either internally or indirectly illuminated. Any sign, regardless of size, that makes use of electricity, shall require an electrical permit in addition to any required sign permit. No sign shall be illuminated by other than approved electrical devices, installed in accordance with the requirements of the regulations adopted by the City of Livonia, and shall be subject to the following conditions:
 - A) The lighting of signs shall be of a non-intermittent, non-flashing character.
 - B) Illumination devices designed and installed to illuminate the exterior of principal buildings or accessory buildings on a site shall be permitted without respect to the size of signs permitted in any zoning district; provided, however, that there shall be no spillage of illumination or glare onto any public or private roads, drives or traffic lanes, and shall be so shielded, trained, or aimed that glare is prevented from spilling onto adjacent residential properties.
 - C) Internal illumination or back-lighting of signs attached to a canopy or awning, which render the canopy or awning translucent, is not permitted; however, the portion of the canopy or awning which encompasses the sign area only may be illuminated to light the sign area in a translucent manner.
- (2) **Standards.** Any ground sign permitted under Section 11.08, 0 which pertains to a business, business center, and/or regional center as to which all other signage of whatever type also conforms to this Ordinance, may include a variable electronic message sign covering not more than fifty (50) percent of the area of the ground sign, provided that each individual message on the sign shall remain in place for a minimum of eight (8) seconds, any change of message is accomplished within one (1) second, and any change shall occur simultaneously over the entire face of the variable electronic message sign. Signs which constitute Nonconforming Uses under Section 11.15 of this Ordinance, or as to which variance(s) has/have been granted for sign size, height, location, or number, must be eliminated or brought into conformity with all currently applicable Ordinance limits prior to the issuance of a variable electronic message sign permit for the business, business center, and/or regional center to which such nonconforming sign(s) pertain(s).
 - A) No such sign may be oriented to face any residentially zoned property.
 - B) The intensity of the display on any variable electronic message sign shall not exceed the levels specified in the chart below:

INTENSITY LEVEL (NITS)		
COLOR	DAYTIME	NIGHTTIME
Red Only	3,150	1,125
Green Only	6,300	2,250
Amber Only	4,690	1,675
Full Color	7,000	2,500

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- C) Prior to the issuance of a permit for a variable electronic message sign, applicant shall provide a written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed the levels specified in the chart above, and the intensity level is protected from end-user manipulation by password-protected software or other method deemed appropriate by the Department. The characters on any variable electronic message sign must be lighted against a darker or less luminous background.
 - D) The sign owner shall provide on the application for a permit for a variable electronic message sign contact information for a person who is available to be contacted at any time and who is able to turn off the variable electronic message sign promptly after a malfunction occurs. If the Department finds that a variable electronic message sign has malfunctioned, the owner of the sign, within twenty-four (24) hours of a request by the Department, shall correct the malfunction or power off the sign.
 - E) Variable electronic message signs which do not comply with all of the provisions of this subsection shall not be permitted in any zoning district in the City.

Section 11.11 Construction and Maintenance.

- (1) **Material Requirements.** All signs shall be designed and constructed in conformity to the provisions for materials, loads, and stresses of the latest adopted edition of the B.O.C.A. Code and requirements of this section.
 - A) **Restriction on Combustible Materials.** All signs and sign structures erected shall conform to the State Construction Code relating to combustibility.
 - B) **Non-Structural Trim.** Non-structural trim may be of wood, metal, approved plastics, or any combination thereof.
 - C) **Fastenings.** Signs erected to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts, or approved expansion screws of sufficient size and anchorage to support safely the loads applied. All bolts, cables, and other parts of such signs shall be painted and free from corrosion. Any defect due to the fault of the erector shall be repaired by the erector. All building fastenings must be of non-corrosive materials. Lightweight sign letters may be attached by means of an approved adhesive.
 - D) **Proximity to Electrical Conductors.** No sign shall be erected so that any part including cables, guys, etc., will be within six (6) feet of any electrical conductor, electric light pole, street lamp, traffic light, or other public utility pole or standard.
 - E) **Erector's Imprint.** Signs of every class which come within the purview of this section, must carry the identification of the sign erector in clearly legible letters. In case of rehangng or re-erection of any sign, the new erector must place his or her identification and the date on the sign.
- (2) **Windloads.** For the purpose of design, wind pressure shall be taken upon the gross area of the vertical projection of all signs and sign structures at not less than fifteen (15) pounds per square foot for those portions above the ground. In calculating wind pressure on curved surfaces such as cylindrical or spherical signs or sign structures, this pressure shall be assumed to act on three-fifths (3/5) of the projected area. In all open frame signs or sign structures, the area used in computing wind pressure shall be one-half (½) times the net area of the framing members exposed to the wind.
- (3) **Sign Elimination.** The Director of the Inspection Department, or his or her designee, may order the removal of any sign and supporting structures:
 - A) Maintained in violation of this section, such order shall be in writing to the owner of said sign; or to the owner of the building, structure, or premises on which the sign is located; or to the owner or operator

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- of the business to which the sign pertains; and shall allow seven (7) days for the removal of said sign or to insure that it is brought into conformance with the terms of this section.
- B) Existing at the time of, or erected after, the adoption of this Ordinance if either by its location or structural characteristics is deemed to be immediately hazardous to the safety of the general public.
 - C) Whenever the sign becomes abandoned as defined in this Ordinance.
- (4) **Responsibility of Compliance.** The owner of any property on which a sign is erected, located, or placed, and the person maintaining said sign, are declared to be equally responsible for the condition of the sign and the area in the vicinity thereof.

Section 11.12 Permits.

- (1) **Permits Required.** It shall be unlawful for any person to erect, alter, paint, relocate, or maintain (by structural change or changing the display of the face of the sign) within the City of Livonia any sign or other advertising structure as defined herein, except where specifically exempted by Section 11.06 of this Ordinance, without first obtaining a permit from the Department and payment of the fee provided for in this Ordinance. The provisions and regulations of this Ordinance shall not apply to the ordinary servicing or repainting of an existing sign message, cleaning of a sign, nor to changing of advertising on a sign specifically designed for periodic change of message without change in structure, such as a bulletin board, or similar type of sign, but not including a sign to which a new permanent face may be attached.
- (2) **Application for Sign Permit.** Application for sign permits shall be made upon forms provided by the Department, and shall contain or have attached thereto the following information:
 - A) Name, address, and telephone number of the applicant.
 - B) Location of the building, structure, or lot to which the sign is to be attached or erected.
 - C) Position of the sign in relation to nearby buildings, structures, and property lines.
 - D) Three (3) scaled drawings of the plans and specifications and method of construction and attachment to the building or in the ground.
 - E) Copy of stress sheets and calculations, if deemed necessary, showing the structure as designed for dead load and wind pressure.
 - F) Name and address of the person, firm, corporation, or association erecting the structure.
 - G) Any electrical permit required and issued for said sign.
 - H) Insurance policy or bond as required herein.
 - I) Such other information as the Director of the Inspection Department, or his or her designee, may require to show full compliance with this and all other applicable laws of the City of Livonia and the State of Michigan.
 - J) In the discretion of said Director when in his or her opinion the public safety requires it, the application containing the aforesaid material shall, in addition, bear the certificate or seal of a registered architect or engineer as a condition to the issuance of a permit.
 - K) In all applications for entranceway signs, the Director of the Inspection Department, or his or her designee, shall require that appropriate provisions have been made to assure continued maintenance of the sign.
- (3) **Permit Fees.** A permit fee shall be paid to the Department for each permanent permit and each temporary permit and each renewal thereof required by this Ordinance as shall be set by resolution of the City Council. The fee for any required permit shall be doubled if the sign is erected prior to the issuance of the permit.

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- (4) **Appeal Process.** The Department has the authority to revoke or deny any sign permit required under this Ordinance if the sign violates this Ordinance or another law, provided that the Department shall offer the sign owner an opportunity to be heard by the Director of the Inspection Department, or his or her designee. Such hearing rights shall be in addition to the property owner's rights under Section 13.14 of this Zoning Ordinance as amended. Such hearing shall occur no later than ten (10) business days after the denial or revocation complained of, except with the consent of the owner to a later hearing date. The person(s) whose permit is under consideration shall be given at least five (5) days written notice of the time, place, and reason for the hearing. The sign owner and/or person identified in the permit shall be permitted to present relevant facts and legal argument concerning the pending denial or revocation. Following this hearing, the Department shall consider the merits of the case and shall present a written opinion prior to any action. If, however, the Department believes the health, safety, or welfare of the citizens is endangered by any violation of this Ordinance, the Department may immediately revoke any sign permits.
- (5) **Sign Permit Expiration.** A sign permit shall become null and void if the work for which the permit was issued is not completed within ninety (90) days of the date of issuance.
- (6) **Authorized Sign Erectors.** Every person before engaging or continuing in the business of erecting, repairing, or dismantling signs, poster boards, or other display signs in the City of Livonia, shall obtain an annual sign erector's license. The erector shall first furnish the City a public liability insurance policy, approved by the City Attorney, in the amount of one million dollars (\$1,000,000.00) for injury to one (1) person and another one million dollars (\$1,000,000.00) for injury to more than one (1) person, and property damage insurance policy in the amount of five hundred thousand dollars (\$500,000.00) for damage to property, said policy to indemnify said erector from all damage suits or actions of every nature brought or claimed against the erector for or on account of injuries or damages to persons or property received or sustained by any person or persons through any act of omission or negligence of said erector, his or her servants, agents or employees in the erection, repair, or dismantling of any sign, poster board, or other display sign. Said policy shall contain a clause whereby said policy cannot be cancelled until after a written notice of intention to cancel has been filed with the Department at least ten (10) days prior to the date of cancellation. In lieu of an insurance policy as herein required, an erector may present proof satisfactory to the City Attorney that the said erector is financially capable of self-insurance in the above amounts. Said sign erector's license shall terminate upon the expiration or cancellation of the insurance policy unless evidence of renewal is filed with the Department. The license may be suspended or revoked in the manner provided by Section 11.12(8), revocation of license.
- (7) **License Fees.** The annual fees for licenses issued under this section shall be as provided in Section 15.56.070 of the Livonia Code of Ordinances, as amended.
- (8) **Revocation of License.** The Director of the Inspection Department, or his or her designee, may, after notice and service upon any holder of a license issued under this Ordinance, suspend any license heretofore or hereafter granted, for good cause shown. The City Council may revoke a sign license upon giving thirty (30) days' notice to the licensee of the reasons for the proposed revocation and a hearing held thereon. Upon such hearing the licensee may appear in person or together with counsel and contest such revocation.

Section 11.13 Sign Removal.

The Zoning Inspector will order the removal of any sign for which no sign permit has been issued or signs erected in violation of this Ordinance in accordance with the following procedures:

- (1) **Notify Property Owner of Violation.** The Zoning Inspector will notify the property owner by first class mail describing the sign, specifying the violation involved, and ordering correction of the violation within 15 days. A similar notice will be posted on the property.

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- (2) **Timely Action by Property Owner.** The property owner must remove the offending sign, obtain a permit if the sign can be conforming, or initiate an appeal to the Board of Appeals within 15 days of receipt of the letter.
 - (3) **Enforcement.** When a sign is removed or replaced, all brackets, poles, and other structural elements that supported the sign must also be removed. Affected building surfaces must be restored to match the adjacent portion of the structure. If at the expiration of the time limit in said notice, the owner has not complied with the requirements thereof, or appealed the decision of the Zoning Inspector, the Zoning Inspector may carry out the requirements of the notice pursuant to Article XIV to seek the legal removal of the sign.

Section 11.14 Dangerous Signs.

In the case of a sign which presents imminent danger to life or property the sign owner must take immediate action as is necessary to abate the danger. If the sign owner cannot be reached, the appropriate City Official may abate the danger in order to protect the health, safety, and welfare of the community.

Section 11.15 Non-Conforming Signs.

It is the intent of this section to recognize that the existence of non-conforming signs is contrary to the best interests of the community. It is considered as much a subject of health, safety, and welfare as is the prohibition of the establishment of new signs in violation of the requirements of this Ordinance. It is hereby declared to be the policy of the City of Livonia, as expressed in this Ordinance, to remove non-conforming signs as expeditiously as is reasonable and as circumstances permit, having due regard for the rights of all parties concerned.

- (1) **Maintenance.** Nothing in this section shall relieve the owner or user of a non-conforming sign, or owner of property on which the non-conforming sign is located, from the provisions of this Ordinance regarding safety and maintenance of the sign.
- (2) **Existing Signs.** Any existing sign lawfully erected prior to the effective date of this Ordinance, which does not comply with all of the requirements and provisions hereof, may be maintained subject to the following provisions, but shall not be:
 - A) Replaced by or changed to another non-conforming sign.
 - B) Structurally altered so as to prolong the life of the sign or to change the shape, size, type, or design of the sign unless the sign is brought into conformance with the requirements of this Ordinance.
 - C) Repaired or reestablished after damage or destruction, if the estimated expense of reconstruction exceeds fifty (50) percent of the cost of an identical new sign.
 - D) Displayed, maintained, or placed by anyone other than the person who owned the premises on the date of adoption of this Ordinance.
 - E) Reestablished or maintained after the activity, business, or usage to which it relates has been discontinued for a period of ninety (90) days or longer. In the case where the activity, business, or usage which is discontinued occupies a portion of a non-conforming multi-tenant wall or ground type business sign, that portion of the sign identifying the previous use shall be painted out or replaced with a blank panel of the same color as the background color that it replaces until such time as fifty (50) percent or more of the total sign area is blank, at which time the entire sign structure is to be removed or replaced with a conforming sign.
- (3) **Alteration.** No nonconforming sign shall be altered or reconstructed, unless the alteration or reconstruction is in compliance with the provisions of this Article. For the purpose of this Article only,

the term "altered" or "reconstructed" shall not include normal maintenance; changing of surface sign space to a lesser or equal area, ornamental molding, frames, trellises or ornamental features or landscaping below the base line; or the addition, construction, installation or changing of electrical wiring or electrical devices, backgrounds, letters, figures or characters or other embellishments.

Section 11.16 Severability.

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Article is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality must not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term or word of this Article. It is intended that if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Article is severed, the remaining parts, sections, subsections, paragraphs, subparagraphs, sentences, phrases, clauses, terms, or words of this Article must be considered independent, valid, and enforceable.

ARTICLE XII. NONCONFORMITIES

Section 12.01 Nonconforming Uses and Structures; Continuance.

The lawful use of land or a structure exactly as such existed at the time of the enactment of this Ordinance, may be continued although such use or structure does not conform with the provisions of this Ordinance. Such a use, where lawfully continued pursuant to the provisions of this section, shall, for the purpose of this Ordinance, be known as a "Valid Nonconforming Use"; but where such a use is not thus lawfully continued, the same, for the purpose of this Ordinance, shall be known as an "Invalid Nonconforming Use." For purpose of this section, produce markets and nurseries existing in the City as of July 1, 1997 in RUF zoning districts and which are currently nonconforming uses shall be considered to be valid nonconforming uses as long as the continuation of the operation of such business and buildings utilized therein is substantially of the same size and same essential nature as the use existing as of July 1, 1997. Such produce markets and nurseries shall remain subject to the provisions below, inclusive, of this Ordinance and any expansion of these uses is prohibited.

Section 12.02 Certificates of Valid Nonconforming Uses and Structures.

A certificate shall be required for each valid nonconforming use, as that term is defined in Section 12.01 of this Ordinance. Such certificate shall state that, on consideration by the Department of Inspection of an application for such certificate and of such other facts as may be ascertained by the Department, the use described in the application has been determined to be a valid nonconforming use existing pursuant to Section 12.01 and Section 12.03 of this Ordinance. Such application shall be filed with the Department of Inspection by the owner or lessee of the building or land occupied by such nonconforming use, within one (1) year from the effective date of this Ordinance, and the Department shall issue such certificate within thirty (30) days following the filing of such application. Failure of an owner or lessee to so obtain such a certificate within said one (1) year period shall create a conclusive presumption that such use is not a valid nonconforming use and such use shall be discontinued immediately following said one (1) year period; provided, however, that nothing contained in this section shall affect existing dwellings or interfere with the continued use, as a dwelling, or any dwelling lawfully existing at the time this Ordinance becomes effective, or prevent any alteration, repair or improvements as provided by Section 12.06 of this Ordinance.

Section 12.03 Nonconforming Uses and Structures; Termination.

Any use which is properly designated as a valid nonconforming use shall be automatically terminated on the happening of either of the following events:

- (1) Actual abandonment of said use;
- (2) Acquisition by the City of Livonia, by purchase, condemnation or otherwise, of private property for the removal of such valid nonconforming use, pursuant to Section 8 (3), Act 110, Public Acts of Michigan, 2006, MCL 125.3208, as amended.

After such termination, such nonconforming use may not thereafter be resumed or revived.

Section 12.04 Nonconforming Uses and Structures; Restoration.

- (1) Nothing in this Ordinance shall prevent the restoration, repairing, or rebuilding of any valid nonconforming building or structure damaged by fire, explosion, act of God, or any act of the public enemy, subsequent to the effective date of this Ordinance, or shall prevent the continuance of the use of such building, or part thereof, as such use existed at the time of such impairment of such building or part thereof, provided said use has not been abandoned.
- (2) No nonconforming structure or use shall be changed unless the changed structure or use conforms to the Zoning Ordinance regulations for the district in which such structure or use is located. However, any vertical or horizontal retraction of a nonconforming structure or use is permitted, provided there is no vertical or horizontal expansion of the nonconforming portion of the structure or use.
- (3) No nonconforming use or structure shall be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot unless the entire use and structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.

Section 12.05 Nonconforming Uses and Structures; Repair.

Nothing in this Ordinance shall prevent the repair, reinforcement, or reconstruction of a valid nonconforming building, structure, or part thereof existing at the effective date of this Ordinance, rendered necessary by wear and tear, deterioration or depreciation, provided such use, building, or structure has not been previously abandoned, nor shall any provision of this Ordinance prevent compliance with the provisions of any Building Code in effect in this City or the Housing Laws of Michigan relative to the maintenance of buildings or structures.

Section 12.06 Nonconforming Uses and Structures; Exceptions.

Notwithstanding the provisions of the preceding Sections above, inclusive, of this Ordinance, nothing in this Ordinance shall prevent:

- (1) The alteration, improvement, or rehabilitation of any valid nonconforming building which does not involve any increase in height, area, bulk, or change of use;
- (2) The strengthening or restoration of any building or wall declared unsafe by the Department of Inspection;
- (3) Any alteration, improvement or repair required by the Department of Health or the Department of Public Safety, or by any of the divisions of said departments, as necessary to the protection of the public health, safety, and welfare;

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- (4) Any alteration, improvement, repair, or addition determined by the Department of Inspection to constitute full or partial compliance with the use requirements of the district in which the building in question is situated;
 - (5) The conforming alteration, improvement, or repair of, or addition to any dwelling or any accessory building, including private garage, incidental to such dwelling; or
 - (6) The erection of any conforming accessory building, including private garage, incidental to an existing dwelling.

Section 12.07 Nonconforming Uses and Structures; Elimination.

Except as hereinafter provided, no building, structure, or premises or part thereof shall be used, altered, constructed, or reconstructed except in conformity with the provisions of this Ordinance which apply to the district in which it is located. The existence of nonconforming uses is hereby declared to be contrary to the best interests of the community and it is hereby declared to be the policy of the City as expressed in this Ordinance to discontinue nonconforming uses in the course of time, as circumstances permit, having due regard for the rights of all parties concerned. In order to accomplish the elimination of those nonconforming uses which constitute a nuisance or are detrimental to the public health and general welfare, the City of Livonia, pursuant to Section 8(3), Act 110, Public Acts of Michigan, 2006, MCL 125.3208(3), as amended, and Sections 11 and 15, Chapter IV of the Charter, may acquire by purchase, condemnation or otherwise private property for the removal of nonconforming uses and structures. The Council may in its discretion provide that the cost and expense of acquiring such private property be paid from general funds, or the cost and expense or any portion thereof be assessed to a special district.

Section 12.08 Nonconforming Due to Reclassification.

The foregoing provisions relating to nonconforming uses shall also apply to buildings, structures, land, or uses which hereafter become nonconforming due to any reclassification of districts under this Ordinance or any subsequent change in the regulations of the Ordinance.

ARTICLE XIII.

ADMINISTRATIVE PROCEDURES

Section 13.01 Administration and Enforcement.

The Department of Inspection shall administer the provisions of this Ordinance and shall enforce such provisions with the assistance of the Police Department.

Section 13.02 Zoning Permit and Zoning Compliance Permit Required.

It shall be unlawful to begin the excavation for the construction, the moving, alteration, or repair, except ordinary repairs, of any building or other structure, including a fence or an accessory structure exceeding forty (40) square feet in area until the building official has issued either a Zoning Permit or a Zoning Compliance Permit for such work which includes a certification of his or her determination that plans, specifications, and the intended use for such structure do, in all respects, conform to the provisions of this Ordinance. Also, it shall be unlawful to change the type of use of land, or to change the type of use or type of occupancy of any building, or to extend any use on any lot on which there is a nonconforming use, until the building official has issued for such intended use a Zoning Compliance Permit, including a certification of his or her determination that the proposed new use does, in all respects, conform to the provisions of this Ordinance. In all cases where a building permit is required, application

for a Zoning Compliance Permit shall be made coincidentally with the application for a building permit; in all other cases, it shall be made prior to that date when a new or enlarged use of a building or premises or part thereof is intended to begin. All Zoning Permit and Zoning Compliance Permit applications shall be made in writing to the building official on forms provided for that purpose. The Zoning Permit or Zoning Compliance Permit may be incorporated as part of the building permit form and issued simultaneously with the issuance of the building permit, or it may be issued separately.

Section 13.03 Duties and Limitations of the Building Official.

- (1) The building official shall have the power to grant zoning compliance permits and certificates of occupancy and to make inspections of buildings or premises necessary to carry out his or her duties in the enforcement of this Ordinance.
- (2) Every application for a zoning compliance permit for excavation, construction, moving, alteration, or change in type of use or type of occupancy, shall be accompanied by a written statement and plans or plats, drawn to scale, showing the following in sufficient detail to enable the building official to ascertain whether the proposed work or use is in conformance with the provisions of this Ordinance:
 - A) The actual shape, location, and dimensions of the lot; if the lot is not a lot of record, sufficient survey data to locate the lot on the ground.
 - B) The shape, size, and location of all buildings, or other structures, to be erected, altered or moved, and of any other buildings, or other structures, already on the lot.
 - C) The existing and intended use of the lot and of all structures upon it.
 - D) Such other information concerning the lot, adjoining lots, or other matters as may be essential for determining whether the provisions of this Ordinance and any condition(s) of zoning approval(s) are being observed.
- (3) If the proposed excavation, construction, moving, alteration, or use of land as set forth in the application are in conformity with the provisions of this Ordinance and any condition(s) of zoning approval(s), the building official shall issue a Zoning Compliance Permit, however:
 - A) Issuance of a zoning compliance permit shall in no case be construed as waiving any provision of this Ordinance.
 - B) The building official under no circumstances is permitted to grant exceptions to any clause, order, or regulation contained in this Ordinance to any person making application to excavate, construct, move, alter, or use either buildings, structures, or land.
 - C) The building official under no circumstances is permitted to make changes to this Ordinance or to vary the terms of this Ordinance in carrying out his or her duties as building official.
 - D) The Zoning Compliance Permit shall be in addition to any building permit or other permits specifically required to be obtained by this Ordinance and shall be in addition to all permits required to be obtained by the Building Code ordinances of the City.
 - E) The building official shall issue a permit when the imposed conditions of this Ordinance and any condition(s) of zoning approval(s) are complied with by the applicant.
 - F) If any application for such permit is not approved, the building official shall state in writing the cause for such disapproval.

Section 13.04 Permit Fees.

No Zoning Compliance Permit shall be issued under the provisions of this Ordinance until there shall have been paid to the City Treasurer a separate permit fee therefor in accordance with the schedule outlined in Chapter 15.56 of the Code of Ordinances.

Section 13.05 Duration of Permit.

Any Zoning Compliance Permit issued under the provisions of this Ordinance shall be valid for a period of six (6) months from the date of the issuance thereof, unless revoked prior to the termination of such six (6) month period, thereof, or as long as work is in progress, unless revoked etc.

Section 13.06 Revocation of Permit.

Any permit issued under the provisions of this Ordinance may be revoked by the Department of Inspection at any time whenever the holder thereof:

- (1) shall have made any false or fraudulent statement in the application for such permit or in the exercise of such permit;
- (2) shall have violated any of the provisions of this Ordinance;
- (3) shall have failed to satisfy the requirements of this Ordinance or of any rules or approvals adopted pursuant thereto; or
- (4) shall have caused, created or maintained, in the exercise of such permit, a menace or danger to the public health, safety, or welfare.

Section 13.07 Inspection.

It shall be the duty of the holder of every zoning compliance permit, building permit, or other permit to notify the Department of Inspection, in writing, of the time when such building or premises will be ready for inspection. In addition to inspections required by other ordinances of the City, at least two (2) such inspections shall be requested on all buildings. The first of these inspections shall be requested when excavation for foundations has been completed, and the second inspection shall be requested when the building is completed. In the case of sheds and garages, having an area of less than eight hundred (800) square feet, only one (1) inspection by the Department of Inspection shall be required, which inspection shall be requested as soon as wall studs are in place. Failure to notify the Department of Inspection of the time of such inspection shall automatically cancel all permits, and before re-issuing any of such permits, the Department of Inspection may require the payment of a second fee. A notice to call the attention of the holders of permits to the requirements of this section shall be printed on all permits issued. Whenever a zoning compliance permit shall be issued for the use of vacant land, an inspection of such land may be made at any time by the Department of Inspection.

Section 13.08 Certificate of Compliance Required.

No land or building, or part thereof, for which a zoning compliance permit or a building permit has been issued, shall be used or occupied unless and until after final inspection a Certificate of Compliance shall have been issued by the Department of Inspection for such new use. Certificates of Occupancy as required by the Building Code ordinances may be so prepared and worded as to include and constitute Certificates of Compliance as required by this Ordinance, in which case the same shall be designated as a Certificate of Compliance and Occupancy. The issuance of either a Certificate of Compliance or Occupancy shall not be construed as waiving any provision or requirement of this Ordinance.

Section 13.09 Temporary Certificate of Occupancy.

The Chief Building Inspector or Acting Chief Building Inspector may issue a Temporary Certificate of Occupancy for a portion of a building in process of erection or alteration, provided that such certificate shall not be effective for longer than six (6) months; provided further, that such portion of the building is in conformity with the provisions of this Ordinance and provided further, that the applicant has agreed in writing to comply with all of such provisions as to the entire building.

Section 13.10 Application for Certificates.

Application for any certificate authorized by the provisions of this Ordinance shall be made in writing to the Department of Inspection on forms furnished by the Department and such certificate shall be issued within ~~ten (10)~~ thirty (30) days after receipt of such application if it is found that the building, or part thereof, or the use of land is in accordance with the provisions of this Ordinance. If such certificate is refused, the applicant shall be notified of such refusal and the reasons therefor ~~within the aforesaid ten (10) day period.~~

Section 13.11 Record of Certificates.

A record and copy of each permit and of each certificate issued pursuant to the provisions of this Ordinance shall be kept on file in the office of the Department of Inspection and copies shall be furnished to any person having a proprietary or tenancy interest on payment to the City Treasurer of a fee of one dollar (\$1.00) each. A record of all applications shall likewise be kept on file in said office.

Section 13.12 Exception to Barrier Free Design Requirements—Posting of Final Order.

Any business or establishment which has requested and received an exception to the barrier free design requirements from the State Barrier Free Design Board, pursuant to the provisions of Act I, Public Acts of Michigan of 1966, MCL 125.1351 et seq., as amended, shall post a copy of the Final Order issued by the State Barrier Free Design Board in a conspicuous location in a public area of the building for examination by the public. The copy of the Final Order shall be exhibited at all times at such location and shall be required to be posted in this manner regardless of whether the Final Order was issued prior to or subsequent to the enactment of this section.

Section 13.13 City Planning Commission.

- (1) **Appointment and Duties.** The City Planning Commission is hereby appointed by the City Council to perform the duties of the Commission specified in Act 33, Public Acts of Michigan of 2008, MCL 125.3801 et seq., as amended; is hereby designated as such Commission; and is authorized to perform such duties. The City Planning Commission is hereby vested with all powers and duties given to a City Planning Commission by the laws of the state, together with such other powers and duties as are given to such Commission by the provisions of this Ordinance, including authority to act on all matters requiring the approval or action of such Commission.
- (2) **Authority to Grant Waivers and Approve Uses.** Wherever in this Ordinance the lawful exercise or existence of a use requires the review of a waiver or a conditional use and submission of findings by the City Planning Commission and approval by the City Council, the Commission is hereby authorized and directed, upon application or petition by an owner or property owners, to investigate the matters relating to the requested waiver or use approval, to conduct a public hearing thereon, to make a determination, to either recommend approval or denial of the requested waiver or use approval, and to do all other things reasonably necessary or incidental to the making of such investigation or determination.

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- (3) **Applications and Petitions; Filing Fee.** Each application for a waiver or conditional use approval filed by a property owner or owners shall be accompanied by a filing fee as determined by the schedule outlined in Chapter 15.56 of the Code of Ordinances.
- (4) **Applications and Petitions; Filing, Form and Contents.** All applications and petitions for waivers or use approvals shall be in writing, signed, notarized, and filed in triplicate with the City Clerk and, if in the proper form, shall be immediately forwarded by the City Clerk to the City Planning Commission. All such applications and petitions, without limiting the right to file additional material, shall contain at least the following:
- A) The petitioner's name, address and interest in the petition, as well as the name, address and interest of every person having a legal or an equitable interest in the land covered by the petition.
 - B) The waiver use or other use sought to be recommended;
 - C) A fully dimensional map showing:
 - i) The land upon which the proposed use is to be located, including the location of the use on such land and dimensions indicating the front, side and rear setback lines to be maintained.
 - ii) The location and arrangement of parking areas and spaces.
 - iii) A legal description of the property to be considered.
 - iv) The zoning classification of the property together with the zoning classification of all property located within five hundred (500) feet of such property as measured from all of its property lines.
 - v) All public and private rights-of-way and easements bounding and intersecting the land to be under consideration.
 - vi) All existing uses within five hundred (500) feet of any property line of the property to be considered.
 - vii) The lot lines and their dimensions.
 - viii) The area of the property.
 - ix) All other circumstances, factors and reasons which the applicant offers in support of the proposed use.
 - D) The applicant shall also furnish such other surveys, plans or other information as may be reasonably required by the Commission for the proper evaluation and consideration of the matter.
- (5) **Hearings; Notice.** Prior to conducting a hearing as required in Section 13.13(2), or by any other provision of this Ordinance, the City Planning Commission shall cause notice of such hearing to be given as required by law for public hearings concerning zoning matters. In the case of public hearings on waiver use petitions pursuant to Section 13.15, Section 13.15(5), notice of the hearing shall be provided as set forth in that Section. Failure of any person to receive any notice required to be sent under the provisions of this section shall not invalidate any such proceedings provided that the notice has been given as required herein.
- (6) **General Waiver Requirements and General Standards.** Where this Ordinance empowers the City Planning Commission to review waivers or approval of conditional uses to be approved by the City Council, such waiver or use shall be approved only where the proposal complies with all of the special requirements for the waiver or use sought to be approved, except that any or all requirements may be waived or modified by a separate resolution, specifically delineating the requirement(s) waived or modified, in which two-thirds ($\frac{2}{3}$) of the members of the City Council concur. Whether or not any condition is waived, all such proposals must comply with all of the following general standards:
- A) The proposed use must be of such location, size, and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood.

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- B) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use and uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. In applying this standard, the Commission shall consider, amongst other things: convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed use to main traffic thoroughfares and to streets and road intersections; vehicular turning movements in relation to routes of traffic flow; location and access of off-street parking and provisions for pedestrian traffic with particular attention to minimizing child-vehicle contact in residential districts; and the general character and intensity of the existing and potential development of the neighborhood.
- C) The location and height of buildings or structures and the location, nature, and height of walls and fences must be such that the proposed use will not have a detrimental effect upon the neighboring property or the neighboring area in general, nor impair the value of neighboring property, nor interfere with or discourage the appropriate development and use of adjacent land or buildings or unreasonably affect their value.
- D) The standards of density and required open spaces for the proposed use shall be at least equal to those:
- i) required in the zoning district in which the proposed use is to be located or
 - ii) unless they have been specifically waived as set forth above, those prescribed in the special requirements relating to the proposed use, whichever is the greater.
- E) The location, size, intensity, site layout, and periods of operation of any such proposed use must be designed to eliminate any possible nuisance likely to emanate therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke, or lights. Such design shall provide for (but shall not be limited to) the following:
- i) Facilities for the storage of refuse for subsequent disposal which shall be concealed and contained in such a manner that they will be screened from public view and will prevent the emission of noxious odors and the attraction of insects and vermin.
 - ii) All mechanical equipment, such as (but not limited to) air conditioning and heating units which shall be located and concealed so as to be completely screened from public view; provided, however, that the location and method of containment and concealment of refuse storage facilities and mechanical equipment shall be subject to the review and recommendation of the Planning Commission and approval by the City Council.
- F) The proposed use must provide for proper yard space, parking facilities, loading space, percentage of lot coverage, protective walls, size of buildings, lot area and width and other requirements of this Ordinance.
- G) The proposed use must be in accord with the spirit and purpose of this Ordinance and not be inconsistent with or contrary to the objectives sought to be accomplished by this Ordinance and principles of sound planning.
- H) Any building proposed to be erected or any addition thereto shall be designed by an architect or professional engineer registered by the State of Michigan or by a state having a reciprocal agreement with the State of Michigan; provided, however, that no building shall be erected, placed, expanded or externally altered on any lot or parcel for which a site plan therefor is required pursuant to Section 5.01 and Section 13.13(12) of this Ordinance until the exterior design of which has been reviewed and approved as to materials and harmony of design and colors with existing and planned buildings by that City body having the authority to grant final site plan approval as designated in Section 5.01 and Section 13.13(12) of this Ordinance.

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- l) No building shall be erected, placed or expanded on any lot or parcel for which a site plan therefor is required pursuant to Section 5.01 and Section 13.13(12) of this Ordinance until a landscape plan has been reviewed and approved by that City body having the authority to grant final site plan approval as designated in Section 5.01 and Section 13.13(12) of this Ordinance; provided, however, that the area proposed to be landscaped as illustrated on the landscape plan shall not be less than fifteen (15) percent of the total area of the lot or parcel exclusive of public right-of-way as shown on the Future Transportation Map; provided further, however, that such minimum area requirement may be waived by that City body having the authority to grant final site plan approval as designated in Section 5.01 and Section 13.13 (12) of this Ordinance. The landscape plan shall identify all plant materials as to species, quantity and size upon installation and all other landscape materials shall be similarly identified on the plan. Tree species shall be from the Approved Tree Species list as identified in Article X.
- (7) **City Body Having the Authority to Grant Final Site Plan Approval.** That City body having the authority to grant final site plan approval as designated in Article V and Section 13.13(12) of this Ordinance, in acting on any request for a waiver use, approval of a conditional use, or approval of a site plan, may attach any conditions to their approval which they determine are necessary to accomplish the reasonable application of the special requirements and the foregoing standards. Compliance with such conditions shall be a prerequisite to the issuance of a Certificate of Compliance or Occupancy, and the violation of any such condition shall be deemed a violation of this Ordinance.
- (8) **Mayoral Veto.** Any waiver use or conditional use approval shall be subject to mayoral veto as set forth in the City Charter, provided that:
- A) The mayor has participated in any council hearing(s) held with respect to the petition for waiver or conditional use;
- B) The mayor shall apply the standards applicable in the City Council's review of said petition; and
- C) Any veto shall be incorporated in a statement of conclusions relative to said petition, specifying the basis for the veto.
- (9) **Determination.** Each determination or recommendation made by the City Planning Commission under the provisions of this Ordinance shall be in the form of a resolution, copies of which shall be furnished to any party on request.
- (10) **Appeal to City Council; Filing Fee; Hearing and Notice.** Any applicant or petitioner aggrieved by a recommendation and findings of fact by the City Planning Commission that results in a denial of any application or petition may file an appeal with the City Council requesting a reversal of such recommendation and/or findings. In order for such appeal to be heard by the City Council, the same must be filed with the City Clerk, in writing, no more than ten (10) business days from the Commission's determination and shall specify the grounds thereof. Each request for appeal shall be accompanied by a filing fee. Upon receiving such an appeal, the City Clerk shall immediately forward the same to the City Council. The City Council shall thereafter fix a reasonable time for a hearing of the appeal and the City Clerk shall give due notice of such hearing and the date thereof in the same manner and to the same extent as was given prior to the hearing before the Commission. The City Council shall make a determination of the appeal by resolution and such determination shall be final.
- (11) **Rules of Procedure.** The City Planning Commission is hereby authorized to make rules of procedure consistent with the statutes of Michigan and the provisions of this Ordinance.
- (12) **Site Plan Review and Approval.**
- A) **Authority.** No condominium or site condominium shall be developed in an N1, N2, or RUF district, nor shall any building be constructed or expanded in an NM1, NM2, NM3, C-1, C-2, C-3, or C-4 district, nor shall any parking lot be constructed or expanded in a P district, nor shall any building be constructed or

expanded in an ML, M-1 or M-2 district which abuts a residential district, unless a site plan therefor has been reviewed by the City Planning Commission and approved by the City Council.

- B) **Staff Review.** Prior to Planning Commission or City Council consideration, the site plan and application may be distributed to appropriate City departments, staff, and any consultants for review and comment. If deemed necessary, the plans may also be submitted to applicable outside agencies for review and comment. After written comments are obtained from City departments, staff, consultants, and outside agencies, a Staff Review meeting may be held with the applicant, Planning Director, City departments, staff, and consultants to discuss review comments and address concerns raised. After the Staff Review meeting, the Planning Director shall determine if the site plan application is ready to proceed for Planning Commission review.
- C) **Planning Commission Review.** The Planning Commission shall review the site plan, together with any reports and recommendations from staff, consultants, and other reviewing agencies and any public comments. The Planning Commission is authorized to postpone, approve, approve subject to conditions, or deny the site plan as follows:
- i) **Postponement.** Upon determination by the Planning Commission that a site plan is not sufficiently complete for approval or denial or upon a request by the applicant, the Planning Commission may postpone consideration until a later meeting.
 - ii) **Denial.** Upon determination that a site plan does not comply with the standards and regulations set forth in this Ordinance or would require extensive revisions to comply with the standards and regulations, the site plan shall be denied. If a site plan is denied, a written record shall be provided to the applicant listing the reasons for such denial. In instances where Planning Commission denies a Site Plan this decision can be appealed to City Council pursuant to Section 13.13(10).
 - iii) **Approval.** Upon determination that a site plan is in compliance with the requirements of this Ordinance and other applicable ordinances and laws, the site plan shall be approved.
 - iv) **Approval Subject to Conditions.** The Planning Commission may approve a site plan, subject to one or more conditions necessary to address minor modifications to the site plan, ensure that public services and facilities can accommodate the proposed use, protect significant natural features, ensure compatibility with adjacent land uses, or otherwise meet the intent and purpose of this Ordinance. Such conditions may include the need to obtain variances or approvals from other agencies.
- D) **Final Site Plan Review.** Except as provided below, the City Council shall review the final site plan, together with any reports and recommendations from the Planning Commission, staff, consultants, and other reviewing agencies and any public comments. The City Council shall then make a determination to postpone, deny, approve, or approve subject to conditions based on the requirements of this Ordinance. Amendments to Site Plans previously given final approval by the Planning Commission shall be reviewed and approved by the Planning Commission.
- E) **Submittal Requirements.** The site plan shall be drawn to scale and shall contain the following information. The Planning Department shall have the discretion to modify site plan information requirements based on site specific development characteristics.

Site Plan Required Information.

- Site dimensions including road right-of-way and building setback lines.
- Public or private easements, protective walls (existing and/or proposed) and existing trees.
- Any significant topographic features (existing and proposed).

- Relationship of ingress and egress to thoroughfares, showing traffic patterns into the site from the same including ultimate pavement width, deceleration lanes and the like.
- On-site traffic circulation, parking areas (including size of parking bays, aisles, lighting materials, surface materials, and striping of parking lots surface to delineate parking bays).
- All landscape treatment of the site, including the labeling of all materials as to type and size, when installed.
- The location of signs (existing and/or proposed), and an indication of their size, height, and design.
- Title and date of plan, including the date and nature of all subsequent revisions.
- North arrow and scale.
- Zoning classification of the petitioner's parcel and all abutting parcels.
- The location and height of all existing and proposed structures on and within 100 feet of the subject property.
- A schedule of parking needs. Separate drawings may be submitted to indicate usable floor areas, etc. for computation of parking needs. Each individual parking space shall be indicated including typical parking space dimensions for regular and handicapped spaces and type of lot surfacing.
- The location of all waste and recycling receptacles and the location, height and type of fences and walls to screen receptacles.
- Location of existing and proposed fire hydrants, water mains, pump houses, stand pipes, building services, and sizes including proposed connections to public sewer or water supply systems and/or considerations for extensions to loop other public water mains in adjacent public rights-of-way.
- Front, rear, and side elevations of proposed buildings, a color rendering, and proposed type of building materials, roof design, projections, canopies and overhangs, screen walls and accessory buildings, and any other outdoor mechanical equipment, i.e., air conditions, heating units, etc.
- The location and type of outdoor lighting, proposed illumination patterns (including a photometric plan), a manufacturer cut sheet detailing lighting specifications, aesthetic appearance, and method of screening to prevent glare onto adjacent properties.
- The location of any outdoor storage of material(s) and the manner in which it shall be screened or covered.
- With nonresidential proposals, the number of offices, number of employees, the number of floors, typical floor plans, and the gross and usable floor area shall be provided.
- For sites with regular truck traffic, a truck circulation diagram indicating the type and volume of truck traffic anticipated at the site and defining all truck access and circulation lanes and truck loading/unloading areas on the site plan.

F) **Outside Agency Permits or Approvals.** The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside state and county agencies. All federal, state, and local laws and ordinances shall be met, and no unresolved negative comments issued by any governmental agency or public utility shall exist prior to the issuance of a certificate of occupancy.

G) **Limitation.**

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- i) Whenever the City Council shall have approved a site plan, such approval shall continue and be valid for a period of one (1) year only from the date of such action. If the applicant does not obtain a building permit or obtain an extension of time, the site plan approval shall be deemed null and void at the expiration of said period. Site plan approvals granted to applicants shall be construed as running with the land and shall not be transferable or assignable.
 - ii) If the City Council approves a site plan conditional upon the petitioner submitting additional information such as, but not limited to, revised site plans, landscape or signage plans, said information must be submitted to the City for review within sixty (60) days from the date of approval of the site plan unless more time is granted by the City Council. If the additional information is not submitted, no building permits shall be issued by any city department for work or improvements at the subject site.
- H) **Implementation.** An approved site plan shall be immediately transmitted to the Inspection Department, and all non-building improvements such as, but not limited to, landscaping, parking lots, parking spaces, walkways, screen walls and exterior lighting required by such site plan shall be completed prior to the issuance of a Certificate of Occupancy; provided, however, that a temporary Certificate of Occupancy may be issued in the event that such completion is impractical or impossible provided that a performance bond in the form of a cash bond or irrevocable bank letter of credit covering the estimated total cost of such improvements or parts thereof is deposited with the Inspection Department prior to the issuance of such temporary Certificate of Occupancy; provided further, however, that in no event shall a final Certificate of Occupancy be issued until all improvements have been completed. All improvements, when completed, shall thereafter be maintained with materials equal to or greater than the quality of the materials originally installed.
- (13) **Waiver or Use Approval; Limitation.** Whenever the Commission or City Council grants a waiver or approves of a conditional use upon original application or appeal, such waiver or approval shall continue and be valid for a period of one (1) year only from the date of such action. If the applicant does not obtain a building permit and commence construction within that period or obtain an extension of time, the waiver or use approval shall be deemed void at the expiration of said period. Unless otherwise specified as a condition in the approving resolution of City Council, Waivers-waivers and use approvals granted to applicants shall be construed as running with the land ~~and shall not be transferable or assignable.~~

(Ord. of 4-18-2022)

Section 13.14 Board of Appeals.

- (1) **Creation of Board.** A Board of Appeals consisting of seven (7) members is hereby created pursuant to the provisions of Section 5, Act 207, Public Acts of Michigan of 1921, as well as Act 110 of 2006, MCL 125.3101 et seq., as amended. Said board shall be known as the Board of Appeals.
- (2) **Appointment of Members.** The members of the Board of Appeals shall be appointed by the City Council; provided, however, that those persons who are acting as members of the Board of Appeals under the provisions of Ordinance No. 543, as amended, of the City of Livonia, having been duly appointed as members of such Board by the City Council, and who are so acting immediately prior to the time this Ordinance becomes effective, shall automatically become members of the Board of Appeals created under the provisions of Section 13.14(1) of this Ordinance, are hereby appointed as such at the time this Ordinance becomes effective, and shall hold their respective offices for respective periods of time equivalent to their respective unexpired terms as members of the Board of Appeals, created under the provisions of Ordinance No. 543, as amended.
- (3) **Term of Office.** Each member of the Board of Appeals shall be appointed for a term of three (3) years; provided, however, that the first members of such Board to be appointed shall hold their respective offices for the period provided in Section 13.14(1) of this Ordinance; and thereafter two (2) members shall be

appointed each year, each for the full three (3) year term; provided, however, that every three (3) years there shall be three (3) members appointed for the full three (3) year term.

- (4) **Officers.** The Board of Appeals shall annually elect from among its members a Chairman, Vice-Chairman, Secretary and such other officers as it may determine, who shall each hold office for one (1) year and until his or her successor is duly elected.
- (5) **Compensation.** The City Council may authorize by Council resolution the remuneration of the members of the Board for attendance at each meeting of the Board.
- (6) **Powers of Board.** The Board of Appeals shall have all powers and authority granted by State Law together with such other powers and duties as are given to such Board by the provisions of this Ordinance, including the following specific powers:
 - A) **Administrative Review.** To hear and decide appeals where it is alleged by the applicant that there is an error in any order, requirement, permit, decision, or refusal made by the building official or any other administrative official in enforcing the provisions of this Ordinance.
 - B) **Variances.** To authorize, upon an appeal filed by the legal or equitable owner of property, a variance from the strict application of the provisions of this Ordinance where existing conditions or factors would result, by strict application of the provisions of this Ordinance, in peculiar or exceptional practical difficulties to, or exceptional or undue hardship upon, the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance. In granting a variance, the Board of Appeals may attach thereto such condition regarding the location, character, and other features of the proposed building, structure, or use as it may deem reasonable. Compliance with such conditions shall be a prerequisite to the issuance of a Certificate of Compliance or Occupancy and the violation of any such condition shall be deemed a violation of this Ordinance.
 - C) **Other Powers:**
 - i) In those cases where a district boundary line divides a lot of record, the Board shall have the power to permit the extension of a use permitted on the less restricted portion of such a lot to that portion of said lot which lies in the more restricted district, provided that such extension shall be made for a distance of not to exceed fifty (50) feet beyond the district boundary line in any case.
 - ii) The Board shall also have the authority to hear and decide all matters referred to it or upon which such Board is required to pass under this Ordinance, including the power to reverse, affirm, in whole or in part, or modify the order, requirement; decision or determination appealed from and may make such order, requirement, decision or determination as in its opinion ought to be made in the premises, and to that end shall have all the powers of the officer from whom the appeal is taken.
 - D) **Rules.** To adopt and enforce rules of procedure consistent with the statutes of the State of Michigan, the Charter of the City of Livonia and the provisions of this Ordinance.
- (7) **Application of Variance Power.** No variance in the application of the provisions of this Ordinance shall be allowed by the Board of Appeals relating to buildings, land, or premises now existing or to be constructed, except in cases involving practical difficulties or unnecessary hardships when the evidence in the official record of the appeal from a decision or order of the building official supports the following affirmative findings:
 - A) That the alleged hardships and practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City.

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- B) That the alleged hardships and practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.
 - C) That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.
 - D) That the variance, if granted, will not adversely affect the purpose or objectives of the Master Plan of the City of Livonia.

The above findings of fact shall be made by the Board of Appeals which is not empowered to grant a variance without an affirmative finding of fact on the categories above.

- (8) **Limitations on the Powers of the Board of Appeals.** Every decision of the Board of Appeals shall be based upon finding of fact and every finding of fact shall be supported in the record of the proceedings of the Board. Nothing contained herein shall be construed to empower the Board of Appeals to change the terms of this Ordinance, or effect changes in the Zoning Map.

- (9) **Appeal Procedure.**

- A) **Notice of Appeal.** An appeal may be taken by any person aggrieved or by an officer, department, board, or Department of the City of Livonia. Such appeal shall be taken within such time as shall be prescribed by the Board of Appeals by rule, by the filing with the officer from whom the appeal is taken and with such Board of a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.
- B) **Stay of Proceedings.** An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken certifies to the Board of Appeals, after the notice of appeal shall have been filed with him or her, that by reason of facts stated in the certificate, a stay would in his or her opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by the Circuit Court on application, on notice to such officer, and on due cause shown.
- C) **Hearing on Appeal.** The Board of Appeals shall fix a reasonable time for the hearing of an appeal and give due notice thereof as required by law for public hearings concerning zoning matters, and shall decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or attorney.
- D) **Official Record of Appeal.** The Board of Appeals shall prepare an official record for each appeal and shall base its decision on this record. The official record shall include:
 - i) The relevant administrative and historical records and any administrative orders issued thereon relating to the appeal.
 - ii) The notice of appeal.
 - iii) Such documents, exhibits, photographs, or written reports as may be submitted to the Board for its consideration.
- E) **Determination of Appeal.** The concurring vote of a majority of the members of the Board of Appeals shall be necessary to reverse any order, requirement, decision, or determination of any administrative official, or to decide in favor of the applicant any matter upon which the Board is required to pass under this Ordinance or to effect any variation of this Ordinance except that a concurring vote of two-thirds ($\frac{2}{3}$) of the members of the Board shall be necessary to grant a variance from uses of land permitted in this Ordinance.

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- F) **Recording of Determination.** The requisite written findings of fact, the conditions attached, and the decisions and orders by the Board in disposing of the appeal shall be entered into the official record after they have been authenticated by the signature of the chairman of the Board and after written notice of the disposition of the appeal has been served, either in person or by mail, upon the parties to the appeal, the building official, and the City Clerk. The completed official records of appeals shall be filed in the Inspection Department.
- (10) **Filing Fees.** Each application for appeal shall be given a number and shall be accompanied by a filing fee as determined by the schedule outlined in Chapter 15.56 of the Code of Ordinances.
- (11) **Meetings and Records of Board.** At least one (1) regular meeting shall be held each month by the Board of Appeals, as provided in the rules of the Board. Special meetings may be called by the chairman or any three (3) members. All regular meetings and all hearings shall be public. The Board shall keep minutes of its meetings, which shall be a public record. The chairman, or in his or her absence, the vice-chairman may administer oaths and compel the attendance of witnesses.
- (12) **Pending Matters.** All petitions, appeals and other matters pending at the time this Ordinance becomes effective, before the Board of Appeals, created and existing under the provisions of Ordinance No. 543 of the City of Livonia, shall continue before the Board of Appeals, created by Section 13.14(1) of this Ordinance, and said Board shall hear, determine and dispose of such petitions, appeals and other matters with the same effect as if such petitions, appeals, and other matters had been duly filed with said Board of Appeals.

Section 13.15 Amendments.

- (1) **This Ordinance may be amended from time to time pursuant to the provisions of PA 110 of 2006 (MCL 125.3405, as amended).** All amendments shall be made in the manner provided in this section and in Section 3.01, Section 3.01(4) of this Ordinance. Proceedings to amend this Ordinance or the Zoning Map of the City of Livonia shall be initiated or commenced by any one or more of the following methods:
- A) By resolution of the Council wherein the question whether or not a particular amendment should be made is referred by the Council, on its own motion, to the City Planning Commission and wherein such commission is requested to hold a public hearing on the question and to thereafter make a report and recommendation to the Council.
 - B) By resolution of the City Planning Commission wherein such commission, on its own motion, provides for a public hearing on the question whether or not a particular amendment should be made and for a report and recommendation thereon to the Council.
 - C) By written application in triplicate, addressed to the Council, duly signed by the legal or equitable owners of fifty percent (50%) or more of the frontage in any district or part thereof, duly acknowledged by each owner substantially in accordance with the statutory provisions for acknowledgment of deeds, and accompanied by the filing fee hereinafter fixed.
- (2) **Procedure for Amendment Applications.** Where an application is presented by a property owner or owners, pursuant to Section 13.15(1), Section 13.14(1)C), the following procedure and requirements shall be observed in every case:
- A) **Filing of Applications.** All applications shall be in writing, signed before a notary, and filed in quadruplicate with the City Clerk for presentation to the City Council.
 - B) **Contents of Applications.** All applications for amendments to this Ordinance, without limiting the right to file additional material, shall contain at least the following:
 - i) The petitioner's name, address, and interest in the petition, as well as the name, address, and interest of every person having a legal or an equitable interest in the land covered by the petition.

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- ii) The nature and effect of the proposed amendment.
 - iii) The existing zoning classification of such property.
 - iv) The change or amendment desired.
 - v) A complete legal and common description of the property sought to be rezoned.
 - vi) If the proposed amendment would require a change on the zoning map, a fully dimensional area map drawn at a scale of four hundred (400) feet to one (1) inch with a north point, dated, key to symbols, if used, section numbers and showing:
 - a) The land which would be affected by the proposed amendment;
 - b) A legal description of such land;
 - c) A common description of such land;
 - d) The present zoning classification of the land;
 - e) The zoning classification of all abutting zoning districts;
 - f) All public and private rights-of-way and easements bounding and intersecting the land under consideration;
 - g) The dimension of land sought to be rezoned;
 - h) The proposed land uses in land sought to be rezoned; and
 - i) The structures and existing land use on all property adjacent to the subject parcel and on such other property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- (3) **Fees for Amendment Applications.** Each application presented by a property owner or owners to have property rezoned pursuant to Section 13.15(2)—(5) shall be accompanied by a publication fee in the amount specified in Chapter 15.56 of the Code of Ordinances.
- (4) **Designation of Proceedings.** Each proceeding, whether originating by resolution or application, shall be designated as a "petition" and given a number by the City Clerk. All such petitions shall be approved as to form by the Department of Law before action is taken thereon by the City Planning Commission, in the case of those petitions initiated by resolution; and before forwarding to the City Council, where initiated by application.
- (5) **Standards of Review for Amendments.** In considering any petition for an amendment to the text of this Ordinance or to the Zoning Map, the Planning Commission and City Council shall consider the following criteria that apply to the application in making findings, recommendations, and a decision. The Planning Commission and City Council may also take into account other factors or considerations specific to the subject matter of the proposed amendment.
- A) Consistency with the goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.
 - B) Consistency with the basic intent and purpose of this Zoning Ordinance.
 - C) The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
 - D) The capacity of the City's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the City.

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- E) That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.
 - F) That the amendment will not be expected to result in exclusionary zoning.
 - G) If a rezoning is requested, compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.
 - H) If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
 - I) If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the sites will be able to meet the dimensional regulations for the requested zoning district.
 - J) If a rezoning is requested, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.
 - K) If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
 - L) If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.
- (6) **Action by City Planning Commission; Notice; Public Hearing.** The City Council, on receipt of a petition for amendment from the City Clerk, shall forthwith refer such petition to the City Planning Commission. The Commission shall cause a complete study of the petition to be made by the Planning Director, shall review the request contained in the petition, and shall within sixty (60) days recommend to the City Council such action as the Commission deems proper. The Commission shall hold a public hearing on such petition before making its recommendation and notice thereof shall be given to the same extent as is provided for the public hearing required to be held by the City Council. At least fifteen (15) days prior to the public hearing the applicant shall erect a four foot by four foot (4' x 4'), two (2) sided sign on the property proposed to be rezoned with an insert containing the following information:
- A) At the top of the sign the following words shall appear: "This property is proposed to be rezoned," followed by the present zoning district at the time of the petition and the proposed or requested zoning district sought. The full name of the zoning districts shall be used as, for example, RUF, rural urban farm.
 - B) The name and address of the real party requesting the zoning change.
 - C) The proposed use of the land or building if the request for rezoning is successful.
 - D) The phone number at City Hall where interested persons can call for further information.
- The sign shall be erected in a location one (1) foot behind the right-of-way line perpendicular to the adjoining street(s) and clearly observable by passersby on the adjoining street(s). The sign shall remain up until the application process is completed and shall thereafter be removed by the petitioner within thirty (30) days.
- (7) **Action by City Council; Notice; Public Hearing.** The City Council shall, after receipt of the report and recommendation from the City Planning Commission, either approve or reject the recommendation of the Commission and either grant or refuse the requested amendment; provided, however, that a public hearing shall be held by the City Council, for which notice shall be given as required by law for public hearings concerning zoning matters, before the adoption of any amendment to this Ordinance. The City Council's approval of any amendment hereunder shall be subject to mayoral veto as set forth in the City Charter.

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- (8) **Effect of Protest to Proposed Amendment.** In case a protest against any proposed amendment to the Zoning Map be presented in writing to the City Council prior to the adoption by the Council of the Ordinance which protest is duly signed by the owners of at least twenty percent (20%) of the area of land included in the proposed change, or by the owners of at least twenty percent (20%) of the area of land included within an area extending outward one hundred (100) feet from any point on the boundary of the land included in the proposed change excluding publicly owned land, said amendment shall not be passed except by a three-fourths (¾) vote of the City Council.

(Ord. of 4-18-2022)

ARTICLE XIV. VIOLATIONS AND PENALTIES

Section 14.01 Compliance and Responsibility.

- (1) No land or building within the City of Livonia shall be occupied or used except in compliance with the provisions of this Ordinance, including any conditions on any zoning approval by the City Council or Board of Appeals. No building within the City of Livonia shall be erected, altered, repaired, or moved except in compliance with the provisions of this Ordinance. No person shall use or occupy any land or building within the City of Livonia, nor shall any person erect, alter, repair, or move any building within the City of Livonia except in compliance with this Ordinance.
- (2) The prohibition of any act in this Ordinance, in any amendment thereof and in any rule or regulation adopted hereunder shall include the causing, securing, aiding, or abetting of another person to do said act.
- (3) It shall be the duty of all architects, contractors, subcontractors, builders, and other persons having charge of the establishment of any use of land or the erecting, altering, changing, or remodeling of any building or structure, before beginning or undertaking any such work to see that all proper and necessary permits have been applied for and obtained, including a zoning compliance permit, certificate of occupancy, building permit and all other permits required by either this Ordinance or any of the Building Code ordinances of the City; it shall also be the duty of such parties to see that such work does not conflict with and is not in violation of the terms of this Ordinance and any such architect, contractor, subcontractor, builder or other person doing or performing any such work or erecting, repairing, altering, changing or remodeling without such a permit or permits having been issued or in violation of, or in conflict with the terms of this Ordinance or allowing any building erected to be occupied without a certificate of occupancy having first been issued, shall be guilty of a violation of this Ordinance in the same manner and to the same extent as the owner of the premises or the person or persons for whom such building was or is erected, altered, changed, repaired or remodeled or the use of land established or a building occupied in violation hereof and shall be subject to the penalties herein prescribed for such violation.

Section 14.02 Violation Nuisance Per Se.

Buildings erected, altered, razed, converted, or uses carried on in violation of any provision of this Ordinance are hereby declared to be a nuisance per se. The court having jurisdiction shall order such nuisances abated and the owner and/or agent in charge of such building or land shall be adjudged guilty of maintaining a nuisance per se.

Section 14.03 Penalty.

The Building Official shall be responsible for enforcing this Ordinance and charging and seeking penalties against violators, including ~~Any-any~~ person, persons, firm, corporation, or any others acting on behalf of said person,

persons, firm, or corporation, violating or failing to comply with any of the provisions of this Ordinance, or any of the regulations adopted in pursuance hereof, or who shall hamper, impede or interfere with the performance of the duties of any official or agent of the Department of Inspection or other officer under the provisions of this Ordinance, ~~Such penalties may include shall be guilty of a misdemeanor and upon conviction thereof shall be punished by~~ a fine not exceeding five hundred dollars (\$500.00), or ~~by~~ imprisonment not exceeding ninety-three (93) days, or ~~by~~ both such fine and imprisonment in the discretion of the ~~Court~~Building Official. Alternatively, ~~the Building Official may charge~~ first-time violators ~~may be charged~~ with a civil infraction, with a maximum fine of \$500.00. Each act of violation and every day upon which such violation shall occur shall constitute a separate offense.

Section 14.04 Other Remedies.

In addition to all other remedies, including the penalties provided in Section 14.03 of this Ordinance, the City of Livonia may commence and prosecute appropriate actions or proceedings in the Circuit Court for the County of Wayne or any other court having jurisdiction to restrain or prevent any noncompliance with or violation of any of the provisions of this Ordinance, or to correct, remedy or abate such noncompliance or violation.

Section 14.05 Severability.

It is the legislative intent of the City Council in adopting this Ordinance that all sections thereof shall be liberally construed to protect and preserve the peace, health, safety, and general welfare of the inhabitants of the City of Livonia, Wayne County, Michigan, and further, that should any provision, portion, section, or subsection of this Ordinance be held or deemed unconstitutional or invalid, such holding shall not be construed nor shall it in any manner affect the validity of any of the remaining provisions, portions, sections, or subsections of this Ordinance, it being the intent of the City Council that this Ordinance shall stand, notwithstanding the invalidity of any provision or section or any part thereof. The provisions of this section shall apply to the amendment of any section of this Ordinance whether or not such a provision is restated in the amendatory Ordinance, and to any supplemental regulation added by amendment to this Ordinance.

Section 14.06 Repeal.

The existing zoning regulations of the City of Livonia, being Ordinance No. 543 and all amendments and extensions thereof, are hereby repealed and all other ordinances of the City of Livonia and parts of such other ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict. The adoption of this Ordinance, however, shall not affect or prevent any pending or future prosecution of, or action to abate, any existing provision of Ordinance No. 543, as amended, if the use, so in violation, is in violation of the provisions of this Ordinance. The adoption of this Ordinance shall not be deemed to nor shall it discontinue, abate, modify, alter, or in any way affect or waive any right of the City of Livonia under any section or provision of the ordinances herein repealed existing on the effective date of this Ordinance or any right of the City under any determination or action by the Board of Appeals or City Planning Commission made pursuant to any section or provision of the ordinances herein repealed. A provision herein which duplicates the wording of a corresponding provision of any predecessor Ordinance shall be deemed effective continuously from the date of original adoption.



LIVONIA VISION 21 ZONING ORDINANCE

Proposed Amendments - Petition 2023-01-06-01

February 14, 2023 - Planning Commission Approved

ARTICLE I.

TITLE, PURPOSE, AND SCOPE

Section 1.01 Short Title.

This Ordinance shall be known and may be cited as the LIVONIA VISION 21 Zoning Ordinance.

Section 1.02 Purpose.

The comprehensive plan of this Ordinance is for the purpose of promoting public health, safety, morals, convenience, comfort, amenities, prosperity, and general welfare of the community and of a wholesome, serviceable, and attractive municipality. These purposes are attained by having regulations and restrictions that increase the safety and security of home life; that preserve and create a more favorable environment in which to rear children; that develop permanent good citizenship; that stabilize and enhance property and civic values; that provide for a more uniformly just land-use pattern and tax assessment basis; that facilitate adequate provisions for increased safety in traffic and for transportation, vehicular parking, parks, parkways, recreation, schools, public buildings, housing, light, air, water supply, sewerage, sanitation, and other public requirements that lessen congestion, disorder and danger which often inhere in unregulated municipal development; that prevent overcrowding of land and undue concentration of population; that assist in carrying out the Master Plan of the City of Livonia; and that provide more reasonable and serviceable means and methods of protecting and safeguarding the economic structure upon which the good of all depends. In order to more effectively protect and promote the general welfare and to accomplish the aims and purposes of this comprehensive plan, the City is divided into districts of such number, shape, and area, as well as, of such common unity of purpose and adaptability of use, that are deemed most suitable to provide for the best general civic use, protect the common rights and interests within each district, preserve the general rights and interests of all, and to promote improved wholesome, slightly, harmonious, and economic results in civic service, activities, and operations; and by further regulations to limit the location, uses and occupancy of buildings, structures and land to be used for trade, industry, residence or other purposes, and also the location, height, bulk, occupancy, and uses of buildings and other structures, including the percentage of plot occupancy and coverage, street setback lines, sizes of yards, and other open spaces.

Section 1.03 Construction.

This Ordinance shall be liberally construed in such manner as to best effectuate its purpose. In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public health, safety, convenience, comfort, prosperity, and general welfare. Whenever the requirements of this Ordinance impose requirements of lower heights of buildings, or a less percentage of lot that may be occupied, or require wider or larger courts, or deeper yards than are imposed or required by existing provisions of law or ordinance, the provisions of this Ordinance shall govern. Where, however, the provisions of the State Housing Code or other ordinance or regulations of the City of Livonia impose requirements for lower heights of buildings, or less percentage of lot that may be occupied, or require wider or larger courts, or deeper yards than

are required by this Ordinance, the provisions of the State Housing Code or other ordinance or regulations shall govern. The provisions of this Ordinance shall be construed, if possible, in such manner as to make such provisions compatible and consistent with each other and likewise with the provisions of all existing and future ordinances of the City of Livonia, and all amendments thereto provided, however, that where any inconsistency or conflict cannot be avoided, then the most restrictive of such inconsistent or conflicting provisions shall control and prevail.

Section 1.04 Enabling Authority.

This Ordinance is adopted pursuant to the Michigan Zoning Enabling Act, Act 110 of 2006, as amended; its predecessor statute, Act 208, Public Acts of Michigan, 1949, as amended; and Section I of Chapter II and Sections 11 and 20 of Chapter IV of the Charter of the City of Livonia. Said acts are hereby made a part of this Ordinance just as if they were word for word repeated herein.

ARTICLE II. DEFINITIONS

Section 2.01 General.

(1) Definitions Pertaining to Grammatical Usage.

Meaning of Words and Phrases. The words and phrases defined in this Article, when used in this Ordinance, shall, for the purpose of this Ordinance, have the meanings ascribed to them in this Article, except in those cases where the context clearly indicates a different meaning. Words used in the present tense include the future tense, words in the singular number include the plural number, words in the plural number include the singular number, and the word "shall" is always mandatory and not merely directory. The word "building" includes the word "structure," and the word "dwelling" includes the word "residence." The word "lot" includes the word "plot" or "parcel." Terms not herein defined shall have the meaning customarily assigned to them.

Occupied and Used. The word "occupied", and the word "used" shall each be considered and construed as though followed by the words "or intended, arranged, or designed to be used or occupied."

Person. The word "person" shall include any individual, firm, co-partnership, corporation, company, association, club, joint venture, estate, trust, or any other group or combination acting as a unit, and the individuals constituting such group or unit and the plural as well as the singular number; the singular masculine pronoun, the singular feminine pronoun, and the corresponding plural pronouns shall include the masculine, feminine, neuter and plural unless the intention to give a more limited meaning is disclosed by the context.

(2) Definitions of General Zoning Terms.

Board of Appeals. The Zoning Board of Appeals operating pursuant to the provisions of Michigan Zoning Enabling Act, MCL 125.3101 et seq., as amended.

Building Official. The Director of the Department of Inspection or any of his or her duly authorized assistants.

Department of Inspection. The Department of Inspection of the City of Livonia.

Family. A family is any number of persons living together in a single dwelling unit comprising a single housekeeping unit and related by blood, marriage, adoption, or any unrelated person who resides therein as though a member of the family and including the domestic employees thereof. Any group of persons not so related but inhabiting a single dwelling unit shall, for the purpose of this Ordinance, be considered to constitute one (1) family for each five (5) persons exclusive of domestic employees contained in such group.

Future Transportation Map. Current adopted Future Transportation Map included in the Livonia Vision 21 Master Plan, as amended.

Non-Conforming Building. A building or structure, lawfully existing at the time of enactment of this Ordinance or a subsequent amendment thereto, that does not conform to the regulations or provisions of this Ordinance applicable to the zoning district in which it is located.

Non-Conforming Use. A use of a building, structure, or of a tract of land, lawfully existing at the time of enactment of this Ordinance or a subsequent amendment thereto, that does not conform to the regulations or provisions of this Ordinance applicable to the zoning district in which it is situated.

Planning Commission. The City Planning Commission operating pursuant to the provisions of the Michigan Planning Enabling Act, MCL 125.3801, et seq., as amended.

Plat. A map or chart of a subdivision of land.

Platted Subdivision. A parcel or tract of land which has been partitioned or divided by the proprietor thereof or by his or her heirs, executors, administrator, legal representative, successors, or assigns for the purpose of sale or of building development where the act of division created parcels in accordance with the provisions of MCL 560.101 et seq., as amended, being the "Land Division Act."

Single Ownership. Ownership by a person or by two or more members of the same family of a lot of record which is completely isolated from any other property held by the same person or persons.

Subdivision Regulations. Regulations and amendments thereto adopted by the City Planning Commission and authorized by the Michigan Planning Enabling Act, MCL 125.3801 et seq., as amended and Land Division Act, MCL 560.101 et seq., as amended.

Use. The purpose for which land or buildings thereon are designed, arranged, or intended to be occupied, used, or for which they are occupied or maintained.

Variance. A modification of the literal provisions of the Zoning Ordinance granted by the Board of Appeals when in its judgment the strict enforcement of the Zoning Ordinance would cause practical difficulty or undue hardship owing to circumstances unique to the individual property on which the variance is granted.

Waiver Use. Uses as enumerated under the zoning district that are permitted upon review and submission of findings by the City Planning Commission and approved by the City Council. Waiver uses are synonymous to special land uses, as defined in Section 125.3502 of the Michigan Zoning Enabling Act.

Waiver Use Open Space Planned Residential Development. The variation of residential zoning district requirements so as to achieve greater flexibility in the creation of open space and improved design without increasing density.

(3) Definitions Pertaining to Rights-of-Way and Public Utilities.

Alley. A passage or way open to public travel, not more than thirty (30) feet wide, affording a secondary means of vehicular access to abutting property and not intended for general traffic circulation.

Cul-de-sac. A street with only one (1) outlet having sufficient space at the closed end to provide vehicular turning facilities.

Essential Services. The construction, alteration, or maintenance by private companies, municipal departments, or commissions of the various transmission, distribution, or disposal systems that are necessary for the preservation of the public health, safety, or general welfare, such as gas, electricity, telephone, telegraph, fire alarm, steam, water and sewage. This term shall also include all poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, emergency outdoor warning sirens, and other similar equipment or accessories reasonably necessary for the furnishing of adequate service by such private company, municipal department, or commission, but it shall

not be deemed to include buildings or public utility substations. This term shall not include telecommunication towers, solar energy facilities, and wind energy conversion systems.

Major Thoroughfare. An arterial street intended to serve as a large volume trafficway for both the City of Livonia and the region beyond and which may be designated as a parkway, freeway, expressway, arterial highway, arterial street, special arterial, city major, or equivalent term for identification purposes. Any street with a width, either existing or proposed (as shown on the Future Transportation Map) of one hundred (100) feet or more shall be considered a master or major thoroughfare.

Minor Street. A street designated as a minor street pursuant to Act 51 of the Public Acts of 1951 intended primarily for providing access to abutting properties. A "Minor Street" includes a street supplementary to a secondary street intended to serve the local needs of the neighborhood and of limited continuity used primarily as access to abutting residential properties.

Public Utility. Any person, firm, corporation, municipal department, or board, duly authorized to furnish and furnishing general community services to the public, under state or municipal regulations, including, but not restricted to, electrical, gas, steam, communication, transportation, sewer, or water service. Telecommunication towers, small wireless communication facilities, solar energy facilities, and wind energy conversion systems are not public utilities.

Public Utility Buildings. This term shall include telephone exchange buildings, transformer stations and substations, gas regulator stations, and similar structures.

Street. A dedicated and accepted public thoroughfare, other than a public alley, open to public travel, whether designated as a road, avenue, highway, boulevard, drive, lane, circle, place, court, terrace, or any similar designation, having a right-of-way at least thirty (30) feet in width. A street may also accommodate non-motorized traffic.

(4) Definitions of Basic Types of Buildings and Uses.

Accessory Buildings and Structures. A subordinate building or structure whether attached, detached, or a subordinate adjunct to the principal building.

Building, Principal. A building or, where the context so indicates, a group of buildings in which the main or principal use of the lot is conducted.

Educational Uses. Uses that provide educational services, such as public libraries, public primary and secondary schools, and publicly owned and operated institutions of higher learning.

General Farming. Standard farming activities such as horticulture, dairying, livestock and poultry raising, farm forestry, and similar bona fide agricultural enterprises or uses of land and structures, except farms operated wholly or in part for the disposal of garbage, sewage, rubbish, offal, and wastes from rendering plants.

Use, Accessory. A use normally incidental to, and subordinate to the principal use of the premises.

Use, Principal. The primary and chief purpose for which a lot is used.

Temporary Use, Temporary Building, Temporary Structure. A structure building or use permitted by the City Building Official or City Council to exist during periods of construction of the principal use, for special events, or purposes, which shall not exceed one (1) year unless otherwise permitted or extended by the City Council. Temporary uses shall be only those which are clearly short duration.

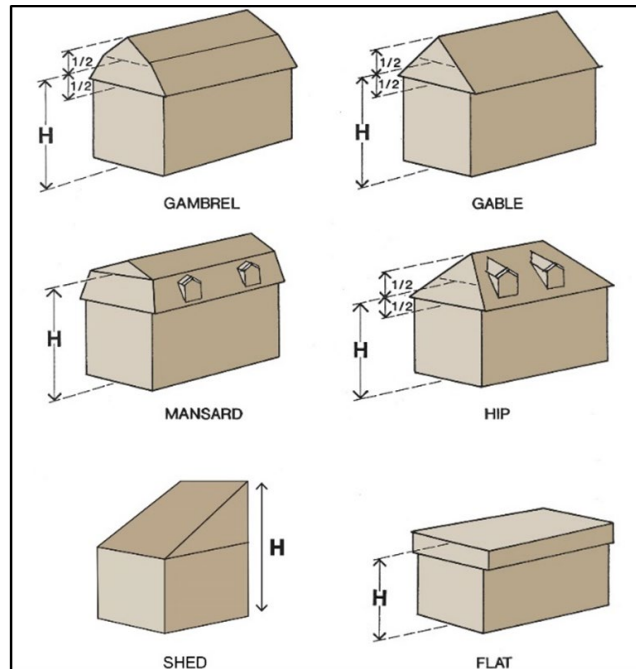
(5) Definitions of Basic Building and Structural Terms.

Alterations. A change, addition, or modification in construction or type of occupancy. Any change in the structural members of a building, such as walls, partitions, columns, beams, or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed."

Basement. That portion of a building which is wholly or partly below the average grade of the ground level adjoining the building is a basement when the height from the grade up to the first floor level is less than the height from the grade level down to the floor; provided, however, that if the height from the grade level to the first floor level is five (5) feet or more, such basement shall be considered a story.

Building. Any structure, either temporary or permanent, having a roof and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind. This shall include tents, awnings or vehicles situated on private property and used for purposes of a building.

Building Area. That portion of the lot occupied by the main building, accessory building, and other structures. The term is synonymous with lot coverage.



Building, Front of. That façade of a building most nearly parallel to and nearest the front lot line.

Building Height. The vertical distance between the average grade (see definition of "Grade") and the highest point of the roof surface for flat roofs; to the deck line of Mansard roofs; the average height between eaves and ridge for gable, hip, and gambrel roofs; and the average height between the lowest point and the highest point on a shed roof.

Building Line. The line formed by the outer surface of a building, structure, or enclosure wall at ground level.

Erected. The word "erected" includes built, constructed, reconstructed, moved upon, or any physical operations on the premises required for the building. Excavations, fill drainage, and the like, shall be considered a part of erection.

Grade, Finished. The final elevation of ground surface after man-made alterations to a site in conformance with the approved plans or designs relating thereto.

Grade, Natural. The elevation of the undisturbed natural surface of the ground prior to any excavation or fill.

Mezzanine. An intermediate floor in any story occupying not to exceed one-third ($\frac{1}{3}$) of the floor area of such story.

Soil. Includes land, earth, dirt, clay, sand, gravel, soil components, minerals, and kindred substances.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, or any portion of a building between the upper surface of the topmost floor and the ceiling above it.

Story, Half. A half story is an uppermost story lying under a sloping roof, the usable floor area of which does not exceed seventy-five (75) per cent of the floor area of the story immediately below it.

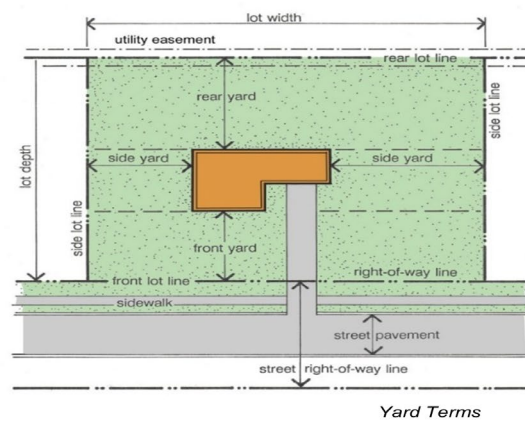
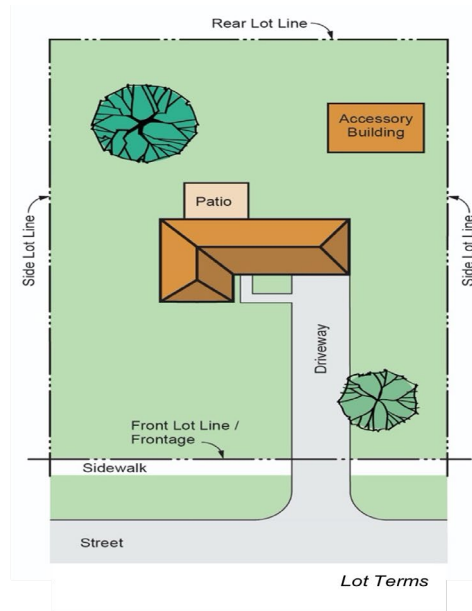
Structure. A structure is anything erected or constructed which requires permanent location on the ground or attachment to something having such location.

Usable Floor Area, Non-Residential. The measurement of usable floor area for non-residential uses shall be the sum of the area of the first floor, as measured to the exterior face of the exterior walls, plus that area, similarly measured, of all other stories that are accessible by a fixed stairway, ramp, escalator or elevator, which may be made fit for occupancy. The measurement shall include the floor area of all accessory buildings measured similarly.

Usable Floor Area, Residential. The measurement of usable floor area for residential uses shall be the sum of the area of the first floor, as measured to the exterior face of the exterior walls, plus that area, similarly measured, of all other stories having more than ninety (90) inches of headroom that are accessible by a fixed stairway and which may be made usable for human habitation, but excluding the floor area of uninhabitable basements, cellars, garages, accessory buildings, attics, unenclosed breezeways, and unenclosed porches.

Utility Room. A utility room, or space, is a room, or space, located other than in the basement, specifically designed and constructed to house any home utilities such as the heating unit and laundry facilities.

(6) Definitions Pertaining to Lots and Areas.



Lot. An area of land, which may consist of lots of record and/or parcels or parts thereof, occupied or intended for occupancy by not more than one main building or dwelling unit, unless otherwise specifically provided in this Ordinance.

Lot, Area. The total horizontal area within the lot lines of a lot.

Lot, Corner. A lot located at the intersection of two (2) or more streets where the corner interior angle formed by the intersection of the two (2) streets is one hundred thirty-five (135) degrees or less; or a lot abutting upon a curved street or streets if tangents to the curve at the two (2) points where the lot lines meet the curve, form an interior angle of less than one hundred thirty-five (135) degrees.

Lot Coverage. That part or percent of the lot occupied by buildings, including accessory buildings. [See Figure below.](#)

Lot Depth. The average depth of a lot.

Lot, Double Frontage. An interior lot having a street line for both the front lot line and the rear lot line.

Lot, Interior. An interior lot is a lot other than a corner lot.

Lot of Record. A lot of record is a lot the dimensions of which are shown on a plat recorded in the office of the Register of Deeds prior to the effective date of this Ordinance, and which actually exists as so shown.

Lot Lines. The lines bounding a lot as defined herein. In case a recorded ownership is to the center line of a public thoroughfare, the lot line, for the purposes of this Ordinance, shall be the outside line of the right-of-way as shown on the Future Transportation Map.

Lot Line, Front. The line abutting a street. On a corner lot the shorter street line shall be considered the front lot line. Where new street lines are established by ordinance or the Future Transportation Map of the City of Livonia, such lines shall be the front lot line. See Figure above.

Lot Line, Rear. The rear lot line is that boundary which is opposite and most distant from the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be that assumed line parallel to the front lot line, not less than ten (10) feet long, lying most distant from the front lot line and wholly within the lot. See Figure above.

Lot Line, Side. A side lot line is any lot boundary line not a front lot line or a 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 lot line. See Figure above.

Lot Width. The shortest straight-line dimension of a lot measured between side lot lines at the distance required for a front yard, but not encroaching into the setback, in the district in which the lot is located.

Outlot. An outlot is a parcel of land which must be designated on a recorded plat as an outlot before it may be legally considered as such.

Setback. The minimum required horizontal distance between the foundation of a building or other structure, excluding allowable projections and encroachments, and the front, side, or rear lot line or right-of-way line.

Setback Lines. A line marking the setback distance from the lot lines which establishes the minimum required front, side, or rear yards of a lot.

Yards. The open spaces on the same lot with a principal building are established by and between the lot lines and the required building setback lines and which are open, unoccupied, and unobstructed by any structure or any part thereof from the ground upward, except as may otherwise be provided in this Ordinance.

Yard, Front. A front yard is an open space extending the full width of a lot and of a uniform depth equal to required setback line as measured horizontally and perpendicular to the front lot line, unoccupied from the ground upward except as hereinafter specified. See Figure below.

Yard, Rear. A rear yard is an open space extending the full width of a lot and of a uniform depth equal to the required setback line measured horizontally and perpendicular to the rear lot line, unoccupied from the ground upward except as hereinafter specified. See Figure to the right.

Yard, Side. A side yard is an open space extending from the front yard to the rear yard and of a uniform width equal to the required setback line measured horizontally and perpendicular to the side lot line, unoccupied from the ground upward except as hereinafter specified. See Figure to the right.

(7) Definitions Pertaining to Types of Dwellings.

Apartments. A leased dwelling unit comprised of one or more rooms with private bath and kitchen facilities and located in a building containing three (3) or more apartments~~A suite of rooms forming one residence, typically in a building containing a number of these.~~

Condominium. A form of property ownership in which dwelling units are owned individually but the associated land (limited and common) and common elements in the structure are owned jointly.

Congregate Elderly Housing. Apartments and dwellings for the elderly with communal dining facilities and services, such as housekeeping, organized social and recreational room(s) and activities, transportation services, and other support services appropriate for the residents under common management.

Dwelling, Converted. A "converted dwelling" is a building containing more dwelling units than the number for which it was originally designed and constructed.

Dwelling, Multiple Family. A building containing three (3) or more dwelling units arranged either side by side or one above the other.

Dwelling, One-Family. A separate detached building designed exclusively for and containing only one (1) dwelling unit.

Dwelling, Two-Family. A separate detached building designed exclusively for and containing only two (2) dwelling units, each of which is independent from the other.

Dwelling Unit. Any room or group of rooms located within a dwelling and forming a residential household unit with facilities that are used or intended to be used for living, sleeping, cooking, and eating, with a restroom(s) and bathing facility(ies) to be utilized by a family, a household unit as that term is defined in this Chapter, or three or more unrelated individuals. A building or portion thereof designed as a unit for occupancy by only one (1) family for residential living purposes and having principal kitchen facilities.

Independent Elderly Housing. Attached or detached dwellings (apartment, townhouse, or single-family structures) occupied by elderly persons in good health who desire and are capable of maintaining independent households as part of a planned development and provided with qualified management services, such as security, housekeeping, and recreational and social activities, to maintain the premises.

Mobile Home. A structure, transportable in one (1) or more sections, which is built on a chassis and is designed to be used as a one-family dwelling, with or without a permanent foundation, when connected to the required utilities, and which includes the plumbing, heating, air conditioning and electrical systems contained in the structure.

Mobile Home Park. A parcel or tract of land under the control of a person upon which three (3) or more mobile homes are located on a continual non-recreational basis, and which is offered to the public for that purpose regardless of whether a charge is made therefor, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incidental to the occupancy of a mobile home and which is not intended for use as a temporary trailer park.

Modular Home. A structure, transportable in two (2) or more sections and designed to be used as a one-family dwelling with a permanent foundation.

Senior Assisted Living Facility. Elderly residences that provide 24-hour supervision and are designed and operated for elderly people who require some level of support for daily living. Such support shall include meals, security, and housekeeping, and may include daily personal care, transportation, and other support services, where needed. Individual dwellings may contain kitchen facilities.

Site Condominium. Any development which is (i) exempt, pursuant to MCL 559.110(1), being Section 10(1) of the Condominium Act, MCL 559.101, et seq., from the provisions of the Land Division Act, MCL 560.101, et seq., and (ii) not a condominium as that term is used in Section 2.01(7) of this Ordinance, and shall include, but not be limited to, one-family dwellings.

(8) Definitions of Terms Relating to Commercial Buildings and Uses.

Adult Businesses:

- A) **Adult Bookstore.** An establishment housing as a substantial or significant portion of its stock in trade, books, magazines, periodicals, or other materials which are distinguished or characterized

by their emphasis on sexually explicit matter, or an establishment with a segment or section devoted to the sale or display of such material.

- B) **Adult Motion Picture Theater.** An enclosed building with a capacity of four hundred (400) or more persons used for the presentation of material that has a dominant theme which is distinguished or characterized by an emphasis on the depicting or describing of sexually explicit matter, for observation by patrons therein.
- C) **Adult-oriented Merchandise.** Goods, products, commodities, or other ware, including, but not limited to videos, CD ROMs, DVDs, computer disks or other storage devices, magazines, books, pamphlets, posters, cards, periodicals, or non-clothing novelties which depict, describe, or simulate sexual activities.
- D) **Adult-oriented Retail.** An enclosed building or any portion thereof which for money, including any portion thereof, or any other form of consideration, devotes a significant or substantial portion of stock in trade to the sale, exchange, rental, loan, trade, transfer, or viewing of adult-oriented merchandise.

Antique Store. A retail establishment selling objects made in a bygone period having special value because of their age.

Artisan, Craftsman, Printing, Engraving Shops, and other similar uses. A service that requires a skilled trade, especially one that involves making things by hand.

Bakeries, Dairies, Creameries, Soft Drink and Bottling Plants, and other similar uses. Retail stores where bread and cakes are made and sold; establishments for the storage, processing, and distribution of milk and milk products at said retail stores; and the production and manufacturing of soft drinks and bottles to be sold at retail stores.

Banquet Facility. An establishment rented by individuals or groups to accommodate private functions, including but not limited to banquets, weddings, parties, anniversaries, and other similar gatherings of fifty (50) or more people or in a room or space that exceeds 1,000 square feet in size, and where food and drink are consumed. Banquet Facilities shall include Ballrooms, Dance Halls, and Event Facilities.

Consignment Shop. A store that sells second-hand items (typically clothing and accessories) on behalf of the original owner, who receives a percentage of the selling price.

Escort Services. An establishment which provides the services of escorting members for payment of a fee.

Garage, Community. A community garage is a structure or a series of structures, for the storage of motor vehicles, having no public shop or services in connection therewith, and separated into compartments or sections with separate vehicular entrances, for the use of two (2) or more owners or occupants of property in the vicinity.

Garage, Public. A public garage is a structure, other than a private or community garage, for the storage, care, repair, or refinishing of motor vehicles. Except that a structure or room used solely for the display and sale of such vehicles, in which they are not operated under their own power and in connection with which there is no repair, maintenance, or refinishing service or storage of vehicles other than those displayed, shall not be considered a garage for the purposes of this Ordinance.

Gasoline Service Station. Buildings or premises, or portions thereof, arranged or designed to be used for the retail sale of oil, gasoline, or other fuel for the propulsion or lubrication of motor vehicles, including facilities for changing of tires, tube repairing, polishing, greasing, washing, or minor servicing of such motor vehicles, but excluding high-speed automotive washing, high-speed automotive steam cleaning, body repairing, chassis repairing, and bumping and painting.

Home Occupation. Any use customarily conducted entirely within a dwelling unit by the inhabitant thereof which is incidental and secondary to the use of the dwelling unit for dwelling purposes not requiring internal or external alterations or construction features or the use of equipment, machinery, outdoor storage, or signs not customary in residential areas. Clinics, hospitals, barber shops, beauty parlors, tea rooms, tourist homes, bed and breakfast establishments, animal hospitals, kennels, and uses of similar character shall not be deemed to be home occupations.

Hotel. An establishment providing accommodations, meals, and other services for travelers and tourists.

Ice Cream Parlor. An ice cream parlor is any establishment where ice cream (which may be in bulk form), desserts, confectioneries, packaged dairy products, and beverages are sold and which ice cream, desserts, confectioneries, and beverages may be consumed in the establishment at chairs and tables located within the premises only; provided, however, that there shall be no in-car customer service on the premises, and provided, further, that no food other than that enumerated above shall be consumed on the premises.

Indoor recreational activities. Indoor commercial amusement services such as but not limited to bowling alleys; billiard parlors and poolrooms; and swimming pools.

Junkyard. Place, structure, or parcel of land where junk, waste, discarded, salvaged, or similar materials, such as old iron or other metal, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled, or handled. Including auto wrecking yards, used lumber yards, house wrecking yards, and places or yards for use of salvaged house wrecking and structural steel materials, and equipment; excluding pawn shops, establishments for the sale, purchase or storage of used cars, salvaged machinery, used furniture, radios, stoves, refrigerators, or similar household goods, and the processing of used, discarded or salvaged materials as part of manufacturing operations.

Kennel. A kennel is a building, pen or enclosure used for the keeping, sheltering, maintaining, or boarding of four (4) or more dogs, or for the keeping or boarding of any number of dogs as a regular business. The term "kennel" shall not include the keeping or maintaining of puppies less than three (3) months old when borne by dogs which are legal accessory house pets.

Loading Space. An off-street space on the same lot with a building or group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or vehicles.

Massage Establishment. A place where manipulated massage or manipulated exercises are practiced for pay upon the human body by anyone using mechanical, therapeutic, or bathing devices or techniques, other than the following: a duly licensed physician, osteopath, or chiropractor; a registered or practical nurse operating under a physician's directions; or, registered physical or occupational therapist or speech pathologist who treats patients referred by a licensed physician and operates only under such physician's direction. Massage establishments, as defined herein, shall not include properly licensed hospitals, medical clinics, nursing homes, beauty salons, barber shops, tanning and/or nail salons, athletic clubs, or other licensed facilities where massages are administered as an incidental or accessory use to the main use of the premises, provided, that the facility maintains a separate room equipped with appliances and apparatus for massages and; provided further, that the massages are administered only by massage therapists who are licensed by the State of Michigan and have and continue to satisfy all the requirements and abide by all the restrictions and prohibitions set forth in the Mich. Admin. Code R 338.701 through R 338.727 inclusive, as amended; and, provided further, that the establishment or facility has obtained a separate zoning compliance permit from the Inspection Department for this use on an annual basis. Massage establishments, as defined herein, shall also not include offices where occasional chair massages are administered as an incidental or accessory use to the main use of the premises as long as the massages are administered only by massage therapists who are licensed by the State of Michigan and have and continue to satisfy all the requirements and abide by all the restrictions and prohibitions set forth in the Mich. Admin. Code R 338.701 through R 338.727 inclusive, as amended.

Motel. A motel is a building or group of buildings, cabins, courts or similar structures, containing primarily rooming units with the number of dwelling units being not greater than ten percent (10%) of the total number of rooming units, and designed, intended and actually used, if at all, for the provision of sleeping accommodations for travelers and auxiliary facilities for the person or persons in charge of such motel. The term "motel" shall include tourist cabins, motor courts, automobile courts, auto cabins, motor lodges, and similar facilities within this definition, but it shall not include tourist homes, bed and breakfast establishments, rooming houses, boarding houses, multiple dwellings, or hotels.

Nursery. Any grounds or premises on or in which nursery stock is propagated, grown, or cultivated for the purpose of distributing and/or selling the same as a business and required to be licensed under Insect Pest and Plant Disease Act, MCL 286.201, et seq., as amended.

Office Business. Place of business where professional or clerical duties are performed. Includes but not limited to advertising offices and businesses; consumer credit reporting agencies and offices; and telephone and public utility business offices.

Outdoor Dining Areas. Use of an adjacent, outside area by a food or beverage establishment for the same eating and drinking activities that occur within the establishment.

Paint Shops, Automotive. A service shop where vehicles and parts are painted, typically by spraying.

Payday Lenders. Any business licensed pursuant to the deferred presentment service transactions act, MCL 487.2121 et seq.

Places of Assembly. Shall include limited service and full-service restaurants; banquet facilities; business schools, colleges, and trade schools; auditoriums and theaters; lodge halls, social clubs, and fraternal organizations; and religious institutions.

Restaurants:

- A) **Full-Service Restaurant.** A structure or portion of a structure which is maintained, operated, and advertised or held out to the public as a place where food, confections, frozen dessert, and beverages are served and consumed at chairs and tables primarily within the structure and which has a minimum seating capacity for more than thirty (30) persons.
- B) **Limited Service Restaurant.** A structure or portion of a structure which is maintained, operated, and advertised or held out to the public as a place where food, confections, frozen dessert, and beverages are served and consumed within the structure, and which has seating for no more than thirty (30) persons.
- C) **Carry-out Restaurant.** A structure which is maintained, operated, and advertised or held out to the public as a place where the principal activity is food, confections, frozen dessert and beverage take-out service and which includes, as an accessory use, a dining or eating area which has seating for no more than twelve (12) persons, where food and beverages may be selected and consumed within the structure.
- D) **Drive-In Restaurant.** Any establishment where food, confections, frozen dessert, and/or beverages are served to customers while seated in their motor vehicles upon the premises. It shall also include any establishment where the customers may serve themselves and are permitted to consume food and beverage in a motor vehicle parked on the premises or at other facilities which are provided for the use of the patron for the purpose of consumption, and which are located outside of the building.
- E) **Drive-Thru Restaurant.** A structure or portion of a structure which is maintained, operated, and advertised or held out to the public as a place where food, confections, frozen dessert, and/or beverages are purchased by customers from a drive-up window while seated in their motor

vehicle and where no consumption of such food or beverage, when purchased at the drive-thru, shall take place anywhere on the site or within the structure.

Retail Sales. A business that sells commodities or goods to the public for personal, household, or business consumption. Includes but not limited to automobile accessory stores; monument sales, not including stone cutting; and office equipment sales.

Retail Sales and Service Incidental to Trades in which a workshop is required. A business that sells commodities or goods in small quantities to the public for personal, household, or business consumption that also includes a workshop. Includes but not limited to air conditioning sales, service and repair shops; electrical and lighting fixture sales, service, and repair shops; lawnmower sales, service and repair shops; and office equipment sales, service, and repair establishments.

Retail Services. Retailing that focuses on services rather than goods. Includes but not limited to blueprint, photostat, and photo-copying establishments; dry cleaning stores (including coin-operated) and plants; and exterminating services and shops.

Retail Stores. A place of business usually owned and operated by a retailer but sometimes owned and operated by a manufacturer or by someone other than a retailer in which merchandise is sold primarily to ultimate consumers. Includes but not limited to antique shops, with no outside storage; bicycle stores, including sales, rental, and repairs; candy, confectionery stores, and ice cream parlors; electrical and household appliance stores; garden supply and seed stores; locksmith shops; orthopedic and medical supply stores, not including assembly or manufacture of such articles; and sporting goods stores.

Sexually Explicit Matter. "Sexually explicit matter," as defined in MCL 722.673, as amended. All definitions therein are hereby adopted and included herein by reference.

Specially Designated Distributor (S.D.D). A person engaged in an established business licensed by the Michigan Liquor Control Commission pursuant to Michigan Public Act 58 of 1998, as amended, to distribute spirits and mixed spirit drink in the original package for consumption off the premises.

Specially Designated Merchant (S.D.M.). A person engaged in an established business licensed by the Michigan Liquor Control Commission pursuant to Michigan Public Act 58 of 1998, as amended, to sell beer or wine, or both, at retail for consumption off the licensed premises.

Storage. The keeping of goods, merchandise, or materials for subsequent sale, distribution or use on the site wherein said goods, merchandise, or materials are stored.

Theater. An enclosed building used principally for presenting performances or motion pictures which are observed by paying patrons from seats situated within the building.

Theater, Drive-In. An open-air theater constructed and operated in an established location, without cover or roof, displaying motion pictures for the general public who view the screen or stage while seated in automobiles. The term as used herein shall mean and include the entire premises upon which such theater is constructed, including parking areas, and all other facilities accessory to such business but excluding driveways and marquees.

Used Car Lot. A used car lot shall include and refer to any lot or parcel of land, or to any part thereof, used for the identification, exchange, or sale of used motor vehicles or used house trailers of any description whatsoever.

Wholesale Business Uses. The sale of goods or merchandise to retailers; to industrial, commercial, institutional, or other professional business users; or to other wholesalers. Includes but not limited to candy, jewelry, and tobacco products.

Section 2.02 Specific Terms.

(1) Definitions of Parking Terms.

Off-street Parking Lot. A facility providing vehicular parking spaces with adequate drives and aisles for maneuvering, so as to provide access for entrance and exits for the parking of more than two (2) vehicles. Off-street parking lots must be durable and smooth.

Parking Space. An area suitable for the parking of a motor vehicle with a driveway connecting such parking space with a street or alley, arranged to facilitate the convenient and safe ingress and egress of a motor vehicle. The minimum area required above shall be exclusive of necessary driveways, aisles, or maneuvering areas for all uses other than one- and two-family dwellings.

(2) Definition of Miscellaneous Terms.

Adult Foster Care Facility. A governmental or nongovernmental establishment that provides foster care to adults. Subject to Michigan Public Act 218 of 1979, as amended, and MCL 400.701 et seq., adult foster care facilities include facilities and foster care family 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. An adult foster care facility does not include a nursing home, home for the aged, hospital, hospital for the mentally ill, facility for the developmentally disabled, county infirmary, child caring institution, an establishment commonly described as an alcohol or substance abuse rehabilitation center, a residential facility for persons released from or assigned to adult correctional institution, or any other use excluded under Act 218 of 1979, as amended.

Agriculture. The art and science of cultivating the ground, the production of crops or livestock, and the processing of milk produced on the farm on which the processing is located, excluding, however, commercial greenhouses, the sale of nursery stock, riding stables, mink or fox or similar fur farms, hog or poultry farms using garbage as the principal source of feed, and dairy processing operations.

Automobile Car Wash Establishment. A facility for the washing or cleaning of vehicles. A car wash may be:

- A) a single unit type which has a single bay or a group of single bays with each bay to accommodate one vehicle only where a person uses a high-pressure hose to wash the vehicle by hand; or
- B) an automated single unit type which has a single bay to accommodate one vehicle at a time; or
- C) a tunnel unit type which allows washing of multiple vehicles in a tandem arrangement while moving through the structure.

Automobile or Vehicle Dealership. A business that sells new or used cars at the retail level. It may also provide maintenance services for cars and employ automotive technicians to stock and sell spare automobile parts and process warranty claims.

Automobile Service Station. A complex used for the sale of gasoline or other motor fuels, oils, lubricants, and auto accessories; and which may or may not include washing, lubricating, and other minor servicing except for automobile body work.

Bed and Breakfast Establishment. An owner-occupied dwelling where no more than five (5) guest rooms are made available for the temporary accommodation of the traveling or vacationing public. Such an establishment may offer meals only to those persons temporarily residing at the establishment. See also definition of "Bed and Breakfast Inn" and "Homestay."

- A) **Bed and Breakfast Inn.** A structure primarily used for lodging purposes where the use as a residence is clearly secondary. A structure where more than five (5) but not more than thirty (30) guest rooms are made available for the temporary accommodation of the traveling or

vacationing public. Such an establishment may offer meals to the public and persons temporarily residing at the establishment. See also definition of "Bed and Breakfast Establishment" and "Homestay."

- B) **Homestay.** An owner-occupied, single-family dwelling, or a dwelling unit in a duplex or multi-family dwelling structure, that may rent up to three (3) single bedrooms with bathroom access for overnight accommodations for periods as short as one overnight stay. Meals are not provided with rental, but kitchen and/or dining facilities may be available for guests to prepare their own meals. Only properties that have received approval of a rental registration application are recognized as a Homestay for purposes of complying with City of Livonia ordinances. See also definition of "Bed and Breakfast Establishment" and "Bed and Breakfast Inn."

Breezeway. A roofed outdoor passage, as between a house and a garage.

Bulk Storage. Goods for sale, storage, or display that have a large size, mass, or volume and are not easily moved or carried, such as railroad ties, large bags of feed, fertilizer, wood, sand, gravel, stone, lumber, equipment, and other similar materials and supplies.

Caregiver Grow Facility. An enclosed, locked facility in which a "caregiver" or "patient," as those terms are used in the Michigan Medical Marihuana Act, Initiated Law 1, MCL 333.226421 et seq., cultivates marijuana.

Electric Vehicle (EV) Charging Station or Port. Equipment that connects a single electric or plug-in hybrid vehicle to a source of electricity.

Enclosed. Surrounded or closed off on all sides.

Establishments for the distribution of or the packaging, assembling, secondary processing, alteration, or repair. Includes but not limited to printing, publishing and related products; glass products made of purchased glass; and professional, scientific, and control instruments and parts; toys; amusement; sporting and athletic goods; office and artist materials; and jewelry and notions.

Exotic Vehicle. An investment-grade sport or luxury automobile specially made or produced in sufficiently limited numbers to be recognized for rarity, beauty, and general distinction.

Family Child Care Home. As defined by Public Act 1973, No. 116 of the State of Michigan, MCL 722.111 et seq., as amended, ~~as a private home in which one (1) but fewer than seven (7) minor children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, for more than four (4) weeks during a calendar year, except children related to an adult member of the family by blood, marriage, or adoption.~~

Farm. A farm is a platted or unplatted parcel of land more than three (3) acres, in area in single ownership or single operation, on which agriculture takes place.

Fence. An artificially constructed physical barrier used to contain or enclose an area for protective measures, privacy, decorative purposes, or to mark a boundary.

Food Truck. A large-wheeled vehicle from which food is sold that typically contains cooking facilities where the food is prepared.

Garage, Private. A private garage is a structure bearing a garage door and typically designed for the storage principally of non-commercial motor vehicles having no public shop or services in connection therewith.

Group Day Care Home. As defined by 1973 PA 116, of the State of Michigan, as amended, and MCL 722.111 et seq., as ~~amended a private home in which more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian, for more than four (4) weeks during a calendar year, except children related to an adult member of the family by blood, marriage or adoption.~~

Heavy Manufacturing. Heavy manufacturing means primarily moderate- and high-impact industrial uses that need to be separated from residential and other uses due to potential land use conflicts. Heavy manufacturing usually means continuous processing, as in the assembly of motor vehicles or the manufacture of chemicals, and may involve the manufacture, processing or packaging of raw or unprocessed materials which that are inherently dangerous or hazardous due to flammability, radioactivity, explosiveness, or toxicity. This category shall also include any establishment or facility using large unscreened outdoor structures such as conveyor belt systems, cooling towers, cranes, storage silos, or similar equipment, that cannot be integrated into the building design, or engaging in largescale outdoor storage. Any industrial use that generates noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious to adjacent land uses or requires a significant amount of on-site hazardous chemical storage, shall be classified under this land use. This use shall include any packaging of the product being manufactured on-site. Examples include but are not limited to the production of the following: large-scale food and beverage operations, lumber, milling, and planning facilities; aggregate, concrete, and asphalt plants; foundries, forge shops, open air welding, and other intensive metal fabrication facilities; chemical blending, mixing, or production, and plastic processing and production.

Helicopter. A vehicle where support in the air is derived from the vertical component of the force produced by airfoils mechanically rotated about an approximately vertical axis.

Heliport. An area of land, water, or a structural surface which is designed, used, or intended to be used for the landing and take-off of helicopters, and any appurtenant areas which are designed to be used for helicopter support facilities such as maintenance, refueling, and parking.

- A) **Personal-use Heliport.** Any heliport used exclusively by the owner and/or operator.
- B) **Public-use Heliport.** Any heliport open to the general public and not requiring prior permission of the owner and/or operator to land.
- C) **Private-use Heliport.** Any heliport that restricts usage to the owner and/or operator or to persons authorized by the owner and/or operator.
- D) **Temporary Heliport.** Any heliport used on a one-time or temporary basis which is limited to a maximum of ten (10) operations per day for not longer than thirty (30) consecutive days.

Home, Rooming. A rooming house is a building where, for compensation, and by prearrangement for definite periods, lodging or lodging and meals are provided for more than three (3) persons. The term "rooming house" shall include lodging house and boarding house, but not a tourist home, bed and breakfast establishment, automobile court, hotel, or motor court.

Home, Tourist. A dwelling furnishing overnight sleeping quarters to transient guests and containing not more than three (3) guest bedrooms.

Hospital. A hospital is an institution for the diagnosis and treatment of sick or injured people with both in-patient and outpatient facilities. The term "hospital" shall not include any institution established principally for the care of mental disorders or the treatment of alcoholics or drug addicts.

House Unit, Rooming. Any room or group of rooms forming a single habitable unit used for living and sleeping, but which does not contain cooking or eating facilities.

Industrial Park. A legally recorded subdivision that has been specifically designed for industrial purposes and use.

Industrial plants manufacturing, processing, or assembling. Industries that engage in the transformation of goods, materials, or substances into new products. The transformational process can be physical, chemical, or mechanical. Manufacturers often have plants, mills, or factories that produce goods for public consumption. Includes but not limited to agricultural products; food and kindred products, excluding,

slaughterhouses and abattoirs; fabricated metal products, except heavy machinery, transportation equipment, and steel fabricators; and dies, gauges, instruments, patterns, and leather goods.

Landscaping. Notwithstanding any other provisions contained in this Ordinance, in commercial and industrial zoning districts, sodding, seeding or decorative treatment of the area lying between the property line and the pavement shall be required of the owner and/or developer of the lot, as approved by the Inspection Department.

Light Manufacturing. Light manufacturing refers to industrial activity that uses small or moderate amounts of raw or partially processed materials to produce items of relatively high value per unit weight. Light manufacture is most often associated with batches or discrete production runs. The manufacturing of clothes, furniture, consumer electronics, household items, jewelry, pottery, food, and beverages are some examples of light manufacturing. In determining whether a use is classified as light manufacturing or some other classification of use (e.g., heavy manufacturing, commercial, accessory use, home occupation, etc.), the Building Official shall consider the material, process, quantities, and/or other similar factors.

Name Plate. A sign indicating the name and/or address of a building or the name of an occupant thereof and the nature of a permitted occupation therein.

Nature Preserve. An area of land managed to conserve wildlife, plant habitat, or other natural features. Activities such as hiking, day camping, and educational laboratories can take place in a Nature Preserve.

Nursing Home. (Convalescent Home-Sheltered Care Home.) An establishment for the care of children, the elderly, or infirm. Such an establishment shall not contain equipment for or provide care in maternity cases or for psychotics or other unruly, mentally deranged persons nor for surgical or medical cases commonly treated in hospitals and shall be licensed as a nursing home by the State of Michigan.

Office, Medical. Medical office includes such occupations as physicians, dentists, and similar medical personnel for the treatment and examination of patients solely on an outpatient basis, provided that no overnight patients are kept on the premises.

Outdoor Recreation Uses. Recreation engaged in out of doors, most commonly in natural settings. Including, but not limited to, baseball, soccer, basketball, nature trails, educational laboratories, etc.

Personal Service Establishments. An establishment engaged primarily in providing services involving the care of a person or apparel, includes but not limited to barber shops; custom dressmaking shops; health studios (not including reducing salons, massage parlors, and public baths); rental business with no outside storage or display of goods; and watch repair shops.

Professional. Having to do with a vocation, calling, occupation, or employment involving labor, skill, and education of an advanced type in a field of science or learning customarily acquired by a prolonged course of specialized intellectual instruction and study.

Professional Offices. Including, but not limited to, the following: Medicine, osteopathy and dentistry (excluding veterinary clinics); Law, engineering and architecture; Optometry and chiropractic; and Insurance.

Psychiatric Hospital. A licensed publicly or privately-owned facility for in-patient care and treatment of mental disorders or the treatment of substance abusers such as alcoholics and drug addicts.

Publicly or privately-owned facility. Any facility in which a service is provided by any person, firm, corporation, municipal, county, state, or federal department or board, duly authorized and licensed to furnish such services to the public, under federal, state, county, or municipal regulations.

Recreational Equipment. Recreational equipment is defined and shall include the following:

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- A) A "travel trailer" is a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses; not to exceed eight (8) feet in width.
 - B) A "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 uses.
 - C) A "motorized home" is a portable dwelling designed and constructed as an integral part of a self-propelled vehicle.
 - D) A "folding tent trailer" is a folding structure, mounted on wheels and designed for travel and vacation uses.
 - E) Boats and "boat trailer" shall include boats, floats, and rafts, plus the normal equipment to transport the same on the highway.
 - F) Snowmobile and "snowmobile trailer" shall include all motorized tracked recreational vehicles for use on snow and ice and normal equipment to transport the same on the highway.

Religious Institution. A Religious Institution for the purpose of this Ordinance shall mean: an institution that people regularly attend to participate in or hold religious services, meetings, and other activities. The term "Religious Institution" shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held. Structures owned or operated by Religious Institutions located on parcels other than where the principal structure for religious services are held shall not, for the purpose of this Ordinance, be considered a Religious Institution, and the principal use of this structure shall be its use and the use shall conform to the requirements of the district in which it is located.

Residential Homes for Mentally or Physically Handicapped Persons. A state licensed residential facility constructed for the purpose of providing resident services with twenty-four (24) hour supervision or care for more than six (6) mentally or physically handicapped persons.

School. A building used for the purpose of elementary or secondary education, which meets all requirements of the compulsory education laws of the State of Michigan, and not providing residential accommodations.

School, Nursery. A public or private school or kindergarten wherein day care or day care and education are provided for five (5) or more children aged five (5) years and under.

School, Private. A building used for the purpose of elementary or secondary education and having a curriculum essentially the same as ordinarily given in a public school.

Site Plan. An accurate plan prepared by the applicant for evaluation by the Planning Commission and/or the City Council.

Solar Charging Facility. An infrastructure that supplies electric energy for the recharging of plug-in electric vehicles—including electric cars, neighborhood electric vehicles, and plug-in hybrids.

Sound Level. Sound level, in decibels, is defined as the reading of a sound level meter which conforms to the latest Standards of the American Standards Association for Sound Level Meters.

Steel fabricators, truck terminals, truck and trailer rental facilities, and special trade contractors. Including but not limited to concrete contractors; excavating contractors; paving contractors; septic tank installers and cleaners; landscape contractors; and vehicle tow yards.

Truck Stop. An establishment which shall be located on a major thoroughfare, and which shall be designed for and contain facilities to meet the needs of commercial truck traffic while in transit, including restaurants and vehicle service (minor), but excluding storage buildings, warehouses, and repair shops.

Vehicle Repair. All general repair and reconditioning of motor vehicles, including engine rebuilding, repair of collision damage, overall painting, and vehicle rust proofing.

- A) **Vehicle Repair, Major.** Major repairs include engine rebuilding; rebuilding or reconditioning of vehicles; collision service, such as body, frame, or fender straightening and repair; overall painting and undercoating of vehicles; overhauling of engine requiring removal of cylinder head or crank case pan; steam cleaning; and similar activities.
- B) **Vehicle Repair, Minor.** Buildings or structures which are designed or used for the retail sale and furnishing fuel, lubricants, air, water, and other operating commodities for motor vehicles, including aircraft and water craft, but excluding semi-trucks, and which has space and facilities for:
 - i) the storage of such fuel in underground tanks;
 - ii) the installation of such commodities on or in such vehicles, and the storage, minor repair; or
 - iii) servicing of such vehicles, but which does not have a space and facilities for the major repair, bumping, painting, refinishing, overhauling, steam cleaning, rust proofing, or high-speed washing of such vehicles.

Warehouse. A building, or part of a building, used or intended to be used primarily for the storage of goods or chattels that are to be sold retail or wholesale from other premises; sold wholesale from the same premises; for the storage of goods or chattels to be shipped on mail order; for the storage of equipment or materials to be used or installed at other premises by the owner or operator of the warehouse; or for similar storage purposes.

(3) Definitions Pertaining to Signs.

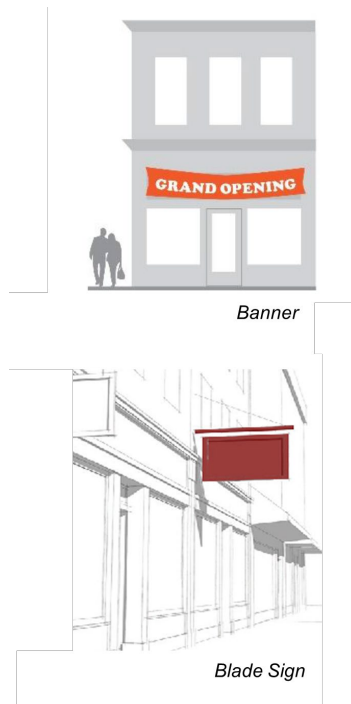
The following definitions describe particular characteristics of certain words and phrases as used in the Ordinance. All other words and phrases used herein shall adhere to the rules of language construction described in Section 2.01, Section 2.01(1) above.

Abandoned Sign. Any sign which no longer directs a person to or advertises a bona fide business, tenant, owner, product or activity conducted, or product available on the premises where such sign is displayed, or any sign pole, frame or structure no longer containing a sign, or any sign not repaired or maintained properly, after notice pursuant to the terms of the Ordinance.

Area of Sign. The area of a sign, expressed in square feet, shall mean the entire area within any circle, triangle or rectangle, or square enclosing the extreme limits of writing, representation, emblem or any figure, or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back-to-back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal area, or as the area of the larger face if the two (2) faces are of unequal area.



Awning Sign. A permanent Projecting Sign painted or printed on the exterior surface of an awning. Such signs may be internally illuminated pursuant to the requirements of this Ordinance. See Figure to the right.



Banner. A temporary sign made of cloth used in connection with some special event or promotion.

Billboard. A ground sign advertising a product, event, person, business, or subject not related to the premises on which the sign is located. Billboards typically have much greater height and area than signs permitted by this ordinance, and have characteristic types of installation, whether as pylon signs or with a substantial support structure.

Blade Sign. A small, pedestrian-oriented sign mounted so that the sign face is perpendicular to the face of the building.

Bulletin Board. A sign with temporary or replaceable letters or characters used to announce dates of functions or activities.

Business. Any legal use of a building other than for a religious institution, school, home occupation or residence by a person, firm, or corporation. Although contained in the same building as another business and owned by the same person, an activity may be treated as a separate business if it is physically separated

from, uses different personnel than, and provides different products or services than such other related business.

Business Center. A group of four (4) or more contiguous businesses or offices, research facilities, or industrial facilities developed as a planned complex which collectively have a name different from the name of any individual business, are under common ownership or management and share a common parking area or otherwise present the appearance of one (1) development site.

Business Center Sign. A sign which gives direction, name and identification to a business center.

Business Sign. A sign which directs attention to a business or profession conducted or to a product, service, or activity sold or offered upon the premises where such sign is located.

Construction Sign. A sign erected at a construction site identifying the architects, engineers, contractors or other parties responsible for a project, or identifying the intended purposes or uses of the building.

Department. The Inspection Department of the City of Livonia.

Directional Sign. A sign directing vehicular or pedestrian traffic to parking areas, loading areas, or to portions of a building.

Development Site. A lot, combination of lots, or parcels of property when combined form a complete parcel of land for development purposes.

Director. The Director of Building Inspection.

Electronic Message Center (EMC) Sign. An electrically activated changeable-copy sign whose variable message and/or graphic presentation capability can be electronically programmed. EMCs typically use light emitting diodes (LEDs) as lighting sources.

Entranceway Sign. A sign that designates the street entranceway to a residential or industrial subdivision from a public right-of-way.

Flag. A piece of cloth or bunting bearing the symbol of a nation, state, corporation, or organization.

Freestanding Sign. A sign supported by one or more uprights, poles, pylons, monuments, or braces placed in the ground and not attached to any building or other structure. Freestanding signs include, but are not limited to, Pole Signs and Monument Signs.

Frontage. Expressed in lineal feet, the width of the first-floor portion of a building occupied by a single business facing a street adjacent to the premises on which the business is located.

Group Identification Sign. A single sign or entranceway structure listing the names and addresses only of the establishments occupying a development or subdivision. The erection of such identification signs is so intended to assist the public in locating establishments within its immediate area and shall be placed upon property within the development or subdivision.

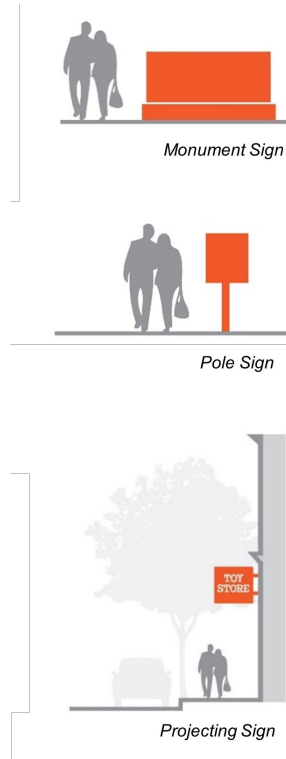
Height of a Sign. The vertical distance measured from the surface grade of the land beneath the midpoint of the face of the sign to the highest point of the sign or supporting structure without including any berm, landscaping, grading, or other artificially or unnaturally constructed raised portion of land at the point of measurement.

Identification Sign. A sign containing the name of a business operating on the premises, where located, the type of business, owner or resident, and/or the street address, and sets forth no other advertisement display.

Master Sign Plan. A plan for signage used in a plaza, mall, business center, office complex, industrial complex, or shopping center indicating the location, style, and maximum square footage of possible wall signage and the location and size of ground signs and all other signs on the development site.

Monument Sign. A base-mounted, freestanding sign placed in the ground and not attached to any building or other structure. See Figure Below.

Moving Sign. A sign that has motion either constantly or at intervals, or that gives the impression of movement through intermittent flashing, scintillating, or varying the intensity of illumination whether or not said illumination is reflected from an artificial source or from the sun. Such signs shall include spinners, streamers and feather flags, but shall not include banners, pennants, ~~spinners, streamers,~~ or barber poles.



Murals. ~~An original painting or texturing applied to the surface of a wall or window structure. If what the mural depicts is commercial in nature, the mural will be considered a wall sign for purposes of this Ordinance.~~

Nameplate. A wall sign not exceeding one (1) square foot in area stating the name of a person, firm, or name or description of a certain permitted use.

Natural Materials. Substances determined to be "natural materials" for the purposes of this Ordinance shall include, but not be limited to wood, stone, and brick. Substances specifically excluded from this definition are plywood, pressed board, drywall, wood or metal paneling, sheet metal, or any substances synthetically created in a manufacturing process. A natural material sign may only be illuminated by an indirect light source.

Non-Conforming Sign. Any advertising structure or sign which was lawfully erected and maintained prior to the effective date of this Ordinance, and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this Ordinance, or a sign for which a permit was previously issued that does not comply with the provisions of this Ordinance.

Off-Premise[s] Sign. A sign which contains a message unrelated to a business or profession conducted on the subject property, or to a commodity, service, or activity not sold or offered upon the premises where such sign is located.

Outline Tubing Sign. An arrangement of tubes or bands of light that outline and call attention to a window or other building feature or certain features of an advertising device such as individual letters, figures, shapes, or words commonly referred to as a neon sign.

Owner. A person, firm, partnership, association, or corporation and/or their legal successors.

Pennant. A narrow triangular cloth of the general type which is sometimes associated with naval signaling.

Pole Sign. A type of freestanding sign that is elevated above the ground on poles or braces.

Portable Sign. A sign that is freestanding, not permanently anchored or secured to either a building or the ground, including but not limited to "A" frame signs, commonly called sandwich signs; "T" frame signs; or any other sign which by its description or nature may be, or is intended to be, moved from one location to another.

Poster Panel. A device used to draw attention to matters ordinarily temporary or transitory in nature announcing price changes, bargains, loss leaders, and is accessory to the property upon which such sign is located.

Premises. Any contiguous real property under common management or ownership.

Projecting Sign. A sign which is affixed to any building or structure other than a marquee and projects in such a way that the message is not parallel to the wall to which it is attached.

Public Sign. A sign, noncommercial in nature, including but not limited to the following: legal notices, historic site designations, municipal facility directional or identification signs, street or traffic signs, railroad crossings, danger, and other emergency signs as may be authorized by the City of Livonia or any Federal, State, or County agency having jurisdiction over the subject matter of the sign.

Pylon Sign. A type of ground sign with a clear space of more than six (6) feet between the bottom of the face of the sign and the grade.

Real Estate Development Sign. A temporary non-illuminated business sign, of any content the owner deems appropriate, placed on the premises of a subdivision or other real estate development to advertise the development and provide information relative to availability while the development site is under construction.

Real Estate Sign. A temporary non-illuminated sign, of any content the owner deems appropriate, pertaining to the sale, lease, or rental of a single lot, parcel, or existing building situated thereon.

Regional Center. A planned complex of buildings containing a total gross leasable area of five hundred thousand (500,000) square feet or more and sharing a common parking area.

Required Announcement Sign. A temporary ground sign announcing to the general public a pending request for a lot split or rezoning of the property upon which the sign is displayed.

Roof Sign. A sign which is attached to a building and any part of which extends or projects above or beyond the roof or parapet.

Seasonal Decorations. Signs of a decorative nature not used for any commercial purpose and commonly associated with any national, local, or religious holiday.

Sign. A name, identification, description, display, light, balloon, flag, pennant, streamer, banner, illustration, letter, numeral, work, model, logo, trademark, representation, or device of any kind whatsoever, which is affixed to, painted, otherwise located, or set upon or in a building, structure, or piece of land and which directs attention to an object, product, place, activity, person, institution, organization, or business and which is visible from any public street, sidewalk, alley, park, or public property. The definition includes interior and

exterior signs but not signs primarily directed at persons within the premises of the sign owners and does not include goods displayed in a store window.

Sign Erector. Any person engaged in the business of erecting, altering, or removing signs on a contractual or hourly basis.

Sign Setback. The distance measured from the portion of the sign structure nearest to the property lines or public rights-of-way. For the purpose of this measurement, the property lines and public right-of-way lines extend vertically and perpendicularly from the ground to infinity.

Temporary Sign. A display, information sign, or banner with or without a structural frame intended for a limited period of display including decorative displays for holidays or public demonstrations, civic projects, or other special events of a temporary nature.

Trailer Sign. A sign calling attention to special events, sales, services, products, or new attractions and is portable by virtue of being part of a trailer, attached to wheels, or towed by a vehicle.

Variable Electronic Message Sign. A light emitting diode (LED), digital or other similar sign such as, but not limited to, a liquid crystal display sign, fiber optic sign, or plasma display screen sign, the content of which can be electronically changed by remote or automatic means without altering the face of the sign. A sign or portion of a sign on which the message or display is an electronic indication of fuel price is an example of a variable electronic message sign.

Wall Sign. A sign attached to, inscribed or painted on, or placed flat against the exterior surface of any building or the vertical face of a "mansard roof," no portion of which projects more than twelve (12) inches from the wall and which may not project above the roof or parapet line. The roof line meaning the vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and the average height between eaves and ridge boards for gable, hip and gambrel roofs.

Window Sign. A sign which is applied, affixed, or attached to the interior of any building window or which is displayed through the glass area so as to be visible from the exterior of the building.

(4) Flood Plain Terms.

Base Flood. A 100-year flood having a one (1) percent chance of being equaled or exceeded in any given year.

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- A) the overflow of inland or tidal waters;
- B) the usual and rapid accumulation or runoff of surface waters from any source.

Flood Hazard Area. Land which on the basis of available flood plain information is subject to a one (1) percent or greater chance of flooding in any given area. Flood Hazard Area shall also mean the designated regulatory flood plain.

Flood Hazard Boundary Map (FHBM). An official map of the City of Livonia, issued by the Federal Insurance Administration, where the boundaries of the areas of special flood hazards have been designated as Zone A.

Flood Insurance Rate Map (FIRM). An official map of the City of Livonia, on which the Federal Insurance Administration has delineated both the areas special flood hazards and the risk premium zones applicable to the City.

Flood Insurance Study. The official report provided by the Federal Insurance Administration. The report contains flood profiles as well as the Flood Hazard Boundary Floodway Map and the water surface elevation of the base flood.

Flood Plain. Any land area susceptible to being inundated by water from any source (see definition of flood).

Floodway. The channel of a river or other water course and the adjacent land areas designated in the Flood Insurance Study which must be reserved in order to discharge the base.

Special Flood Hazard Area. The land area covered by the floodwaters of the base flood on National Flood Insurance Program (NFIP) maps.

ARTICLE III. ZONING DISTRICTS AND MAP

Section 3.01 Zoning Districts.

- (1) **Establishment of Zoning Districts.** For the purpose of this Ordinance, the City of Livonia is hereby divided into the following zoning districts which shall be known by the following respective names and symbols:

N1	Neighborhood District.
N2	Neighborhood District.
RUF	Rural Urban Farm District.
NM1	Neighborhood Multifamily District.
NM2	Neighborhood Multifamily District.
NM3	Neighborhood Multifamily District.
C-1	Local Business District.
C-2	General Business District.
C-3	Highway Services District.
C-4	High Rise Commercial District.
P-L	Public Lands District.
M-L	Manufacturing Limited District.
M-1	Light Manufacturing District.
M-2	General Manufacturing District.
NP	Nature Preserves District.
P	Parking District.

- (2) **District Areas.** The areas assigned to and included in the districts created in Section 3.01 (1) of this Ordinance, together with the designation and boundaries of said districts as shown on the Zoning Map of the City of Livonia, are hereby established.
- (3) **Sections of Zoning Map.** Zoning Map of the City of Livonia is hereby divided into one hundred forty-four (144) quarter sections which shall be the same in area, boundaries, and location as the thirty-six (36) sections of the City of Livonia, also known as Town One (1) South, Range Nine (9) East, Wayne County, Michigan, and which shall be known by the same section numbers as the corresponding sections of said City.

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- (4) **Amendments of Zoning Map.** The Zoning Map of the City of Livonia may be amended from time to time, in whole or in part, by Ordinance to which there shall be attached a map of the section or sections, or any part thereof, affected by the amendment or amendments set forth in such Ordinance. Each map showing an amendment shall be designated "Amendment No. ____ to the Zoning Map of the City of Livonia" and shall be given a number. Whenever the Council shall cause the Zoning Map of the City of Livonia to be amended as a whole, such map shall contain and show all prior amendments. Each amendment stating or describing a change in the districts, areas, or boundaries established by the provisions of this Article shall be considered and designated as an additional section of this Article. All other amendments shall be affected by re-enacting and publishing at length the section or sections amended, as provided in Section 23, Chapter IV of the Charter.

A copy of the Zoning Map of the City of Livonia adopted by this Ordinance shall be prominently displayed for public examination in the City Planning Department. Thereafter the same shall be revised to reflect such amendments of the Zoning Ordinance as may be made from time to time, and it shall be the duty of the City Planner to make these revisions no later than thirty (30) days after the effective date of such enactment.

- (5) **Interpretation of the Zoning Map.** Where, due to the scale, lack of detail, or illegibility of the Zoning Map accompanying this Ordinance, there is an uncertainty, contradiction, or conflict as to the intended location of any Zoning District boundary as shown thereon, interpretation concerning the exact location of the Zoning District boundary line shall be determined by the Board of Appeals. The Board in arriving at a decision on these matters, shall apply the following standards:
- A) Zoning District boundary lines are intended to follow lot lines, or be parallel or perpendicular thereto, or along the center lines of alleys, streets, rights-of-way, or water courses, unless such Zoning District boundary lines are fixed by dimensions as shown on the Zoning Map.
 - B) When Zoning District boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be such boundaries.
 - C) In unsubdivided property, or where a zoning district divides a recorded lot, the location of any such boundary, unless the same is indicated by dimensions shown on the zoning map, shall be determined by use of the map scale shown thereon.
 - D) If, after the application of the foregoing rules, uncertainty still exists as to the exact location of a zoning district boundary, the Board of Appeals shall determine and fix the location of said line in a reasonable manner to best accomplish the purposes of this Ordinance.
- (6) **Districting of Vacated Streets and Alleys.** Whenever a street or alley shall have been vacated, the land within the former street or alley, or portion thereof, shall automatically be classified in the same zoning district as the property to which it attaches.
- (7) **District Regulations.** Each district, as created in this Article, shall be subject to the regulations contained in this Ordinance. Uses not expressly permitted are prohibited. Uses for enterprises or purposes that are contrary to federal, state, or local laws or ordinances are prohibited. Waiver uses, because of their nature, require special restrictions and some measure of individual attention to determine whether or not such uses will be compatible with uses permitted by right in the district and with the purposes of this Ordinance. Waiver uses are therefore prohibited unless a waiver of such prohibition is reviewed, and findings submitted by the City Planning Commission as provided in this Ordinance and approved by the City Council.

Section 3.02 Adoption of Zoning Map.

The Zoning Map, as identified by the signature of the President of the Council, and signed by the Mayor and City Clerk, together with all notations, references, and other information shown thereon is hereby approved and adopted. Such map, together with all amendments which may be hereafter made thereto, shall be known and cited as the LIVONIA VISION 21 Zoning Map for all purposes. The LIVONIA VISION 21 Zoning Map of the City of Livonia is hereby made a part of this Ordinance with the same effect as if all matters and information set forth in said map were fully described therein.

Section 3.03 Permitted Uses by District.

The following table lists the permitted uses and waiver uses in each zoning district. Whenever a specific development standard is included for a particular use in the table below, any development must comply with the requirement of the referenced section in addition to all the other applicable requirements of this Code. All development standards for specific uses are listed in Section 5.04(1) and in other areas of this Code. Additionally, any use that is a waiver land use must also comply with the standards of Section 13.13, Section 13.13(6).

P = Permitted

W = Waiver Use

(1) Permitted Agricultural Uses by District.

AGRICULTURAL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Fowl and rabbits for the owner's consumption			P														Section 6.34
Fowl and rabbits raised for sale			W														Section 6.34(3)
Gardening and Tree Nurseries			P					P	P	P							Section 6.25
Nurseries, including sale of garden supplies								P	P	P							
The raising of fur bearing animals			W														Section 6.49

(2) Permitted Residential Uses by District.

RESIDENTIAL USES

Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Accessory residential use for apartments										W							Section 7.23 Section 7.23(2)
Bed and breakfast establishments	W	W	W	W			P	P	P	P							Section 6.08
Boarding, rooming and lodging houses or tourist homes				W													
Condominium multiple dwellings				P	P	P											
Family child care home	P	P	P														Section 6.11
Group child care home	P	P	P														Section 6.12
Home occupations	P	P	P	P	P	P											Section 6.28
Housing for the elderly						P					P						Section 6.31
Multiple dwellings and apartments houses				<u>W</u>	P												Section 6.04 Section 6.18
One-family dwellings	P	P	P	P	P												Section 6.19
<u>Open space preservation option</u>			<u>P</u>														<u>Section 5.03</u>
Planned developments	W	W	W	W	W		W	W	W	W							Section 5.02 Section 5.02(2)
Residential homes for mentally or physically handicapped persons			W														Section 6.02
Single-family	W	W															Section

clustering																	5.03
Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements	P	P	P														Section 6.56 Section 6.56(2)
Two-family dwellings				P	P												Section 6.20

(3) Permitted Medical Uses by District.

MEDICAL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Blood and plasma donation centers							P	P	P	P							
Hospitals							W	W	P	W	P						Section 6.29
Kidney transfusion centers							P	P	P	P							
Medicine, osteopathy and dentistry (excluding veterinary clinics)							P	P	P	P							
Optometry and chiropractic							P	P	P	P							
Orthopedic and medical supply stores, but not including assembly or manufacture of such articles							P	P	P	P							
Physical therapy and							P	P	P	P							

health services (not including massage establishments and public baths)																	
Psychology and podiatry							P	P	P	P							
Veterinary clinics, animal clinics and animal hospitals			W				W	W	P								Section 6.59

(4) Permitted Public and Quasi-Public Uses by District.

PUBLIC AND QUASI-PUBLIC USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Cemeteries			W														
Clubs, lodges, and meeting halls, fraternal and religious							P	P	P								
Cultural service buildings, such as publicly owned museums, art galleries and libraries							P	P	P	P	P						
Educational uses	P	P	P				P	P	P	P	P						Section 2.01 Section 2.01(4)
Heliports										W	P	W	W	W			Section 6.27
Licensed and certified publicly or privately- owned facilities for the detention, incarceration, commitment and/or											W						Section 6.23

rehabilitation of adults or minor children and psychiatric hospitals																	
Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities													W	W			Section 6.36
Municipal or other governmental buildings											P						
Nature Preserve															P		Section 2.02 Section 2.02(2) Section 6.39
Parking Structure				W	W	W		W	W	W	P	W	W	P		W	Section 9.09
Parks and Outdoor recreational uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P			Section 2.02 Section 2.02(2)
Privately owned and operated recreational uses	W	W	W	W													Section 6.48
Public utility buildings and substations	W	W	W	W			P	P	P	P			P	P			
Radio and television towers and broadcasting studios								P	P	P							
Religious Institutions	W	W	W	W			P	P	P	P							Section 6.50
Schools							P	P	P	P							

including, but not limited to dance, music and instrumental, and business/training																	
Universities, colleges, private colleges, including ancillary uses and facilities			P							P	P						

(5) Permitted Commercial and Retail Uses by District.

COMMERCIAL AND RETAIL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Adult Businesses									W								Section 6.01
Airports, landing fields and platforms, hangars, masts and other facilities for the operation of aircraft			W														
Ambulance services, local and suburban bus terminals and taxicab terminals								W	P				W	W			Section 6.57
Artisan, Craftsman, Printing and Engraving Shops other similar uses							W	P	P	P			P	P			Section 2.01 Section 2.01(8)
Automobile and light truck (one (1) ton gross vehicle weight) repair								W	P								Section 6.06

Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps								W	P								Section 6.07
Bakeries							P	P	P	P							
Banks and savings and loans associations							P	P	P	P							
<u>Banquet facilities</u>								<u>W</u>	<u>P</u>	<u>P</u>							<u>Section 6.14</u>
Brewer, Micro Brewer, Brewpub, and Distilleries							W	W	P	W	P	P	P	P			Section 6.09
Buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more							W	W	P								Section 6.52 Section 6.52(1)
Carnivals, outdoor circuses or migratory amusement enterprises			W					W	P	W	P						Section 6.56 Section 6.56(3)
Catering establishments							P	P	P	P							
Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a								W	P			P	P	P			Section 6.54

self-service basis																	
Convalescent and nursing homes							W	W	P	P							Section 6.40
Dairies, Creameries, Soft Drink and Bottling Plants, and other similar uses							W	W	W	W			P	P			Section 2.01(8)
Dance Halls and Ballrooms								W	P								Section 6.14
Day care nurseries					W		W	P	P	P							Section 6.13
Dog Kennels			W														Section 6.34(3)
Drive-in Restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks								W	P								Section 6.51 Section 6.51(3)
Drive-in Theaters								W	P								
<u>Drive-up window facilities for uses other than restaurants</u>							<u>W</u>	<u>W</u>	<u>P</u>								
Establishments having liquor licenses such as Class C, Tavern, and Club							W	W	P	W	P						Section 6.22
Full-Service Restaurants with or without outdoor dining							W	W	P	P							Section 6.51 Section 6.51(2)

areas																		
Funeral homes and undertaking establishments							W	P	P	P								
Garages, repair shops, rustproofing and similar highway services													W	P				Section 6.24
Gasoline service station								W	P									Section 6.26
Golf courses, but not including miniature golf courses or golf driving ranges	P	P	P															
General offices							P	P	P	P		P	P	P				
Hotels								P	P	P								Section 6.30
Indoor recreational uses							P	P	P	P			W					Section 2.01 Section 2.01(8) Section 6.32
Laundry and dry-cleaning establishments												P	P	P				
Limited Service and Carry-Out restaurants with or without outdoor dining areas							P	P	P	P								Section 6.51 Section 6.51(1)
Massage establishments							W	W	P	W								Section 6.37
Motels								W	P	P								Section 6.38
Museums							P	P	P	P								
Music, Dance, or Business academies							P	P	P	P								

New and Used Car Lots and Showrooms, New or Used Mobile Home Sales and Automobile Rental Facilities								W	P								Section 6.05
Open-air business uses							W	W	P								Section 6.42
Open-air sales of Christmas trees							P	P	P	P							Section 6.43
Automotive Paint shops								W	W	W			P	P			Section 2.01(8)
Parking, non-residential							P	P	P	P	P	P	P	P	P	P	Article IX
Pawn shops								W	P								Section 6.45
Payday lenders								W	P								Section 6.46
Personal service establishments					W	W	P	P	P	P							Section 2.02 Section 2.02(2) Section 6.47
Photographic studios							P	P	P	P							
Planned developments	W	W	W	W	W		W	W	W	W							Section 5.02 Section 5.02(2)
Professional offices							P	P	P	P		P	P	P			Section 2.02 Section 2.02(2)
Retail sales					W	W	P	P	P	P			W				Section 2.01 Section 2.01(8) Section 6.52
S.D.D. and							W	W	P								Section

S.D.M. licenses																	6.03
Second-hand stores and rummage shops								W	P								Section 6.53
Wholesale business uses								P	P	P							Section 2.01 Section 2.01(8)

(6) Permitted Industrial Uses by District.

INDUSTRIAL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Bulk storage of refined petroleum products													P	P			
Caregiver grow facilities													P	P			Section 6.10
Data processing and computer centers								W	W			P	P	P			
Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair												P	P	P			Section 2.02 Section 2.02(2)
Experimental product development and testing including limited manufacturing												P	P	P			
Heavy manufacturing and general industrial														P			

plants																	
Outdoor storage of Recreational Equipment													W	P			Section 6.44
Industrial, scientific, or business research development and testing laboratories and offices												P	P	P			
Industrial parks												P	P	P			Section 7.28
Industrial plants manufacturing, processing or assembling													P	P			Section 2.02 Section 2.02(2)
Internet-based exotic vehicle sales													P	P			Section 6.33
Steel fabricators, truck terminals, truck and trailer rental facilities, special trade contractors, and vehicle tow yards.													W	W <u>P</u>			Section 6.58
<u>Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards</u>													<u>W</u>	<u>W</u>			
Tool and die shops and pattern making shops												P	P	P			
Warehouses												P	P	P			Section 2.01

																		Section 2.01(8)
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(7) Permitted Other Uses by District.

OTHER USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Accessory structures and uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P			Section 7.23 Section 7.23(1)
Any lawful use of land or buildings not herein expressly provided for or prohibited														P			
Temporary buildings for construction purposes for a period not to exceed the duration of construction							P	P	P	P		P	P	P			
Temporary Uses and Sidewalk and Tent Sales							P	P									Section 6.56(1)

(Ord. of 4-18-2022)

Section 3.04 N1 Neighborhood District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply to all N1 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.09, Section 7.23, Section 7.23(1))	• Bed and breakfast establishments (Section 6.08)
• Educational uses (Section 2.01, Section	• Planned developments (Section 5.02,

2.01(4))	Section 5.02(2))
• Golf courses, but not including miniature golf courses or golf driving ranges	• Public utility buildings and substations
• Family child care home (Section 6.11)	• Single-family clustering (Section 5.03)
• Group child care home (Section 6.12)	• Privately owned and operated recreational uses (Section 6.48)
• Home occupations (Section 6.28)	• Religious institutions (Section 6.50)
• One-family dwellings (Section 6.19)	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements (Section 6.56, Section 6.56(2))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES
• Caregiver grow facilities.
• Non-residential uses, except as set forth in this Section.

DIMENSION REGULATIONS	
Lot Standards	N1
Min. Lot Area (sq. ft.)	6,000
Min. Lot Width (ft.)	50 (a)
Min. Lot Depth (ft.)	120 (a) (b)
Front Yard Setback	25 feet (r)
Rear Yard Setback	30 feet
Side Yard Setback	5 feet
Total of two side yard setbacks	14 feet
Side yard setback abutting street	15 feet
Rear yard abutting side yard, the side yard abutting upon a street not less than	25 feet
Max. Lot Coverage (%)	(c)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.05 N2 Neighborhood District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply to all N2 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.09, Section 7.23, Section 7.23(1))	• Bed and breakfast establishments (Section 6.08)
• Educational uses (Section 2.01, Section 2.01(4))	• Planned developments (Section 5.02, Section 5.02(2))
• Golf courses, but not including miniature golf courses or golf driving ranges	• Public utility buildings and substations
• Family child care home (Section 6.11)	• Single-family clustering (Section 5.03)
• Group child care home (Section 6.12)	• Privately owned and operated recreational uses (Section 6.48)
• Home occupations (Section 6.28)	• Religious institutions (Section 6.50)
• One-family dwellings (Section 6.19)	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements (Section 6.56, Section 6.56(2))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES
• Caregiver grow facilities.
• Non-residential uses, except as set forth in this Section.

DIMENSION REGULATIONS	
Lot Standards	N2
Min. Lot Area (sq. ft.)	8,400
Min. Lot Width (ft.)	70 (a)
Min. Lot Depth (ft.)	120 (a) (b)
Front Yard Setback	30 feet (r)
Rear Yard Setback	30 feet
Side Yard Setback	6 feet
Total of two side yard setbacks	16 feet

Side yard setback abutting street	17 feet
Rear yard abutting side yard, the side yard abutting upon a street not less than	25 feet
Max. Lot Coverage (%)	(c)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.06 RUF Rural Urban Farm District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply to all RUF Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.09, Section 7.23, Section 7.23(1))	• Airports, landing fields and platforms, hangars, masts and other facilities for the operation of aircraft
• Educational uses (Section 2.01, Section 2.01(4))	• Bed and breakfast establishments (Section 6.08)
• Fowl and rabbits for the owner's consumption (Section 6.34)	• Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56, Section 6.56(3))
• Gardening and tree nurseries (Section 6.24)	• Dog kennels (Section 6.35)
• Golf courses, but not including miniature golf courses or golf driving ranges	• Fowl and rabbits raised for sale
• Family child care home (Section 6.11)	• Planned developments (Section 5.02, Section 5.02(2))
• Group child care home (Section 6.12)	• Public utility buildings and substations
• Home occupations (Section 6.28)	• Privately owned and operated recreational uses (Section 6.48)
• One-family dwellings (Section 6.19)	• Religious institutions (Section 6.50)
• <u>Open space preservation option (Section 5.03)</u>	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	• Residential homes for mentally or physically handicapped persons (Section 6.02)
• Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements (Section 6.56,	• The raising of fur bearing animals (Section 6.49)

Section 6.56(2))	
Universities, colleges, private colleges, including ancillary uses and facilities	Veterinary clinics, animal clinics and hospitals (Section 6.59)
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES
Caregiver grow facilities.
Non-residential uses, except as set forth in this Section.

DIMENSION REGULATIONS	
Lot Standards	RUF
Min. Lot Area (sq. ft.)	15,000
Min. Lot Width (ft.)	75 (a)
Min. Lot Depth (ft.)	150 (a) (b)
Front Yard Setback	50 feet (r)
Rear Yard Setback	45 feet
Side Yard Setback	10 feet
Total of two side yard setbacks	20 feet
Side yard setback abutting street	23 feet
Rear yard abutting side yard, the side yard abutting upon a street not less than	40 feet
Max. Lot Coverage (%)	(c)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.07 NM1 Neighborhood Multifamily District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all NM1 Districts.

PERMITTED USES	WAIVER USES
	<u>Apartments (Section 6.04)</u>
Accessory structures and uses (Section 7.23, Section 7.23(1))	Bed and breakfast establishments (Section 6.08)

• Condominium multiple dwellings	• Boarding, rooming and lodging houses or tourist homes
• One-family dwellings (Section 6.19, Section 6.19(2))	• Planned developments (Section 5.02, Section 5.02(2))
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	• Privately owned and operated recreational uses (Section 6.48)
• Two-family dwellings (Section 6.20, Section 6.20(2))	• Public utility buildings and substations
• Home occupations (Section 6.28)	• Religious institutions (Section 6.50)
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

DIMENSION REGULATIONS	
Lot Standards	NM1
Min. Lot Width	80 (a)
Front Yard Setback	30 feet
Rear Yard Setback	50 feet
Side Yard Setback	25 (d)
Total of two side yard setbacks	60 (d)
Side yard setback abutting street	(e)
Max. Lot Coverage	25%
Max. Building Height	35 feet (2.5 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.08 NM2 Neighborhood Multifamily District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all NM2 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23Section 7.23(1))	• Day care nurseries (Section 6.13)
• Condominium multiple dwellings	• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)
• Home occupations (Section 6.28)	• Planned developments (Section 5.02, Section 5.02(2))
• Multiple dwellings and a apartment <u>s</u> houses	• Retail sales (Section 2.01, Section 2.01(8))

(Section 6.04, Section 6.18)	(Section 6.52)
• One-family dwellings (Section 6.19, Section 6.19(2))	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Two-family dwellings (Section 6.20, Section 6.20(2))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

DIMENSION REGULATIONS	
Lot Standards	NM2
Max. Usable Floor Area in percentage of lot area	35%(s)
Front Yard Setback	50 feet (f)
Rear Yard Setback	50 feet (f)
Side Yard Setback	25 feet (f)
Total of two side yard setbacks	60 feet (f)
Max. Building Height	(g)
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.09 NM3 Neighborhood Multifamily District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all NM3 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23, Section 7.23(1))	• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)
• Condominium multiple dwellings	• Retail sales (Section 2.01, Section 2.01(8)) (Section 6.52)
• Home occupations (Section 6.28)	
• Housing for the elderly (Section 6.31)	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

DIMENSION REGULATIONS	
Lot Standards	NM3
Front Yard Setback	50 feet (i)
Rear Yard Setback	50 feet (i)
Side Yard Setback	25 feet (i)
Total of two side yard setbacks	60 feet
Maximum ground coverage by principal structure	25%
Max. Building Height	(h)
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.10 C-1 Local Business District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all C-1 Districts.

PERMITTED USES	WAIVER USES
Accessory structures and uses (Section 7.23, Section 7.23(1D))	Artisan, craftsman, printing and engraving Shops other similar uses (Section 2.01, Section 2.01(8))
Bakeries	Buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more (Section 6.52, Section 6.52(1))
Banks and savings and loans associations	Brewer, micro brewer, brewpub, and distilleries (Section 6.09)
Bed and breakfast establishments (Section 6.08)	Convalescent and nursing homes (Section 6.40)
Blood and plasma donation centers	Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01, Section 2.01(8))
Catering establishments	- Day care nurseries (Section 6.13) <u>Drive-up window facilities for uses other than restaurants</u>
Clubs, lodges, and meeting halls, fraternal and religious	Establishments having liquor licenses such as Class C, tavern, and club (Section 6.22)
Cultural institutions, such as museums, art galleries and libraries	Full-service restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(2))

• Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment	• Funeral homes and undertaking establishments
• Educational uses (Section 2.01, Section 2.01(4))	• Hospitals (Section 6.29)
• General offices	• Massage establishments (Section 6.37)
• Indoor recreational uses	• Open-air business uses (Section 6.42)
• Kidney transfusion centers	• Planned developments (Section 5.02)
• Limited service and carry-out restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(1))	• S.D.D. and S.D.M. licenses (Section 6.03)
• Medicine, osteopathy and dentistry (excluding veterinary clinics)	• Veterinary clinics, animal clinics and animal hospitals (Section 6.59)
• Music, dance, or business academies	
• Open-air sales of Christmas trees (Section 6.43)	
• Optometry and chiropractic	
• Orthopedic and medical supply stores, but not including assembly or manufacturing	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)	
• Photographic studios	
• Physical therapy and health services (not including massage establishments and public baths)	
• Professional offices (Section 2.02, Section 2.02(2))	
• Psychology and podiatry	
• Public utility uses	
• Religious institutions (Section 6.50)	
• Retail sales (Section 2.01, Section 2.01(8)) (Section 6.52)	
• Schools including, but not limited to dance, music and instrumental, and business/training	
• Schools music, dance or business	
• Temporary buildings for construction purposes, not to exceed the duration of construction	
• Temporary Uses and Sidewalk and Tent	

Sales (Section 6.56(1))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES.
In all C-1 Districts no buildings shall hereafter be erected, altered, or used, nor shall any land be used in whole or in part for residential purposes; provided, however, that nothing contained in this section shall affect or interfere with dwellings now in existence in C-1 Districts on the date when this Ordinance becomes effective nor with any buildings accessory to such dwellings or in any way prevent the owners thereof from making any additions, alterations, or repairs to such dwellings or erecting any buildings accessory thereto; provided further, however, that all such dwellings and buildings accessory thereto shall conform to the same requirements as are provided in this Ordinance for the nearest district thereto in which a dwelling may hereafter be lawfully erected. Nothing in this Article shall be construed as permitting the operation of material yards, new and used lumber sales, nor the sale of used machinery or auto parts, which uses are hereby expressly prohibited in C-1 Districts.

DIMENSION REGULATIONS	
Lot Standards	C-1
Min. Lot Area	4,000 sq. ft.
Min. Size of Commercial Buildings	(j)
Front Yard Setback	15 feet(p)
Side Yard Setback	8 feet (p)
Total of two side yard setbacks	16 feet
Rear Yard Setback	8 feet (p)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.11 C-2 General Business District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all C-2 Districts.

PERMITTED USES	WAIVER USES
Accessory structures and uses (Section 7.23, Section 7.23(1)D))	Ambulance services, local and suburban bus terminals and taxicab terminals (Section 6.57)

• Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8))	• Automobile and light truck (one (1) ton gross vehicle weight) repair (Section 6.06)
• Bakeries	• Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps (Section 6.07)
	• Banquet facilities (Section 6.14)
• Banks and savings and loans associations	• Buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more (Section 6.52, Section 6.52(1))
• Bed and breakfast establishments (Section 6.08)	• Brewer, micro brewer, brewpub, and distilleries (Section 6.09)
• Blood and plasma donation centers	• Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56, Section 6.56(3))
• Catering establishments	• Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54)
• Clubs, lodges, and meeting halls, fraternal and religious	• Convalescent and nursing homes (Section 6.40)
• Cultural institutions, such as museums, art galleries and libraries	• Dairies, Creameries, Soft Drink and Bottling Plants, and other similar uses (Section 2.01 (8))
• Day care nurseries (Section 6.13)	• Dance halls and ballrooms (Section 6.14)
• Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment	• Drive-in restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks (Section 6.51, Section 6.51(3))
• Educational uses (Section 2.01, Section 2.01(4))	• Drive-in theaters
	• Drive-up window facilities for uses other than restaurants
• Funeral homes and undertaking establishments	• Establishments having liquor licenses such as Class C, tavern, and club (Section 6.22)
• Gardening and tree nurseries (Section 6.24)	• Full-service restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(2))
• General offices	• Gasoline service station (Section 6.26)
• Hotels (Section 6.30)	• Hospitals (Section 6.29)
• Indoor recreational uses (Section 2.01 (8))	• Massage establishments (Section 6.37)

(Section 6.32)	
• New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities (Section 6.05)	• Motels (Section 6.38)
• Kidney transfusion centers	• Open-air business uses (Section 6.42)
• Limited service and carry-out restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(1))	• Automotive paint Shops (Section 2.01 (8))
• Medicine, osteopathy and dentistry (excluding veterinary clinics)	• Parking structure (Section 9.09)
• Music, dance, or business academies	• Pawn shops (Section 6.45)
• Nurseries, including sale of garden supplies	• Payday lenders (Section 6.46)
• Open-air sales of Christmas trees (Section 6.43)	• Planned developments (Section 5.02)
• Optometry and Chiropractic	• S.D.D. and S.D.M. licenses (Section 6.03)
• Orthopedic and medical supply stores, but not including assembly or manufacturing	• Second-hand stores and rummage shops (Section 6.53)
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	• Veterinary clinics, animal clinics and animal hospitals (Section 6.59)
• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)	
• Photographic studios	
• Physical therapy and health services (not including massage establishments and public baths)	
• Professional offices (Section 2.02, Section 2.02(2))	
• Psychology and podiatry	
• Public utility uses	
• Radio and television towers and broadcasting studios	
• Religious institutions (Section 6.50)	
• Retail sales (Section 2.01, Section 2.01(8)) (Section 6.52)	
• Schools including, but not limited to dance, music and instrumental, and business/training	
• Temporary buildings for construction purposes, not to exceed the duration of construction	
• Temporary Uses and Sidewalk and Tent Sales (Section 6.56(1))	

Wholesale business uses (Section 2.01, Section 2.01(8))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES.
In all C-2 Districts no building shall hereafter be erected, altered, or used, nor shall any land be used in whole or in part for residential purposes; provided, however, that nothing contained in this section shall affect or interfere with dwellings now in existence in C-2 Districts on the date when this Ordinance becomes effective nor with any buildings accessory to such dwellings, or in any way prevent the owners thereof from making any additions, alterations, or repairs to such dwellings or erecting any buildings accessory thereto; provided further, however, that all such dwellings and buildings accessory thereto shall conform to the same requirements as are provided in this Ordinance for the nearest district thereto in which a dwelling may hereafter be lawfully erected.

Nothing in this Article shall be construed as permitting the operation of material yards, new and used lumber sales, nor the sale of used machinery or auto parts, which uses are hereby expressly prohibited in C-2 Districts.

DIMENSION REGULATIONS	
Lot Standards	C-2
Min. Lot Area	(k)
Min. Size of Commercial Buildings	(l)
Front Yard Setback	15 feet (p)
Side Yard Setback	8 feet (p)
Total of two side yard setbacks	16 feet
Rear Yard Setback	8 feet (p)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.12 C-3 Highway Services District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all C-3 Districts.

PERMITTED USES	WAIVER USES
Accessory structures and uses (Section 7.23, Section 7.23(1)D))	Adult businesses (Section 6.01)

• Ambulance services, local and suburban bus terminals and taxicab terminals (Section 6.57)	• Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01(8))
• Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8))	• Automotive paint shops (Section 2.01(8))
• Automobile and light truck (one (1) ton gross vehicle weight) repair (Section 6.06)	• Parking structure (Section 9.09)
• Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps (Section 6.07)	• Planned developments Section 5.02
• Bakeries	
• Banks and savings and loans associations	
• <u>Banquet facilities (Section 6.14)</u>	
• Bed and breakfast establishments (Section 6.08)	
• Blood and plasma donation centers	
• Buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more (Section 6.52, Section 6.52(1))	
• Brewer, micro brewer, brewpub, and distilleries (Section 6.09)	
• Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56, Section 6.56(3))	
• Catering establishments	
• Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54)	
• Clubs, lodges, and meeting halls, fraternal and religious	
• Convalescent and nursing homes (Section 6.40)	
• Cultural institutions, such as museums, art galleries and libraries	
• Dance halls and ballrooms (Section 6.14)	
• Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment	

• Day care nurseries (Section 6.13)	
• Drive-in restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks (Section 6.51, Section 6.51(3))	
• Drive-in theaters	
• <u>Drive-up window facilities for uses other than restaurants</u>	
• Educational uses (Section 2.01, Section 2.01(4))	
• Establishments having liquor licenses such as Class C, tavern, and club (Section 6.22)	
• Full service restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(2))	
• Funeral homes and undertaking establishments	
• Gardening and tree nurseries (Section 6.24)	
• Gasoline service station (Section 6.26)	
• General offices	
• Hospitals (Section 6.29)	
• Hotels (Section 6.30)	
• Indoor recreational uses (Section 2.01, Section 2.01(8)) (Section 6.32)	
• Kidney transfusion centers	
• Limited service and carry-out restaurants with or without outdoor dining areas (Section 6.51 Section 6.51(1))	
• Massage establishments (Section 6.37)	
• Medicine, osteopathy and dentistry (excluding veterinary clinics)	
• Motels (Section 6.38)	
• Music, dance, or business academies	
• New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities (Section 6.05)	
• Nurseries, including sale of garden supplies	
• Open-air business uses (Section 6.42)	
• Open-air sales of Christmas trees (Section 6.43)	
• Optometry and chiropractic	

• Orthopedic and medical supply stores, but not including assembly or manufacturing	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Pawn shops (Section 6.45)	
• Payday lenders (Section 6.46)	
• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)	
• Photographic studios	
• Physical therapy and health services (not including massage establishments and public baths)	
• Professional offices (Section 2.02, Section 2.02(2))	
• Psychology and podiatry	
• Public utility uses	
• Radio and television towers and broadcasting studios	
• Religious institutions (Section 6.50)	
• Retail sales (Section 2.01, Section 2.01(8)) (Section 6.52)	
• S.D.D. and S.D.M. licenses (Section 6.03)	
• Second-hand stores and rummage shops (Section 6.53)	
• Schools including, but not limited to dance, music and instrumental, and business/training	
• Temporary buildings for construction purposes, not to exceed the duration of construction	
• Veterinary clinics, animal clinics and animal hospitals (Section 6.59)	
• Wholesale business uses (Section 2.01, Section 2.01(8))	

PROHIBITED USES.

In all C-3 Districts no building shall hereafter be erected, altered, or used, nor shall any land be used in whole or in part for residential purposes; provided, however, that nothing contained in this section shall affect or interfere with dwellings now in existence in C-3 Districts on the date when this Ordinance becomes effective nor with any buildings accessory to such dwellings, or in any way prevent the owners thereof from making any additions, alterations or repairs to such dwellings or erecting any buildings accessory thereto; provided further, however, that all such

dwelling and buildings accessory thereto shall conform to the same requirements as are provided in this Ordinance for the nearest district thereto in which a dwelling may hereafter be lawfully erected. Nothing in this article shall be construed as permitting the operation of material yards and the sale of used machinery or auto parts, which uses are hereby expressly prohibited in C-3 Districts.

DIMENSION REGULATIONS	
Lot Standards	C-3
Min. Lot Area	(k)
Min. Size of Commercial Buildings	(l)
Front Yard Setback	50 feet (p)
Side Yard Setback	25 feet (p)
Total of two side yard setbacks	50 feet
Rear Yard Setback	(p)(q)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.13 C-4 High Rise Commercial District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all C-4 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23, Section 7.23(1)D))	• Accessory residential use for apartments (Section 7.23, Section 7.23(2))
• Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8))	• Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56, Section 6.56(3))
• Bakeries	• Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01 (8))
• Banks and savings and loans associations	• Establishments having liquor licenses such as Class C, Tavern, and Club (Section 6.22)
• <u>Banquet facilities (Section 6.14)</u>	
• Bed and breakfast establishments (Section 6.08)	• Heliports (Section 6.27)
• Blood and plasma donation centers	• Hospitals (Section 6.29)

• Brewer, Micro Brewer, Brewpub, and Distilleries (Section 6.09)	• Massage establishments (Section 6.37)
• Catering establishments	• Automotive paint shops (Section 2.01 (8))
• Convalescent and nursing homes (Section 6.40)	• Parking structure (Section 9.09)
• Cultural service buildings, such as publicly owned museums, art galleries and libraries	• Planned developments (Section 5.02)
• Day care nurseries (Section 6.13)	
• Educational uses (Section 2.01, Section 2.01(4))	
• Full service restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(2))	
• Funeral homes and undertaking establishments	
• Gardening and tree nurseries (Section 6.24)	
• General offices	
• Hotels (Section 6.30)	
• Indoor recreational uses (Section 2.01, Section 2.01(8)) (Section 6.32)	
• Kidney transfusion centers	
• Limited service restaurant and carry-out restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(1))	
• Medicine, osteopathy and dentistry (excluding veterinary clinics)	
• Motels (Section 6.38)	
• Museums	
• Music, dance, or business academies	
• Nurseries, including sale of garden supplies	
• Open-air sales of Christmas trees (Section 6.43)	
• Optometry and chiropractic	
• Orthopedic and medical supply stores, but not including assembly or manufacturing	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)	
• Photographic studios	
• Physical therapy and health services (not	

including massage establishments and public baths)	
• Professional offices (Section 2.02, Section 2.02(2))	
• Psychology and podiatry	
• Public utility uses	
• Radio and television towers and broadcasting studios	
• Religious institutions (Section 6.50)	
• Retail sales (Section 2.01, Section 2.01(8)), (Section 6.52)	
• Schools including, but not limited to dance, music and instrumental, and business/training	
• Universities, colleges, private colleges, including ancillary uses and facilities	
• Wholesale business uses (Section 2.01, Section 2.01(8))	
• Temporary buildings for construction purposes, not to exceed the duration of construction	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

DIMENSION REGULATIONS	
Lot Standards	C-4
Min. Lot Area	4,000 sq. ft.
Front Yard Setback	40 feet (p)
Side Yard Setback	40 feet (p)
Total of two side yard setbacks	80 feet
Rear Yard Setback	40 feet (p)
Max. Ground Coverage by Principal Structure	20%
Max. Building Height	(h)(g)
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.14 P-L **Public Lands** District Regulations.

APPLICATION OF ARTICLE. This district is designed to classify publicly owned uses and land publicly or privately-owned facilities (as defined in Section 2.02 of this ordinance). The regulations set forth in this Article shall apply in all P-L districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23, Section 7.23(1))	• Licensed and certified publicly or privately-owned facilities for the detention, incarceration, commitment and/or rehabilitation of adults or minor children and psychiatric hospitals (Section 6.23)
• Brewer, Micro Brewer, Brewpub, and Distilleries (Section 6.09)	
• Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56(3))	
• Cultural service buildings, such as publicly owned museums, art galleries and libraries	
• Educational uses (Section 2.01, Section 2.01(4))	
• Establishments having liquor licenses such as Class C, tavern, and club (Section 6.22)	
• Hospitals (Section 6.29)	
• Housing for the elderly (Section 6.31)	
• Municipal or other governmental buildings	
• Heliports (Section 6.27)	
• Parking structures (Section 9.09)	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Universities, colleges, private colleges, including ancillary uses and facilities	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

Section 3.15 ML **Manufacturing Limited** District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all ML Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23, Section 7.23(1))	• Heliports (Section 6.27)
• Brewer, micro brewer, brewpub, and	• Parking structure (Section 9.09)

distilleries (Section 6.09)	
• Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54)	
• Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	
• Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	
• Experimental product development and testing including limited manufacturing (Section 6.22(3))	
• General offices	
• Industrial, scientific, or business research development and testing laboratories and offices	
• Industrial parks (Section 7.28)	
• Laundry and dry-cleaning establishments	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Professional offices (Section 2.02, Section 2.02(2))	
• Temporary buildings for construction purposes for a period not to exceed the duration of construction	
• Tool and die shops and pattern making shops	
• Warehouses (Section 2.01, Section 2.01(8))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES. In all ML Districts no building shall be erected or used, or land used, in whole or in part, for any one or more of the following uses:
a) All uses permitted in N1, N2, R-U-F, NM1, NM2, C-1, C-2, and C-3 Districts.
b) All waiver uses listed in N1, N2, R-U-F-Districts, NM1, NM2, C-1, C-2, and C-3 Districts.
c) Outside storage of trucks, materials, and/or supplies.
d) Uses causing or resulting in obnoxious, offensive, injurious, dangerous or unhealthy odors, fumes, dust, smoke, noise, glare of lights or vibration, or the accumulation of unsightly waste materials on private or public property.

DIMENSION REGULATIONS	
Lot Standards	ML
Front Yard Setback	(m)
Rear Yard Setback	(m)
Side Yard Setback	(m)
Max. Building Height	35 feet, except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.16 M-1 Light Manufacturing District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all M-1 Districts.

PERMITTED USES	WAIVER USES
Accessory structures and uses (Section 7.23, Section 7.23(1))	Ambulance services, local and suburban bus terminal and taxicab terminals (Section 6.57)
Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01Section 2.01(8))	Garages, repair shops, rustproofing and similar highway services (Section 6.24)
Brewer, micro brewer, brewpub, and distilleries (Section 6.09)	Heliports (Section 6.27)
Bulk storage of refined petroleum products	Indoor recreational uses (Section 2.01, Section 2.01(8)) (Section 6.32)
Caregiver grow facilities (Section 6.10)	Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities (Section 6.36)
Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54)	Outdoor storage of recreational equipment (Section 6.44)
Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01Section 2.01(8))	Parking structure (Section 9.09)
Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	Retail sales (Section 2.01, Section 2.01(8)) (Section 6.52)

Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	Steel fabricators, truck terminals, truck and trailer rental facilities, special trade contractors, and vehicle tow yards (Section 6.58)
Experimental product development and testing including limited manufacturing (Section 6.22(3))	<u>Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards</u>
General offices	
Industrial parks (Section 7.28)	
Industrial, scientific, or business research development and testing laboratories and offices	
Internet-based exotic vehicle sales (Section 6.33)	
Industrial plants manufacturing, processing or assembling (Section 2.02, Section 2.02(2))	
Laundry and dry-cleaning establishments	
Paint shops (Section 2.01(8))	
Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
Professional offices (Section 2.02, Section 2.02(2))	
Public utility uses	
Temporary buildings for construction purposes for a period not to exceed the duration of construction	
Tool and die shops and pattern making shops	
Warehouses (Section 2.01, Section 2.01(8))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES. In all M-1 Districts no building shall be erected or used, or land used, in whole or in part, for any one or more of the following uses:

- a) All uses permitted in N1, N2, R-U-F, NM1, NM2, C-1, C-2 and C-3 Districts unless expressly permitted in this Article.
- b) All waiver uses listed in any of the N1, N2, RUF, NM1, NM2, C1, C2, and C3 Districts unless expressly permitted in this Article.
- c) Junk yards and businesses handling junk, waste, trash, or rubbish.
- d) Used auto parts or auto wrecking establishments.
- e) Incubation, raising, or storing of poultry.

f) Slaughtering of animals.
g) Use or operation of steam hammers, forging equipment.
h) Heavy manufacturing drop forging plants, foundries, and boiler works.
i) Uses causing or resulting in obnoxious, offensive, injurious, dangerous or unhealthy odors, fumes, dust, smoke, noise, glare of lights or vibration, or the accumulation of unsightly waste materials on private or public property.

DIMENSION REGULATIONS	
Lot Standards	M-1
Front Yard Setback	(n)
Rear Yard Setback	(n)
Side Yard Setback	(n)
Max. Building Height	50 feet, except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.17 M-2 General Manufacturing District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all M-2 Districts.

PERMITTED USES	WAIVER USES
Accessory structures and uses (Section 7.23, Section 7.23(1))	Ambulance services, local and suburban bus terminal and taxicab terminals (Section 6.57)
Any lawful use of land or buildings not herein expressly provided for or prohibited	Heliports (Section 6.27)
Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8))	Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities (Section 6.36)
Brewer, micro brewer, brewpub, and distilleries (Section 6.09)	Steel fabricators, tTruck <u>stop</u>terminals, truck and trailer rental <u>and/or storage</u> facilities, special trade contractors, and vehicle tow yards (Section 6.58)
Bulk storage of refined petroleum products	
Caregiver grow facilities (Section 6.10)	
Climate controlled, indoor self-storage used to provide temporary storage needs for	

businesses and other individuals on a self-service basis (Section 6.54)	
• Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01 (8))	
• Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	
• Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	
• Experimental product development and testing including limited manufacturing (Section 6.22(3))	
• Garages, repair shops, rustproofing and similar highway services (Section 6.24)	
• General offices	
• Heavy manufacturing and general industrial plants	
• Industrial, scientific, or business research development and testing laboratories and offices	
• Industrial parks (Section 7.28)	
• Industrial plants manufacturing, processing or assembling (Section 2.02, Section 2.02(2))	
• Internet-based exotic vehicle sales (Section 6.33)	
• Laundry and dry-cleaning establishments	
• Outdoor storage of Recreational Equipment (Section 6.44)	
• Paint shops (Section 2.01 (8))	
• Parking structure (Section 9.09)	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Professional offices (Section 2.02, Section 2.02(2))	
• Public utility uses	
• <u>Steel fabricators and special trade contractors (Section 6.58)</u>	
• Temporary buildings for construction purposes for a period not to exceed the	

duration of construction	
• Tool and die shops and pattern making shops	
• Warehouses (Section 2.01, Section 2.01(8))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES. In all M-2 Districts no building shall be erected or used, or land used, in whole or in part, for any one or more of the following uses:	
a)	All uses that are prohibited in an M-1 District.
b)	Tanneries, slaughterhouses, stock yards, glue factories, soap factories, asphalt mixing, batching or paving plants, oil or asphalt refineries.
c)	Furniture stores.
d)	Indoor recreational uses.
e)	The operation of forgings by steam or board hammers except where located more than one thousand (1,000) feet from any district zoned as residential as measured from any point on the property and only when approved by the City Council after review and submission of findings by the City Planning Commission. No such approval shall be given until the City Council is satisfied that vibration and noise will be reduced to a reasonable minimum through construction and use of the most modern and effective facilities available for such purpose.
f)	Uses causing or resulting in obnoxious, offensive, injurious, dangerous or unhealthy odors, fumes, dust, smoke, noise, glare of lights, waste, discharge of by-products, or the accumulation of unsightly waste materials on private or public property.
g)	Uses like the above specified uses.

DIMENSION REGULATIONS	
Lot Standards	M-2
Front Yard Setback	(o)
Rear Yard Setback	(o)
Side Yard Setback	(o)
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022)

Section 3.18 NP Nature Preserves District Regulations.

APPLICATION OF ARTICLE.
The regulations of this Article shall apply in all NP Districts. The intent of this Article is to

provide for the preservation and protection of certain City-owned properties which remain undisturbed in their natural state and which are designated as "Nature Preserve" on Part VII of the Master Plan, the Future Land Use Plan, because they have unique characteristics such as a dense growth of trees, wild flowers and a variety of other plants, animals and birds normally associated with a densely wooded area, as well as the preservation of publicly-owned properties which are designated as wetlands by the Department of Natural Resources or are located within a designated Flood Hazard District as defined in Section 2.02, Section 2.02(4) of this Ordinance.

PERMITTED USES

Nature Preserves (Section 2.02, Section 2.02(2), Section 6.39)
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Refer to Article II for definitions of uses.
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PROHIBITED USES.

In all NP districts, no building or structure shall be erected, nor shall any land be used in whole or in part for any purpose whatsoever except for one or more of the uses expressly permitted in the permitted uses listed above. Irrespective of any other provisions of this Ordinance, the foregoing prohibition shall include grading, filling or dumping of any material in any manner; the removal or damaging of trees, wild flowers, and other plant material; and the destruction of wildlife.
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Section 3.19 P Parking District Regulations.

APPLICATION OF ARTICLE.

The regulations of this Article shall apply in all P Districts.

PERMITTED AND WAIVER USES.

Non-residential parking shall be treated as a Permitted Use. In all P Districts, no land shall be used and no building shall be hereafter erected, converted or structurally altered, unless otherwise provided for in this Ordinance, for any use other than automobile parking. All P Districts shall be contiguous to a Business District and/or Industrial District; provided, however, that there may be a private highway or public street or public alley between such P District and such Business District and/or Industrial District. Parking may be with or without charge. The standards of Article X, Parking, Loading, and Access Management shall apply (Article X).

Parking structures shall be treated as a Waiver Use, subject to the provisions set forth in Section 9.09.

PROHIBITED USES.

a) Parking areas shall be used for parking of private passenger vehicles only.
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b) No business involving the repair or services to vehicles permitted thereon or sale, or other storage, or display thereof, shall be conducted from or upon such premises.

ARTICLE IV. SCHEDULE OF REGULATIONS

Section 4.01 Statement of Purpose.

The purpose of this Article is to provide area, height, and placement regulations for districts established by this Zoning Ordinance.

Section 4.02 Schedule of Regulations.

Unless otherwise provided in this Ordinance, area, height, and placement regulations under this Ordinance shall be in accordance with the Schedule of Regulations in the Table and footnotes below, which schedule and footnotes are hereby made a part of this Section 4.02.

SCHEDULE OF REGULATIONS														
	Lot Area, Lot Coverage, and Dwelling/Business Unit Standards						Minimum Yard Setbacks (ft)						Maximum Building Height	
Zoning District	Minimum Lot Area	Maximum Usable Area	Minimum Lot Size	Minimum Lot Coverage	Minimum Lot Coverage	Maximum Lot Coverage	Front (ft.)	Side (ft.)	Total of Sides	Side	Rear yard abutting side	Rear (ft.)	Feet	Stories
N1, Neighborhood	6,000 sq. ft.	—	—	50 (a)	120 (a) (b)	(c)	25 (r)	5	14	15	25	30	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
N2, Neighborhood	8,400 sq. ft.	—	—	70 (a)	120 (a) (b)	(c)	30 (r)	6	16	17	25	30	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
RUF, Rural Urban Farm	15,000 sq. ft.	—	—	75 (a)	150 (a) (b)	(c)	50 (r)	10	20	23	40	45	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20

NM1, Neighborhood Multifamily	—	—	—	80 (a)	—	25%	30	25 (d)	60 (d)	(e)	—	50	35, except as provided in Section 7.17 to Section 7.20	2½, except as provided in Section 7.17 to Section 7.20
NM2, Neighborhood Multifamily	—	35% (s)	—	—	—	—	50 (f)	25 (f)	60 (f)	—	—	50 (f)	(g)	(g)
NM3, Neighborhood Multifamily	—	—	—	—	—	25% for the principal structure	50 (i)	25 (i)	60 (i)	—	—	50 (i)	(h)	(h)
C-1, Local Business	4,000 sq. ft.	—	(j)	—	—	—	15 (p)	8 (p)	16	—	—	8 (p)	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
C-2, General Business	(k)	—	(l)	—	—	—	15 (p)	8 (p)	16	—	—	8 (p)	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
C-3, Highway Services	(k)	—	(l)	—	—	—	50 (p)	25 (p)	50	—	—	(p) (q)	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
C-4, High Rise Commercial	4,000 sq. ft.	—	—	—	—	—	40 (p)	40 (p)	80	—	—	40 (p)	(g)	(g)
ML, Manufacturing Limited	—	—	—	—	—	—	(m)	(m)	—	—	—	(m)	35, except as provided in Section 7.17 to Section 7.20	—
M-1, Light Manufacturing	—	—	—	—	—	—	(n)	(n)	—	—	—	(n)	50, except	—

													as provided in Section 7.17 to Section 7.20	
M-2, General Manufacturing	—	—	—	—	—	—	(o)	(o)	—	—	—	(o)	—	—
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.														

(Ord. of 4-18-2022)

Section 4.03 Footnotes to Schedule of Regulations.

- (a) When lots are hereafter platted with a side or rear lot line abutting a major thoroughfare with an existing or proposed right-of-way width of one hundred twenty (120) feet or more as designated on the Future Transportation Map of the City of Livonia, the lot depth and/or lot width shall be increased by at least thirty (30) feet to provide additional buffering from such thoroughfare.
- (b) ~~Lot depth requirements need not be adhered to where immovable physical boundary limitations exist which prohibit meeting lot depth requirements, provided that all minimum area and width requirements are met~~RESERVED.
- (c) One-family dwellings together with accessory buildings shall not cover more than thirty-five (35) percent of the lot area.
- (d) Side Yard Setbacks:
 - i) Side Yards; One- and Two-Family Dwellings. All lots in NM1 Districts on which a one family dwelling is established shall have two (2) side yards, one with a minimum width of not less than six (6) feet, and the aggregate width of both side yards shall not be less than sixteen (16) feet. All lots in NM1 Districts on which a two (2) family dwelling is established shall have two (2) side yards of not less than ten (10) feet each.
 - ii) Side Yards; Non-Residential Use. Every lot on which a building or structure used for a non-dwelling purpose shall have a side yard on each side of such lot, and each such yard shall be not less than fifteen (15) feet in width.
- (e) In NM1 Districts, the width of side yards abutting upon a street shall not be less than seventeen (17) feet at the first-floor level when rear yards abut rear yards; however, in case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting upon a street shall be not less than thirty (30) feet.
- (f) Provided, however, that when any front, rear or side yard abuts a major thoroughfare of one hundred twenty (120) feet or more as indicated on the Future Transportation Map of the City of Livonia, the minimum setback shall be seventy-five (75) feet.
- (g) Buildings shall not exceed four (4) stories in height, except that the maximum height of buildings to be erected or used on any parcel or parcels of land designated Zone I, Zone II, or Zone III shall be as follows:

Zone	Maximum Height of Building
I	6 stories
II	8 stories
III	12 stories
IV	20 stories

- (h) Thirty-five (35) feet and two and one-half (2½) stories, except that the maximum height of a building to be erected or used on any parcel or parcels of land designated Zone I, Zone II, and Zone III shall be as follows:

Zone	Maximum Height of Building
I	4 stories
II	6 stories
III	9 stories

- (i) The following setbacks apply in the NM3 District for building heights greater than 2 stories:

Type of Building		Front Yard	Rear Yard	Side Yard	Interior Yard
Required setback lines for principal buildings and accessory buildings	Perimeter 3-story building:	75 feet	50 feet	50 feet	50 feet
	Perimeter for each story more than three (3), the following additional setback is required	5 feet	10 feet	10 feet	Interior for each story of a principal building in excess of three (3), the distance between buildings shall be increased by ten (10) feet.

- (j) In C-1 Districts no commercial building shall hereafter be erected having a first-floor area of less than six hundred (600) square feet or as otherwise approved by the City Council.
- (k) In no case shall a business lot be less than four thousand (4,000) square feet in area.
- (l) No commercial or business building shall hereafter be erected having a first-floor area of less than four hundred (400) square feet or as otherwise approved by the City Council.
- (m) When a building is hereafter erected or altered in any ML District, front, rear, and side yards shall be maintained as follows:
 - i) Parcels Less Than One (1) Acre in Area. The front yard shall have a depth of at least fifty (50) feet, the rear yard shall have a depth of at least twenty (20) feet, and there shall be two (2) side yards, each having a width of not less than twelve (12) feet and the combined width of both side yards shall not be less than forty (40) feet; provided, however, that a side yard abutting a street shall not be less than thirty (30) feet.
 - ii) Parcels Less Than Ten (10) Acres in Area. Where such building is situated on a lot having an area in excess of one (1) acre and not more than ten (10) acres, the front and rear yards shall be at least fifty (50) feet each in depth, the interior side yards shall not be less than thirty (30) feet each, and a side yard abutting a street shall not be less than thirty (30) feet.
 - iii) Parcels More Than Ten (10) Acres in Area. The front yard shall have a depth of at least one hundred (100) feet, the rear yard shall be at least fifty (50) feet in depth, interior side yards shall not be less than thirty (30) feet each, and a side yard abutting a street shall not be less than fifty (50) feet.
 - iv) Provided, however, that notwithstanding the foregoing, where any such parcel or lot abuts a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more, as shown on the Future Transportation Map, then the required yards abutting major thoroughfares shall be provided with a depth of no less than one hundred (100) feet; except, however, in the case of properties abutting Eight Mile Road (Baseline Road) and the I-96 (Schoolcraft) Freeway eastbound service drive, in which case the said minimum setback shall be fifty (50) feet; further, the yard requirements set forth in this section shall not apply to property lines adjacent to any railroad right-of-way.

(n) When a building is hereafter erected or altered in any M-1 District, front, rear, and side yards shall be maintained as follows:

- i) Parcels Less Than One (1) Acre in Area. The front yard shall have a depth of at least fifty (50) feet, the rear yard shall have a depth of at least twenty (20) feet, the interior side yards shall be not less than twenty (20) feet each, and a side yard abutting a street shall be not less than twenty-five (25) feet.
- ii) Parcels Less Than Ten (10) Acres in Area. Where such building is situated on a lot having an area in excess of one (1) acre and not more than ten (10) acres, the front and rear yards shall be at least fifty (50) feet each in depth, the interior side yards shall be not less than twenty (20) feet each, and a side yard abutting a street shall be not less than twenty-five (25) feet.
- iii) Parcels More Than Ten (10) Acres in Area. Where such building is situated on a lot having an area in excess of ten (10) acres, the front yard shall have a depth of at least one hundred (100) feet, the rear yard shall be at least fifty (50) feet in depth, the interior side yards shall not be less than twenty (20) feet each, and a side yard abutting a street shall be not less than fifty (50) feet.

Provided, however, that notwithstanding the foregoing, where any such parcel or lot abuts a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more, as shown on the Future Transportation Map, then the required yards abutting major thoroughfares shall be provided with a depth of no less than one hundred (100) feet; except, however, in the case of properties abutting Eight Mile Road (Baseline Road) and the I-96 (Schoolcraft) Freeway eastbound service drive, in which case the said minimum setback shall be fifty (50) feet; further, the yard requirements set forth in this section shall not apply to property lines adjacent to any railroad right-of-way.

(o) When a building is hereafter erected or altered in any M-2 District, front, rear, and side yards shall be maintained as follows:

- i) Parcels more than twenty (20) acres in area, front, rear, and side yards shall have a depth of at least two hundred (200) feet each.
- ii) Parcels twenty (20) acres or less in area. Front, rear, and side yards shall be the same as required in an M-1 District;
- iii) Provided, however, that notwithstanding the foregoing provisions of this section, the following additional requirements shall apply:

- Where any such parcel or lot abuts a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more, as shown on the Future Transportation Map, then, and in such event, the required yard abutting a major thoroughfare shall have a setback of no less than one hundred (100) feet; except, however, in the case of properties abutting the I-96 (Schoolcraft) Freeway eastbound service drive, in which case the said minimum setback shall be fifty (50) feet;
- Where any such parcel abuts on the boundary of any district zoned other than M-2, M-1, or PL, any yard of such parcel abutting on such boundary shall not be less than two hundred (200) feet;
- The yard requirements set forth in this section shall not apply to property lines adjacent to any railroad right-of-way.

(p) No part of the minimum required front yard, side yard or rear yard shall be used for either the storage, placement or display of merchandise or equipment and no part of any parcel of land located in a C-1, C-2, C-3, or C-4 District shall be used for outdoor storage of merchandise or equipment, except as specifically permitted by other provisions of this ordinance. The foregoing prohibition of storage, placement or display of equipment within the required minimum front yard shall include the parking or storage of merchants' delivery vehicles except when loading or unloading merchandise or equipment. Side yards are not required

along interior lot lines if all walls abutting or facing such lot lines are of fireproof construction and wholly without windows or other openings; but if the side wall is not of fireproof construction, or if of fireproof construction but containing windows or other openings (other than emergency exits or vents). For one (1) story buildings, the side/rear yard setback shall be five (5) feet; provided, however, that when a side/rear lot line coincides with a side/rear lot line in a residential district each commercial building shall provide a side/rear yard of not less than twenty (20) feet.

- (q) In C-3 Districts no rear yard is required except for a lot running through to the street in the rear in which case a rear yard shall be provided which shall comply with the front yards on that street.
- (r) A covered but unenclosed front porch will not be considered nonconforming by virtue of its incidental encroachment on the front yard setback.
- (s) The maximum usable floor area as a percentage of lot area shall be limited to 35%, except in cases where City Council determines that it is in the best interests of the community to allow for a greater percentage, the maximum shall be 45%.

(Ord. of 4-18-2022)

ARTICLE V. SUPPLEMENTAL ZONING DISTRICT STANDARDS

Section 5.01 Special Area Development Control.

- (1) **Requirement.** No building located within a C-1, C-2, C-3, or C-4 district shall be erected, expanded, or externally altered on property in the following designated areas except upon review and submission of findings by the City Planning Commission and approval by the City Council.
 - A) The area described as being within the vicinity of the Civic Center being that area located in Sections 15, 16, 21, and 22, bounded on the north by Roycroft Avenue, on the east by Hubbard Road, on the south by Lyndon Avenue ~~(excepting therefrom all property in Kimberly Oaks Subdivision and Taylor Gardens Subdivision)~~, on the west by the east property line of the Parkview Memorial Cemetery, and that portion of Stamford Road that is north of Five Mile Road and south of Roycroft Avenue.
 - B) The area described as being within the vicinity of the Wonderland Village being the area located in the Southwest ¼ of Section 25; the Northwest ¼ of Section 36; the Northeast ¼ of Section 35; and the Southeast ¼ of Section 26 ~~(excepting therefrom all property located in Single Family Residential Zoning Districts)~~.
 - C) The area described as being within the vicinity of the Livonia Marketplace being the area located in the Southwest ¼ of Section 1; The Northwest ¼ of Section 12; the Northeast ¼ of Section 11; and the Southeast ¼ of Section 2 ~~(excepting therefrom all property located in Single Family Residential Zoning Districts)~~.
 - D) The area described as being within the vicinity of the I-275 Freeway being the area described as the Southwest ¼ of Section 5; all of Section 6; all of Section 7; the west ½ of Section 8; the Northwest ¼ of Section 17; and the North ½ of Section 18 ~~(excepting therefrom all property located in Single Family Residential and Public Lands Zoning Districts)~~.
 - E) The area described as being within the vicinity of the Seven Mile Road-Farmington Road Intersection being the area located in the West ½ of Section 3; the East ½ of Section 4; the Northeast ¼ of Section 9; and the N.W. ¼ of Section 10 ~~(excepting therefrom all property located in Single Family Residential Zoning Districts)~~.

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- F) The area described as being within the vicinity of the Plymouth Road-Farmington Road Intersection being the area located in the Southwest ¼ of Section 27; the Southeast ¼ of Section 28; the Northeast ¼ of Section 33; and the Northwest ¼ of Section 34 ~~(excepting therefrom all property located in Single Family Residential and Public Lands Zoning Districts).~~
- G) The area described as being within the vicinity of Middlebelt Road-Schoolcraft-1-96 Service Drive being the area located in the Southeast ¼ of Section 23; the Southwest ¼ of Section 24; the Northwest ¼ of Section 25; and the Northeast ¼ of Section 26 ~~(excepting therefrom all property located in Single Family Residential and Public Lands Zoning Districts).~~
- (2) **Standards.** A determination made by the City Planning Commission and City Council hereunder shall be subject to compliance with, and the application of, the standards prescribed in Section 13.13, Section 13.13(6) of this Ordinance. A petition for site plan approval shall also comply with the requirements prescribed in Section 13.13, Section 13.13(12) of this Ordinance.
- (3) **Appeal to City Council.** In the event any applicant or petitioner is aggrieved by the determination of the City Planning Commission in relation to site plan approval, they may file an appeal with the City Council in accordance with the provisions set forth in Section 13.13, Section 13.13(10) of this Ordinance.
- (4) **Limitation.** Whenever the City Planning Commission and City Council shall approve a site plan, such approval shall continue and be valid only in accordance with the provisions set forth in Section 13.13, Section 13.13(13) of this Ordinance.
- (5) **Implementation.** An approved site plan shall be immediately transmitted to the Inspection Department, and all non-building improvements such as, but not limited to, landscaping, parking lots, parking spaces, walkways, screen walls, and exterior lighting required by such site plan shall be completed prior to the issuance of a Certificate of Occupancy; provided, however, that a temporary Certificate of Occupancy may be issued in the event that such completion is impractical or impossible, provided that a performance bond in the form of a cash bond or irrevocable bank letter of credit covering the estimated total cost of such improvements or parts thereof is deposited with the Inspection Department prior to the issuance of such temporary Certificate of Occupancy; provided further, however, that in no event shall a final Certificate of Occupancy be issued until all improvements have been completed. All improvements, when completed, shall, thereafter, be maintained with materials equal to or greater than the quality of the materials originally installed.

Section 5.02 Special Waiver Use Standards for Planned Developments, including Planned Residential Developments and Planned General Developments.

- (1) **Statement of Intent.** The intent of this Article is to provide, in the case of Planned Residential Developments and Planned General Developments, an added degree of flexibility in the placement, bulk, and interrelationship of the buildings and uses within the Planned Development, and the implementation of new design concepts so as to encourage a more efficient use of land and of public services through the use of a unified planning approach, while at the same time maintaining the over-all intensity of land use, density of population, and amounts of light, air, access, and required open space as specified in this Ordinance for the zoning district in which the Planned Development is to be located.

A Planned Development shall be deemed to be a Planned Residential Development when such development is limited to dwelling units in detached, attached or multi-storied structures, or any combination thereof. In an RU District, a Planned Residential Development shall follow the rules governing Open Space Preservation Option under Section 5.03(2). In N1 or N2 Districts, a Planned Residential Development shall follow the rules governing Single-Family Clustering under Section 5.03(3). A Planned Development shall be deemed to be a Planned General Development when it contains commercial and/or office structures and uses exclusively or when it includes residential structures or dwelling units in a unified plan with commercial and/or office structures and uses.

The City Council does hereby determine that the several district regulations pertaining to intensity of land use, density of population, and required open space are the minimum requirements for the promotion and protection of the public health, safety, and welfare.

(2) **Authority to Grant Waiver for Planned Residential Development or Planned General Development.** Subject to the foregoing statement of intent, the Planning Commission may grant a waiver authorizing a Planned Residential Development or a Planned General Development but only after notice and hearing in the manner provided for other waivers and subject to all other provisions of this Article, and the City Planning Commission and City Council may, in the case of Planned Developments, allow for modification of the provisions of this Ordinance. Such modifications shall be considered only with respect to the following guidelines:

- A) Modification in lot sizes may be granted irrespective of the minimum requirements imposed under the Zoning District within which such development is located.
- B) Modification of yard requirements may be granted irrespective of the minimum requirements imposed under the Zoning District within which a Planned Development is located when it is determined that such modification will result in a more efficient use of the land and will not be injurious to surrounding land and to the public.
- C) Uses not permitted in the Zoning District within which the Planned Development is located may be permitted when such uses are primarily designed and intended to service residents of any Planned Residential Development or Planned General Development or when such uses relate to an overall concept in the case of a non-residentially conceived Planned General Development. In the case of a Planned General Development located on any parcel of land zoned N1, N2, RUF, NM1, or NM2 and which involves development of one or more non-residential uses, such approval shall require a two-thirds ($\frac{2}{3}$) majority vote of City Council.

(3) **Application for Waiver for Planned Residential Development and/or Planned General Development.** The owner or owners of any tract of land may submit to the City Planning Commission an application for a waiver to use and develop the entire tract in a manner not consistent with regular or conventional street and lot patterns or general site development concepts. The application shall be made and filed in triplicate with the City Planning Commission and shall either contain or be accompanied by the following:

- A) A legal description of the property under consideration.
- B) The existing zoning classification of the property.
- C) A fully dimensional map of the land showing topographic information at a contour interval of not less than two (2) feet.
- D) A site plan showing the location of all existing and proposed principal and accessory buildings and structures, parking areas, driveways, buffer strips, distances between buildings and between buildings and lot lines, setback lines, all open spaces to be dedicated for parks, recreation, light and air, etc., and showing the location and design of all lots to be subdivided and the dimensions of all lot lines.
- E) A vicinity map showing the location of the site in relation to surrounding properties, streets, parks, schools, school sites, etc.
- F) Architectural sketches, at an appropriate scale, showing building heights, elevations, and an indication of the design and distribution of signs to be erected.
- G) A declaration of private restrictions to be imposed upon the property after it is subdivided and developed to ensure that the development conforms in every detail to the approved site plan.
- H) The location and the pavement and right of way width of all abutting roads and streets and driveway locations on abutting public streets.

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- I) A statement on intended phases of the project.
 - J) Description of soil erosion and sedimentation control measures.
 - K) Location of clusters of trees on site and all existing trees eight (8) inches or greater in diameter.
 - L) Location of existing wetlands.
 - M) The location of all rubbish receptacles and the location, height, and type of fences and walls to screen receptacles.
 - N) Location and dimension of required easements for public right-of way, utilities, access, and shared access.
 - O) Location of any proposed stormwater detention or retention facilities.
 - P) Traffic and pedestrian circulation patterns both within the site and on the public streets adjacent to the site and the proposed location and dimensions of any pedestrian sidewalks, malls, and open areas for parks and recreation either required or otherwise deemed necessary by the City Council. A concrete sidewalk of sufficient width as determined by the City Council shall be provided within the public right of way one (1) foot from the subject site's property line where the subject site borders a public right of way.
 - Q) The location, height, and area of all signs.
 - R) Information and plans for the storage, loading, disposal, and transfer of any hazardous/toxic waste (gas, oil, transmission fluid, lubricants, solvents, etc.). If any underground tank is used, the location, size, construction and use of the tank shall be specified on the site plan.
 - S) Any other information as required by the City Council or Director of Planning which will assist in evaluation of the proposed use.
- (4) **Action by Planning Commission.** After a study of the application for a Planned Development, the Planning Commission shall send a resolution recommending approval or denial to the City Council for the final determination based upon the following standards:
- A) The proposed use or uses shall be of such location, size, and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.
 - B) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor conflict with the normal traffic of the neighborhood. In applying this standard, the Commission shall consider, among other things: convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed project to main traffic thoroughfares and to street and road intersections; and the general character and intensity of the existing and potential development of the neighborhood. In addition, where appropriate, the Commission shall determine that noise, vibration, odor, light, glare, heat, electromagnetic or radioactive radiation, or other external effects, from any source whatsoever which relates to the proposed use, will not have a detrimental effect upon neighboring property or the neighboring area in general.
 - C) The location and height of buildings, the location and nature and height of walls and fences, and the nature and extent of landscaping of the site shall be such that they will not hinder or discourage the proper development and use of adjacent land and buildings nor impair the value thereof.
 - D) The standards of density and required open space in the proposed project are at least equal to those required by this Ordinance in the zoning district in which the proposed project is to be located.

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- E) In any Planned Development wherein a shopping center is an integral part, the following specific standards shall be made a part of the site plan as it relates to the front, side, and rear yards of said shopping center:
- i) Along freeways, major thoroughfares or secondary thoroughfares, except in areas described in ii), hereinbelow, the nearest fifteen (15) feet within the required yard area to the right-of-way line shall be maintained in landscaping and no parking or parking access aisles shall be permitted in such landscaped areas.
 - ii) Where residential districts adjoin the shopping center without an intervening street, the nearest twenty-five (25) feet to the property line within the required yard area of the shopping center shall be maintained in landscaping and no parking or vehicular access shall be permitted in such landscaped area.
 - iii) Where lots in residential areas front on minor streets at the boundary of a shopping center, the nearest twenty-five (25) feet to the right-of-way within the required yard of the shopping center shall be maintained in landscaping and no parking or parking access aisles shall be permitted in such area.
 - iv) All other yards within the shopping center, except those abutting a business or industrial district shall maintain no less than a fifteen (15) foot landscaped strip along the property lines which strip shall not be used for parking or parking access aisles.

The Commission may require such changes or modification in the site plan as are needed to achieve conformity to the standards as herein specified. Upon the finding by the Commission that all the standards as herein specified have been met, it may approve the project and the requested minor modifications to the provisions of this ordinance, if any, and recommend approval of the same to the City Council. It shall also, where it deems appropriate and necessary, recommend to the City Council those conditions to be imposed upon the project, its operation, or both, that are needed to assure adherence to the aforesaid standards. The Commission and Council may, in their determination whether to approve a proposed Planned Residential Development or Planned General Development, consider the impacts of the proposed project on existing developed land bordering the site as well as the future impacts of any development or redevelopment on the adjoining lands. Upon such review and determination and in furtherance of its objective to provide for the orderly development of land within the city, the Council may require that the streets be arranged in such a manner to provide for the future continuation or appropriate projection of existing streets in the surrounding areas. Streets shall be laid out to prevent the creation of double frontage lots.

- (5) **Conditions Upon which Waiver is Granted.** Any waiver granted to authorize such a planned project shall in every case be subject to the following express conditions:
- A) Immediately after waiver approval by the City Planning Commission the applicant shall submit the proposal to the City Council and obtain its concurrence in the waiver; until the approval of the City Council is obtained, the City Planning Commission's approval shall not be effective; if the City Council rejects, then the action of the City Planning Commission shall be deemed null and void.
 - B) The applicant shall thereafter submit proposed and final plats for the Planned Residential Development or Planned General Development for approval as in the case of other subdivision plats to the extent required by law; provided, however, that if the planned project is designed as site condominiums, the applicant shall thereafter submit the Master Deed for approval in accordance with the provisions set forth in Section 7.27 of this Ordinance prior to any bonds being established by City Council pursuant to Section 7.27 of this Ordinance.
 - C) Such plats or Master Deed shall be in strict conformity with the approved waiver, the conditions attached thereto, the site plan submitted with the waiver, and the provisions of this Article.

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- D) Where appropriate, a development agreement shall be submitted to the City in recordable form sufficient to assure the use and development of the planned project in accordance with the waiver, site plan, and the provisions of this Article.
 - E) The development agreement shall incorporate the approved site plan together with the resolutions of the City Planning Commission and City Council approving such waiver use. Said approved site plan shall be filed with the Department of Inspection and all building and land uses shall thereafter be in accordance with the site plan.
 - F) When open space and/or park land is/are provided as a part of a Planned Residential Development or a Planned General Development, the applicant shall provide an appropriate document which sets forth the function of the open space and/or park land, and such provisions for the ownership and maintenance of such lands as are reasonably necessary to ensure its continuity, care, conservation, maintenance, and to ensure that remedial measures will be available to the City of Livonia if such open space and/or park land is permitted to deteriorate or is not maintained in a condition that is consistent with the best interests of the Planned Development or of the City of Livonia.
 - G) No structure designed or intended to be used in part or in whole, for commercial purposes shall be constructed prior to the construction of not less than thirty (30) percent of the dwelling units, if any, proposed for the development.
 - H) Except as may otherwise be expressly authorized by council resolution, all internal private roads within a Planned Residential Development or a Planned General Development shall be designed and constructed in accordance with the minimum standards set forth by the City of Livonia Engineering Division consisting of asphalt pavement with monolithic valley swales, twenty-eight (28) feet wide, with a six (6) inch thick asphalt base, and one and one-half (1½) inch thick wearing course.
- (6) **Public Improvements within Planned Development.** The applicant for a waiver to authorize a Planned Residential Development or a Planned General Development may apply to the City Council for a modification of the nature and extent of public improvements required to be installed with respect to new residential subdivisions. The City Council may in its discretion relieve the applicant from installing public improvements as would otherwise be required to the extent that it determines such improvements to be unnecessary with the Planned Development. In the event of such a determination, the City Council shall incorporate the same in its resolution granting the waiver for the Planned Development. In granting such relief, as in granting the waiver use, the City Council may attach thereto such condition(s) regarding the character of the proposed development as it may deem reasonable. Compliance with such conditions shall be a prerequisite to the issuance of a Certificate of Compliance or Occupancy and the violation of any such condition shall be deemed a violation of this Ordinance.

(Ord. of 4-18-2022)

Section 5.03 Open Space Preservation Option and Single-Family Clustering.

- (1) **Statement of Intent.** The intent of this section is to encourage development alternatives in ~~any N1, and N2 and RUF~~ districts which will preserve open space while at the same time provide detached or attached single-family dwellings; encourage improved design alternatives to provide more efficient use of land and public services; and provide single-family development for difficult sites; ~~and encourage reasonable alternatives to multiple family residential development commonly referred to as apartments or townhouses.~~
- (2) **Open Space Preservation Option in RUF Districts.** Subject to the requirements of Section 13.13(12), in any RUF district, land may be developed, at the option of the landowner, with the same number of single-family dwelling units on not more than 80% of the land that could otherwise be developed, provided the following conditions are met:
 - A) All single-family dwelling units shall be detached.

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- B) No less than twenty (20%) percent of the land area shall remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, restrictive covenant, or other legal means that runs with the land.
- C) The development shall not depend upon the extension of a public sewer or public water supply system unless development of the land without the exercise of the option provided by this subsection would also depend upon the extension.
- D) The option provided under this subsection has not previously been exercised with respect to the land.
- E) The minimum spacing between detached dwelling units shall be sixteen (16) feet; provided, however, that where a rear yard of one dwelling abuts a rear yard or a side yard of another building, the distance between such buildings shall be the sum of the two abutting yards as required by Section 4.02 of this Ordinance.
- F) Front yards abutting a private street shall be as required by Section 4.02 of this Ordinance; a side yard abutting a private street shall be a minimum of fifteen (15) feet and a side yard abutting a public street shall be as required by Section 4.02 of this Ordinance; provided, however, that all buildings and parking areas shall be set back at least forty (40) feet from any major thoroughfare with an existing or proposed right-of-way width of one hundred twenty (120) feet, or more, as indicated on the Future Transportation Map.
- G) The maximum number of units which may be developed shall be the number of acres of land on the proposed site, less any current or planned future rights-of-way of abutting public roads and areas designated by the Federal Emergency Management Agency (FEMA) as Special Flood Hazard Areas inundated by the 100-year flood or by the Michigan Department of Environmental Quality as protected wetlands, times 3.0 dwelling units per acre.
- (3) **Single-Family Clustering in N1 and N2 Districts.** The Planning Commission may recommend and the City Council may grant a waiver authorizing a single-family cluster project pursuant to Section 5.02 of this Ordinance and the following requirements:
- A) ~~The Planning Commission may recommend and the City Council may grant a waiver authorizing a single-family cluster project pursuant to Section 5.02, Section 5.02(2) of this Ordinance; provided, however, that in addition to requirements set forth in Section 5.02, Section 5.02(3),~~ The application for a waiver shall include documentation substantiating that the land area to be developed contains one or more of the following characteristics:
- i) Contains natural assets, such as, but not limited to, natural stands of large trees, natural habitat for wildlife, natural streams and watercourses, or unusual topographic features, a substantial portion of which would be preserved using single-family clustering.
 - ii) Has a substantial portion of its perimeter adjacent to major office, commercial, industrial, institutional, or high-rise residential development or is otherwise located to act as a transitional use between conventional single-family residential areas and uses which are or are likely to be incompatible.
 - iii) Contains a flood plain which results in a substantial portion of the total land area being unbuildable as confirmed by current Flood Plain Information Report prepared by the Corps of Engineers, United States Army, a copy of which is on file with the Engineering Division.
 - iv) Contains poor soil conditions which result in a substantial portion of the total area being unbuildable using conventional construction methods as confirmed by soil test borings furnished by the applicant.
 - v) Is a small parcel which has frontage on a major thoroughfare with an existing or planned right-of-way width of one hundred twenty (120) feet or more as indicated on the Future Transportation

Map and contains acute angles or is of shallow depth as measured from the thoroughfare to make conventional subdivision development physically impractical.

- vi) Contains other unique physical or geographical constraints as determined by the Planning Commission and City Council to make conventional subdivision development impractical.
- B) In addition to requirements contained in other sections of this Ordinance regarding "Planned Residential Developments" or "Planned General Developments," the following standards shall govern single-family cluster development:
 - i) In a planned development that qualifies as a single-family cluster project, yard requirements may be modified pursuant to Section 5.02Section 5.02(2) of this Ordinance; provided, however, that the following additional rules shall apply:
 - a) Attaching of single-family dwelling units, provided the number of dwelling units attached shall not exceed four (4).
 - b) Minimum yard requirements shall provide that the minimum spacing between groups of attached buildings or between unattached buildings shall be ten (10) feet in an N1 district, and sixteen (16) feet in an N2 district; provided, however, that where a rear yard of one building or group of attached buildings abuts a rear yard or a side yard of another building or group of attached buildings, the distance between such buildings shall be the sum of the two abutting yards as required by Section 4.02 of this Ordinance.
 - c) Front yards abutting a private street shall be as required by Section 4.02 of this Ordinance; a side yard abutting a private street shall be a minimum of fifteen (15) feet and a side yard abutting a public street shall be as required by Section 4.02 of this Ordinance; provided, however, that all buildings and parking areas shall be set back at least forty (40) feet from any major thoroughfare with an existing or proposed right-of-way width of one hundred twenty (120) feet, or more, as indicated on the Future Transportation Map.
 - ii) ~~In a planned development when a single-family cluster project is proposed, t~~The maximum number of units which may be developed shall be the number of acres of land on the proposed site, less any current or planned future rights-of-way of abutting public roads and areas designated by the Federal Emergency Management Agency (FEMA) as Special Flood Hazard Areas inundated by the 100-year flood or by the Michigan Department of Environmental Quality as protected wetlands, times the following numbers of units per acre for each zoning district:

N1 Districts	4.0 dwelling units per acre
N2 Districts	3.0 dwelling units per acre

- iii) Whenever a proposed single-family cluster project abuts an existing single-family residential district, such district shall be buffered by means of one (1) or more of the following methods as a part of the development of the single-family cluster project:
 - a) Locate detached single-family dwellings on conventional lots immediately abutting the existing single-family residential district subject to requirements contained in Section 3.04 of this Ordinance and the Subdivision Rules and Regulations of the City of Livonia.
 - b) Provide open space or recreation space immediately abutting said existing single-family residential district.
 - c) Provide significant topographic features, landscaping, or a combination thereof immediately abutting said existing single-family residential district.

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- d) A major thoroughfare located between the cluster development and a single-family residential district.
 - iv) The application shall include a fully dimensional and illustrated landscape treatment of the project, including the labeling of all materials as to type and size when installed, and shall also indicate the location, type, and size of all existing trees having at least a three (3) inch caliper measured one (1) foot above the ground and shall designate for non-removal all such trees so located so as not to substantially interfere with proposed street and structure locations.

Section 5.04 Form-Based Development Option in Commercial Districts.

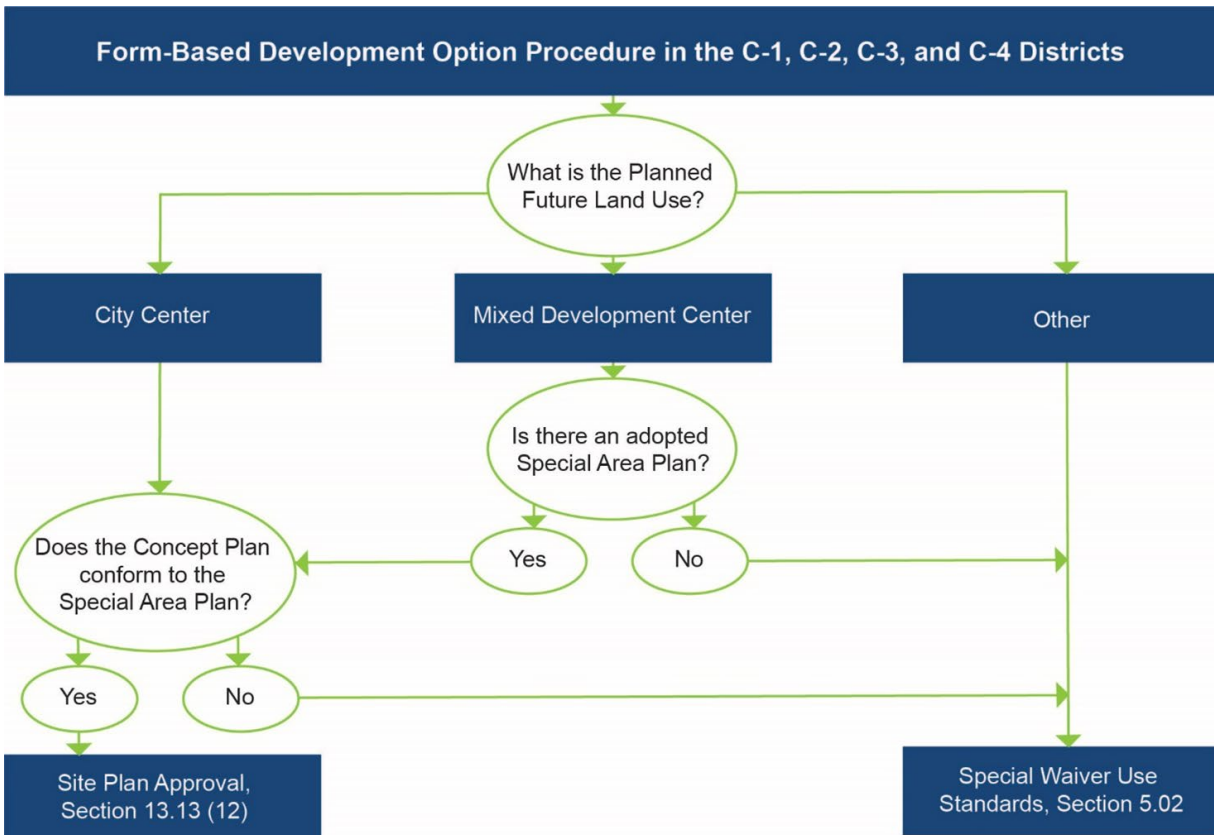
- (1) **Statement of Purpose.** The purpose of the form-based development option is to create clear and simple regulations on the design of new development or redevelopment in Livonia's Commercial Districts of C-1, C-2, C-3, and C-4.

The regulations of this Section require development to have a physical form that enhances the goals and objectives of the City's Future Land Use Plan. Specifically, these regulations encourage a pedestrian friendly and walkable character; permit a mixture of land uses; encourage streets that serve the needs of pedestrians, bicycles, and motorized vehicle traffic equitably; encourage places for informal social activity and recreation; and encourage building frontages that define the public space of streets. With proper physical form, a building can accommodate a wide range of uses without generating undue impact on neighboring properties.

It is further the purpose of the Form-Based Development Option to:

- A) Create walkable business area(s) that maintain the traditional physical form and help to implement the City's development objectives as described in the City's Future Land Use Plan.
 - B) Create unique, walkable mixed-use developments including residential, retail, entertainment, office, and other compatible uses.
 - C) Promote the orderly development, redevelopment, and continued maintenance of the City's commercial districts.
 - D) Encourage shared parking areas throughout the City rather than requiring each individual property owner to provide physical parking space on their property.
 - E) Create quantitative and qualitative building design guidelines that ensure new development is compatible with the City's Future Land Use Plan.
 - F) Ensure buildings create a solid street wall that helps to define streets as public spaces.
 - G) Ensure that permitted uses complement each other in terms of character and location, and to ensure that uses in the C-1, C-2, C-3, and C-4 districts do not have an adverse impact on the overall economic and social vitality of the district, street capacity, public utilities or services, or the overall image and function of the district.
 - H) Prevent automobile-oriented development from impacting access to commercial uses by walking, biking, or transit.
 - I) Encourage harmonious residential infill and adaptive reuse of noteworthy buildings to provide a mix of housing types, unit sizes, and compatible uses within walking distance of Livonia neighborhoods.
 - J) Encourage accessible housing options throughout the City.
- (2) **Form-Based Development Option Procedures.** When using the Form-Based Development Option, conformance with the adopted Livonia Future Land Use Plan is required and one of the following application procedures must be followed:
- A) Areas designated on the Future Land Use Plan as City Center.

- i) A concept plan shall first be submitted. The City Planning and Economic Development Director, or designee, shall conduct a preliminary development meeting to review the concept plan and determine its conformance with the adopted Special Area Plan.
 - ii) Conforming plans may submit for Site Plan approval, per Section 13.13(12).
 - iii) Non-conforming plans shall follow the procedure outlined in 5.04(2)C).
- B) Areas designated on the Future Land Use Plan as Mixed Development Center.
 - i) Developments within an area having an adopted Special Area Plan, may follow the procedure outlined in 5.04(2)A).
 - ii) Developments not within an area having an adopted Special Area Plan, shall follow the procedure outlined in 5.04(2)C).
- C) Areas in the C-1, C-2, C-3, and C-4 districts not within an area having an adopted Special Area Plan, or not in conformance with an adopted Special Area Plan.
 - i) Developments in the C-1, C-2, C-3, and C-4 districts may use the Form Based Development Option subject to a review following the procedures of Section 5.02, Special Waiver Use Standards for Planned Residential Developments and Planned General Developments.



- (3) **Expansion of existing development in the C-1, C-2, C-3, and C-4 districts with the Form-Based Development Option.** All sites in the C-1, C-2, C-3, and C-4 districts are eligible to use the Form-Based Development Option. When using the Form-Based Development Option to expand or redevelop an existing site or structure the following standards shall apply:

- A) **Expansions of developed sites.**

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- i) Less than 15 percent of existing condition. Any development activity on a developed site that would increase the floor area of an existing building or group of buildings located on the same parcel or the area of existing site improvements by less than 15% need not comply with the requirements of this Section. However, any new building area or site improvements should result in the site being more compliant and shall not result in the site being less compliant with the requirements of this Section.
 - ii) More than 15 percent of existing condition. Whenever a building or site improvement expansion of greater than 15 percent of the existing condition is proposed, the activity shall comply with the requirements of this Section.
 - iii) Expansions measured cumulatively. For the purposes of determining compliance with this section, expansions shall be measured cumulatively, with the baseline being the building area and improved site area that existed at the date of adoption of this Ordinance.
- B) **Redevelopment.** Redevelopment of existing buildings shall comply with the Architectural Standards for Adaptive Reuse, Section 5.04(5).
- i) Whenever 50 percent or less of the existing building will be demolished or replaced, the development activity need not comply with the requirements of this Section. However, any site layout or building design changes that may occur as a result of the development activity should result in the site being more compliant with the requirements of this Section.
 - ii) Whenever more than 50 percent of an existing building will be demolished or replaced, the development activity shall comply with all of the requirements of this Section.
- (4) **Modification of form-based development option requirements.**
- A) **Purpose and limitations.** Upon review and submission of findings by the City Planning Commission and approval by the City Council for an activity in the C-1, C-2, C-3, and C-4 districts, the Planning Commission or Council may modify certain dimensional requirements contained in this Section. Regulations that may be altered through the modification process are described in the various sections of this Section, along with the specific parameters by which the regulation may be altered.
- Modifications, as described in this section, are separate and distinct from variances in that they are limited in their bounds and are intended to permit reasonable use of property where the strict application of the requirements of this Section would not further the public purpose, and a relaxed or altered dimensional standard will still meet the intent and purpose of the C-1, C-2, C-3, and C-4 districts.
- Whenever a regulation may be altered through the modification process, specific bounds are listed within which the modifications must be maintained. If an alteration to a dimensional requirement is requested that is greater than that listed in this Section, the applicant must obtain a variance following the procedures and review standards Section 13.14 Board of Appeals.
- B) **Application and review procedures.** The applicant shall clearly identify all requested modifications on the application and site plan. The reviewing authority shall evaluate the requested modifications and approve, approve with conditions, or deny the modification request. In evaluating a modification request, the reviewing authority shall take into account the following considerations:
- i) Approval of the modification will not result in development that is incompatible with or will negatively impact existing or potential future development in the vicinity of the property to be developed.
 - ii) The requested modification is consistent with the intent and purpose of this Section.
 - iii) The modification will result in a superior development when compared with what could be achieved through the strict application of the requirements of this Section.

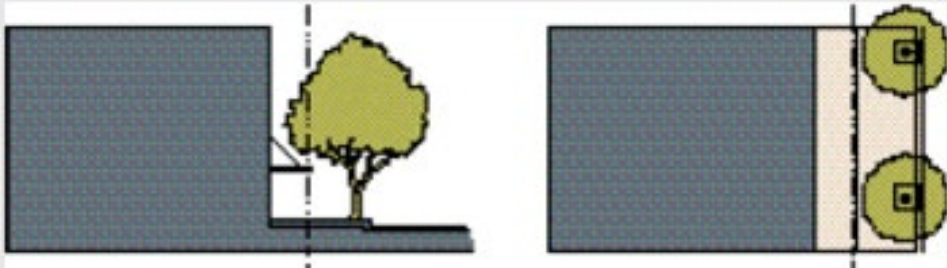
- iv) A lesser modification will not accomplish the same purpose as the requested modification.
- v) The modification will not negatively impact the potential of adjacent parcels to develop according to the requirements of this Section.

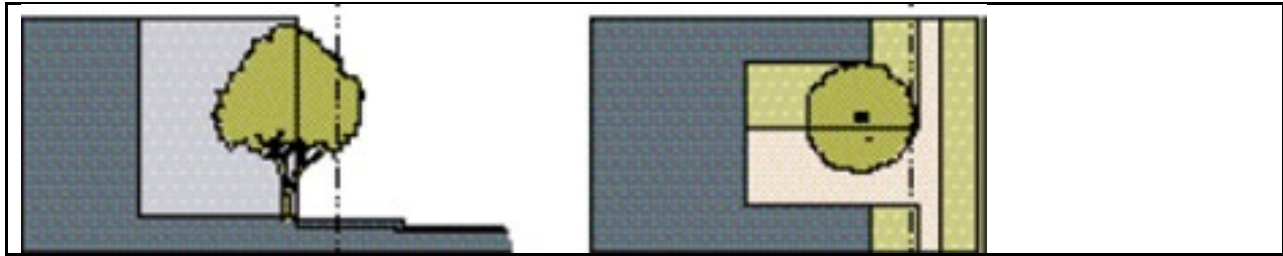
(5) **Architectural Standards for Adaptive Reuse.**

A) **Frontage Requirements.** Buildings in the C-1, C-2, C-3, and C-4 districts shall comply with the following requirements, in addition to any applicable requirements of Section 4.02, Schedule of Regulations. The requirements of this Section and Section 4.02 are intended to be complimentary; however, in any instance where there is an apparent conflict, the provisions of this Section shall control.

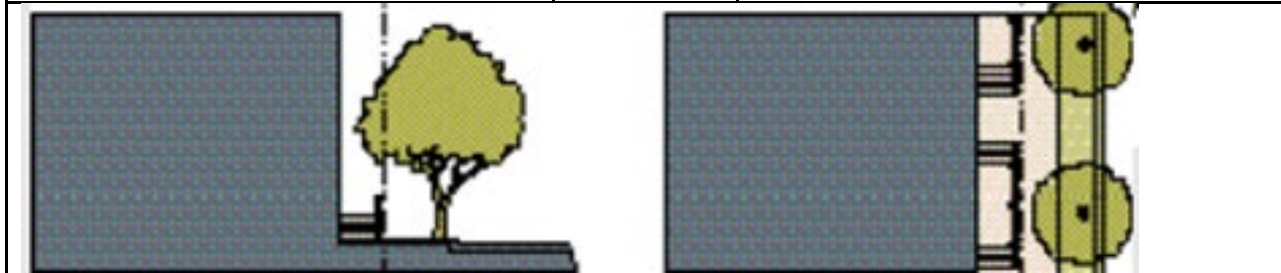
- i) **Private frontage.** The private frontage is the area between the right-of-way and the principal building façade. Buildings must contain architectural elements consistent with one of the following four private frontages. Each frontage is designed to be consistent with some or all of the uses permitted in the C-1, C-2, C-3, and C-4 districts.

Note that the following table includes specific dimensional requirements for each of the frontages. Unless otherwise noted, the dimensional requirements are in addition to any other dimensional requirement of this Section.

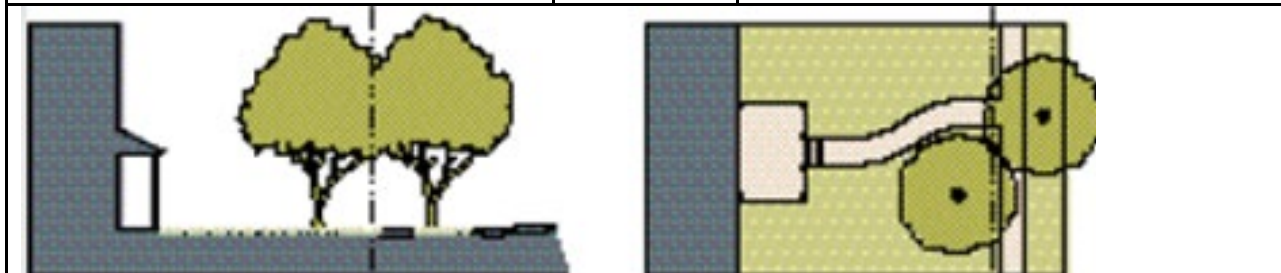
FRONTAGE TYPE	WHERE PERMITTED	DIMENSIONAL REQUIREMENTS
Shopfront		
A frontage where the building façade is located close to the front lot line with the building entrance at sidewalk grade. This frontage type is suitable for nonresidential uses on the first floor.	C-1 C-2 C-3 C-4	The building shall be set back a maximum of 15 feet from the front lot line.
		
Courtyard		
A frontage where a portion of the building façade is close to the front lot line with a portion set back. The courtyard may accommodate tree plantings or a vehicle drop-off area. This frontage is suitable for any building use.	C-1 C-2 C-3 C-4	The building shall be set back a maximum of 5 feet from the front lot line. The courtyard area shall be considered part of the front building façade for the purposes of determining compliance with the setback and frontage requirements.



FRONTAGE TYPE	WHERE PERMITTED	DIMENSIONAL REQUIREMENTS
Stoop		
A frontage where the first floor is elevated from the sidewalk to provide privacy for first floor windows. The entrance is usually from an exterior stair and landing. This frontage is suitable for ground-floor residential use.	C-1 C-2 C-3 C-4	The building shall be set back a minimum of 7 feet from the front lot line. The stoop or porch area shall be set back a minimum of 2 feet from the front lot line.



Lawn		
A frontage where the building is set back from the street with a landscaped front yard area. This frontage is suitable for any building use.	C-1 C-2 C-3 C-4	The building shall be set back a minimum of 10 feet from the front lot line. Unenclosed front porches shall be set back a minimum of 5 feet from the front lot line.

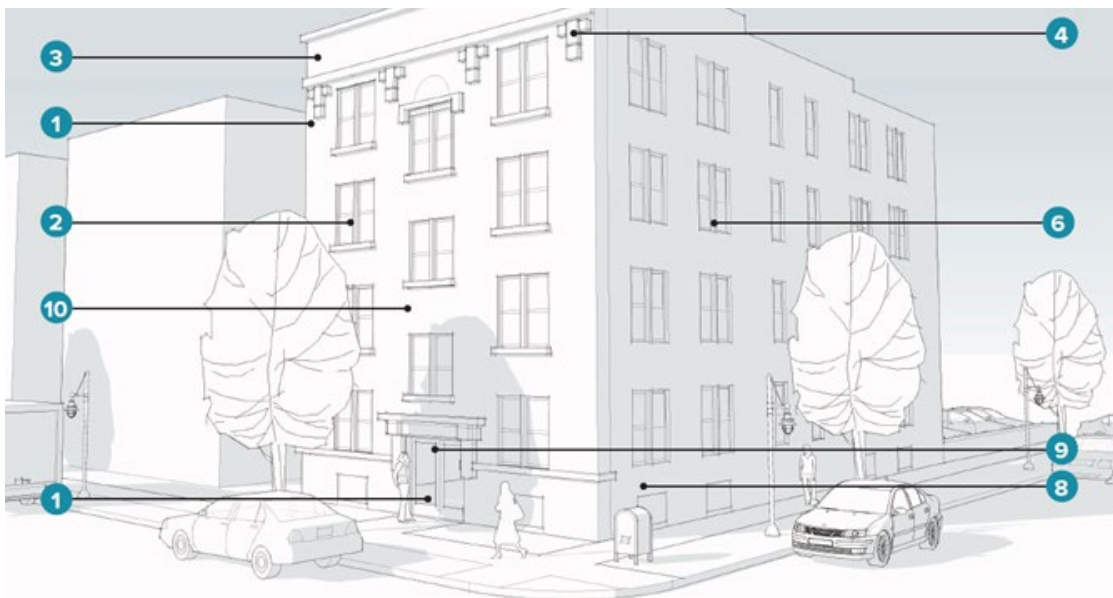


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- B) **Minimum height.** The minimum building height in the C-1, C-2, C-3, and C-4 districts is 20 feet. All buildings shall have the appearance of being at least 2-story buildings.
- C) **Base, Middle, and Cap.** All buildings shall incorporate a base, middle, and cap, as is applicable.
- i) **Base.** The base shall include an entryway with transparent windows and a horizontal molding or reveal placed between the first and second stories or over the second story. The molding or reveal shall have a depth of at least two (2) inches and a height of at least four (4) inches. If a one-story building is proposed, the molding or reveal is not required.
 - ii) **Middle.** The middle may include buildings and/or balconies that are located between the reveal and the cap area.
 - iii) **Cap.** The cap includes the area from the top floor to the roof of the building and shall include a cornice or roof overhang.
- D) **Alignment.** Window sills, moldings, and cornices shall align with those of adjacent buildings. The bottom and top line defining the edge of the windows (the "window sill alignment") shall not vary more than two feet from the alignment of surrounding buildings. If the adjoining buildings have window sill alignments that vary by more than two feet from one another, the proposed building shall align with one of the adjoining buildings. This requirement may be modified, per Section 5.04(4).
- E) **Building materials.** Buildings in the C-1, C-2, C-3, and C-4 districts shall comply with the following building material requirements:
- i) **Primary building materials.** Durable natural building materials such as brick, stone, exposed logs or timber, and other similar materials are preferred primary building materials in the C-1, C-2, C-3, and C-4 districts. Concrete block or similar masonry units (including CMU or split-face blocks) are prohibited as a primary building material unless covered with a veneer of natural building materials. Synthetic building materials that convincingly match the appearance of natural building materials may be used as a primary building material. Primary building materials shall be used on a minimum of 70 percent of the façade area of the building (excluding doors and windows).
 - ii) **Accent building materials.** Accent materials may be used on up to 30% of the façade area of the building (excluding doors and windows). Acceptable accent materials include decorative precast concrete block, metal, and glass. Non-durable building materials such as EIFS may be used as accent building materials on up to ten percent of the total wall area of any façade, but may not be used on the ground floor façade.
 - iii) **Modification.** This requirement may be modified, per Section 5.04(4).
- F) **Ground floor design.**
- i) **Building entrance(s).** All buildings shall have their principal entrance or entrances open onto a street, sidewalk, or public space. The principal building entrance shall not open onto a parking lot, although a secondary or subordinate entrance may be provided to a parking lot.
 - ii) **Entryway alignment.**
 - a) **Nonresidential uses.** For all buildings in the C-1, C-2, C-3, and C-4 districts and buildings with nonresidential uses on the first floor, the ground floor of the principal entrance shall align with the elevation of the adjacent sidewalk. Sunken terraces or stairways to a basement shall not constitute principal entrances to a building for the purposes of this section. It is not the intent of this section to preclude the use of below or above grade entryways, provided that such entryways are secondary, not principal entrances.

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- b) **Residential and live/work uses.** For first-floor residential and live/work uses in the C-1, C-2, C-3, and C-4 districts, the ground floor of the building (and consequently the principal entrance as well) may be raised up to 36 inches above the elevation of the adjacent sidewalk. This is intended to create greater privacy for first floor residential uses by elevating windows above the view of passing pedestrians.
 - G) **Windows and entryways.** The following requirements apply to façades of buildings facing a public street or public space such as a plaza or square.
 - i) **Windows.** Windows above the ground floor shall have a height to width ratio of at least 2:1.
 - ii) **Ground floor façade transparency.**
 - a) All buildings with first floor nonresidential uses shall maintain transparency for at least 70 percent of the first-floor façade area between two and eight feet above grade level. Doors and windows provide transparency.
 - b) All windows shall use transparent, non-reflective glass.
 - c) Areas of solid wall shall not exceed a length of 20 feet.
 - H) **Recessed entrances encouraged.** Doors are encouraged to be recessed into the face of the building to create a sense of entry and to add variety to the streetscape.
 - I) **Encroachments.** The following building elements may encroach into a public right-of-way or setback:
 - i) **Balconies.** Balconies on upper stories may encroach up to 6 feet into any required setback area and up to 4 feet into any right-of-way area.
 - ii) **Stoops.** Unenclosed and uncovered front stoops may encroach up to 5 feet into a front yard setback area, provided that the stoop maintains a minimum setback of five feet from any right-of-way line.
 - iii) **Awnings.**
 - a) Ground-story awnings may encroach up to six feet from the face of the building into the setback or right-of-way area.
 - b) Awnings shall have a minimum of eight (8) feet of clear space between the sidewalk and the bottom of the awning or any support structure and shall not exceed a height of 12 feet to the highest point of the canopy.
 - c) If the awning encroachment of six (6) feet would interfere with the placement of street lighting or street trees, the awning projection shall be reduced to resolve the conflict.
 - d) Awnings shall be constructed out of fabric and may not be internally illuminated. Metal or other materials may be used for awnings if a modification is approved per Section 5.04 D.
 - iv) **Bay windows.** Bay windows on the ground story may encroach up to three (3) feet into any setback area, but may not encroach into a right-of-way area. Bay windows on upper floors may encroach up to three (3) feet into any setback or right-of-way area.
 - v) **Eaves.** Roof eaves may encroach up to three (3) feet into any setback or right-of-way area.
 - J) **Service areas.** All service areas, including utility access, above ground equipment and dumpsters shall be located in side or rear yards and shall be screened from view from any street.
 - K) **Mechanical and utility equipment.** Mechanical equipment, electrical and gas meter and service components, and similar utility devices (whether ground level, wall mounted, or roof mounted) shall be screened from view from the front property line. Exterior screening materials shall be the same as the predominant exterior materials of the principal building.

- (6) **Building Type Standards for New Construction.** When using the Form-Based Development Option for new construction in the C-1, C-2, C-3, and C-4 districts, buildings must conform to architectural and dimensional standards of the following building types.

- A) **Apartments.** A medium sized building that contains five (5) to ten (10) dwelling units either side-by-side or stacked between two floors. There can be one shared entry or individual entries facing the street.



ILLUSTRATED DESIGN STANDARDS: APARTMENTS

1. Traditional building façade treatments (including masonry reliefs and/or motifs) and main entrances located along street of building address.
2. Opaque façade through which window and door openings appear to have been "punched" as through paper in a ring binder.
3. Building cornice (at top of building) of substantial height and decoration.
4. Minimum one horizontal molding or accent material projection dividing the façade into layers.
5. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in repeating sizes.
6. Window groupings encouraged, with groups of up to 3 allowable.
7. Main entrances at grade for accessibility, working in conjunction with interior lobby or vestibule and elevator(s).
8. Ground Floor Units (finished floor) 36" to 42" above grade.
9. Main entrance articulation.
10. Prominent sills and/or heads required for windows located along façades (discouraged along other exterior walls).
11. No building entrances from side parking lots allowable. Otherwise, sides and backs of buildings not regulated by this code, except at corners (as shown here).
12. Building façade treatments optional along intersecting streets.

13. Towers, sculptures, and other characteristic forms and/or focal points encouraged (not illustrated).
14. Floor to floor heights limited to 10'-6".
15. Feature excepted on Art Deco style buildings.

Permitted Materials: Apartments							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
Building Wall	X		X			X	Portland Cement Stucco
Accents		X	X	X	X	X	Limestone
Window and Door Heads	Soldier Course	X	X	X	X		Limestone
Window Sills	Soldier Course	X	X	X	X	X	Limestone
Columns	X	X	X	X	X		Limestone

- B) **Carriage House/Accessory Dwelling Unit.** Also considered an accessory structure, a carriage house is a small building located in the rear of a principal dwelling unit and can contain a small dwelling unit or similar use. They are often above a garage but can also be at ground level.



ILLUSTRATED DESIGN STANDARDS: CARRIAGE HOUSE / ACCESSORY DWELLING UNIT

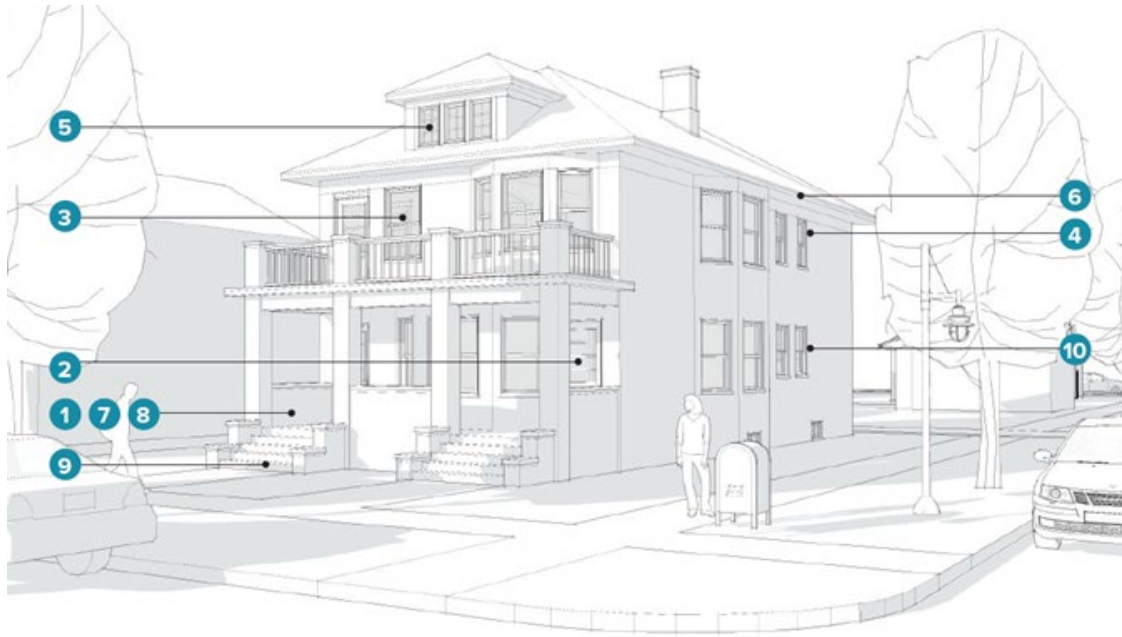
1. Small, traditionally-styled residential garage form containing one (1) residential unit, indoor parking, or one (1) residential unit above indoor parking. Ground floor finish floor 24"-36" above grade (if not above parking).

2. Opaque façade through which window and door openings appear to have been "punched" as through paper in a ring binder (garage doors excepted).
3. Window groupings encouraged, with groups of up to 3 allowable.
4. Residential entrance articulation and indoor stairway (stairway if more than one story).
5. Floor to floor heights limited to 10'-6".
6. Window screens to be made of wood or, if non-masonry structure, windows to have 3½" ht. painted wood aprons added beneath sills to width of cased openings.
7. Must be concealed behind a primary building type. Not to be located in view of frontage corresponding to street of primary building address.
Garage door openings, garage doors, garage door Window panes, and garage door panels must all be square or rectangular. Door panels and Window panes must be oriented vertically.

Permitted Materials: Carriage House / Accessory Dwelling Unit							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
Building Wall	X		X			X	Portland Cement Stucco / Cement Board*
Accents		X	X	X	X		
Window and Door Heads	Soldier Course	X	X	X	X		Cedar
Window Sills*	Soldier Course	X	X	X	X		Cedar
Columns	X	X	X	X	X		Wood

* Cement Siding and Wood Trim Installed Smooth-Side Out. Visible Wood-Grain Embossing or Rough-Sawn Surfaces Prohibited

- C) **Duplex/Triplex Stacked, or Adjacent.** A small or medium sized building with two dwelling units stacked one on ground level and one above, each with a separate door facing the street.



ILLUSTRATED DESIGN STANDARDS: DUPLEX / TRIPLEX STACKED, OR ADJACENT

1. Traditionally-styled single-family house form containing two (2) residential units with two (2) main entrances at the front, and alternate or service entrances along the sides and/or back. Finished floor located 24" to 30" above grade.
2. Residential units exist above one another within building enclosure.
3. Opaque exterior walls through which window and door openings appear to have been "punched" as through paper in a ring binder.
4. Pattern of solids and voids generated by the vertical and horizontal alignment of Windows and doors in variously repeating sizes.
5. Window groupings encouraged, with groups of up to 3 allowable.
6. Building overhangs commensurate with style of architecture.
7. Ground floor 24" to 30" above grade.
8. Min. 6'-6" deep front porch maximum 30" above grade with optional decorative rail 28"—36" above porch floor.
9. Stacked duplex and triplexes entrances may have separate doors or share a vestibule. Adjacent duplex and triplexes entrances shall have individual main entrance articulation.
10. Window screens to be made of wood or, if non-masonry structure, windows to have 3½" ht. painted wood aprons added beneath sills to width of cased openings.
11. Floor to floor heights limited to 10'-6".

Permitted Materials: Duplex / Triplex Stacked, or Adjacent								
	Duplex Type	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Beveled Cedar Siding	Other
Building	Stacked	X		X			X	Portland

Wall								Cement Stucco/ Cement Board *
	Adjacent							
Accents	Stacked	X	X	X	X	X		
	Adjacent							
Window and Door Trim*	Stacked	Soldier Course	X	X	X	X		Cedar
	Adjacent							
Window Sills*	Stacked	Soldier Course	X	X	X	X		Cedar
	Adjacent							
Columns	Stacked	X	X	X	X	X		Wood
	Adjacent							

* Cement Siding and Wood Trim Installed Smooth-Side Out. Visible Wood-Grain Embossing or Rough-Sawn Surfaces Prohibited.

- D) **Fourplex/Four-Family Dwelling Unit.** A medium sized building that contains four dwelling units split up two (2) on the ground floor and two (2) above, with a shared door facing the street.



ILLUSTRATED DESIGN STANDARDS: FOURPLEX / FOUR-FAMILY DWELLING UNIT

1. Traditional building façade treatments (including masonry reliefs and/or motifs) and main entrances located along street of building address.
2. Opaque exterior walls through which window and door openings appear to have been "punched" as through paper in a ring binder.

3. Building cornice must have the most prominent shadow line.
4. Minimum one (1) additional horizontal molding or accent material projection dividing the building into layers or creating water table expression on ground floor level.
5. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in repeating sizes.
6. Window groupings encouraged, with groups of up to 3 allowable.
7. Main entrances at grade for accessibility, working in conjunction with interior lobby or vestibule and lift or ramp servicing first floor units.
8. Ground-floor units finish floor-elevation 36" to 42" above grade.
9. Main entrance articulation.
10. Prominent sills and/or heads required for Windows located along façades.
11. No building entrances from side parking lots allowable. Otherwise, sides and backs of buildings not regulated by this code, except at corners (as shown here).
12. Building façade treatments optional along intersecting streets.
13. Floor to floor heights limited to 10'-6".

Permitted Materials: Fourplex / Four-Family Dwelling Unit							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
Building Wall	X		X			X	Portland Cement Stucco
Accents	x	X	X	X	X		
Window and Door Heads	Soldier Course	X	X	X	X		Cedar
Window Sills	Soldier Course	X	X	X	X		Cedar
Columns	X	X	X	X	X		Wood

- E) **Live/Work Unit.** A small to medium sized building that contains a ground floor office, service, or retail space with a dwelling unit above or behind it. The building can be attached or detached, and both the living and working space are owned or rented by one (1) user.



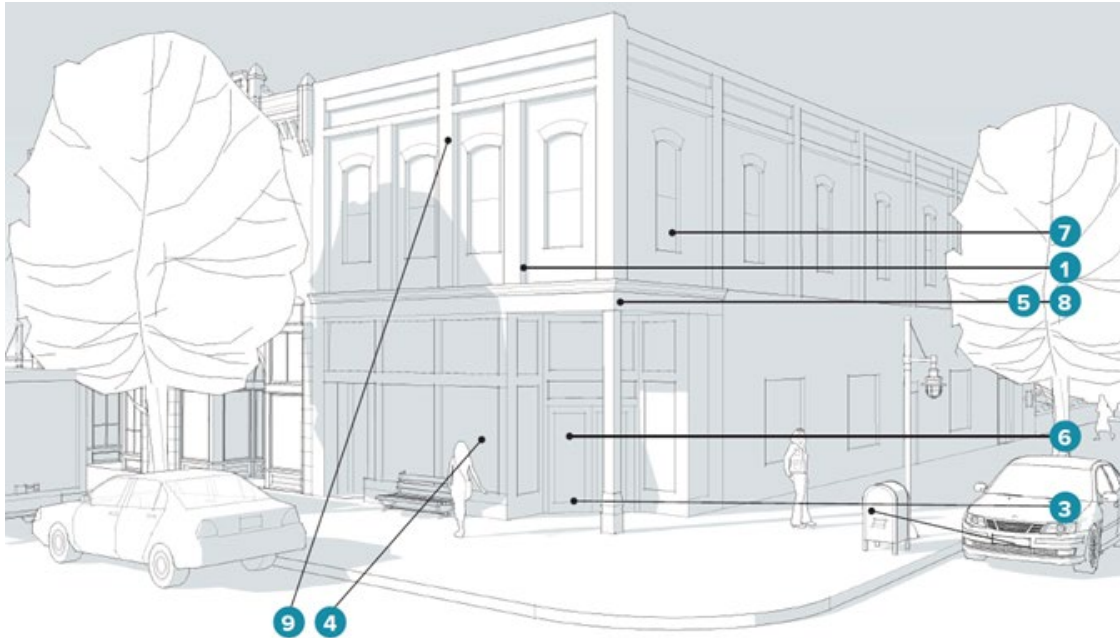
ILLUSTRATED DESIGN STANDARDS: LIVE / WORK UNIT

1. Ground floor elevated 30" to 42" above average grade at front of building with interior lift for accessibility (Type A). Main level may be accessible at grade with plate glass storefront (Type B) or if building is setback from right-of-way line minimum 7'-0" (Type C).
2. Traditional building façade treatments (as well as main business entrances) to be located along streets of corresponding building addresses and corresponding to right-of-way lines. Side entrances subordinate and allowable at right-of-way lines along intersecting streets only. Side entrances along parking lots prohibited. Rear entrances also subordinate. Storefront main entrance at corner may substitute for that listed above (see Mixed-Use Building).
3. Main business entrance doors must remain unlocked during business hours.
4. Open, plate-glass shopfronts (Type B) encouraged at ground-floor level along street of building address, with façade supported above by columns and beams and extending for a distance of 12' to 14' around building corners at intersecting streets.
5. Plate glass material beginning 15" to 18" above finished grade (top of sidewalk) and extending to underside of beam, with alternate leaded or stained-glass transoms minimum 8'-0" above finish grade.
6. Sign band and/or secondary cornice to be integral with any shopfronts and located above plate glass shopfronts or transoms (Type B).
7. At-grade doorways to be recessed (see numerical parameters below).
8. Opaque exterior walls, through which all window openings appear to have been "punched" (such as through paper in a ring binder), with such windows recessed into the façade, reinforcing this intended effect (except at shopfronts, which are to have plate glass column to column).
9. Building cornice (at top of building) casting tallest horizontal shadow upon building façade. Must be the most prominent shadow line (aside from those cast individually by awnings above shopfronts).
10. Phasing of site development to be coordinated with individual units (each 16' to 25' in width), any first unit developed front to back for a minimum distance of 25' before development of any adjacent unit is to begin. Adjacent and subsequent units to be developed front to back in a similar manner. 8 units per building maximum.

11. Pattern of solids and voids, coordinated within structural bays, generated by the vertical and horizontal alignment of rectangular windows and doors in repeating sizes. Full and segmented arches allowable atop rectangular windows in these locations (shopfronts excepted).
12. Arched building tops prohibited.
13. Window groupings allowable.
14. Open-ended, canvas, sloped awnings above shopfront windows. (Type B).
15. Decorative sills and/or headers required on windows located along exterior walls (shopfronts excepted).
16. Sides and backs of buildings not regulated by this code, except along intersecting streets (as shown here).
17. Floor to floor heights limited to 15'.
18. Flat roof required.

Permitted Materials: Live / Work Unit							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
Building Wall	X		X				Portland Cement Stucco
Accents	X	X	X	X	X		
Window and Door Heads	Soldier Course	X	X	X	X		
Window Sills	Soldier Course	X	X	X	X	X	
Columns	X	X		X	X	X	Steel

- F) **Mixed-Use Building.** A small to medium sized building that contains ground floor commercial space with dwelling units above. Any number of dwelling units can be incorporated based on the desired level of density. Typically, there is one (1) shared door for residential access facing the street.



ILLUSTRATED DESIGN STANDARDS: MIXED-USE BUILDING

1. Traditional building façade treatments (including masonry reliefs and/or motifs), as well as main business entrances, to be located along streets of corresponding building addresses and at right-of-way lines. Side entrances subordinate and allowable at right-of-way lines along intersecting streets only. Side entrances along parking lots prohibited. Rear entrances also subordinate. Main entrance at corner may substitute for that listed above.
2. Main entrance doors must remain unlocked during business hours.
3. Main level accessible at grade.
4. Open, plate-glass shopfronts (curtain walls), located at ground-floor level along street of building address, with façade supported above by columns and beams and extending for a distance of one structural bay around building corners at intersecting streets. Plate glass material beginning 15" to 18" above finish grade (top of sidewalk) and extending to underside of beam, with alternate leaded or stained-glass transoms minimum 8'-0" above finish grade.
5. Sign band and/or secondary cornice integral with shopfronts and above plate glass and/or transoms. Such cornice may be used to satisfy the one horizontal molding or accent material band projection requirement.
6. Recessed doorways located within shopfronts (see numerical parameters below).
7. Opaque exterior walls above ground floor, through which window openings appear to have been "punched" (such as through paper in a ring binder), with such windows recessed into the façade, reinforcing this intended effect.
8. Minimum one additional horizontal molding or accent material band projection, casting a secondary horizontal shadow line, dividing the façade into layers. This feature is excepted on Art Deco-style buildings.
9. Vertical façade projections (corresponding to structural columns) casting vertical shadows on façade and articulating regular structural bays, each 20' to 30' in width.

10. Phasing of site development to be coordinated with structural bays, any first bay developed front to back for a minimum distance of 20' before development of any adjacent bay is to begin. Adjacent and subsequent bays to be developed front to back in a similar manner.
11. Pattern of solids and voids above ground floor, coordinated within structural bays, generated by the vertical and horizontal alignment of rectangular windows and doors in repeating sizes. Full and segmented arches allowable atop rectangular windows in these locations.
12. Radii of arches on segmented-arch windows must equal widths of corresponding windows.
13. Arched building tops prohibited.
14. Window groupings allowable above ground floor, corresponding to structural bays.
15. Open-ended, canvas, sloped awnings above shopfront windows.
16. Decorative sills and/or headers required on upper-floor windows located along façades.
17. Sides and backs of buildings not regulated by this code, except at corners (as illustrated here).
18. Building façade treatments optional along intersecting streets.
19. Towers, sculptures, and other characteristic forms and/or focal points encouraged (not illustrated).
20. Characteristic forms echoed or repeated within structural bays.
21. Floor to floor heights limited to 15'.

Permitted Materials: Mixed-Use Building							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Beveled Cedar Siding	Other
Building Wall	X		X				Portland Cement Stucco
Accents	X	X	X	X	X		
Window and Door Heads	Soldier Course	X	X	X	X		Cedar
Window Sills	Soldier Course	X	X	X	X	X	Cedar
Columns	X	X		X	X	X	Wood

* Cement Siding and Wood Trim Installed Smooth-Side Out. Visible Wood-Grain Embossing Or Rough-Sawn Surfaces Prohibited

- G) **Townhome, Rowhouse.** A small to medium sized building that contains side-by-side attached single-family dwelling units. Typically, two (2) to eight (8) units make up a building, all with individual entrances facing the street.



ILLUSTRATED DESIGN STANDARDS: TOWNHOME / ROWHOUSE

1. Residential units existing side-by side within building enclosure with each unit extending from foundation to roof.
2. Parking at rear or within building at ground floor with parking entrance at rear of building.
3. Side parking lots prohibited.
4. Opaque exterior walls through which window and door openings appear to have been "punched" as through paper in a ring binder.
5. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in variously repeating sizes.
6. Window groupings encouraged, with groups of up to 3 allowable.
7. Ground floor (finished floor) 24" to 30" above grade.
8. Min. 6'-6" deep required front porch maximum 30" above grade with decorative rail 28" ? 36" above porch floor (porches may be individual or shared and continuous across front of building).
9. Individual main entrance articulation. Porch may be shared (entrances may have separate doors or share a vestibule).
10. Window screens to be made of wood or, if non-masonry structure, Windows to have 3½" ht. painted wood aprons added beneath sills to width of cased openings.
11. Floor to floor heights limited to 10'-6".

Permitted Materials: Townhome / Rowhouse							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Beveled Cedar Siding	Other
Building Wall	X		X			X	Portland

							Cement Stucco Cement Board (a)
Accents	X	X	X	X	X		Painted Wood
Window and Door Heads (a)	(b)	X	X	X	X		Cedar
Window Sills (a)	(b)	X	X	X	X		Cedar
Columns	X	X		X	X		Wood
a) Cement siding and wood trim shall be installed with the smooth side facing outward. Visible woodgrain embossing or rough-sawn surfaces are prohibited.							
b) Soldier course.							

- H) **Schedule of Regulations by Building Types:** When using the Form-Based Development Option, the following dimensional standards by building type shall apply to new construction in the C-1, C-2, C-3, and, C-4 districts. When in conflict with Section 4.02, these regulations shall prevail.

SCHEDULE OF REGULATIONS BY BUILDING TYPE				
Building Type	Front Setback (j)	Side Setback (adjacent to private lot)	Side Setback (adjacent to ROW line)	Rear Setback
Adjacent / Stacked Duplex & Triplex	≥ 20' (a)	10'	7' to 12'	10'
Fourplex	10' (b)	7'	4' to 7'	0'
Rowhouse	20' (c)	7'	4' to 6'	10' (d)
Small Apartment Building	≤ 10' (e)	7'	≤ 7'	0'
Residential Accessory Dwelling Unit / Garage	≥ 10' (f)	≥ 3'	≥ 3'	10' (d)
Live-Work Building	0' (g)	0'	0'	0'
Mixed-Use Building	0' (h)	0'	0'	0'
a) Setback shall match mean setback of existing residential buildings along block frontage, ≥ 20'. If mean existing setback is < 20', then setback of new building shall default to 20'. Porches may encroach ≤ 12' into required front setbacks.				
b) Setback shall match that of an adjacent residential building on the principal frontage, ≤ 35'. If adjacent building(s) are set back > 35', then setback of new building shall default to 10'.				
c) Setback shall match that of an adjacent residential building on the principal frontage, ≤ 35'. If				

adjacent building(s) are set back > 35', then setback of new building shall default to 20'. Porches or porticos may encroach ≤ 9' into required front setbacks.

d) Rear setback is 4' from alley easements.

e) Setback shall match that of an adjacent residential building on the principal frontage, ≤ 35'. If adjacent building(s) are set back > 35', then setback of new building shall default to a distance ≤ 10'. Porches or porticos may encroach ≤ 9' into required front setbacks. Entrance canopies on Large Apartment Buildings may extend into right of way over sidewalk.

f) From main building on parcel.

g) See Building Type Regulations.

h) Required build-to line.

l) **Modifications from Building Design Standards for New Construction.** The City Council may modify the above requirements finding all of the following standards have been met:

- i) The architectural design of the proposed structure is consistent with the character of the surrounding area.
- ii) The architectural design otherwise meets the building design standards for adaptive reuse in the C-1, C-2, C-3, and C-4 districts.
- iii) The project brings the site more into compliance with the Building Design Standards for New Construction and purpose of the C-1, C-2, C-3, and C-4 districts.

(Ord. of 4-18-2022)

ARTICLE VI. STANDARDS APPLICABLE TO SPECIFIC USES

Section 6.01 Adult Entertainment.

Adult Businesses provided that:

- (1) **Districts Permitted.** The following standards apply in the C-3 District as a waiver use.
- (2) **Location.** No adult business shall be located within one thousand (1,000) feet of any property which is either occupied or approved for an adult business or within five hundred (500) feet of any property which is either occupied or zoned for residential use as measured from any point on the property which is so occupied or zoned.
- (3) **Access.** The parcel of land on which the adult business is located shall have direct access to a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more as designated on the Future Transportation Map of the City of Livonia.

Section 6.02 Adult Foster Care.

Residential homes for mentally or physically handicapped persons (as defined in Section 2.02, Section 2.02(2) of this Ordinance) for more than six (6) persons, provided that:

- (1) **Districts Permitted.** The following standards apply in the RUF District as a waiver use.

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- (2) **Lot Size.** Residential homes for mentally or physically handicapped persons shall be located on a lot or parcel of no less than one-half (½) acre in area.
 - (3) **Maximum Capacity.** Such residential home shall house no more than sixteen (16) mentally or physically handicapped persons plus such persons as may be required to provide supervision. There shall be no more than two (2) occupants per bedroom.
 - (4) **Outdoor Recreation.** An outdoor recreation area shall be provided equal to five hundred (500) square feet per bedroom, and such recreation area shall be designed and oriented to fulfill the needs of all residents.

Section 6.03 Alcohol Sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD]).

S.D.D. and S.D.M. licenses provided, however, that S.D.D. licenses which were approved and in use at locations prior to March 7, 1977, and S.D.M. licenses which were approved and in use at locations prior to April 11, 1983, may continue to be used to the extent and in the manner previously established at such locations without waiver use approval, provided further that:

- (1) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 District as a permitted use.
- (2) **Location.**
 - A) Such proposed S.D.D. licensed establishment shall be located at least one thousand (1,000) feet distant from any existing S.D.D. licensed establishment, as measured from the nearest point on the building proposed to be licensed to the building in which the existing licensed establishment is located; and further provided that such S.D.M. licensed establishment shall be located at least five hundred (500) feet distant from any existing S.D.M. licensed establishment, as measured from the nearest point on the building proposed to be licensed to the building in which the existing licensed establishment is located; provided, however, that the foregoing one thousand (1,000) foot and five hundred (500) foot limitations may be waived by action of the City Council.
 - B) Such proposed S.D.D. or S.D.M. licensed establishment shall be located at least four hundred (400) feet distant from any church or school building, either public or parochial, as measured from the nearest point on the building proposed to be licensed to the existing church or school building.
- (3) **Access.** Access to such S.D.D. or S.D.M. licensed establishment shall be from a public street having a right-of-way width of at least one hundred twenty (120) feet, as indicated on the Future Transportation Map of the City of Livonia.
- (4) **Locked Display Case.** All S.D.D. licensees who sell alcoholic liquor other than beer and wine in their original package for consumption off the premises and whose total gross receipts derived from the sale of all alcoholic beverages do not exceed 35% of the total gross receipts of all sales, both alcoholic and non-alcoholic, shall display such alcoholic liquor behind a counter or in a locked display case in such a manner with no direct public access for a qualified employee at least eighteen (18) years of age to distribute to the customer.
- (5) **Limitation on S.D.D. Retail Sales Area.** Proposed S.D.D.-licensed establishments shall be limited to a maximum gross floor area of fifteen thousand (15,000) square feet. The maximum gross floor area shall be the sum of the portions of the establishment in which SDD and non-SDD merchandise are displayed and sold.

Section 6.04 Apartments.

- (1) **Districts Permitted.** The following standards apply in the NM2 District as a permitted use and in the NM1 District as a waiver use.
- (2) **Studio.** A dwelling unit containing a minimum net floor area of at least three hundred (300) square feet per unit, consisting of not more than one (1) room, in addition to kitchen and necessary sanitary facilities, and for the purposes of computing density shall be considered as a one (1) room unit.
- (3) **One (1) Bedroom Unit.** A dwelling unit containing a minimum net floor area of at least four hundred fifty (450) square feet per unit, consisting of not more than three (3) rooms, in addition to kitchen and necessary sanitary facilities, and for the purposes of computing density shall be considered as a three (3) room unit.
- (4) **Two (2) Bedroom Unit.** A dwelling unit containing a minimum net floor area of at least seven hundred fifty (750) square feet per unit, consisting of not more than four (4) rooms, in addition to kitchen and necessary sanitary facilities, and for the purposes of computing density shall be considered as a four (4) room unit.
- (5) **Three (3) or More Bedroom Unit.** A dwelling unit wherein for each room in addition to the four (4) rooms permitted in a two (2) bedroom unit, there shall be provided an additional area of three hundred (300) square feet to the minimum net floor area of seven hundred fifty (750) square feet. For the purpose of computing density, said three (3) bedroom unit shall be considered as a five (5) room unit and for each increase in a bedroom over three (3) there shall be an increase in the room count by one (1) over the five (5).
- (6) **Common Recreation Area.** In the case of multiple family projects comprising two (2) or more acres, there shall be provided a common recreation area equal to at least twenty-five (25) square feet per dwelling unit in the development with a minimum of twelve hundred (1,200) square feet. Such recreation area shall be designated and oriented to fit the needs of all tenants and may contain facilities such as but not limited to community buildings, swimming pools, tennis courts, and putting greens.

Section 6.05 Automobile Sales and Rental and Mobile Home Sales.

New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities (including repair and service facilities only when owned and operated in conjunction therewith by the same proprietor and located on the same property), provided that:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Minimum Lot Size and Lot Width.** Automobile sales and rental and mobile home sales shall be located on a parcel of land containing no less than one-half (½) acre and having a width of at least one hundred (100) feet at the front lot line.
- (3) **Parking Setback.** No vehicles shall be parked within twenty (20) feet from the front lot line or at the side lot line adjacent to the street.
- (4) **Lighting.** All exterior lighting, including illuminated signs, shall be erected and hooded or shielded so as to be deflected away from the adjacent or neighboring residential property.
- (5) **Number of Vehicles.** The total number of vehicles proposed to be displayed or stored shall be subject to recommendation by the Planning Commission and approval by the City Council.
- (6) **Access.** Automobile sales and rental and mobile home sales shall have direct access to a major thoroughfare having an existing or proposed right-of-way width of one hundred twenty (120) feet or more as designated on the Future Transportation Map.
- (7) **Outdoor Storage.** Outdoor storage of disabled, damaged, or unlicensed vehicles is prohibited.

Section 6.06 Automobile Repair (Up to One (1) Ton GVWR).

Automobile and light truck (one (1) ton gross vehicle weight) repair such as motor and electrical tune-up; replacement of shock absorbers, brakes, mufflers, exhaust and tailpipes; transmissions; and other similar repairs subject to the following:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Repair Work.** All repair work must be carried out within an enclosed building.
- (3) **Light Truck Repair.** Automobile and light truck repair shall not permit such repairs as bumping, painting, spraying or rustproofing.
- (4) **Number of Vehicles.** The total number of vehicles proposed to be stored shall be subject to recommendation by the Planning Commission and approved by the City Council.
- (5) **Access.** Automobile Repair shops shall have direct access to a major thoroughfare having an existing or proposed right-of-way width of one hundred twenty (120) feet or more as designated on the Future Transportation Map.
- (6) **Outdoor Storage.** Outdoor storage of disabled, damaged, or unlicensed vehicles is prohibited.

Section 6.07 Auto-Wash Establishments.

Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps, provided that:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Enclosure.** All washing facilities (except steaming) are to be enclosed within a building.
- (3) **Side Yard Setback.** The building is situated no closer than thirty-five (35) feet from one side property line.
- (4) **Parking Lot Layout.** The building and off-street parking (waiting) areas shall be so located and arranged so that motor vehicles shall not park upon or overhang any public sidewalk, street, or right-of-way.
- (5) **Location.** Auto-wash Establishments shall not be located nearer than one hundred fifty (150) feet as measured from any point on the property to any point on the property of any church, public or parochial school, or playground.
- (6) **Minimum Lot Size and Lot Width.** Auto-wash establishments shall be located on a parcel of land containing at least eight thousand (8,000) square feet and having a width of at least one hundred (100) feet at the front property line.
- (7) **Screening.** Where such a use adjoins any property located in any residential district or is separated from such property by a public alley, a protective wall shall be erected and maintained as provided in Article X of this Ordinance.
- (8) **Lighting.** All exterior lighting, including illuminated signs, shall be erected and hooded or shielded so as to be deflected away from any adjacent or neighboring residential property.
- (9) **Access.** Ingress and egress shall be available from a public street having a right-of-way width of at least one hundred twenty (120) feet or more as indicated on the Future Transportation Map.

Section 6.08 Bed and Breakfast Establishments.

Bed and breakfast establishments provided that:

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, and NM1 Districts as a waiver use and in the C-1, C-2, C-3, and C-4 as a permitted use.
- (2) **Minimum Lot Size and Lot Width.** Bed and Breakfast Establishments shall be located on a lot or parcel of no less than one-half (½) acre in area or in a residential structure containing no less than two thousand (2,000) square feet of living space.
- (3) **Parking Setbacks.** Off-street parking shall be provided in the rear or side yard, behind the front building setback line. For parcels abutting an exterior side street, parking shall not be closer to the street than the principal structure.
- (4) **Site Features.** Such parking lot shall be improved with a minimum of four (4) inches of concrete or plant mixed asphalt. Natural screening by use of plant material or other screening by use of fencing shall be utilized to screen parking areas from adjoining residential properties.
- (5) **Access.** Bed and breakfast establishments shall have direct access to a public street having an existing or planned width of at least eighty-six (86) feet or more as designated on the Future Transportation Map.
- (6) **Ownership.** Such establishments shall be run by persons who own and occupy the premises for residential purposes.
- (7) **Bedrooms.** Not more than six (6) bedrooms in the bed and breakfast establishment shall be used for bed and breakfast sleeping rooms. No more than four (4) occupants per room shall be allowed. There shall be no cooking facilities for use by the occupants of the bed and breakfast sleeping rooms.
- (8) **Accessory Structures.** No accessory buildings shall be used for bed and breakfast sleeping rooms unless they were originally constructed to accommodate housing use. No garage shall be used for bed and breakfast sleeping rooms.
- (9) **Signs.** One (1) sign identifying the bed and breakfast establishment shall be permitted if such sign complies with the requirements of Section 11.08Section 11.08(1) of this Ordinance.
- (10) **Maximum Stay.** Guest occupancy shall be no longer than fourteen (14) consecutive days.
- (11) **Restrooms.** Lavatory and bathing facilities shall be available for all persons utilizing the bed and breakfast establishment.
- (12) **Safety.** The dwelling to be used as a bed and breakfast establishment shall have at least two (2) usable exits. A fire escape plan shall be developed and graphically displayed in each guest room. A smoke detector in proper working order shall be placed in every sleeping room and a fire extinguisher in proper working order shall be placed on every floor. The site shall be reviewed by the Fire Marshall pursuant to the standards contained in the Fire Prevention Code as to the necessity for fire lanes.
- (13) **Compliance.** All bed and breakfast establishments shall be required to obtain a business license under Chapter 5.42 of the Livonia Code of Ordinances and shall not conduct operations until such license has been obtained pursuant to that chapter. Such establishments shall comply with all applicable local, county, state, and federal ordinances, laws, rules, regulations, and codes. All bed and breakfast operations shall submit to annual inspections by the Building and Fire Departments. Renewal of a business license shall be contingent upon compliance with applicable codes, as verified by such inspectors.

Section 6.09 Brewer, Micro Brewer, Brewpub, and Distilleries.

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, and C-4 Districts as a waiver use and in the P-L, C-3, M-L, M-1, and M-2 District as a permitted use.
- (2) **Location.**
 - A) Brewers, micro brewers, brewpubs, and distilleries shall not be located within one thousand (1,000) feet of any other such licensed establishment as measured from the actual premises being used or proposed for use of the respective properties; provided, however, that with respect to those licensed establishments which are utilized primarily as restaurants or for dining facilities, the foregoing one thousand (1,000) foot requirement may be waived by the City Council.
 - B) Such proposed licensed establishment shall be located at least four-hundred (400) feet distant from any church or school building, either public or parochial, as measured from the nearest point on the building proposed to be licensed to the existing church or school building.
- (3) **Compliance.** Brewers, micro brewers, brewpubs, and distilleries shall comply in every respect with the Michigan Liquor Control Act.
- (4) In M-L, M-1, and M-2 Districts, waiver use approval shall be required for on-site consumption except from a hospitality room located on the premises for sampling by consumers as provided in the Michigan Liquor Control Act which provisions are made a part hereof and incorporated herein by reference, and further provided, no Brewer, Micro Brewer, Brewpub, or Distillery shall be located less than 250 feet from the nearest point on the boundary of a residential district.

Section 6.10 Caregiver Grow Facilities.

- (1) Such use shall not be located within four hundred (400) feet of any residential district, place of worship, municipal or private park, public or private school or daycare facility, or public or private indoor recreational uses permitted pursuant to Section 6.32, as measured from the nearest point on the building within which the caregiver grow facility is operating and the property line of any of the uses.
- (2) Such use shall be limited to buildings in which there are no other uses other than caregiver grow facilities.
- (3) Such proposed Caregiver Grow Facility shall be located at least one thousand (1,000) feet distant from any existing Caregiver Grow Facility as measured from the nearest point on the building proposed to be occupied to the building in which the existing Caregiver Grow Facility is located.

(Ord. of 4-18-2022)

Section 6.11 Child Care, Family Home.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, and RUF Districts as a waiver use.
- (2) **Compliance.** The owner or occupant of said residence is a licensee in good standing with the State of Michigan pursuant to PA 1973, No. 116, MCL 722.111 et seq., as amended. All health and safety requirements established by the State of Michigan shall be met.
- (3) **Ownership.** The owner or occupant of said residence has registered with the City Clerk. The facility must be the principal residence of the provider.
- (4) **Drop-off/ Pickup Area.** A drop-off/pickup area shall be provided where the residence is located on a major thoroughfare as defined in this Ordinance in order to prevent vehicles from backing onto the roadway.

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- (5) **Operating Hours.** There shall be no dropping off or picking up of children between the hours of 10:00 p.m. and 6:00 a.m.
 - (6) **Exterior Alterations.** No structural changes or exterior alterations shall be made which would alter the residential character of the dwelling except for those necessary to comply with the State of Michigan licensing rules applicable to family day care homes.
 - (7) **Outdoor Recreation.** Family day care homes shall provide and maintain an outdoor play space as required by the State of Michigan.
 - (8) **Noise.** Use will comply with all noise standards and other provisions contained in Section 8.01.
 - (9) **Signs.** No sign shall be used on the premises.
 - (10) **Safety.** All family day care homes shall be registered with the 911 dispatch center and the City of Livonia Public Safety Department.
 - (11) **Location.** No new family day care home shall operate within one thousand (1,000) feet from any existing registered family day care home or group day care home, as measured from the nearest property line of the proposed use to the nearest property line of the existing registered use.

Section 6.12 Child Care, Group Home.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, and RUF Districts as a conditional use.
- (2) **Compliance.** The owner or occupant of said residence currently operating as a group day care home is a licensee and has continuously remained a licensee in good standing with the State of Michigan pursuant to 1973 PA 116, as amended, since prior to November 14, 1999.
- (3) ~~Previously Existing Group Homes~~**Requirements.** Group day care homes not licensed and operating prior to November 14, 1999 in residential zones shall meet all of the following:
 - A) The owner or occupant of said residence shall be a licensee and continuously remain a licensee in good standing with the State of Michigan pursuant to 1973 PA 116, as amended.
 - B) The group day care home shall not operate within a distance of one thousand (1,000) feet from any existing registered family day care home or group day care home, as measured from the nearest property line of the proposed use to the nearest property line of the existing registered use.
 - C) The owner or operator has registered with the City Clerk.
 - D) The facility is the principal residence of the provider.
 - E) Group day care homes shall not result in traffic congestion or hazardous traffic conditions.
 - F) A drop-off/pickup area shall be provided if the residence is located on a major thoroughfare as defined in this Ordinance in order to prevent vehicles from backing onto the roadway.
 - G) The use shall not involve an increase in on-street parking by more than two (2) additional vehicles at a time.
 - H) All health and safety requirements of the State of Michigan shall be met.
 - I) There shall be no dropping off or picking up of children between the hours of 10:00 p.m. and 6:00 a.m.
 - J) No structural changes or exterior alterations shall be made which would alter the residential character of the dwelling except as required by the State of Michigan licensing rules.
 - K) Group day care homes shall provide and maintain an outdoor play space meeting the minimum requirements of the State of Michigan.

- L) The residence shall have appropriate fencing which shall encompass the entire outdoor play space, unless same is prohibited by recorded private homeowner's restrictions/bylaws, or, in the alternative, relief from this requirement may be sought upon appeal to the Board of Appeals.
- M) The use shall comply with all noise standards and other provisions contained in Article VIII of this Ordinance.
- N) No sign shall be used on the premises.
- O) All group day care homes shall be registered with the 911 dispatch center and the City of Livonia Public Safety Department.

Section 6.13 Day Care Nurseries.

- (1) **Districts Permitted.** The following standards apply in the NM2 and C-1 Districts as a waiver use and in the C-2, C-3, and C-4 Districts as a permitted use.
- (2) **General Requirements.** Day care nurseries if situated on a parcel of land at least ten thousand (10,000) square feet in area and abutting a street or thoroughfare which has an existing or planned width of eighty-six (86) feet or more as indicated on the Future Transportation Map , and further provided that there is provided and maintained a minimum of five thousand (5,000) square feet of outdoor play area; and further provided that buildings erected on the premises are in harmony with the adjacent buildings in the area; and further provided that appropriate fencing of at least five (5) feet in height encompass the entire outdoor play area. Any use permitted herein shall not be permitted in the interior of any residential block.

Section 6.14 Banquet Facilities, Dance Halls and Ballrooms.

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 and C-4 Districts as a permitted use.
- (2) **Residential Setback.** Banquet facilities, Dance-dance halls and ballrooms, provided that such use shall not be located within three hundred (300) feet of any residential district or property used for church purposes as measured from any point on the property to be so used.

Section 6.15 Reserved.

Editor's note(s)—An ordinance adopted April 18, 2022 , repealed § 6.15, which pertained to Dwelling, Accessory Unit and derived from the original Zoning Regulations.

Section 6.16 Dwelling, Condominium.

- (1) **Districts Permitted.** The following standards apply in the NM1, NM2, and NM3 Districts as a permitted use.
- (2) **Minimum Size.** The minimum size of condominium dwellings within the City, unless otherwise established and shown on the Zoning Map, shall be as follows:

One Bedroom unit	800 sq. feet
Two Bedroom unit	1000 sq. feet
Three Bedroom unit	1200 sq. feet

(Ord. of 4-18-2022)

Section 6.17 Dwelling, Mobile Homes and Modular Homes.

The placement of a mobile home or a modular home, as defined in Section 2.01, Section 2.01(7) of this Ordinance, on any lot or parcel in N-1, N-2, N-3, and NM1 districts shall comply with all the requirements and standards contained in such districts relating to one-family dwellings including, but not limited to, lot size, building setback and land coverage limitations and, in addition, shall comply with the requirements and standards set forth in Section 6.19 of this Ordinance relating to one-family dwelling size; provided, however, that said mobile home or modular home shall comply with the following additional standards:

- (1) **Structure Width.** Every mobile home or modular home shall have a minimum width across any main section of twenty (20) feet.
- (2) **Attachment to Permanent Foundation.** Every mobile home or modular home shall be attached to a permanent foundation co-extensive with the perimeter of the building, which foundation shall be approved by the Inspection Department.
- (3) **Public Utilities.** Every mobile home or modular home shall be connected to a public sanitary sewer, storm sewer, and water system.
- (4) **Visual Appearance.** Such mobile home, when in place, shall not have exposed wheels, towing mechanisms, undercarriage, or chassis. The mobile home or modular home shall contain no additions or rooms or other areas which are not constructed with similar materials and which are not similar in appearance and which shall have similar quality of workmanship as the original structure, including the above described foundation and permanent attachment to the principal structure.
- (5) **Site Features.** Every mobile home and modular home shall be aesthetically compatible in design and appearance with other residences in the vicinity, with either a roof overhang of not less than six (6) inches on all sides, or alternatively, with window sills and roof drainage systems concentrating roof drainage along the sides of the dwelling; with not less than two (2) exterior doors with one being in the front of the dwelling and the other being in either the rear or side of the dwelling, containing permanently attached steps connected to said exterior door areas where a difference in elevation requires the same. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.
- (6) **Compliance.** Every mobile home or modular home shall comply with all pertinent City building and fire codes as well as, in the case of mobile homes, state and federal standards for mobile home construction. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in any ordinance of the City of Livonia pertaining to such parks.

Section 6.18 ~~Dwelling, Multi-Family and Apartments~~Reserved.

- ~~(1) **Districts Permitted.** The following standards apply in the NM2-District as a permitted use.~~
- ~~(2) **Common Recreation Area.** In the case of multiple family projects comprising two (2) or more acres, there shall be provided a common recreation area equal to at least twenty-five (25) square feet per dwelling unit in the development with a minimum of twelve hundred (1,200) square feet. Such recreation area shall be designated and oriented to fit the needs of all tenants and may contain facilities such as but not limited to community buildings, swimming pools, tennis courts, and putting greens.~~

Section 6.19 Dwelling, Single-Family.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, NM1, and NM2 Districts as a permitted use.
- (2) **Requirements in Multifamily Zones.** In NM1 and NM2 Districts, one-family dwellings shall be subject to all of the regulations that apply in the N1 Neighborhood District, including the regulations pertaining to lot size and yard requirements.
- (3) **Minimum Size.** The minimum size of one-family dwellings within the City, unless otherwise established and shown on the Zoning Map, shall be as follows:

Dwelling Design		Minimum Size Required (sq. ft.)
One (1) Story Plan		1,000
One and One-half (1½) Story Plan	Ground Floor	800
	Aggregate	1,100
Two (2) Story Plan	Ground Floor	624
	Aggregate	1,200

(Ord. of 4-18-2022)

Section 6.20 Dwelling, Two-Family.

- (1) **Districts Permitted.** The following standards apply in the NM1 and NM2 Districts as a permitted use.
- (2) **Requirements in Multifamily Zones.** In NM1 and NM2 Districts, two-family dwellings shall be subject to all of the regulations that apply in the N2 Neighborhood District, including the regulations pertaining to lot size and yard requirements.
- (3) **Minimum Size of Two-Family Dwellings.** The minimum size of two-family dwellings is hereby fixed as follows: Each living unit shall have not less than eight hundred (800) square feet of usable floor area, all on one floor, which shall not include common hall space or utility room space; provided, however, that where a living unit occupies more than one (1) floor, the aggregate usable floor area for the entire unit shall not be less than one thousand (1,000) square feet.

(Ord. of 4-18-2022)

Section 6.21 Essential Services.

Essential services shall be permitted as authorized and regulated by law and other ordinances, it being the intention hereof to exempt such essential services from the application of this Ordinance.

Section 6.22 Establishments Having Liquor Licenses Such as Class C, Tavern, and Club.

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, and C-4 Districts as a waiver use and in the C-3 and P-L Districts as a permitted use.
- (2) **Location.**
 - A) Establishments having liquor licenses such as Class C, tavern, club, and small distiller shall not be located within one thousand (1,000) feet of any other such licensed establishment as measured from

the actual premises being used or proposed for use of the respective properties; provided, however, that with respect to those licensed establishments which are utilized primarily as restaurants or for dining facilities, the foregoing one thousand (1,000) foot requirement may be waived by the City Council.

- B) Such proposed licensed establishment shall be located at least four-hundred (400) feet distant from any church or school building, either public or parochial, as measured from the nearest point on the building proposed to be licensed to the existing church or school building.
- (3) **Compliance.** Establishments having liquor licenses such as Class C, tavern, club, and small distiller shall comply in every respect with the Michigan Liquor Control Act.

Section 6.23 Facilities for the Detention, Incarceration, Commitment, and/or Rehabilitation of Adults or Minor Children and Psychiatric Hospitals.

Licensed and certified publicly or privately-owned facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals provided that:

- (1) **Districts Permitted.** The following standards apply in the P-L District as a waiver use.
- (2) **Minimum Lot Size.** Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be located on a parcel of land consisting of at least twenty-five (25) acres in area.
- (3) **Access.** Access to the site shall be directly from a major thoroughfare having an existing right-of-way width of one hundred twenty (120) feet or more.
- (4) **Fencing.** Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be completely enclosed with security fencing at least eight (8) feet in height; provided, however, that such fence shall be located no closer than twenty (20) feet from any side or rear lot line and no closer than eighty (80) feet from the front property line. In addition, perimeter fencing not to exceed four (4) feet in height may be provided in the front yard forward of the building; provided, however, that in all cases the fencing shall be exclusive of the minimum front yard setback requirement.
- (5) **Surveillance.** Such use shall have twenty-four (24) hour supervision and surveillance on site by experienced professional personnel in sufficient numbers as to ensure the security of the institution and surrounding properties as well as the safety of the general public.
- (6) **Location.**
 - A) Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be separated from any school, playground, park, or church by a distance of at least one thousand (1,000) feet as measured from any point on the respective property lines.
 - B) Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be located no closer than five hundred (500) feet from the intersection of two (2) major thoroughfares.
 - C) Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be separated from any residential zoning district by a distance of at least five hundred (500) feet as measured from any point on the subject property to any point on the residential district line; provided, however, that the foregoing five hundred (500) foot restriction may be waived by the City Council.

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- (7) **Setbacks.** The minimum distance of any main or accessory building from boundary property lines shall be at least one hundred (100) feet for front, rear and side yards.
 - (8) **Off-street Parking.** Off-street parking shall comply with standards as set forth in Section 9.03 of this Ordinance and shall be provided in an amount equal to one (1) space for each employee, including administrators, plus visitor parking spaces equal to fifty (50) percent of the number of individuals being served by the facility.

Section 6.24 Garages, Repair Shops, Rustproofing and Similar Highway Services.

Garages, repair shops, rustproofing, and similar highway services, provided that:

- (1) **Districts Permitted.** The following standards apply in the M-1 District as a waiver use and in the M-2 District as a permitted use.
- (2) **Required Fencing.** Except for the front yard setback, the lot area shall be enclosed with a fence of a type approved by the City Council which shall be located and maintained on the boundaries of such lot area, with only such openings therein as may be necessary for ingress and egress; provided, however, that in the case of a corner lot such fence shall be located on the side yard setback line abutting a public or private thoroughfare.

Section 6.25 Gardening and Tree Nurseries.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, C-2, C-3, and C-4 Districts as a permitted use.
- (2) **Sale of Nursery Stock.** The sale of nursery stock and greenhouse product is permitted in the RUF, C-2, C-3, and C-4 Districts but prohibited in the N1 and N2 District.

Section 6.26 Gasoline Service Station.

In order to regulate and control the problems of noise, odor, light, fumes, dust, danger of fire and explosion, and traffic congestion which is likely to result from the unrestricted and unregulated construction and operation of gasoline service stations, and to avoid, if possible, and control the adverse effects which these factors and other characteristics incident to the gasoline service station may have upon adjacent and surrounding land and uses, the following special requirements and regulations governing the erection of gasoline service stations are hereby established:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Minimum Lot Area and Lot Width.** Gasoline service stations shall always be located on a plot of ground with frontage along a commercial street of not less than one hundred fifty (150) feet and which shall have a minimum area of not less than twenty-two thousand five hundred (22,500) square feet.
- (3) **Setbacks.** Gasoline service stations shall provide a setback (area between the adjacent road right-of-way line(s) and the building line) of sixty (60) feet from any road with a right-of-way width of one hundred twenty (120) feet or more and/or any freeway service drive as designated on the Future Transportation Map and at least one side yard of not less than twenty (20) feet. The area within the setback and side yards shall not be used for vehicular storage or for any other service facilities.
- (4) **Maximum Height.** Gasoline service stations including any part of the façade, shall not exceed thirty-five (35) feet in height; provided, however, that canopies shall not exceed eighteen (18) feet in height.
- (5) **Access.** Gasoline service stations when located on a corner lot shall provide vehicular entrances or exits (curb cuts) no less than a minimum of twenty-five (25) feet from the intersection of the property lines

parallel to the two (2) streets pavement. All curb openings whether on a corner lot or not shall not exceed thirty-five (35) feet in width at the curb. There shall always be a minimum of thirty (30) feet measured along the property line between any series of driveways. On corner lots, no driveway from a side street shall be less than fifteen (15) feet from rear property line as measured along the side street property line. Curbs shall be provided to prevent ingress or egress except at the required locations.

- (6) **Enclosure.** All lubrication equipment, motor vehicle equipment, hydraulic hoists, and pits shall be enclosed entirely within the building. All gasoline pumps shall be located not less than twenty (20) feet from any lot line and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, street or right-of-way.
- (7) **Screening.** Where a gasoline service station use adjoins any property located in any residential district or is separated from such property by a public alley, a protective wall shall be erected and maintained as provided in Article X of this Ordinance.
- (8) **Lighting.** All exterior lighting on the property, including illuminated signs, shall be erected and hooded, shielded and recessed so as to be deflected away from any adjacent or neighboring residential property.
- (9) **Outdoor Storage.** Outdoor storage of disabled, abandoned, junked, wrecked, and/or unlicensed vehicles is prohibited. Outdoor storage of rubbish and junked equipment or parts is prohibited unless such rubbish, junked equipment, or parts are stored adjacent and to the rear of the principal building and are enclosed by a masonry wall. When such a wall is provided, rubbish, junked equipment, or parts shall not be stored at a height exceeding the height of the wall; provided, further, that such rubbish and junked equipment or parts shall be removed from the property at least once every week.
- (10) **Parking.**
 - A) No part of any parcel of land used for gasoline service station purposes shall be utilized for outdoor storage, placement, or display of merchandise; provided, however, that the foregoing prohibition shall not apply to the display, on a pump island only, of oil or oil-based products including, by way of example, but not limitation, motor oil, transmission oil, oil and gasoline additives, windshield solvent, and windshield wipers.
 - B) No more than one (1) tow truck may be parked in the front or side yard abutting a street.
 - C) Outside parking or storage of recreational equipment, or commercial vehicles or automobiles which are not used in the operation of the business is prohibited; provided, however, that such prohibition shall not apply to any equipment or vehicle which is temporarily on the premises for repair or service and which is stored or parked in a designated parking space; and provided, further, that no such equipment or vehicle shall be parked within one hundred (100) feet of the intersection of the property lines of two (2) intersecting public streets.
- (11) **Free Air.** Free air shall be provided at all times station is open for business. The free air shall be dispensed at the point of service without having to enter the station or the performance of any extra action in order to obtain the air without charge.
- (12) **Compliance.** Gasoline service stations must meet all the requirements of the Police and Fire Departments. The petitioner shall receive written approval by the Police and Fire Departments before the City Council can validly consider this use within a multi-story structure.
- (13) **Signs.** Gasoline service stations only may display the following type, size, and number of signs which are deemed customary and necessary to their respective business:
 - A) One (1) ground sign per development site not to exceed a maximum area of forty (40) square feet at a maximum height above grade not to exceed twelve (12) feet and a minimum setback of five (5) feet from any right-of-way line.

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- B) Wall signs and all window signage, including those signs attached to the service buildings or to the canopy fascia, shall not in sum total exceed two (2) square feet in area for each one (1) lineal foot of building frontage with a maximum total area of one hundred (100) square feet.
 - C) Customary lettering or other insignia on a gasoline pump consisting of the brand of gasoline sold, lead warning information, and any other data not exceeding a total of three (3) square feet on each pump.

(14) **Alcohol Sales Prohibited.** Alcohol sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD] licenses shall be strictly prohibited in connection with the operation of a gasoline service station.

Section 6.27 Heliports.

No land, water, or building in the City of Livonia shall be used as a location for landing, take-off, storage, servicing, or fueling of any helicopter until the following standards have been adhered to:

- (1) **Districts Permitted.** The following standards apply in P-L as a permitted use and in the C-4, ML, M-1, and M-2 as a waiver use.
- (2) **Compliance.** The proposed heliport shall be constructed, operated, and maintained in accordance with the published rules and regulations of the Federal Aviation Administration (FAA), Michigan Aeronautics Commission, and the National Fire Protection Association governing the use of heliports.
- (3) **Required Application.** Each application for a heliport shall include:
 - A) A copy of the Federal Aviation Administration Form #7480, "Notice of Landing Area Approval".
 - B) A copy of a letter of "No Objection" from the FAA.
 - C) A copy of an approved State of Michigan Aeronautics Commission application for licensing.
 - D) An aerial photograph of a scale no less than one (1) inch equals four hundred (400) feet indicating the approach and departure routes, the location of all residences, schools, churches, hospitals and areas used for the open assembly of people as well as other noise sensitive areas within a radius of one-half (½) mile of the proposed heliport site.
 - E) A statement of property ownership or authorization of owner for property proposed to be used as a heliport.
 - F) A description of the purpose for which the heliport is being established and a schedule of proposed activities including:
 - i) Number of monthly operations.
 - ii) Hours of operation.
 - iii) Support activities such as storage, maintenance, and refueling.
 - G) A site plan which shall contain the following information:
 - i) The location, nature, and height of proposed security fences, berms, landscaping, and other security and noise attenuation structures.
 - ii) The location and type of firefighting equipment and materials.
 - iii) The location and type of fuel storage facilities.
 - iv) The location of all existing and proposed buildings.

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- v) The location of all helicopter landing and take-off areas; parking areas; and the method of surface preparation or stabilization.
 - H) A certificate of structural compliance attested to by registered professional engineer or architect shall be furnished with each application for a roof-top or other elevated heliport.
 - I) An environmental report showing the expected noise levels and possible odors, fumes, and dust that may be caused by the operations of the heliport.
 - J) Approval of the City of Livonia Department of Public Safety, Division of Fire, for the installation and location of firefighting equipment and materials; and the installation and location and method of use for refueling equipment and procedures.
 - K) Approval of the City of Livonia Department of Public Safety, Division of Police, as to the location of a temporary heliport and the effect of the proposed operation on the safety and well-being of the public.

Section 6.28 Home Occupations.

Home occupations, except where specifically prohibited, shall be permitted where incidental to residential use and meeting all the following criteria:

- (1) **Districts Permitted.** The following standards apply in the in the N1, N2, RUF, NM1, NM2, and NM3 Districts as a permitted use.
- (2) **Usable Floor Area.** The activity is conducted entirely within a completely enclosed dwelling unit and entails neither the use of more than 20% of the usable floor area of that dwelling unit nor any garage (detached or attached) or other building or structure accessory to the principal building.
- (3) **Nuisances.** The activity does not generate any noise, vibrations, smoke, dust, heat, glare, or interference with radio or television reception in the area that would exceed that normally produced by a dwelling unit in a residential district.
- (4) **Advertisement.** The activity does not entail any advertising, display, or other indications of a home occupation, business, professional, trade, or occupational use of the property, except as permitted by Section 11.08 of this Ordinance.
- (5) **Outdoor Storage.** There is no outdoor display or storage of materials, goods, supplies, or equipment.
- (6) **Deliveries.** There are no deliveries from commercial suppliers by any vehicle that exceeds Class 5 in the Federal Highway Administration classification system, and all deliveries are made between 9:00 a.m. and 5:00 p.m. on weekdays, provided further that such deliveries shall not restrict traffic circulation or occur so frequently as to interfere with the quiet character of the residential neighborhood.
- (7) **Operating Hours.** No clients, patrons, salespersons, or other commercial invitees visit the premises except between the hours of 8:00 a.m. and 9:00 p.m., and no more than ten (10) vehicles visit the premises during that period, with no more than two (2) vehicles visiting at one time; provided further, that massage establishments, as defined in Section 2.01, Section 2.01(8) of this Ordinance, shall be strictly prohibited in all N1 districts, as permitted or waiver uses.
- (8) **Prohibited Use.** The activity does not entail large-scale manufacturing or assembly; warehousing or distribution; or sales or rentals of any article or service except such as is produced by such occupation.
- (9) **External Alterations.** The activity does not require any internal or external alteration, construction feature, equipment, or machinery which is not customary in residential areas.
- (10) **Employment.** The activity does not entail employment of more than one person other than members of the resident family.

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- (11) **Safety.** If chemical and/or toxic-based materials will be utilized in connection with said home occupation, the owner or occupant of the property shall register same with the Building Official, the Fire Department and the Livonia Emergency Planning Committee prior to use of the residence for said home occupation in order to ensure compliance with all local, state, and federal environmental regulations.

Section 6.29 Hospitals.

Hospitals are subject to the following regulations:

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, and C-4 Districts as a waiver use and in the C-3 and P-L District as a permitted use.
- (2) **Minimum Lot Size.** All such hospitals shall be developed on sites consisting of at least five (5) acres in area. Provided that there is a minimum of fifteen hundred (1,500) square feet of lot area per bed.
- (3) **Access.** Ingress and egress shall be available from public street having an existing or planned right-of-way width of at least eighty-six (86) feet as shown on the Future Transportation Map. All ingress to and egress from the off-street parking areas for guests, employees, staff, as well as any other users of the facility, shall be directly from a major thoroughfare.
- (4) **Setbacks.** The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least one hundred (100) feet for front, rear, and side yards for all two (2) story structures. For every story above two (2), the minimum yard distance shall be increased twenty (20) feet.
- (5) **Screening.** Ambulance and delivery areas shall be obscured from all residential view with an obscuring wall or fence not less than six (6) feet in height.

Section 6.30 Hotels.

- (1) **Districts Permitted.** The following standards apply in the C-2, C-3, and C-4 Districts as a permitted use.
- (2) **Number of Dwelling Units.** Any building containing primarily rooming units with the number of dwelling units being not greater than ten percent (10%) of the total number of rooming units and, with the exception of the unit occupied by the management staff, used only for the accommodation of transients.
- (3) **Signs.** Hotels having a minimum of two hundred (200) feet of property bordering on I-275 or I-96 rights-of-way may display additional wall signs on the basis of one (1) square foot of sign area in sum total for each one (1) lineal foot of building frontage facing I-275 or I-96. Wall signs exceeding thirty (30) square feet of sign area each shall consist exclusively of individually fabricated letters or symbols attached individually and flatly to the building.

Section 6.31 Housing for the Elderly.

- (1) **Districts Permitted.** The following standards apply in the NM3 and P-L Districts as a permitted use.
- (2) **General Standards.** A building or group of buildings which provides housing, and as to which at least eighty percent (80%) of the occupied units are rented to at least one (1) person who is fifty-five (55) years of age or older, and which otherwise meets the requirements of 42 USC 3607(b)(2). This may include any of the following: independent elderly housing, senior assisted living facilities, congregate elderly housing, and nursing homes; but shall not include hospitals, hotels, motels, tourist homes, rooming homes, condominiums, or site condominiums.

Section 6.32 Indoor Recreational Uses.

- (1) **Districts Permitted.** The following standards apply in the M-1 District as a waiver use and in the C-2, C-3, and C-4 Districts as a permitted use.
- (2) **Nature of Use.** Due to the nature of the use or its unique characteristics (e.g., requirement for higher ceilings), indoor recreational uses may be better suited or compatible in an industrial setting, including, but not limited to, gymnastics training facilities, martial arts and cheerleading schools, soccer facilities, tennis courts, racquetball and handball courts, baseball and softball practice areas, and archery ranges, provided that all parking and ingress/egress to the facility shall be designed so as not to interfere with industrial traffic in the area. In an M-1 District, such uses shall not include health and fitness clubs, swimming pools, bowling alleys, or billiard parlors and poolrooms.
 - A) **Skating Rinks.** Skating Rinks, ice or roller are permitted by right in the C-2 and C-3 and prohibited in the M-1 District, provided that such use shall not be located within five hundred (500) feet of any Class C licensed establishment as measured from any point on the respective properties.
 - B) **Theaters.** Enclosed theaters (not including drive-in theaters) are permitted by right in the C-2 and C-3 Districts and prohibited in the M-1 District. Such use must be carried on in a building properly designed and suitable for theater use and when such building is located on a parcel of land five (5) acres or more in size; provided further, that the parcel of land on which the theater building is located shall have direct access by means of at least two (2) separate entrances and exits to a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more as designated on the Future Transportation Map of the City of Livonia.

Section 6.33 Internet-based Exotic Vehicle Sales.

- (1) **Districts Permitted.** The following standards apply in the M-1 and M-2 Districts as a permitted use.
- (2) **Parking and Storage of All Vehicles.** No vehicles or parts thereof are displayed or stored outdoors, and that none of the vehicles stored or offered for sale within building(s) are visible from the surrounding streets or public places.
- (3) **No Advertising.** The site offers no advertising of vehicle sales/storage which is visible from the surrounding streets or public places
- (4) **No Repair Services.** There is no repair or reconditioning of vehicles on the premises.
- (5) **Operating Hours.** Hours of operation do not include any time on Saturday, Sunday, or holidays, nor after 6:00 p.m. on weekdays, except by appointment.
- (6) **Inspections.** All facilities for Internet-based Exotic Vehicle Sales shall be subject to annual inspection by the Department of Inspection.

Section 6.34 Keeping of Animals (Fowl, Rabbits, Horses, Cows, etc.).

- (1) **Districts Permitted.** The following standards apply in the RUF Districts as a permitted use.
- (2) **Minimum Lot Size.** Fowl and rabbits may be raised and kept for the owner's consumption only on one-half (½) acre or more; two (2) horses may be kept for the owner's use only on one (1) acre or more; two (2) horses and one (1) cow or three (3) horses may be kept for the owner's use only on two (2) acres or more. The raising of livestock shall conform to the Generally Accepted Agricultural and Management Practices (GAAMP) for the Care of Farm Animals.

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- (3) **Fowl and Rabbits Raised for Sale.** Fowl and rabbits may be raised for sale on parcels five (5) acres or more in size if such animals are properly housed, maintained, and fenced so as not to become a nuisance or detrimental to public health, safety, or welfare.

Section 6.35 Kennels.

- (1) **Districts Permitted.** The following standards apply in the RUF District as a waiver use.
- (2) **Minimum Lot Size.** Dog kennels may be operated on parcels five (5) acres or more in size if such animals are properly housed, maintained, and fenced so as not to become a nuisance or detrimental to public health, safety, or welfare.

Section 6.36 Local and Suburban Passenger Terminals; Trucking Transportation Terminals Including Maintenance and Service Facilities.

- (1) **Districts Permitted.** The following standards apply in the M-1 and M-2 Districts as a waiver use.
- (2) **Parking and Storage of All Vehicles.** Parking and storage of all vehicles, equipment, and material must be enclosed wholly within a building.

(Ord. of 4-18-2022)

Section 6.37 Massage Establishments.

Massage establishments (as defined in Section 2.01, Section 2.01(8) of this Ordinance), provided that:

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, and C-4 Districts as a waiver use and in the C-3 District as a permitted use.
- (2) **Compliance.** Such facilities shall conform to the requirements, restrictions, and prohibitions contained within Mich. Admin. Code R 338.701 through R 338.727 inclusive, as amended, the provisions of which are made a part hereof and incorporated herein by reference.
- (3) **Separation Requirements.** No massage establishment shall be located within four hundred (400) feet of any property which is either occupied or approved for a massage establishment. No massage establishment shall be located within four hundred (400) feet of a preexisting school, place of worship, state-licensed day care facility, public library, playground, or public park, as measured from any point on the property to any point on the property of any school, place of worship, state-licensed day care facility, public library, playground, or public park.
- (4) **Operating Hours.** Daily hours of operation of any massage establishment shall be limited to the period of time from 8:00 a.m. to 10:00 p.m.

Section 6.38 Motels.

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 and C-4 Districts as a permitted use.
- (2) **Setbacks.** No building shall be any closer than twenty-five (25) feet to any side lot line and no closer than seventy-five (75) feet to the front lot line.
- (3) **Separation.** Separate buildings shall not be less than ten (10) feet apart.
- (4) **Signs.** Motels having a minimum of two hundred (200) feet of property bordering on I-275 or I-96 right-of-way may display additional wall signs on the basis of one (1) square foot of sign area in sum total for each

one (1) lineal foot of building frontage facing I-275 or I-96. Wall signs exceeding thirty (30) square feet of sign area each shall consist exclusively of individually fabricated letters or symbols attached individually and flatly to the building.

Section 6.39 Nature Preserves.

- (1) **Districts Permitted.** The following uses and standards apply in the NP District as a permitted use.
- A) **Outdoor Recreational Uses,** such as:
- i) Nature trails, including the construction of new trails and any improvements necessary to meet barrier-free design standards, where feasible, provided such improvements are consistent with the City of Livonia Five-Year Parks and Recreation Master Plan and the City's nonmotorized transportation plan.
 - ii) Appropriate forest management practices as determined by the Parks and Recreation Commission, including:
 - a) The removal of invasive plant or animal species deemed to be harmful or damaging to the health of existing or desired native plant or animal species, or to the economy, environment, or human health.
 - b) Introduction, reintroduction or promotion of native plant and animal species.
 - iii) Hiking.
 - iv) Educational laboratories.
 - v) Day camping (overnight camping not permitted).
- B) **Accessory Uses,** necessary or incidental to the principal uses listed above in A).

Section 6.40 Nursing Homes and Convalescent Homes.

- (1) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 and C-4 Districts as a permitted use.
- (2) **Minimum Lot Size.** Provided nursing homes and convalescent homes are located on a parcel of land comprising at least one (1) acre plus five hundred (500) square feet of land per bed.

Section 6.41 Oil and Gas Wells and Storage.

No oil well or natural gas well shall be drilled, established, or maintained in the City of Livonia, nor may any drilling rig or similar equipment be erected or constructed for the purpose of drilling, establishing or maintaining an oil or gas well without recommendation of the City Planning Commission and approval of the City Council.

Section 6.42 Open Air Business Uses Sales, Display, and/or Rental of Utility Trailers and Recreational Equipment.

- (1) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 District as a permitted use.
- (2) **General Standards.** Open air sales, display, and/or rental of utility trailers and recreational equipment subject to the following:
- A) **Minimum Lot Size.** A minimum lot area of eight thousand (8,000) square feet shall be required.

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- B) **Minimum Building Size and Maximum Building Height.** A building of not less than four hundred (400) square feet in area and not more than fifteen (15) feet in height shall be required to be located on said lot.
 - C) **Lighting.** Adequate lighting facilities shall be provided and so arranged as to reflect light toward the trailer rental area and away from streets and residential uses adjacent to the area. During the hours when the open-air display area is closed to business, lighting shall be provided at a level of not less than one (1) watt per each square yard of display area and with a maximum of not more than one and one-half (1½) watts per each square yard of display area; provided, however, that such lighting shall be hooded or shielded so as to be deflected from adjacent residential property.
 - D) **Enclosure.** The display area shall be enclosed with either a six (6) foot cyclone fence or a fence of a type approved by the Inspection Department which shall be located and maintained on the boundaries of such display area, with only such openings therein as may be necessary for ingress and egress.
 - E) **Display Area Setback.** No utility trailers or recreational equipment shall be parked or displayed within twenty (20) feet from the front or side lot line abutting a public street.
- (3) Certain additional open-air business uses as herein specified:
- A) **Operating Season.** Retail sales and/or display of plant materials not grown on site and sales of lawn furniture, playground equipment, and other home garden supplies, providing such use is temporary and carried on between April 1 and November 1.
 - B) **Location.** Open-air Businesses shall not be located within two hundred (200) feet of any intersection of two (2) or more major thoroughfares as indicated on the Future Transportation Map.
 - C) **Enclosure.** Except for sales and/or display taking place on a pedestrian walkway, the sales and/or display area shall be enclosed with a fence of a type as recommended by the Planning Commission and approved by the City Council, which fence shall be located and maintained on the boundaries of such sales and display area.
 - D) **Pedestrian Access.** Such retail sales and/or display taking place on any walkway providing pedestrian access to the adjacent building shall be limited to bedding plants (flowers and vegetables) and potted shrubs; provided, however, that such uses shall be conducted in a manner that will insure that the walkway is sufficiently free of obstructions at all times so as to provide safe and direct pedestrian access to and from the building.

Section 6.43 Open-Air Sales of Christmas Trees by Churches, Public and Parochial Schools and Other Bona Fide Charitable Organizations.

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, C-3, and C-4 Districts as a permitted use.
- (2) **General Standards.** Open-air sales of Christmas trees shall be permitted upon approval of a special annual commercial license by the Department of Inspection to churches, public and parochial schools, and other bona fide charitable organizations. The Department of Inspection shall determine that there is safe and suitable ingress and egress to the premises; adequate off-street parking is provided; and shall contact the Fire Department to determine that all fire rules and regulations have been complied with.

Section 6.44 Outdoor Storage of Recreational Equipment.

Outdoor storage of Recreational Equipment provided that:

- (1) **Districts Permitted.** The following standards apply in the M-1 District as a waiver use and in the M-2 District as a permitted use.

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- (2) **Compliance.** A site plan, as defined by Section 2.02Section 2.02(2) of this Ordinance, has been submitted therefor and has been reviewed and recommended by the Planning Commission and approved by the City Council.
 - (3) **Outdoor Storage.** There shall be no recreational equipment parked or stored within the front yard or side yard abutting a public or private street as would be required therefor by Section 4.02.
 - (4) **Enclosure.** The storage area shall be enclosed with either a six (6) foot cyclone fence or a fence of a type approved by the Inspection Department which shall be located and maintained on the boundaries of such storage area with only such openings therein as may be necessary for ingress or egress.
 - (5) **Lighting.** Adequate lighting facilities shall be provided and so arranged as to reflect light toward the storage area and away from streets and residential uses adjacent to the area.

Section 6.45 Pawnshops.

Pawn shops, provided that:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Outdoor Storage.** There shall be no outdoor sales, storage, or display of merchandise.
- (3) **Access.** Ingress and egress shall be available from a public street having an existing or planned right-of-way width of at least one hundred twenty (120) feet as shown on the Future Transportation Map.
- (4) **Compliance.** The business shall be properly licensed and bonded pursuant to Chapter 5.63 of the Livonia Code of Ordinances.
- (5) **Separation.** There is not a similar use within one thousand (1,000) feet measured from property lines.

Section 6.46 Payday Lenders.

Any business licensed pursuant to the Deferred Presentment Service Transactions Act, MCL 487.2121 et seq., provided that:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Access.** Ingress and egress shall be available from a public street having an existing or planned right-of-way width of at least one hundred twenty (120) feet as shown on the Future Transportation Map.
- (3) **Separation.** There is not a similar use within one thousand three hundred twenty (1,320) feet measured from property lines.

Section 6.47 Personal Service Establishments.

Personal Service Establishments within the NM2 and NM3 Districts must be developed in conjunction with the development of a planned residential community.

Section 6.48 Privately Owned and Operated Recreational Uses.

Privately owned and operated recreational uses subject to the following special requirements:

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, and NM1 Districts as a waiver use.

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- (2) **Minimum Lot Size.** The use shall be erected and located on a satisfactory site that is at least four (4) acres in area.
 - (3) **Setbacks.** Front, side, and rear yards shall each be at least twenty (20) feet wide. A swimming pool shall not be constructed within fifty (50) feet of any existing public street right-of-way as measured from the edge of the water. The pool shall not be constructed within three hundred (300) feet of any existing residence as measured from the edge of the water.
 - (4) **Access.** A parking and traffic plan showing the planned provision for parking and ingress and egress for pedestrian and motor vehicle traffic approved by the Police and Fire Departments shall be filed with the Inspection Department as a condition precedent to the issuance of the permit.
 - (5) **Landscape Plan.** A landscaping plan and time schedule approved by the Parks and Recreation Department shall be filed with the Inspection Department as a condition precedent to the issuance of the permit.
 - (6) **Maximum Building and Lighting Height.** Buildings erected on the premises in connection with privately owned and operated recreational uses shall in no case exceed one (1) story in height except where, as a result of the peculiar topography of the premises, a lower level can be constructed entirely below the grade of the public street abutting or adjacent to such premises, in which case the same shall be permitted, and lighting facilities erected on the premises shall not exceed twenty (20) feet in height.
 - (7) **Compliance.** Provided further, that privately owned and operated recreational uses comply with all other applicable rules, regulations, and ordinances of the City of Livonia. In order that the City Council might properly determine whether or not the requirements provided herein have and can be complied with, there shall be filed with the City Council a certified copy of the Articles of Incorporation and By-Laws of the private swimming pool club or organization; a plot plan drawn to scale showing the location of the premises on which the private swimming pool and related recreational facilities are to be situated, showing also the dimensions and area of such proposed area; the location of all residences and other buildings, structures, and public streets within one thousand (1,000) feet of such premises as measured from each of the property lines of the property site; and a separate development plan of the proposed site showing the size and location of all facilities to be situated thereon, and the size and location of all front, rear, and side yards and the length, width, and location of all driveways and parking facilities to be located on the proposed site. For the purpose of this Ordinance, the term "neighborhood," "community," or "club" pool shall mean that the pool is owned and operated by a private swimming club or similar organization for the sole and exclusive use of its members of such club, their families, and guests.

Section 6.49 Raising of Fur Bearing Animals.

- (1) **Districts Permitted.** The following standards apply in the RUF District as a waiver use.
- (2) **Minimum Lot Size.** The raising of fur bearing animals shall be conducted on a farm of five (5) acres or more.
- (3) **Setbacks.** The pens or cages must be located at least one hundred (100) feet from any front, side, or rear property line.
- (4) **Conformance.** The raising of livestock shall conform to the Generally Accepted Agricultural and Management Practices (GAAMP) for the Care of Farm Animals.

Section 6.50 Religious Institutions.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, and NM1 Districts as a waiver use, and in the C-1, C-2, C-3, and C-4 Districts as a permitted use.

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- (2) **Minimum Lot Size.** In N1, N2, RUF, and NM1 Districts, Religious Institutions must be located on a parcel of land at least two (2) acres in area.
- (3) **Signs.** Religious institutions shall be permitted the following:
- A) One (1) identification ground sign not to exceed thirty (30) square feet of sign area or to exceed six (6) feet in height and shall have a minimum setback of ten (10) feet from any right-of-way line.
 - B) One (1) freestanding bulletin board or identification ground sign not to exceed twenty (20) square feet of sign area and not to exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any right-of-way line.
 - C) One (1) wall sign not to exceed twenty (20) square feet of sign area. Such sign shall consist of individual letters attached individually and flatly to the building.

Section 6.51 Restaurants.

- (1) Limited service and carry-out restaurants with or without outdoor dining areas subject to the following:
- A) **Districts Permitted.** The following standards apply in the C-1, C-2, C-3, and C-4 Districts as a permitted use.
 - B) **Access.** Ingress and egress shall be available from a public street having an existing or planned right-of-way width of at least one hundred twenty (120) feet as shown on the Future Transportation Map.
 - C) **Drive-Up Window Facilities.** Drive-up window facilities are prohibited.
 - D) **Outdoor Dining.** Outdoor dining areas with seating for no more than six (6) persons when conducted in conjunction with a carry-out restaurant or twelve (12) persons when conducted in conjunction with a Limited Service Restaurant (as defined in Section 2.01(8) of this Ordinance) operating pursuant to a valid waiver use approval, provided that:
 - i) The outdoor dining is conducted in accordance with a site plan illustrating the seating arrangement and capacity which has been approved by the Planning Department and Inspection Department.
 - ii) That outdoor dining shall be restricted to sidewalk or patio areas adjoining the building.
 - iii) That the outdoor dining shall be conducted in a manner that will ensure that sufficient clear space for pedestrian and handicapped circulation is provided, and that safe and direct access to and from the building is maintained.
 - iv) If deemed necessary for public safety in instances where outdoor dining areas or drive aisles, decorative fencing (or other measures, such as bollards) shall be installed to demarcate and protect the outdoor seating areas.
 - v) That trash receptacles shall be provided for the outdoor seating area and shall be emptied regularly as needed.
 - vi) That the sound levels of any outdoor speakers shall be kept to a reasonable minimum so as to not become objectionable.
 - vii) That all lighting equipment installed for the outdoor seating area shall be shielded or so arranged as to minimize stray light trespassing across property lines and glaring into adjacent roadway.
- (2) Full-service restaurants with or without outdoor dining areas subject to the following:
- A) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 and C-4 Districts as a permitted use.

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- B) **Floor Area.** At least one-half (½) of a restaurant's usable main floor area shall be devoted to a dining or eating and/or drinking area.
 - C) **Access.** Ingress and egress be available from a public street by means of at least two (2) separate driveways at least forty (40) feet apart from one another.
 - D) **Lighting.** Suitable lighting shall be provided and so arranged as to reflect away from any adjacent or abutting residential district and toward the commercial area.
- (3) Drive-in restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks subject to the following:
- A) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
 - B) **Access.** Ingress and egress shall be available from a public street having a right-of-way width of at least one hundred twenty (120) feet or more as indicated on the Future Transportation Map by means of at least two (2) separate driveways located at least thirty (30) feet apart from one another.
 - C) **Lighting.** Suitable lighting shall be provided and so arranged as to reflect away from any adjacent or abutting residential district and toward the commercial area.
 - D) **Setback.** No drive-in restaurant shall be located nearer than two hundred (200) feet as measured from any point on the property to any point on the property of a religious institution.
 - E) **Drive-Up Window Facilities.** Drive-up window facilities shall comply with the following minimum standards:
 - i) A restaurant with a drive-up window shall provide a separate customer ordering station.
 - ii) The traffic lane serving the drive-up window shall be at least ten (10) feet wide.
 - iii) The turning radius on any curve in the drive-up window traffic lane shall be no less than fifteen (15) feet.
 - iv) A by-pass lane or other suitable means of access to a public street shall be provided for vehicles that do not use the drive-up window.
 - v) Parking spaces located beyond drive-up windows shall be designated for use of drive-up window patrons.
 - vi) Ingress and egress shall be available from a public street by means of at least two (2) separate driveways at least forty (40) feet apart from one another.
 - vii) Suitable lighting shall be provided and so arranged as to reflect away from any adjacent or abutting residential district and toward the commercial area.

Section 6.52 Retail Sales.

- (1) Buildings (single or multi-unit) for the purpose of retail sales and which contain a gross floor area of thirty thousand (30,000) square feet or more provided that:
 - A) **Districts Permitted.** The following standards apply in the C-1, C-2 and C-4 Districts as a waiver use and in the C-3 District as a permitted use.
 - B) **Setbacks.** The front yard shall be at least one hundred (100) feet; the rear yard shall be at least twenty-five (25) feet; the interior side yard(s) shall be at least twenty (20) feet; and a side or rear yard abutting a street shall be at least sixty (60) feet; provided, however, that when Retail Sales abuts a residential

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- district, the required side and rear yards which abut such residential district shall be a least sixty (60) feet.
- C) **Outdoor Storage.** There shall be no outdoor sales, storage, or display of merchandise.
 - D) **Restaurants as an accessory use.** Restaurant uses as defined in Section 2.01, Section 2.01(8) of this Ordinance shall be permitted as an accessory use to a single unit building only; provided, however, that the number of customer seats in the restaurant shall not exceed thirty (30). In the event that such building of thirty thousand (30,000) square feet or more was previously granted waiver use approval without providing for an accessory restaurant use, any restaurant use may not be added thereafter without first obtaining waiver use approval in accordance with the provision of this Ordinance.
 - E) **Single Unit.** In the event that such building of thirty thousand (30,000) square feet or more is intended to be a single unit, the application for waiver use shall include a statement that the building as proposed will be attractive to other commercial tenants in the event the initial occupant ceases its occupancy of the building, including a description of the features of the building which will make it attractive to prospective replacement tenants. Such statement shall be revised, prior to final approval, to reflect any design changes recommended by City Council which affect the attractiveness of the proposed building to subsequent would-be occupants.
- (2) A workshop incidental to retail sales is permitted for servicing, repairing, or workshop activities. Up to 50% of the usable floor area can be used as a showroom in the commercial zoning districts. Up to 10% of the usable floor area can be used as a showroom in the industrial zoning districts. Such uses are detailed below:
- A) Air conditioning sales, service, and repair shops;
 - B) Apparel alteration and repair shops;
 - C) Electrical and lighting fixture sales, service, and repair shops;
 - D) Furniture reupholstery and refinishing establishments;
 - E) Lawnmower sales, service, and repair shops;
 - F) Locksmith shops;
 - G) Office equipment sales, service, and repair establishments;
 - H) Plumbing and heating sales, service, and repair shops;
 - I) Radio and television sales, service, and repair shops;
 - J) Sign painting shops (no outside storage);
 - K) Taxidermy shops;
 - L) Motorcycle sales, service, and repair establishments; however, facilities for outdoor testing, display, or storage of merchandise are expressly prohibited.
- (3) Retail sales of new furniture when such use is accessory to a furniture warehouse establishment and located within a warehouse structure, and located in an M-1 District, such waiver use being expressly prohibited in an M-2 District, and provided that:
- A) **Minimum Lot Size.** The warehouse structure in any such case shall be located on a parcel of land containing four (4) acres or more.
 - B) **Floor Area.** Such retail sales use and display areas combined shall not exceed thirty-five (35) percent of the entire floor area of the structure or such lesser percent as approved.
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- C) **Outdoor Storage.** No outside storage, sales, or display of merchandise or promotional activity shall be permitted.
 - D) **Sales.** All sales of merchandise shall be conducted wholly within the retail sales portion of the structure.
 - E) **Off-Street Parking.** Off-street parking facilities shall be provided as hereinafter specified in Section 9.04 of this Ordinance, except that no parking of automobiles or other motor vehicles shall be permitted in the front yard setbacks and in the case of double frontage lots, the rear yard setbacks or side yard setbacks if such yard abuts a public or private street.

(Ord. of 4-18-2022)

Section 6.53 Second-Hand Stores.

The following standards shall apply to second-hand stores and rummage shops (not including antique stores as defined in Section 2.01(8) of this Ordinance):

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Outdoor Storage.** There shall be no outdoor sales, storage, or display of merchandise.
- (3) **Access.** Ingress and egress shall be available from a public street having an existing or planned right-of-way width of at least one hundred twenty (120) feet as shown on the Future Transportation Map.

Section 6.54 Self-Storage, Indoor Climate Controlled.

Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis, subject to the following:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3, ML, M-1, and M-2 Districts as a permitted use.
- (2) **Minimum Lot Size.** The minimum size of the site shall be not less than three (3) acres.
- (3) **Maximum Number.** Only one (1) climate-controlled building used in whole or in part for the purpose of providing storage on a self-service basis shall be permitted on the premises.
- (4) **Outdoor Storage.** There shall be no outdoor storage and no storage of flammable, explosive, radioactive, hazardous, toxic, or volatile substances within the self-storage buildings or upon the premises.
- (5) **Access.** Customer access to the self-storage units shall only be from the interior of a fully-enclosed, climate-controlled building.
- (6) **Overhead Doors.** Overhead doors to allow vehicles to enter or exit the building may be allowed provided they are controlled by means of electronic access devices or by an employee of the facility.
- (7) **Operating Hours.** The facility shall not be open for customer access to the storage units earlier than 7:00 a.m. nor later than 9:00 p.m.
- (8) **Building Façades.** Exterior building wall façades shall consist of maintenance-free materials, and the design and architectural appearance of the building shall be compatible to and in harmony with the surrounding commercial buildings in the area.

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- (9) **Use of Self-Storage Facility.** Except as provided herein, the use of the self-storage facility shall be limited to the storage of personal and business items only, and no unit designed or intended for storage purposes shall be used for operating a business or recreational activity including, but not limited to, repairs, manufacturing, assembly, personal service, hobby, retail, or office.
 - (10) **Security Manager.** A security manager shall be permitted to reside within the confines of the same building used in whole or in part for self-storage and such residence shall be considered an accessory use as provided in Section 2.01Section 2.01(4).
 - (11) **Accessory Uses.** Office, retail, and other uses otherwise permitted under this Article may be allowed only where such use or uses are designed and provided as an integral part of the development, including, but not limited to, access, parking, lighting, and signage.

Section 6.55 Small Cell Wireless Facilities.

- (1) **Districts Permitted.** The following standards apply in all zoning districts as a permitted use.
- (2) **Compliance.** Per the provisions of the Small Wireless Communications Facilities Deployment Act, Public Act 365 of 2018, MCL 460.1301 et seq. ("Act 365"), the activities set forth in Code of Ordinances Section 12.06.050(D) are exempt from zoning review, except that replacement small cell wireless facilities shall require a permit if they exceed in size or weight the size or weight of the small cell wireless facility being replaced. Subsections (3) to (5) below apply to zoning reviews for the following activities that are subject to zoning review and approval, that are not a permitted use under Code of Ordinances Section 12.06.040(E), and that take place within or outside the public right-of-way:
 - A) The modification of existing or installation of new small cell wireless facilities.
 - B) The modification of existing or installation of new wireless support structures used for such small cell wireless facilities.
- (3) **Application.** Applications for zoning approval shall be filed with the City Engineer, or his or her designee ("Engineer"), and the processing of an application for a zoning approval is subject to all of the following requirements:
 - A) Within 30 days after receiving an application under this section, the Engineer shall notify the applicant in writing whether the application is complete. If the application is incomplete, the notice shall clearly and specifically delineate all missing documents or information. The notice tolls the running of the 30-day period.
 - B) The running of the time period tolled under subdivision (A) resumes when the applicant makes a supplemental submission in response to the authority's notice of incompleteness. If a supplemental submission is inadequate, the Engineer shall notify the applicant not later than 10 days after receiving the supplemental submission that the supplemental submission did not provide the information identified in the original notice delineating missing documents or information. The time period may be tolled in the case of second or subsequent notices under the procedures identified in subdivision (2)(A) above. Second or subsequent notices of incompleteness may not specify missing documents or information that was/were not delineated in the original notice of incompleteness.
 - C) The application shall be processed on a nondiscriminatory basis.
 - D) The Engineer shall approve or deny the application and notify the applicant in writing within 90 days after an application for a modification of a wireless support structure or installation of a small cell wireless facility is received or 150 days after an application for a new wireless support structure is received. The time period for approval may be extended by mutual agreement between the applicant and the Engineer. If the Engineer fails to comply with this subdivision, the application is considered to

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- be approved subject to the condition that the applicant provide the City not less than 15 days' advance written notice that the applicant will be proceeding with the work pursuant to this automatic approval.
- E) The Engineer shall not deny an application unless all of the following apply:
- i) The denial is supported by substantial evidence contained in a written record that is publicly released contemporaneously.
 - ii) There is a reasonable basis for the denial.
 - iii) The denial would not discriminate against the applicant with respect to the placement of the facilities of other wireless providers.
- (4) **Zoning Approval.** Review of an application for a zoning approval is subject to all of the following requirements:
- A) An applicant's business decision on the type and location of small cell wireless facilities, wireless support structures, or technology to be used is presumed to be reasonable. This presumption does not apply with respect to the height of wireless facilities or wireless support structures. The Engineer may consider the height of such structures in its zoning review but shall not discriminate between the applicant and other communications service providers.
 - B) The Engineer shall not evaluate or require an applicant to submit information about an applicant's business decisions with respect to any of the following:
 - i) The need for a wireless support structure or small cell wireless facilities.
 - ii) The applicant's service, customer demand for the service, or the quality of service.
 - C) Any requirements regarding the appearance of facilities, including those relating to materials used or arranging, screening, or landscaping, shall be reasonable.
 - D) Any spacing, setback, or fall zone requirement shall be substantially similar to a spacing, setback, or fall zone requirement imposed on other types of commercial structures of a similar height.
- (5) **Fees.** Application fees for zoning approval hereunder shall be:
- A) \$1,000.00 for a new wireless support structure or modification of an existing wireless support structure.
 - B) \$500.00 for a new small cell wireless facility or modification of an existing small cell wireless facility.
- Fees hereunder shall be adjusted as necessary to assure that such fees are the highest amounts permitted under Act 365, so long as such fees do not exceed the costs imposed on the City in connection with the permit application and zoning review.
- (6) **Construction Commencement.** Within 1 year after a zoning approval is granted, a wireless provider shall commence construction of the approved structure or facilities that are to be operational for use by a wireless services provider, unless the Engineer and the applicant agree to extend this period or the delay is caused by a lack of commercial power or communications facilities at the site. If the wireless provider fails to commence the construction of the approved structure or facilities within the time required, the zoning approval is void, and the wireless provider may reapply for a zoning approval. However, the wireless provider may voluntarily request that the zoning approval be terminated.
- (7) **Moratorium.** The City shall not institute a moratorium on either of the following:
- A) Filing, receiving, or processing applications for zoning approval.
 - B) Issuing approvals for installations that are not a permitted use.
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- (8) **Failure to Meet Requirements.** The Engineer may revoke a zoning approval, upon 30 days' notice and an opportunity to cure, if the permitted small cell wireless facilities and any associated wireless support structure fail to meet the requirements of the approval, applicable codes, or applicable zoning requirements.
 - (9) **Administration.** The Mayor or his/her designee may provide forms and policies for administering this Section and Chapter 06 of Title 12 of the Code of Ordinances.
 - (10) **Written Appeal.** Pursuant to MCL 460.1327, a person seeking to reverse a determination made under this Section or Chapter 06 of Title 12 of the Code of Ordinances may submit a written appeal to the Mayor, identifying the reason(s) for reversing the determination. Within 10 business days of receiving the written appeal, the Mayor shall render his/her decision whether to uphold, reverse, or uphold in part/reverse in part the determination under appeal.

Section 6.56 Temporary Uses and Sidewalk and Tent Sales.

- (1) **Sidewalk and Tent Sales.** Sidewalk and tent sales are permitted accessory uses for retail establishments in C-1 and C-2 Districts, provided that:
 - A) The retail establishment submits a site plan to the Building Official and obtains a permit from the Building Official and complies with all permit conditions.
 - B) No portion of any sale shall take place in a public right-of-way or the front or side yard required by this Ordinance for the retail establishment, except in cases where the building setback renders compliance with the yard requirement infeasible, in which case the sale shall be conducted at a setback which is, in the judgment of the Building Official, as near to a conforming setback as is feasible.
 - C) The retail establishment does not conduct more than two sidewalk and/or tent sales in any calendar year per address or tenant.
 - D) No such sale exceeds two (2) weeks in duration.
 - E) The principal use is located on the same premises; and
 - F) The premises upon which the sidewalk or tent sale is proposed is otherwise code compliant. If the Building Official has concerns or questions regarding safe access or the possibility of pedestrian and vehicular traffic conflicts that could occur in connection with the subject use, the Building Official will obtain a recommendation from the Traffic Bureau of the Police Department prior to issuance of a permit.
- (2) **Temporary Buildings Incidental to the Construction of Residential Dwellings.** The following standard applies in the N1, N2, and RUF Districts as a permitted use. Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements shall be removed immediately upon completion or abandonment of the construction work.
- (3) **Carnivals.** The following standard applies in the RUF, C-2, and C-4 Districts as a waiver use and in the P-L and C-3 Districts as a permitted use. Carnivals may be allowed for periods not normally to exceed two (2) weeks; however, they may request an optional time extension of up to two (2) weeks from the Planning Director.

Section 6.57 Ambulance Services, Local and Suburban Bus Terminals and Taxicab Terminals.

- (1) **Districts Permitted.** The following standards apply in the C-2, M-1, and M-2 Districts as a waiver use and in the C-3 District as a permitted use.
- (2) **General Standards.** Ambulance services, local and suburban bus terminals, and taxicab terminals when exterior design, appearance, and location of any proposed building, structure, or premises and the location and design of any proposed parking facility or loading and unloading area to be used for above uses is consistent with the spirit, intent, and purpose of this Ordinance.

Section 6.58 Steel Fabricators, ~~Truck Terminals, Truck and Trailer Rental Facilities, Special Trade Contractors, and Vehicle Tow Yards.~~

- (1) **Districts Permitted.** The following standards apply in the M-1 District as a waiver use and the M-2 Districts as a waiver-permitted use.
- (2) **Classification.** Steel fabricators; ~~truck terminals; truck and trailer rental facilities and special trade contractors~~ where vehicles, trailers, equipment, and material are not wholly enclosed within a building; ~~vehicle tow yards; and special trade contractor classified as~~ shall include, but are not limited to, the following:
- A) Bridge builders.
 - B) Concrete contractors.
 - C) Dredging contractors.
 - D) Excavating contractors.
 - E) Fence contractors.
 - F) Foundation contractors.
 - G) Grading contractors.
 - H) Oil well contractors.
 - I) Paving contractors.
 - J) Pile driving contractors.
 - K) Sewer excavators.
 - L) Steel erectors.
 - M) Underground contractors.
 - N) Wrecking contractors.
 - O) Septic tank installers and cleaners.
 - P) Landscape contractors.

~~Provided that:~~

(3) Fencing, Screening and Landscaping Requirements. The following requirements shall apply:

- ~~i~~A) Except for the front yard setback, the lot area shall be enclosed with a fence of a type approved by the Inspection Department which shall be located and maintained on the boundaries of such lot area, with only such openings therein as may be necessary for ingress and egress; provided, however, that in the case of a corner lot such fence shall be located on the side yard setback line abutting a public or private thoroughfare.
- ~~ii~~B) Landscaping of the front yard and, in the case of a corner lot, also the side yard abutting a public or private thoroughfare, shall be required.
- ~~iii~~C) The outside stacking or stockpiling of materials shall not exceed eight (8) feet in height above ground level.

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- ~~ivD~~) Notwithstanding any other provisions of this Ordinance, wherever the outside storage of equipment and/or material occurs on the site ~~of an approved waiver use~~ and is immediately adjacent to or abutting any residentially zoned property, there shall be provided a greenbelt which shall be at least twenty (20) feet in width, which shall consist of at least two (2) rows of appropriate live plant materials, so placed as to provide continuous screening over and above that which is provided by the protective wall, as is required by other provisions of this Ordinance and shall thereafter be permanently maintained; and further provided, that such greenbelt shall attain a minimum height of at least eight (8) feet after one full growing season.

(Ord. of 4-18-2022)

Section 6.59 Veterinary Clinics, Animal Clinics, and Animal Hospitals.

Veterinary clinics, animal clinics, and animal hospitals, provided that such uses or clinics are hereby defined to mean the professional use of a building, by a licensed veterinarian for rendering professional services to household pets, and provided that:

- (1) **Districts Permitted.** The following standards apply in the RUF, C-1 and C-2 Districts as a waiver use and in the C-3 Districts as a permitted use.
- (2) **Specified Use.** Any building designed, constructed, or modified for veterinary clinics, animal clinics, and animal hospitals shall be used for the sole purpose of providing necessary medical care for sick or diseased household pets and shall not be constructed or used as a boarding establishment for household pets.
- (3) **Attendant.** A full-time duly qualified attendant or veterinarian shall be stationed in charge of such premises whenever any animals eligible for treatment at such establishment, as herein defined, are kept on the premises.
- (4) **Enclosure.** In no case shall such establishments have open or outdoor runways, kennels, or pens.
- (5) **Disposal of Rubbish.** In no case shall there be, in connection with the operation of such establishment, the disposal of rubbish and litter in such a manner as to be obnoxious or offensive. In no case shall there be any harboring of vermin or decaying matter on the premises, and effective provision shall be made to confine all noise, confusion, and odor, if any, to the premises.
- (6) **Soundproof.** The building housing veterinary clinics, animal clinics, and animal hospitals and the ventilating system used in connection therewith shall be so constructed as to be soundproof and soundproofing shall be installed to the extent necessary to ensure the elimination of all noise from the area used for the treatment and temporary keeping of such sick and diseased household pets.

Section 6.60 Wireless Communication Facilities.

- (1) **Purpose and intent.** It is the general purpose and intent of the City of Livonia to carry out the will of the United States Congress by authorizing communications facilities needed to operate wireless communications systems. However, it is the further purpose and intent of the City of Livonia to provide for such authorization in a manner which will retain the integrity of neighborhoods and the character, property values, and aesthetic quality of the community at large.
- (2) **Compliance.** Wireless communication facilities, provided that:
 - A) Wireless Communication Facilities shall meet the requirements of Section 7.18 of the Zoning Ordinance.

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- B) At least fifteen (15) days prior to the public hearing required by Section 13.13, Section 13.13(2) of the Zoning Ordinance with respect to such use, the City shall erect four foot by four foot (4' x 4') sign(s) at one (1) or more prominent locations around the premises leased or purchased for such wireless communication facility, in location(s) determined by the Building Official to be likely to give notice of the referenced proceedings to all interested parties. Such sign shall state the fact that a wireless communication facility has been proposed for a location near the sign, and name and address of the real party requesting the waiver use approval, and the telephone number at City Hall where interested persons can call for further information.
- C) Notice of the hearing shall be provided as required by law for public hearings concerning zoning matters, except that, due to the public nature of the property involved, the area in which notices are mailed will be expanded to include properties within six hundred (600) feet of the property which is the subject of the application or petition, as measured from the boundaries of the site leased or purchased for the purpose of erecting the wireless communication facility.
- (3) **Definitions.** The following definitions shall apply in the interpretation of this section:
- A) *"Collocate"* means to place or install wireless communications equipment on an existing wireless communications support structure or in an existing equipment compound. "Collocation" has a corresponding meaning.
- B) *"Equipment compound"* means an area surrounding or adjacent to the base of a wireless communications support structure and within which wireless communications equipment is located.
- C) *"Wireless communications equipment"* means the set of equipment and network components used in the provision of wireless communications services, including, but not limited to, antennas, transmitters, receivers, base stations, equipment shelters, cabinets, emergency generators, power supply cables, and coaxial and fiber optic cables, but excluding wireless communications support structures.
- D) *"Wireless communications support structure"* means a structure that is designed to support, or is capable of supporting, wireless communications equipment, including a monopole, self-supporting lattice tower, guyed tower, water tower, utility pole, or building.
- E) *"Planning Official"* shall mean the Director of Planning.
- F) *"Building Official"* shall mean the Chief Building Official.
- G) *"Backhaul network"* shall mean the lines that connect a wireless communications provider's wireless communications facilities to one or more cellular telephone switching offices, and/or long-distance providers, or the public switched telephone network.
- (4) **Authorization.** Except for paragraph A) below, no wireless communications equipment or support structures may be erected in the City of Livonia except upon application to the City for approval thereof, as set forth in paragraph (6) below; compliance with all other requirements of this section; and conformance of said equipment or support structure to one of the categories set forth in subparagraphs B) or D) below:
- A) Wireless communications equipment is a permitted use of property and is not subject to special land use approval or any other approval if all the following requirements are met:
- i) The wireless communications equipment will be collocated on an existing wireless communications support structure or in an existing equipment compound.
- ii) The existing wireless communications support structure or existing equipment compound is in compliance with this zoning ordinance or was approved by the Planning Commission and City Council.

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- iii) The proposed collocation will not do any of the following:
 - a) Increase the overall height of the wireless communications support structure by more than 20 feet or 10% of its original height, whichever is greater.
 - b) Increase the width of the wireless communications support structure by more than the minimum necessary to permit collocation.
 - c) 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 Planning Official, Building Official, Planning Commission, or City Council.
- B) Wireless communications equipment that meets the requirements of subparagraph A)i) and A)ii) but does not meet the requirements of subparagraph A)iii) or A)iv) is a permitted use of property if it receives waiver use or special waiver use approval under paragraphs E) or F).
- C) Wireless communications equipment that meets the requirements of paragraph A) shall be required to comply with the requirements set forth in paragraph (5)A)i)a) through (5)A)i)c); paragraph (5)A)iii); paragraph (5)A)v)e) through (5)A)v)f); and paragraph (5)A)v)i) through (5)A)v)j).
- D) Other circumstances creating permitted use treatment. Subject to the standards and conditions set forth in subparagraph (5)A) below, wireless communications equipment or support structures shall be permitted uses in the following circumstances, and in the following zoning districts and zones, after approval by both the Planning Official and Building Official:
- i) An existing structure which will have wireless communications equipment attached to it within a non-residential zoning district where the existing structure is not proposed to be materially altered or materially changed in appearance.
 - ii) An existing structure which will have wireless communications equipment attached to it and which structure consists of a utility pole located within a right-of-way, where the existing pole is not proposed to be modified in a manner which would materially alter the structure and/or result in an impairment of sight lines or other safety interests.
 - iii) A wireless communications support structure established within a right-of-way having an existing width of more than 204 feet (expressways), subject to collocation requirements as outlined in paragraph (8) below.
 - iv) A wireless communications support structure established in any M-1, M-2, or commercially zoned district within Sections 25—30 and that portion of Section 19 bounded by Schoolcraft Road, Eckles Road, and the I-96 expressway, M-1, ML, and commercial zones which are contiguous with Eight Mile Road, and that zone which is west of the I-275/96 expressway, north of Six Mile Road, east of the western City boundary, and south of Eight Mile Road.
- E) Waiver Uses.
- i) Subject to the standards and conditions set forth below in Sections (5)A) and (5)B) and in Section 13.13, Section 13.13(6) of this Zoning Ordinance, wireless communications equipment and support structures may be authorized as waiver uses in C-1, C-2, C-3, C-4, PO, and OS zoning districts if not included in Paragraph A) or D) above upon a recommendation by the City Planning Commission and approval of the City Council.
 - ii) Subject to the standards and conditions set forth below and in Section 13.13, Section 13.13(6) of this Zoning Ordinance, wireless communications equipment may be authorized as waiver uses in

NM3 zoning districts upon a recommendation by the City Planning Commission and approval by the City Council.

- iii) Subject to the standards and conditions set forth below in Sections (5)A) and (5)B) and in Section 13.13, Section 13.13(6) of this Zoning Ordinance, wireless communications support structures may be authorized as a waiver use in any public land zone upon a recommendation of the City Planning Commission, approval of the Livonia City Council, and approval of the governing body which owns the land. Failure to receive approval from either the Livonia City Council or the governing body which owns the land shall result in a denial of the petition or application. In no case shall the wireless communications support structure in a public land zone be within 300 feet of a residence.

- F) **Special Waiver Uses.** If it is demonstrated by an applicant that wireless communications equipment or a wireless communications support structure may not reasonably be established as a permitted use under paragraph A) or D) above, and is required to be established outside of a zoning district identified in paragraphs D) and E) above, in order to operate a wireless communications service, then wireless communications equipment or a wireless equipment support structure may be permitted elsewhere in the City as a special waiver use subject to the criteria and standards of Section 13.13, Section 13.13(3) of this Ordinance and paragraphs (5)A) and (5)B) below.

(5) **General Regulations.**

- A) **Standards and Conditions.** Applications for wireless communications equipment or support structures, if required, shall be reviewed in accordance with the following standards and conditions, and, if approved, shall be constructed and maintained in accordance with such standards and conditions. In addition, if the wireless communications equipment or support structure is approved, and is other than a permitted use, it shall be constructed and maintained with any additional conditions imposed by the findings of the Planning Commission and approved by the City Council in its discretion; provided, however, that waiver use or special waiver use approval of wireless communications equipment may be made expressly conditional only on the wireless communications equipment's meeting the requirements of City ordinances and of federal and state laws before the wireless communications equipment begins operation.

- i) Wireless communications equipment or support structures shall not be demonstrably injurious to neighborhoods or otherwise detrimental to the public safety and welfare.

- a) **Annual Certification of Wireless Communications Equipment and Support Structures.**

Every operator and all collocators on all wireless communications equipment and wireless communications support structures shall no later than November 1st of each year certify to the Inspection Department by sworn statement of an authorized corporate officer that each of the facilities it operates in the City:

- i. are authorized to operate under a wireless license granted by the FCC;
- ii. are subject to the FCC's radiofrequency exposure rules; and
- iii. are operated in accordance with the FCC's radiofrequency rules.

Temporary remedial measures shall be promptly taken to bring equipment not certified to be compliant until permanent remedial measures have been made and compliance has been certified to the Inspection Department. Permanent remedial measures shall be made within thirty (30) days after the equipment was first deemed to be not in compliance with the FCC's radiofrequency rules. A late fee of One Hundred Dollars (\$100.00) shall be imposed on any operator or collocator that has not provided this certification within ten (10) days of November 1st of each year.

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- b) **Penalty.** Any person, persons, firm or corporation, or any others acting on behalf of said person, persons, firm, or corporation, violating or failing to comply with any of the provisions of a) above shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding five hundred dollars (\$500.00), or by imprisonment not exceeding five (5) days, or by both such fine and imprisonment at the discretion of the Court. Each act of violation and every day upon which such violation shall occur shall constitute a separate offense.
- c) **Address and Change of Address.** Each annual submission shall include the address of the facility assigned by the City and all pertinent information including the name, address, and telephone number of each operator and collocator. The operator and collocator of a cell tower or collocation equipment is hereby obligated to notify the Inspection Department in writing of any change of contact information or ownership within ten (10) days of any change. There shall be no charge for notification of the change of contact information or ownership if the notification is accomplished within the ten (10) day period. A late fee of one hundred dollars (\$100.00) shall be imposed for failure to notify the Inspection Department of a change in contact information or ownership within the ten (10) day period. It is the responsibility of the owner and/or operator to verify that the city has received said notification.
- ii) Wireless communications equipment and support structures shall be located and designed to be harmonious with the surrounding areas, and if it is a new wireless communications support structure, shall be located no less than ½ mile from existing wireless communications support structures. The distance requirements shall not apply to applicants who have demonstrated that collocation is not feasible pursuant to paragraph (8)C)i) below.
- iii) Wireless communications equipment and support structures shall comply with applicable federal and state standards relative to the environmental effects of radio frequency emissions.
- iv) Applicants shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights.
- v) The following additional standards shall be met:
- a) The maximum height of the new or modified wireless communications support structure and antenna shall be the minimum height demonstrated to be necessary for reasonable communications by the applicant (and by other entities to collocate on the structure), but in no event shall the wireless communications support structure exceed 150 feet in height in all districts except in any M-1, M-2, or commercially zoned district within sections 25-30 and that portion of Section 19 bounded by Schoolcraft Road, Eckles Road, and the I-96 expressway, in which case the maximum height shall not exceed 250 feet. These height limitations shall not apply to those collocations which are a permitted use as set forth in paragraph (4)A) above. The accessory building contemplated to enclose such things as switching equipment shall be limited to the maximum height for accessory structures within the respective district.
- b) The setback of the new or proposed wireless communications support structure from any residential district or residential use shall be at least the height of the highest point of the structure plus 25 feet. The setback of the new or proposed wireless communications support structure from any existing or proposed rights-of-way or other publicly traveled roads shall be no less than the height of the structure unless the structure is placed within the right-of-way itself.

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- c) Where the proposed new or modified wireless communication support structure abuts a parcel of land which is used for other than residential purposes, the minimum setback of the structure, and accessory structures, shall be in accordance with the required setbacks for main or principal buildings as provided in the schedule of regulations for the zoning district in which the support structure is located.
 - d) There shall be unobstructed access to the wireless communications support structure, for operation, maintenance, repair, and inspection purposes, which may be provided through or over an easement. This access shall have a width and location determined by such factors as: the location of adjacent thoroughfares and traffic and circulation within the site; utilities needed to service the tower and any attendant facilities; the location of buildings and parking facilities; proximity to residential districts and minimizing disturbance to the natural landscape; and the type of equipment which will need to access the site.
 - e) The division of property (lot splits or subdividing) for the purpose of locating wireless communications equipment or a wireless communications support structure is prohibited unless all zoning requirements and conditions are met.
 - f) Where wireless communications equipment is proposed on the roof of a building, if the equipment enclosure is proposed as a roof appliance or penthouse on the building, it shall be designed, constructed, and maintained to be architecturally compatible with the principal building. The equipment enclosure may be located within the principal building or may be an accessory building. If proposed as an accessory building, it shall conform with all district requirements for principal buildings, including yard setbacks.
 - g) Where the proposed wireless communications support structure is not a permitted use under section (4)D)i) above, the Planning Commission and City Council shall, with respect to the color of the support structure and all accessory buildings, review and approve so as to minimize distraction, reduce visibility, maximize aesthetic appearance, and ensure compatibility with surroundings. It shall be the responsibility of the applicant to maintain the wireless communications support structure in a neat and orderly condition.
 - h) Before installing wireless communications support structures, the support system shall be constructed in accordance with all applicable building codes and shall include the submission of a soils report from a geotechnical engineer, licensed in the State of Michigan. This soils report shall include soil borings and statements confirming the suitability of soil conditions for the proposed use. The requirements of the Federal Aviation Administration, Federal Communications Commission, and Michigan Aeronautics Commission shall be noted. All applicants shall apply for and receive a permit from the Building Official prior to commencement of construction.
 - i) A maintenance plan, and any applicable maintenance agreement, shall be presented and approved for the proposed wireless communications equipment or support structure. Such plan shall be designed to ensure long term, continuous maintenance to a reasonably prudent standard.
 - j) The application, if required, or the operator of wireless communications equipment if same is a permitted use, shall provide a description of security to be posted at the time of receiving a building permit for, or the installation of, the wireless communications equipment or a support structure to ensure removal of the wireless communications equipment or support structure when it has been abandoned or is no longer needed, as provided in paragraph (8) below. In this regard, the security shall, at the election of the applicant or the operator, be in the form of:

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- i. Cash calculated at \$100.00 per vertical foot for wireless communications support structures.
 - ii. Surety bond calculated at \$100.00 per vertical foot for wireless communications support structures.
 - iii. Letter of credit calculated at \$100.00 per vertical foot for wireless communications support structures.
 - iv. An agreement in a form approved by the attorney for the City of Livonia and recordable at the office of the Register of Deeds for all wireless communications equipment or support structures, establishing a promise of the applicant and owner of the property to remove the equipment or support structure in a timely manner as required under this section of the ordinance, with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorney's fees incurred by the City of Livonia in securing removal and that any removal costs incurred by the City of Livonia will become a lien on the owner's property and enforceable against said landowner in a court of law of appropriate jurisdiction.

B) **Standards and Conditions Applicable to Waiver Uses and Special Waiver Uses.** Applications for wireless communications equipment or support structures which may be approved as waiver uses and special waiver uses under subparagraphs (4)E) or (4)F) above shall be reviewed by the City Planning Commission with a submission of findings to City Council for its review and decision, and if approved, constructed and maintained in accordance with the standards and conditions in subparagraph A), and in accordance with the following standards:

- i) The applicant shall demonstrate the need for the proposed wireless communications equipment or support structure to be located as proposed based upon the presence of one or more of the following factors:
 - a) Proximity to an interstate or major thoroughfare.
 - b) Areas of population concentration.
 - c) Concentration of commercial, industrial, and/or other business centers.
 - d) Areas where signal interference has occurred due to tall buildings, masses of trees, or other obstructions.
 - e) Topography of the proposed wireless communications equipment or support structure location in relation to other wireless communications equipment or support structures with which the proposed facility is to operate.
 - f) Other specifically identified reason(s) creating need for the wireless communications equipment or support structure.
- ii) The proposal shall be reviewed in conformity with the collocation requirements of this section.

(6) **Application Requirements for Wireless Communications Equipment or Support Structures Requiring Approval.**

- A) A site plan prepared in accordance with Section 13.13, Section 13.13(3) of this zoning ordinance shall be submitted, showing the location, size, screening, and design of all buildings and structures, including fences, and the location and size of outdoor equipment, and the location, number, and species of proposed landscaping.

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- B) The site plan shall also include a detailed landscaping plan where the support structure is being placed at a location which is not otherwise developed, or where a developed area will be disturbed. The purpose of landscaping is to provide screening and aesthetic enhancement for the structure base, accessory buildings, and enclosure. In all cases, there shall be shown on the plan fencing which is required for protection of the support structure and security from children and other persons who may otherwise access facilities.
- C) The application shall include a signed certification by a State of Michigan licensed professional engineer regarding the manner in which the proposed wireless communications support structure will fall, which certification will be utilized, along with other criteria such as applicable regulations for the district in question, in determining the appropriate setback to be required for the structure and other equipment.
- D) The application shall include a description of security to be posted at the time of receiving a building permit for the facility to ensure removal of the wireless communications equipment or support structure when it has been abandoned or is no longer needed, as provided in paragraph (9) below. In this regard, the security shall, at the election of the applicant, be in the form of:
- i) Cash calculated at one hundred dollars (\$100.00) per vertical foot for wireless communications support structures.
 - ii) Surety bond calculated at one hundred dollars (\$100.00) per vertical foot for wireless communications support structures.
 - iii) Letter of credit calculated at one hundred dollars (\$100.00) per vertical foot for wireless communications support structures.
 - iv) An agreement in a form approved by the attorney for the City of Livonia and recordable at the office of the Register of Deeds for all wireless communications equipment and support structures, establishing a promise of the applicant and owner of the property to remove the equipment and support structures in a timely manner as required under this section of the ordinance, with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorney's fees incurred by the City of Livonia in securing removal and that any removal costs incurred by the City of Livonia will become a lien on the owner's property and enforceable against said landowner in a court of law of appropriate jurisdiction.
- E) The application shall include a map showing existing and known proposed wireless communications equipment and support structures within the City of Livonia, and further showing existing and known proposed wireless communications equipment and support structures within areas surrounding the borders of the City of Livonia in the location, and in the area, which are relevant in terms of potential collocation or in demonstrating the need for the proposed wireless communications equipment and support structures. If and to the extent the information in question is on file with the City of Livonia, the applicant shall be required only to update as needed. Any such information which is trade secret and/or other confidential commercial information which, if released, would result in commercial disadvantage to the applicant, may be submitted with a request for confidentiality in connection with the development of governmental policy MCL 15.243(1)(g). This Ordinance shall serve as the promise to maintain confidentiality to the extent permitted by law. The request for confidentiality must be prominently stated to bring it to the attention of the City of Livonia.
- F) The application shall include the name, address, and phone number of the person to contact for engineering, maintenance, and other notice purposes. This information shall be continuously updated during all times the facility is on the premises.
- G) The application shall include identification of the entities providing the backhaul network for the wireless communications equipment and support structure described in the application and other

facilities owned or operated by the applicant in the municipality, including any lessees or users of the facilities.

(7) **Time Periods for Approvals.**

- A) After an application for a waiver use or special waiver use approval is filed with the Planning Commission, the Planning Official shall determine whether the application is administratively complete. Unless the Planning Official proceeds as provided under subparagraph B) below, the application shall be administratively complete when the Planning Official makes that determination or 14 business days after the Planning Commission receives the application, whichever is first.
- B) If, before the expiration of the 14-day period under subparagraph A) above, the Planning Official notifies the applicant that the application is not administratively complete, specifying the information necessary to make the application administratively complete, or notifies the applicant that a fee required to accompany the application has not been paid, specifying the amount due, the running of the 14-day period under subparagraph A) is tolled until the applicant submits to the Planning Official the specified information or fee amount due. The notice shall be given in writing or by electronic notification.
- C) The Planning Commission and City Council shall approve or deny the application not more than 60 days after the application is considered to be administratively complete. If the Planning Commission and City Council fail to timely approve or deny the application, the application shall be considered approved and the Planning Commission and City Council shall be considered to have made any determination required for approval.
- D) If the wireless communications equipment does not meet the requirements of paragraph (4)A) or for a wireless communications support structure, subparagraphs A) through C) above apply to the waiver use and special waiver use approval process, except that the period for approval or denial under subparagraph C) above is 90 days.

(8) **Collocation.**

- A) **Statement of Policy:** It is the policy of the City of Livonia to minimize the overall number of newly established locations for wireless communications equipment and wireless communications support structures within the City of Livonia and encourage the use of existing structures for attached wireless communications purposes, consistent with the statement of purpose and intent set forth in paragraph (1) of this section above. In light of the dramatic increase in the number of wireless communications equipment and support structures reasonably anticipated to occur as a result of the change of federal law and policy in and relating to the Federal Telecommunications Act of 1996, it is the policy of the City of Livonia that all users should collocate on wireless communications support structures in the interest of achieving the purposes and intent of this section, as stated above, and as stated in paragraph (1) of this section. If a provider fails or refuses to permit collocation on a facility owned or otherwise controlled by it, where collocation is feasible, the result will be that a new and unnecessary additional structure will be compelled, in direct violation of and in direct contradiction to the basic policy, intent, and purpose of the City of Livonia. The provisions of this subsection are designed to carry out and encourage conformity with the policy of the City of Livonia.
- B) **Feasibility of collocation:** Collocation shall be deemed to be "feasible" for purposes of this section where all the following are met:
 - i) The wireless communications provider entity under consideration for collocation will undertake to pay market rent or other market compensation for collocation.
 - ii) The site on which collocation is being considered, taking into consideration reasonable modification or replacement of a support structure, can provide structural support.

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- iii) The collocation being considered is technologically reasonable, e.g., the collocation will not result in unreasonable interference, given appropriate physical and other adjustment in relation to the structure, antennas, and the like.
 - iv) The height of the structure necessary for collocation will not be increased beyond a point deemed to be permissible by the City of Livonia taking into consideration the several standards contained in paragraph (5) of this section, above.

C) Requirements for Collocation:

- i) A special land use permit for the construction and use of a new wireless communications support structure shall not be granted unless and until the applicant demonstrates that a feasible collocation is not available for the coverage area and capacity needs.
 - ii) All new and modified wireless communications support structures shall be designed and constructed to accommodate collocation for a minimum of three (3) total users. The Planning Official and Building Official may reduce the number of required users if they are convinced that a total of three (3) users will be unfeasible.
 - iii) The policy of the City of Livonia is for collocation. Thus, if a party who owns or otherwise controls a wireless communications support structure within the City of Livonia shall fail or refuse to alter a structure to accommodate a proposed and otherwise feasible collocation, such structure shall thereupon and thereafter be deemed to be a nonconforming structure and use, and shall not be altered, expanded or extended in any respect.
 - iv) If a party who owns or otherwise controls a wireless communication support structure shall fail or refuse to permit a feasible collocation, and this requires the construction and/or use of a new wireless communications support structure, the party failing or refusing to permit a feasible collocation shall be deemed to be in direct violation and contradiction of the policy, intent and purpose of the City of Livonia, and consequently, such party shall take responsibility for the violation, and shall be prohibited from receiving approval for a new wireless communications support structure within the City of Livonia for a period of five years from the date of the failure or refusal to permit the collocation. Such a party may seek and obtain a variance from the Board of Appeals if and to the limited extent the applicant demonstrates entitlement to variance relief which, in this context, shall mean a demonstration that enforcement of the five year prohibition would unreasonably discriminate among providers of functionally equivalent wireless communications services, or that such enforcement would have the effect of prohibiting the provision of personal wireless communications services.
- D) **Incentive.** Review of an application for collocation (where required under this section) and review of an application for a permit for use of a facility permitted under paragraph (4)D)i) above shall be expedited by the City of Livonia.

(9) Removal.

- A) A condition of the installation of any wireless communications equipment or a wireless communications support structure shall be adequate provision for removal of all or part of the wireless communications equipment and support structure by users and owners upon the occurrence of one or more of the following events:
 - i) When the equipment or support structure has not been used for 180 days or more. For purposes of this section, the removal of antennas or other equipment from the support structure or the cessation of operations (transmission and/or reception of radio signals) shall be considered as the beginning of a period of nonuse.

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- ii) Six (6) months after new technology is available at reasonable cost as determined by the Livonia City Council, which determination shall be rebuttable by the support structure owner, which permits the operation of the communications system without the requirement of a support structure.
 - B) The situations in which removal of wireless communications equipment or a wireless communications support structure is required, as set forth in paragraph A) above, may be applied and limited to portions of wireless communications equipment or a wireless communications support structure.
 - C) Upon the occurrence of one or more of the events requiring removal specified in paragraph A) above, the property owner or persons who had used the equipment or support structure shall immediately apply or secure the application for any required demolition or removal permits, and immediately proceed with and complete the demolition/removal, restoring the premises to an acceptable condition as reasonably determined by the Planning Official and Building Official.
 - D) If the required removal of wireless communications equipment or a wireless communications support structure or a portion thereof has not been lawfully completed within sixty (60) days of the applicable deadline, and after at least thirty (30) days written notice to the equipment or support structure owner and property owner, the City of Livonia may remove or secure the removal of the equipment or support structure or required portions thereof, with its actual cost and reasonable administrative charge to be drawn, collected and/or enforced from or under the security posted at the time application was made for establishing the wireless communications equipment or support structure.
- (10) **Application Fees.** All applicants for wireless communications equipment (except where approval is not required pursuant to paragraph (4)A) above) and for a wireless communications support structure shall pay an application fee of \$500.00 before a permit may be issued.
- (11) **Signs on Towers/Antennas/Wireless Communications Support Structures.** No signs shall be displayed on any cellular tower antennas or wireless communications support structure or equipment without a submission of findings of the City Planning Commission and approval of the City Council.
- (12) **Franchise Fee.**
- A) If a wireless communications equipment provider installs land-based equipment such as coaxial, wire, or fiber optic cables to transmit information or electric impulses to or from wireless communications equipment or support structures, such provider shall apply to the City of Livonia for a permit or franchise as required by law prior to installing said land-based equipment. The provider shall submit all information in its possession to the City of Livonia regarding any entity installing, providing, or using a backhaul network, and such entity shall also apply for a permit or franchise as required by law.
 - B) Owners and/or operators of wireless communications equipment and support structures shall certify that all franchises required by law for the construction and/or operation of a wireless communications system in the City of Livonia have been obtained and shall file a copy of all required franchises with the Planning Official.

ARTICLE VII.

GENERAL PROVISIONS

Section 7.01 Applicability.

The provisions of this Article shall apply to all districts within the City of Livonia, except where otherwise expressly stated in this Ordinance.

Section 7.02 Scope.

No building or land, or part thereof, shall be used, altered, constructed or reconstructed except in conformity with the provisions of this Ordinance and the regulations hereby established which apply to the district in which it is located. No building shall be erected or altered to exceed in height the limit herein established for the district in which such building is located; no building shall be erected, nor shall an existing building be altered, enlarged, or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the provisions of this Ordinance and the regulations hereby established for the district in which it is located.

Section 7.03 Buildings Under Construction.

Any building or structure for which a building permit has been issued and the construction of the whole or a part of which has been started, or for which a contract or contracts have been entered into pursuant to a building permit issued prior to the effective date of this Ordinance, may be completed and used in accordance with the plans and application on which said building permit was granted.

Section 7.04 Building and Easement Grades.

- (1) **Surface Water.** Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building. A building grade line (sometimes referred to as the finish grade or finish grade line) shall mean the elevation of the ground adjoining the building on all four sides. A first-floor elevation shall mean the height which the first floor extends above the building grade. A sloping earth grade beginning at a sidewalk level shall be maintained and established from the center of the front lot line to the finish grade line at the front of the building and from the rear wall of the building to the rear lot line, subject to approval of the Building Official and City Engineer. The height of the finish grade line of any dwelling shall not be less than twelve (12) inches nor more than eighteen (18) inches above the average front sidewalk elevation; the first-floor elevation shall not be more than twenty-six (26) inches above the finish grade line of the building. When a new building is being constructed on a vacant lot between two (2) existing buildings or adjacent to an existing building, the yards around the new building shall be graded in such a manner so as not to permit runoff of surface water to flow onto the adjacent properties. Whenever the natural drainage of the land is such as is likely to or will cause the flow of surface water to be from the front yard to the rear yard, or where the natural topography dictates a modification from the foregoing requirements, the building grade may be established otherwise than hereinbefore provided; provided, however, that in all such cases the altered design shall be submitted to and approved by the Department of Public Works. Surface grades shall be approved by the Department of Public Works before the issuance of any building permit.
- (2) **Grading.** Where any lot, part or parcel of land, has located upon it a duly recorded easement for any purpose whatsoever, that portion of such land whereon the easement exists shall be graded as indicated by the Department of Public Works, and in no event shall be graded so as to obstruct or substantially slow down the natural flow of surface water across such easement. The grade in easements shall in all cases be subject to the approval of the Department of Public Works.

Section 7.05 Minimum Lot Size and Width.

The size and width of each residential lot on which or in relation to which any building or use is affected by the provisions of this Ordinance shall not be less than the minimum size and width requirements established by this Ordinance which apply to the district in which the residential lot is located.

Section 7.06 Application to Lots of Record.

Where two (2) or more abutting lots of record are held under one (1) ownership and where one (1) or more of such lots are nonconforming, the provisions of this Ordinance relating to lot width and area in the district in which such lots are located shall be observed and shall not be avoided by any sale or conveyance of all or any portion of any such lots after the effective date of this Ordinance; provided, however, that any lot of record which is the same width and area as, or a larger width and area than, fifty-five percent (55%) or more of the lots in the same subdivision in which such lot is located, which have already been developed, with dwellings, and as building sites, may be developed as a separate building site of a width and area consistent with the majority of the lots theretofore developed.

Section 7.07 Approval of Plats.

No proposed plat of a new subdivision shall hereafter be approved by the City Planning Commission unless all the lots within such plat equal or exceeds the minimum lot size and width requirements which apply to the district in which the land sought to be platted is located and unless such plat in all other respects fully conforms with the statutes of the State of Michigan, the ordinances of the City of Livonia, and the Subdivision Regulations of the City Planning Commission.

Section 7.08 Lot Limitation.

No more than one (1) principal building shall be constructed, erected, or placed on any lot in a recorded subdivision or on any parcel of land except for:

- (1) **Outlots.** Parcels described and designated as "outlots" in a recorded plat which are so arranged or subdivided as to provide for one or more principal buildings with a land area allocated to each building which is equal to or greater than the lot area required in the district, and the building and land comply with all other requirements of the district in which it is located.

Section 7.09 Single-Family Residential Accessory Buildings and Recreational Equipment Storage.

(1) Residential Accessory Buildings.

- A) **Maximum Size.** For the purpose of this Section, a garage, whether attached or detached, shall be considered a residential accessory building. On single family lots, the combined ground floor area of all attached and detached residential accessory buildings shall not exceed nine hundred twenty (920) square feet; provided, however, the maximum ground floor area of any attached accessory building shall not exceed seven hundred twenty (720) square feet and the maximum ground floor area of any detached accessory building shall not exceed two hundred (200) square feet. On lots that do not contain any detached accessory buildings, the ground floor area of an attached residential accessory building shall not exceed seven hundred twenty (720) square feet or the ground floor area of the house (excluding the area of the attached accessory building), whichever is larger, subject to a maximum size limit of one thousand (1,000) square feet. On lots that do not contain attached accessory buildings, the combined ground floor area of all detached accessory buildings shall not exceed the ground floor area of the house, subject to a maximum size limit of one thousand (1,000) square feet. Notwithstanding the above, on lots measuring one-half (½) acre or more, one (1) detached residential accessory building not to exceed a ground floor area of three hundred (300) square feet shall be allowed solely for the purpose of housing or keeping of animals pursuant to Section 6.34 or Section 6.49. Further, on lots measuring one (1) acre or more, one (1) detached residential accessory building not to exceed a

ground floor area of six hundred (600) square feet shall be allowed solely for the purpose of housing or keeping of animals pursuant to Section 6.34 or Section 6.49.

- B) **Maximum Number.** On lots less than one-half (½) acre in size, no more than two (2) residential accessory buildings, including one (1) attached accessory building, are allowed. On lots which are more than one-half (½) acre, a total of three (3) residential accessory buildings, including one (1) attached accessory building, are allowed.
 - C) **Maximum Height.** Detached residential accessory buildings shall not exceed sixteen (16) feet in height.
 - D) **Minimum Setbacks.** Attached residential accessory buildings shall comply, in all respects, with the requirements of this ordinance applicable to the principal building. Detached residential accessory buildings shall not be located nearer than two (2) feet to the side lot line, two (2) feet to the rear lot line and shall not be constructed closer than ten (10) feet to the principal building; provided, further, however, that the minimum distance between detached residential accessory buildings on the same lot or parcel shall be four (4) feet. Detached residential accessory buildings proposed to be constructed on corner lots shall not be located closer to the side street lot line than that wall of the principal building which is parallel to such side street line. All residential accessory buildings used for the housing or keeping of animals pursuant to Section 6.34 or Section 6.49 shall be located not less than twenty-five (25) feet from any lot line.
 - E) **Maximum Lot Coverage.** The combined floor area of all detached residential accessory buildings shall not occupy more than twenty (20) percent of the area of any rear yard.
 - F) **Exempt Structures.** Landscaping structures, art displays, and minor structures (dog houses, playgrounds, treehouses, etc.) are not considered residential accessory buildings and are not regulated by this Section.
- (2) **Residential Accessory Building and Storage Therein.** All inoperable or unlicensed vehicles or vehicles bearing visible commercial advertising, equipment, or accessories shall be housed in a residential accessory building when not in use.
 - (3) **Recreational Equipment Storage.** Unoccupied recreational equipment may be housed in a residential accessory building, and no more than one (1) unit of recreational equipment may be stored in the rear yard, except that no such unit may be stored within the corner side yard, as that term is defined in Section 15.44.030 of the Livonia Code of Ordinances, as amended. The temporary parking of one (1) unit of recreational equipment on the recreational equipment owner's or user's front or side driveway shall be permitted for a period not to exceed seventy-two (72) hours cumulatively in any five (5) day period for the purpose of repairing and maintaining the Recreational Equipment unit for suitable vacation use.

Section 7.10 Reserved.

Editor's note(s)—An ordinance adopted April 18, 2022 , repealed § 7.10, which pertained to Separate Dwellings for Domestic Employees and derived from the original Zoning Regulations.

Section 7.11 Yards; Double Frontage Lots.

On double frontage lots, a front yard, as prescribed for the district as herein established, shall be provided on both streets.

Section 7.12 Front Yards; Schoolcraft Road.

Notwithstanding anything in this Ordinance to the contrary, where a residentially zoned lot or parcel is adjacent to or abuts on Schoolcraft Road in the City of Livonia, no building shall be erected, moved, enlarged, or otherwise established on such lot or parcel closer than seventy-five (75) feet to the lot line abutting the major street.

Section 7.13 Yards; Use.

In any residential district no part of any required yard, except a rear yard, shall be used for any detached garage or any accessory building other than an attached garage or for the storage of vehicles. Any portion of a residential lot in front of the front building line shall be used for landscaping purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature and required driveways.

Section 7.14 Yard; Alley.

Wherever there is a public alley at the rear of a lot upon which the lot abuts for the full width, measurements of the depth of any abutting rear yard required under this Ordinance may be made to the center line of such alley.

Section 7.15 Lots; Use for Yards, Courts, Etc.

No portion of a lot used in complying with the provisions of this Ordinance for yards, courts, lot area per family, or percentage of lot occupancy in connection with an existing or proposed building or structure shall again be used as part of the lot required in connection with any other building or structure existing or intended to exist at the same time.

Section 7.16 Room Requirements.

Any dwelling hereafter constructed or altered shall comply with the Housing Law of Michigan.

Section 7.17 Heights; Public, Quasi-Public, Form-Based Development Option, Planned Developments, and Major Business Buildings.

The height of public or semi-public buildings, churches, cathedrals, temples, hospitals, sanitariums, schools, major business buildings when developed as a part of a complete shopping center, and buildings when developed under the Form-Based Development Option pursuant to Section 5.04 or as a Planned Development pursuant to Section 5.02, shall not in any case exceed one hundred and fifty-five (155) feet, subject to the General Waiver Requirements and General Standards as set forth in Section 13.13(6).

Section 7.18 Height; Items Not Included.

Chimneys, cooling towers, elevator bulkheads, fire towers, grain elevators, silos, penthouses, stacks, stage towers, scenery lofts, sugar refineries, tanks, water towers, pumping towers, television and radio towers and antennas, church steeples, monuments, cupolas, and mechanical appurtenances, including signs, pertaining to and necessary to the permitted use of the district in which they are located, shall not be included in calculating the height of the principal structure; provided, however, that in residentially zoned districts, television and radio towers and antennas which have a height, as measured from the established grade, of greater than 75 feet shall be prohibited. Television and radio towers and antennas in residentially zoned districts may be erected to a height of up to 40 feet, as measured from the established grade, but shall be prohibited for heights which exceed 40 feet but which are less than 75 feet, as measured from the established grade, unless written permission has first been obtained from the owners of at least two-thirds ($\frac{2}{3}$) of the lots which adjoin or abut the property upon which the proposed

tower or antenna is to be located when the height of the proposed tower or antenna be greater than the distance from the center of the base of the tower or antenna to any of the property lines of such adjoining or abutting lots; provided, further, that all freestanding television and radio within residentially zoned districts shall be of a self-supporting design; and provided, further, however, that the location of television and radio towers or antennas shall be further subject to the following limitations:

- (1) **Radio Towers or Satellite Antenna Dishes.** The location of television and radio towers or antennas including satellite dish antennas and cellular mobile towers in the established or minimum front yard of any zoning district is prohibited; provided, however, that the foregoing prohibition shall not apply to television or radio antennas, satellite dish antennas or cellular mobile towers located in M-1 and M-2 Districts in Section 25 through 30, when a site plan therefor is approved by the City Council subject to compliance with the general standards contained in Section 13.13, Section 13.13(6) of this Ordinance and the following additional standards; provided, however, that site plan approval shall not be required for satellite dish antennas which do not exceed 24 inches in diameter or 500 square inches in area, whichever is greater. Provided further, however, that prior to installation of any satellite dish antenna, a permit shall be obtained from the Inspection Department:
 - A) That such site plan shall include:
 - i) The proposed location of the antenna and detailed plans and specifications indicating its size, weight, color and specific materials to be used in construction of the antenna.
 - ii) The proposed method of screening the antenna from public view.
 - iii) Any other pertinent information the applicant or City Council deems necessary to properly evaluate the proposed antenna and its location.
 - B) Signs attached to or painted on such antenna are prohibited.

Section 7.19 Height; Parapet Walls.

Parapet walls may extend not more than five (5) feet above the allowable height of a building.

Section 7.20 Height; Public Buildings; Utilities.

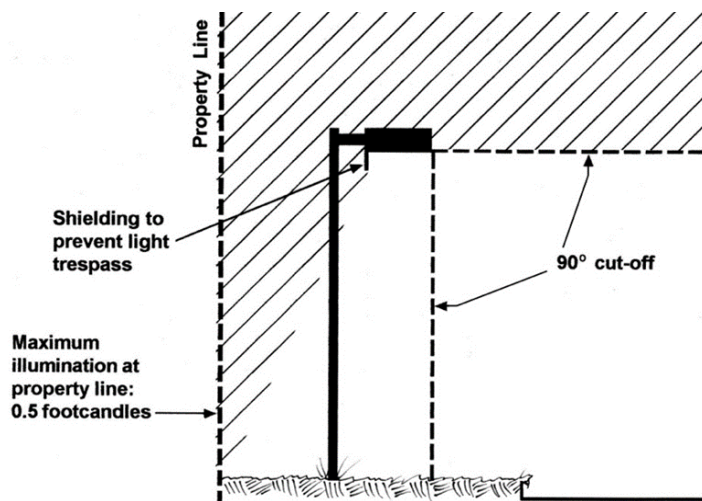
The City Planning Commission may recommend and the City Council approve the erection and use of a building or an addition to an existing building which is publicly owned or owned by a public service corporation to be used for a public use or for public utility purposes, in any permitted district to a greater height or of larger area than the district requirements herein established, and permit the location in any use district of a public building or a public utility building, structure or use, provided the City Planning Commission shall find such use, height, area, building or structure reasonably necessary for the public convenience and service; and, provided further, that such building, structure or use is designed, erected and landscaped to conform harmoniously with the general architecture and plan of such district.

Section 7.21 Division or Partitioning of Lots.

Upon petition by the owner of a parcel of land, the City Council may approve the division of the said parcel in accordance with Act 172 of the Public Acts of 1929 of the State of Michigan, as amended, and the City's Lot Partition Ordinance, Chapter 32 of Title 16 of the Livonia Code of Ordinances, as amended. Any nonconformity waived pursuant to the City's Lot Partition Ordinance shall be deemed waived pursuant to this Ordinance, subject to any conditions contained in the City Council resolution waiving same. Except for deficiencies as to lot width, area, accessibility, and depth-to-width ratio, any deficiencies not waived shall be subject to the jurisdiction of the Board of Appeals.

Section 7.22 Lighting.

- (1) **Purpose and Intent.** The regulations in this section aim to ensure that sufficient lighting is provided in the publicly accessible areas of buildings and surrounding property, to provide for the security of property and safety of the general public. These regulations promote the use of appropriate lighting practices and systems and discourage the adverse effects of inappropriate lighting such as glare, light trespass onto adjoining properties, light pollution and sky glow, and energy waste. This section also intends to encourage the use of innovative lighting designs and fixtures which complement the natural and built environments found throughout the City.



(2) General Requirements.

- A) **Shielding.** All outdoor lighting in all use districts other than residential shall be shielded so the surface of the source of the light shall not be visible from adjacent residential districts, adjacent residences, and public right-of-way. All outdoor lighting must be directed toward and confined to the ground areas. Full cut-off fixtures must be used to prevent light from projecting above a ninety (90) degree horizontal plane (see figure).
- B) **Illumination Levels.** Sufficient lighting, as specified in the following table, shall be required for parking areas, walkways, driveways, building entrances, loading areas, and public common areas to ensure security of property and safety of persons.

Location	Maximum Level of Illumination (Foot-candles) for the Average of the Area
Off-Street Parking Areas	1.0
Off-Street Loading Areas	1.0
Sidewalks (Residential Areas-Public [only where required by this Ordinance or the City Council])	1.0
Sidewalks (Non-Residential Areas)	1.0
Building Entrances (Frequent Use)	5.0
Building Entrances (Infrequent Use)	1.0
Gas Station (Directly Under Canopy)	20.0
Other Outdoor Areas Not Listed	At the discretion of the

- C) **Light Trespass Limits.** Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground. The light-emitting element of a light fixture shall not be directly visible from neighboring properties, as this is the primary cause of glare.
 - D) **Up-lighting.** All up-lighting in nonresidential districts used for the external illumination of buildings, so as to feature the buildings, shall be placed and shielded so as to not interfere with the vision of persons on adjacent highways or adjacent property. The light-emitting element of such fixtures shall not be directly visible from a vehicle or pedestrian travel area so as to not interfere with the vision of persons on adjacent highways or adjacent property. Such lighting shall be shielded in such a manner as to minimize or eliminate light pollution and sky glow.
 - E) **Height.** The height of light fixtures shall be measured from the finished grade to the top of the fixture. All lighting fixtures in non-industrial districts shall not exceed twenty (20) feet in height. In industrial districts, or on large-scale commercial developments, lighting fixtures up to a maximum height of thirty-five (35) feet may be allowed if the proposed lighting over twenty (20) feet in height has no adverse impacts on the surrounding land uses and on the natural environment.
- (3) **Prohibited Lighting.**
- A) All illumination of outdoor features of a flashing, moving, or intermittent type are prohibited.
 - B) No outdoor recreational facility, public or private, shall be illuminated after 11:00 p.m., except to conclude a permitted recreational or sporting event or other activity already in progress prior to 11:00 p.m.
 - C) The use of laser source light or any similar intensity light for outdoor advertising or entertainment is prohibited.
 - D) The operation of searchlights for advertising purposes is prohibited.
- (4) **Exempt Lighting.** The following exterior lighting fixtures and systems are exempt from the regulations of this section. The Planning Director reserves the right to enforce standards to minimize glare, reduce light pollution, and otherwise protect the health, safety, and welfare of the public.
- A) Light fixtures placed by a governmental agency in the right-of-way.
 - B) Decorative holiday lighting.
 - C) Pedestrian walkway lighting.
 - D) Temporary festival and civic lighting.
 - E) Temporary construction or emergency lighting.
 - F) Instances where federal, state, or local laws, rules, or regulations take precedence over the provisions of this section.
- (5) **Waiver Process.** The City Council has the ability to waive the lighting requirements of this Section upon evidence that the required lighting would have a negative impact on neighboring properties.

Section 7.23 Accessory Structures and Uses.

- (1) **Accessory structures and uses:**

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- A) The following standards apply to accessory structures in the N1 and N2 Districts:
- i) Private garages and detached accessory structures are permitted in accordance with Section 2.02, Section 2.02(2) and Section 7.09 of this Ordinance.
 - ii) Must be customarily incidental to the principal permitted use on the site.
- B) In addition to the standards above the following standards shall apply to accessory structures and uses in the R-U-F District:
- i) No more than one (1) temporary structure (which may be of wood construction and shall have not more than three (3) walls and a roof with at least one (1) open side) which structure shall only be used for the sale of products grown on the site in the greenhouse or truck garden between May 15 and October 31 and thereafter shall be removed, dismantled and stored in the rear yard only.
 - ii) Such temporary structure shall be located on a parcel of land at least one-half (½) acre in size and not less than twenty-five (25) feet from the street or highway right-of-way line.
 - iii) An open space for parking, twenty-five (25) feet off the street or highway right-of-way, shall be provided for patrons of the temporary structure. Provided, however, that the outdoor storage of trucks, merchandise and equipment is prohibited.
- C) The following standards apply to accessory structures in the NM1 and NM2:
- i) Not more than one of which may be a commercial vehicle which shall not exceed three-quarter (¾) ton capacity, and which shall be kept housed within a garage when not used, provided said commercial vehicle is owned and operated by a member of the family who resides in said living unit.
 - ii) The storage or parking of trucks, truck tractors and truck trailers of over one (1) ton capacity, automobile trailers or the storage, parking or use of coaches, bus or street car bodies, or tourist cabins, tents or similar dwellings and enclosures shall not be allowed or considered a legal accessory use in an NM1 District. This shall not, however, prohibit the storage in the rear yard only of one (1) unoccupied recreational equipment unit for each dwelling unit which equipment is the property of or in the trust of the occupant of the dwelling unit.
 - iii) Must be customarily incidental to the principal permitted use on the site.
- D) The following standards apply to accessory structures in the C-1, C-2, C-3 and C-4 Districts:
- i) Must be customarily incidental to the principal permitted use on the site.
 - ii) A storage garage for the storage of commercial vehicles used by a business or other permitted activity, when located on the same lot therewith and occupying not more than twenty-five (25) percent of the area of such lot shall be considered a legal accessory building.
 - iii) Accessory uses to those permitted in this section include assembly, repair and storage which is clearly incidental to the conduct of the permitted use.
 - iv) Except where prescribed herein, fences are prohibited in all commercial zoning districts.
- E) The following standards apply to accessory structures in the M-L, M-1, and M-2 Districts:
- i) Must be customarily incidental to the principal permitted use on the site.
 - ii) Any portion of the lot area not used for structures, driveways, parking areas and sidewalks shall be landscaped and thereafter permanently maintained. Such landscaping shall include the total area of the established or minimum front yard exclusive of driveways, parking areas and sidewalks.

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- (2) **Accessory residential use for apartments.** Provided they do not constitute more than twenty (20) percent of the total floor area of the building.

Section 7.24 Fences and Walls.

- (1) **Fences.** Except where prescribed herein, fences are prohibited in all commercial zoning districts. Yards may be used for fences and similar structures as set forth in Chapter 44 of Title 15 of the Livonia Code of Ordinances, as amended.
- (2) **Masonry Screen Walls and Opaque Fences.**
- A) **Design and Construction.** Masonry screen walls required pursuant to Section 10.03(5) shall be continuous, unpierced and constructed of either reinforced poured concrete with a brick design or concrete masonry units (CMU) with a brick veneer. Where there are several contiguous property owners who are required to build a masonry wall or opaque fence, such wall or fence shall be constructed using the same materials and having uniformity in appearance. The protective wall or fence shall be at least six (6) feet in height to adequately screen such parking, multi-family, commercial, or industrial districts from abutting residential districts, with the exception that upon the recommendation of the Inspection Department when it deems necessary for the protection of the public to allow the nearest ten (10) feet of wall or fence adjacent to any public right-of-way to be limited to a height of three (3) feet.
- B) **Permit Required.** The construction of such wall or fence shall not be commenced until a building permit therefor has been secured from the Inspection Department.
- C) **Maintenance.** It shall be the responsibility of the owner of the multi-family, commercial or industrial property or parking area to maintain the wall or fence in a state of good repair and to keep the area between the wall and property line of the commercial or industrial property or parking area free and clear of any debris, trash, weeds, and waste of any material and at all times to keep such area in a neat, clean and orderly fashion.

Section 7.25 Alternative Energy.

- (1) **Solar Energy.**
- A) **Roof-Mounted and Wall-Mounted Solar Energy Systems.** Roof-mounted and wall-mounted solar energy systems for on-site use are permitted accessory structures in all zoning districts, subject to the following regulations:
- i) Height. Roof-mounted systems shall not extend more than three (3) feet above the roofline nor above the maximum permitted height of the building to which it is attached.
 - ii) Location.
 - a) Roof-mounted solar energy systems may be located anywhere on a roof of a principal or accessory structure. However, roof-mounted solar energy systems shall not protrude beyond the edge of the roof. A solar panel may function as a roof element, such as an awning.
 - b) Wall-mounted solar energy systems may be located anywhere on the wall of a principal or accessory structure. Wall-mounted systems shall not extend above the edge of the roof.
- B) **Ground-Mounted Solar Energy Systems.** Ground mounted and freestanding solar energy systems for on-site use are permitted accessory structures in all zoning districts. Total system production is limited to 10kW in all zoning districts, except M-1 and M-2, subject to the following regulations:
- i) Location and Setbacks. Solar energy systems must be located in the rear of the principal building. Solar energy systems must also meet the minimum setbacks of the zoning district.

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- ii) **Height.** The height of the solar energy system and any mounts must not exceed ten (10) feet when oriented at maximum tilt.
 - iii) **Screening.** Evergreen landscaping must be provided to screen the racking and framing below the panels from view on all sides.
 - iv) **Power Lines.** All power lines between solar panels and inverters must be placed underground.
 - C) **Performance Guarantee.** All applications for a solar energy system must be accompanied by a performance guarantee sufficient to ensure the decommissioning and removal of the system when it is abandoned or no longer needed.
 - D) **Insurance.** The applicant must submit proof of sufficient property damage and liability insurance.
 - E) **Utility Connection.** The applicant must submit evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned solar energy system and that such connection has been approved. Off-grid systems are exempt from this requirement.
- (2) **Wind Energy.**
- A) **Districts Permitted.**
 - i) **Roof-Mounted Small Wind Energy Systems** are permitted by right in all zoning districts, provided that the system does not fall within the front yard and meets all of the applicable requirements of this Ordinance.
 - ii) **Tower-Mounted Small Wind Energy Systems** shall be treated as a waiver use in the RUF, P-L, and M-L Districts and as a permitted use in the M-1 and M-2 Districts, provided that the system does not fall within the front yard and meets all of the applicable requirements of this Code.
 - B) **Minimum Lot Area.**
 - i) **Roof-Mounted Small Wind Energy Systems** will have no minimum lot area.
 - ii) **Tower-Mounted Small Wind Energy Systems** must be located on a lot with a minimum area of one (1) acre.
 - C) **Maximum Wind Turbine Height.**
 - i) **Roof-Mounted Small Wind Energy Systems** will have a maximum height of ten (10) feet above the highest point of the roof or ten (10) feet above the maximum height of the zoning district, whichever is lower.
 - ii) **Tower-Mounted Small Wind Energy Systems** will have a maximum height of seventy (70) feet.
 - D) **Minimum Setbacks.**
 - i) **Roof-Mounted Small Wind Energy Systems** must adhere to the minimum setbacks of the zoning district.
 - ii) **Tower-Mounted Small Wind Energy Systems** must be set back from all property lines, overhead utility rights-of-way and easements, and other towers a distance equal to or greater than the height of the tower.
 - E) **General Standards.** The following requirements are applicable to all wind energy systems:
 - i) **Noise.** A wind energy system must comply with the noise standards set forth in the City's Ordinances.
 - ii) **Shadow Flicker.** The application for a wind energy system must include a shadow flicker analysis demonstrating impact on adjacent and nearby residential properties. Wind energy systems must be constructed in locations that minimize the impacts of shadow flicker on residences.

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- iii) **Lighting.** No wind energy system will be artificially lighted unless required by the Federal Aviation Administration (FAA).
 - iv) **Appearance, Color, and Finish.** The wind energy system must be maintained in the color or finish that was originally applied by the manufacturer, unless otherwise approved in the building permit. All wind energy systems will be a single non-reflective, non-obtrusive, matte finished color (white or gray).
 - v) **Electrical Wires.** All electrical wires associated with a wind energy system, other than wires necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and grounding wires, must be located underground.
 - vi) **Compliance with Electrical Code.** Building permit applications for wind energy systems must be accompanied by line drawings of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code.
 - vii) **Construction Codes, Towers, and Interconnection Standards.** Wind energy systems, including towers, must comply with all applicable state construction and electrical codes and local building permit requirements. Wind energy systems including towers, must comply with the FAA requirements, and other applicable local and state regulations. A wind energy system connected to the public utility electrical grid must comply with the Michigan Public Service Commission and Federal Energy Regulatory Commission standards. Off-grid systems are exempt from this requirement.
 - viii) **System Access.** Small wind energy systems must be designed and installed such that step bolts, ladders, or other means of access readily accessible to the public are located at least eight (8) feet above grade level.
 - ix) **Safety.** A wind energy system must have an automatic braking, governing, or feathering system to prevent uncontrolled rotation or over speeding. All wind towers must have lightning protection. If a tower is supported by guy wires, the wires must be clearly visible to a height of at least six (6) feet above the guy wire anchors.
 - x) **Minimum Ground Clearance.** The lowest extension of any blade or other exposed moving component of a tower mounted wind energy system must be at least twenty (20) feet above the surrounding grade at its highest point within twenty (20) feet of the base of the tower and at least twenty (20) feet above any outdoor surface intended for human use, such as balconies or roof gardens, that are located below the wind energy system.
 - xi) **Roof-Mounted Small Wind Energy Systems.** Roof-mounted small wind energy systems must be limited to roof mounting and must not be mounted on any other building wall or surface.
 - xii) **Performance Guarantee.** All applications for a small wind energy system must be accompanied by a performance guarantee in an amount sufficient to ensure the decommissioning and removal of the system when it is abandoned or no longer needed.
 - xiii) **Insurance.** The applicant must submit proof of sufficient property damage and liability insurance.
 - xiv) **Utility Connection.** The applicant must submit evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned wind energy generator and that such connection has been approved. Off-grid systems are exempt from this requirement.

Section 7.26 Encroachments and Exempt Structures.

(1) Permitted Yard Encroachments.

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- A) **Open Decks, Stairways, Porches, Paved Terraces, and Patios in the Front Yard Setback.** Open decks, stairways, porches, paved terraces, and patios which are at or below the finished first floor level of the building may encroach up to six (6) feet into the required front yard setback area on any lot, provided that in no case may any paved terrace, patio, deck, or other similar structure be located closer than 25 feet from a regulated wetland(s) or a detention pond or non-regulated wetland as shown on an approved site plan. Open decks, stairways, porches, paved terraces, and patios that encroach into the required front yard setback area may have a required railing and be covered with a roof that is no higher than the first story and does not encroach more than 6 feet into the front yard setback area. Any deck, terrace or patio that encroaches into the front yard setback must remain open and shall not be enclosed.
- B) **Open Decks, Paved Terraces, and Patios in the Rear Yard Setback.** Open decks, stairways, porches, paved terraces and patios which have no roof or other projections above any required railing and which are at or below the finished first floor level of the building may encroach up to ten (10) feet into the required rear yard setback area on any lot, provided that in no case may any paved terrace, patio, deck, or other similar structure be located closer than 25 feet from a regulated wetland(s) or a detention pond or non-regulated wetland as shown on an approved site plan.
- C) **Chimneys, Fireplaces, Eaves, Overhangs, and Cornices in the Side, Rear and Front Yard Setbacks.** Chimneys, fireplaces, eaves, overhangs, and cornices may encroach up to twenty-four (24) inches into the required side, rear or front yard setback area on any lot, provided that in the case of a side yard, a minimum setback of four (4) feet shall be maintained.
- D) **Landscaping, Garden, and Retaining Walls.** Landscaping, garden, and retaining walls raised three (3) feet or less above the finished grade may be located in a yard setback.
- E) **Walls, Fences, and Other Protective Barriers.** Walls, fences, and other protective barriers may be located in a yard setback pursuant to Chapter 44 of Title 15 of the Livonia Code of Ordinances.
- F) **Swimming Pools.** Swimming pools may be located in required yard setback subject to the requirements in Section 6.48.
- G) **Public Use.** The City Planning Commission may recommend and the City Council approve the erection and use of a building or an addition to an existing building which is publicly owned or owned by a public service corporation to be used for a public use or for public utility purposes, in any permitted district to a greater height or of larger area than the district requirements herein established, and permit the location in any use district of a public building or a public utility building, structure or use, provided the City Council shall find such use, height, area, building, or structure reasonably necessary for the public convenience and service; and, provided further, that such building, structure or use is designed, erected, and landscaped to conform harmoniously with the general architecture and plan of such district.

(Ord. of 4-18-2022)

Section 7.27 Subdivision and Site Condominiums.

No portion of any site condominium may be sold or offered for sale, nor shall a permit be issued for construction of same in the City of Livonia unless the master deed for such site condominium has been approved by the City Council upon review and submission of findings by the City Planning Commission, which master deed shall include as attachments thereto bylaws and a site plan that complies with the requirements of Section 5.02 and the Subdivision Control Ordinance, Title 16, Chapters 16.04-16.40 of the Livonia Code of Ordinances, and shall pay the filing fees set forth therein.

- (1) **Applicability of Subdivision Improvement Regulations for Site Condominiums.** Sewer, water, storm drainage, other utility services and streets and roads for site condominium projects shall conform to

design, layout, and improvement standards as provided in the City of Livonia Subdivision Control Ordinance. The plat review and approval process required by the Subdivision Control Ordinance and Subdivision Rules and Regulations shall not apply to site condominiums.

(2) **Utilities.**

- A) The Master Deed shall grant utility easements or the right of access to utility easements to the City of Livonia as may be required to construct, operate, inspect, maintain, repair, alter, replace, and/or remove pipelines, mains, and other installations of a similar character for the purpose of providing public utilities.
- B) The Master Deed shall require that any stormwater detention pond(s) or underground stormwater detention facilities installed in connection with development of the site condominium shall be located in private parks, outlots, or general common areas and shall not be installed on limited common areas or any portion of any unit offered for sale. This requirement may be waived or modified, if Council finds that compliance with same would be unduly onerous, by a resolution in which two-thirds ($\frac{2}{3}$) of the City Council concur. To prevent an inadvertent waiver or modification of the prohibition on detention ponds in limited common areas and units offered for sale, such resolution must be separate from the resolution approving the Master Deed.

(3) **Master Deed.** The site condominium developer shall furnish a copy of the Master Deed as approved by the City Council, including bylaws and site plans, to the City Assessor and to the Inspection Department.

(4) **Bonds required.**

- A) For any site condominium or other project which requires the approval of the City Council pursuant to this Zoning Ordinance, as amended the City Council may require the posting of a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the City covering the estimated cost of completing any or all of the following (the "improvements"):
 - i) roadways
 - ii) lighting
 - iii) utilities
 - iv) sidewalks
 - v) screening
 - vi) drainage
 - vii) such other features and actions which are considered necessary by the City Council to protect the health, safety, and welfare, of residents of the city, subject to the limitations of Section 125.584e of the Michigan Compiled Laws.
- B) Any such performance guarantee shall be deposited with the City Clerk, at the time of the issuance of the permit authorizing the activity or project, to insure faithful completion of the improvements. Any cash deposits made to assure completion of an improvement shall be rebated at such time as completion of the improvement is attested by the City Engineer and Department of Inspection.
- C) This section shall not be applicable to improvements for which a cash deposit, certified check, irrevocable bank letter of credit, or surety bond has been deposited pursuant to the Subdivision Control act, being Act No. 288 of the Public Acts of 1967, as amended, Section 560.101 to 560.293 of the Michigan Compiled Laws.

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- (5) **Completion.** The proprietor shall be responsible for completing all common elements as shown on the approved site plan.

Section 7.28 Industrial Parks.

- (1) **Setback Requirements.** When an industrial building is hereafter erected fronting on an internal road within an Industrial Park, the front yard shall be at least sixty (60) feet in depth as measured from the centerline of the publicly dedicated street.
- (2) **Maximum Ground Coverage by Principal Structure.** In an Industrial Park located in this district, no more than fifty percent (50%) of the total lot area shall be occupied by the principal structure.
- (3) **Landscaping Requirements.** Any portion of the lot area not used for structures, driveways, parking areas, and sidewalks, shall be landscaped and maintained.
- (4) **Driveways and Parking Areas.** All driveways and parking areas shall be surfaced with concrete or plant-mixed bituminous material within two (2) years from the date that the Certificate of Occupancy is issued by the Bureau of Inspection.
- (5) **Off-Street Parking Requirements.** Off-street parking facilities shall be provided as hereinafter specified in Article IX of this ordinance, except that no parking of automobiles or other motor vehicles shall be permitted in the front yard setback if such setback is less than eighty-five (85) feet in depth as measured from the centerline of the publicly dedicated internal street.

(Ord. of 4-18-2022)

ARTICLE VIII. ENVIRONMENTAL PERFORMANCE STANDARDS

Section 8.01 Sound/Noise.

Sound and noise shall be regulated by Chapter 8.32 of the Livonia Code of Ordinances.

Section 8.02 Odors.

Any use which causes the production of odors or fumes, noxious or otherwise, which are detectable beyond the building, shall not be permitted.

Section 8.03 Waste and Rubbish Facilities.

Waste and rubbish facilities are subject to the Livonia Code of Ordinances Chapters 13.36 and 13.38.

Section 8.04 Soil Removal, Excavation, and Dumping Soil, Sand, Clay, or Gravel.

- (1) **Permit Required.** No person shall remove, excavate, extract, stockpile, or transport or cause to be removed, excavated, extracted, transported, or stockpiled for such removal any soil from any land within the City of Livonia unless and until the bonds and fees required herein have been filed and deposited and a permit therefor obtained from the City. All soil removal and excavation permits where authorized, shall be issued by the Department of Inspection after full compliance by the applicant of all terms and provisions of this section relating thereto.

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- (2) **Approval of Commission.** No soil removal permit or permit to stockpile shall hereafter be issued unless and until the City Planning Commission does, by resolution:
- A) Determine the proposed soil removal and/or excavation operations will not be injurious to the public health, safety and welfare.
 - B) Approves the application for a soil removal permit.
 - C) Authorizes the issuance of a soil removal permit. Such approval shall be nontransferable, and the applicant must obtain from the Department of Inspection a topsoil permit within a thirty (30) day period immediately following the approval.
- (3) **Application Required.** Applications for soil removal and/or excavation permits, verified under oath, shall be filed, in quadruplicate, with the Department of Inspection. Such applications shall be accompanied by and set forth fully the following information:
- A) The full name, address and signature of the applicant; a full and complete legal description of the land on which the soil removal and/or excavation operations are proposed; the names, addresses and signatures of the owner or owners of such land; a detailed description of the nature and extent, including the amount of acreage, of the proposed operations so that the character thereof and the effect upon such land can readily be ascertained; a description of the equipment and vehicles to be used in the proposed operations; the time within which such operations shall be commenced and completed, and an agreement on the part of the applicant and owner, or owners, to fully comply with all the ordinances, rules and regulations of the City of Livonia and all its departments.
 - B) A topographical survey dated and certified by a registered engineer or land surveyor showing, in detail, the existing grade elevations, the proposed or finished grade elevation and the contour of the land described in the application. The survey shall also indicate the grade and elevation of all the nearest existing streets; provided that in those cases where the applicant desires to remove soil from land that has been or is being platted and a proposed subdivision has been approved or will be submitted to the City of Livonia, then the applicant shall submit, in addition to the above survey, a plat clearly indicating the grade elevations of the proposed streets in such subdivision.
 - C) A license, witnessed and acknowledged as in the case of a deed, granting to the applicant (if the applicant is not the owner), the person or persons executing the corporate surety bond required hereafter and the City of Livonia, severally, the right to enter upon said premises, describing them and granting to the aforesaid the right to fill and grade such premises, and restore the same and bring it to the normal building grade as established from the nearest existing or proposed street as the case may be.
 - D) The Department of Inspection shall forward a copy of such application and topographical survey to the Police Department, the Engineering Division and the City Planning Commission.
 - i) The Police Department shall examine the application to determine whether or not the proposed operations will interfere with the enforcement and administration of traffic laws. The recommendation of the Police Department shall be transmitted to the City Planning Commission.
 - ii) The Engineering Division shall examine and investigate the application and topographical survey to determine the existing grade elevation of the property described in same. The City Engineer shall recommend approval of the application only if it appears from his or her examination and investigation that no soil will be removed below the normal building grade as established by the City Engineer from the nearest existing or proposed streets, as the case may be. The recommendation of the Engineering Division shall be transmitted to the City Planning Commission.
 - iii) The City Planning Commission shall examine the application and topographical survey, together with the above recommendations. The Commission shall not approve any application to remove

soil below the normal building grade as established from the nearest existing or proposed street; similarly, no application shall be approved where the proposed operations, in the opinion of the Commission, would result in land becoming unwholesome, unhealthy, offensive, filthy or otherwise obnoxious. If, in the opinion of the Commission, there is sufficient soil available above the normal building grade and the proposed operations will not endanger the public health, safety and welfare, then the Commission may approve the application. The approval shall be by resolution; such resolution shall also authorize the issuance of a soil removal permit subject to any restriction or condition which the Commission may specify in approving the application and upon the payment of the permit fee and filing of the bond hereinafter provided.

(4) Regulations, Fee, Bonds.

- A) Where an application requests permission to remove soil from land that has been platted and approved for subdividing by the City of Livonia, the grade elevation of the streets in the proposed subdivision may be used as a basis for determining the normal building grade. The applicant is herein required to present substantial evidence of the grade elevation of such proposed streets.
- B) Notwithstanding any of the provisions of this section, no soil shall be removed below the normal building grade as established from the nearest existing or proposed street, by the Engineering Division. No soil shall be removed in such manner as to cause water to collect or as to result in a menace or danger to the public health, safety and welfare. No soil shall be removed in such manner as to leave the surface of the land below such established grade or unfit for the growing of turf and other land uses permitted in the district in which such removal occurs. The Engineering Division at any time may fully inspect or examine land from which it is proposed to remove or excavate soil, for the purpose of making any determination as to grades or otherwise. The holder of a permit shall, during such removal, provide for drainage in such manner as may be approved by the Engineering Division of the Department of Public Works.
- C) The fee for such permit is hereby fixed at one hundred dollars (\$100.00). No permit shall be transferable. Such permit shall specify the period for which it is granted, which shall in no case be longer than one (1) year from the date of issuance. A permit may be revoked by the Department of Inspection whenever the holder of such permit has violated any of the provisions of the ordinances, rules, and regulations of the City of Livonia or whenever the exercise of the rights granted by such permit have caused or is reasonably likely to cause a menace or danger to the public health, safety or welfare.
- D) No permit shall be issued until the applicant and owner or owners have filed with the City a cash bond guaranteeing and a corporate surety bond, conditioned on the full performance by the holder of the permit of all the provisions of this section, due compliance with the laws of the State and ordinances of the City of Livonia and payment of any and all claims of the City of Livonia and/or any person or persons arising out of any operation under or use of such permit, or any violation of said laws or ordinances; such bonds shall also be specifically conditioned upon the holder of the permit, at all times, maintaining the premises upon which the removal of soil or excavating is being performed, in a safe and proper condition, and that said permit holder will, upon completion of such operation, leave or restore the said land to normal building grade level (as established by the Department of Public Works), remove and abate all offensive conditions, all unhealthy, unwholesome, obnoxious, filthy and unsanitary conditions, drain stagnant water existing and resulting from such removal of soil or excavating. The City Planning Commission shall fix the amount of the bonds to be deposited by the applicant. The bonds shall be in an amount estimated as sufficient to fill and grade the land on which such operations are to be undertaken to the normal building grades as established by the Engineering Division of the Department of Public Works. The Commission shall fix the amount of the corporate surety bond to be filed and the applicant shall deposit in addition thereto a cash bond in an amount equal to ten (10) per cent of the surety bond. Such bonds shall be for an indefinite period until released and discharged, after recommendation of the Engineering Division and Department of Inspection, by

resolution of the City Planning Commission adopted at a regular meeting of that body. The bonds shall be in such form as may be approved by the City Attorney.

- (5) **Exceptions.** This section shall apply only to the removal of soil for commercial purposes and shall not apply to the moving, grading or leveling of soil within a parcel of land for reasonably immediate use upon such parcel of land, nor shall this section apply to such removal of soil as the Department of Inspection may determine to be reasonably necessary in the construction of basements, foundations, footings, driveways, underground utilities and parking areas, nor shall this section apply to the removal of grass sod grown for commercial purposes where the Department of Public Works determines that such removal will not cause water to collect, result in poor drainage conditions or constitute a menace to public health and safety; provided, however, that a determination that this section does or does not apply in the above instance shall always be made in writing by the Department of Inspection on written application of any person desiring to remove sod.
- (6) **Excavations and Holes.** The construction, maintenance, or existence within the City of Livonia of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, or wells, or of any excavations, holes or pits which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare, are hereby prohibited; provided, however, that this section shall not prevent construction of excavations under a permit issued pursuant to this Ordinance or the Building Code Ordinances of the City of Livonia where such excavations are properly protected and warning signs posted in such manner as may be approved by the Department of Inspection; and, provided further, that this section shall not apply to lakes, streams, or other natural bodies of water, or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan, County of Wayne, City of Livonia, or other governmental agency.
- (7) **Dumping of Soil, Sand, Clay or Gravel.** The dumping of any soil, sand, clay, or gravel on any parcel of land within the City of Livonia is hereby prohibited, except where, within six (6) months following such dumping, such parcel of land is graded in such manner as to prevent the collection of water, to provide proper drainage and to leave the ground surface fit for the growing of turf and other land uses permitted in the district; provided, however, that no soil, sand, clay, gravel, trash, rubbish, or waste material shall be dumped on the spillways or flood plains of any natural streams or water courses, or on any area between the lower and upper banks of such streams or water courses, except on recommendation of the City Planning Commission and approval of the City Council after a public hearing and on a satisfactory showing that such dumping will not result in damage to other property within the City of Livonia and will not be injurious to the public health, safety, and welfare.

Section 8.05 Performance Standards for Industrial Uses.

All uses permitted in either ML, M-1, or M-2 Districts shall comply with the following table of standards:

- (1) **Automatic Screw Machines.** Where permitted in a district shall only be operated with noise silencers and only when located more than two hundred (200) feet from any residential zoned district.
- (2) **Stamping Machines, Punch Presses, and Press Brakes.** When permitted in a district, no such machine shall be loaded beyond the capacity prescribed by the manufacturer. No such machine shall be operated less than two hundred (200) feet from any residential zoned district.
- (3) **Hot Forgings, Steam, or Board Hammers.** No such machine shall be operated except in an M-2 District located more than one thousand (1,000) feet from any residential zoned district and when operations are located entirely within a masonry building on a suitably reinforced concrete mat or to solid rock and mounted on shock absorbers that reduce vibrations to a reasonable minimum.
- (4) **Sound Level Limitations.** Noise decibels, as measured at the street or property line shall not exceed sixty-five (65) decibels in an ML District; seventy (70) decibels in an M-1 District; and seventy-five (75)

decibels in an M-2 District. All noise shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness.

- (5) **Smoke, Dust, Dirt, and Fly Ash.** Shall not exceed 0.3 grains per cubic foot of flue gas at stack temperature of 500 degrees Fahrenheit and not to exceed fifty (50) per cent excess air and shall not be so unclean, destructive, unhealthful, or hazardous as to be detrimental to the public health, safety, or welfare nor shall visibility be impaired by the emission of a haze which unduly impedes vision within apparent opaqueness equivalent to No. 1 of the Ringlemann Chart.
- (6) **Glare and Heat.** Glare and heat from arc welding, acetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the outside of the property.
- (7) **Sewage Wastes.**
 - A) No wastes shall be discharged in the public sewer system which is dangerous to the public health and safety.
 - B) Acidity or alkalinity shall be neutralized to a pH of 7.0 as a daily average on a volumetric basis, with a temporary variation of pH 5.0 to 10.0.
 - C) Wastes shall contain no Cyanides nor Halogens and shall contain no more than 10 parts per million (ppm) of the following gases: hydrogen sulfide, sulfur dioxide, and nitrous oxide.
 - D) Wastes shall not contain any insoluble substances in excess of 10,000 ppm or exceed a daily average of 500 ppm or fail to pass a No. 8 Standard Sieve, nor have a dimension greater than one-half (½) inch.
 - E) Wastes shall not have a chlorine demand greater than 15 ppm.
 - F) Wastes shall not contain phenols in excess of .005 ppm.
 - G) Wastes shall not contain any grease or oil or any oily substance in excess of 100 ppm or exceed a daily average of 25 ppm.
- (8) **Radioactive Materials.** Radioactive materials shall not be emitted to exceed quantities established as safe by the U.S. Bureau of Standards, or as amended from time to time.

Section 8.06 Special Flood Hazard Areas.

- (1) **Application of Article.** All land lying within the Special Flood Hazard Area is subject to the regulations of this district in addition to the regulations otherwise established by the City of Livonia Zoning Map. The boundaries of the Special Flood Hazard Area shall coincide with the boundaries of the areas indicated as within the limits of the 100-year flood in the report entitled "The Flood Insurance Study, City of Livonia, Michigan," dated September 30, 2008, with accompanying Flood Insurance Rate Maps, effective February 2, 2012. The aforesaid Study and Maps are made part of this Article by reference, copies of which shall be maintained on file for public examination in the City Planning Department and the City Engineering Division.
- (2) **Permitted Uses.** Notwithstanding any other provisions of this Ordinance, no building or structure shall be erected, converted, or structurally altered, and no land and/or structure shall be used in a Special Flood Hazard Area, except for one (1) or more of the following uses:
 - A) Gardening, horticulture, open recreational uses, such as parks, playgrounds, playfields, athletic fields, golf courses, bridle trails, and nature paths.
 - B) In the area above the Special Flood Hazard Area, uses permitted by the zoning district otherwise established for the lot, subject to regulations of such districts; provided, however, that the elevation of the lowest floor designed or intended for human habitation (including basement) shall be elevated to

or above the elevation of the nearest point of the Special Flood Hazard Area Level unless an exception is granted pursuant to Chapter 15.36 of the Livonia Code of Ordinances.

- C) In the area below the Special Flood Hazard Area Level, land may be used to supply open space or lot area requirements of a lot partially located beyond; provided, however, that no building or structure shall be located below the Special Flood Hazard Area Level except in conformance with Chapter 15.36 of the Livonia Code of Ordinances.

(3) Accessory Uses.

- A) In the area above the Special Flood Hazard Area Level, accessory uses shall be regulated by the provisions of the zoning district within which such lot is otherwise located.
- B) In the area below the Special Flood Hazard Area Level, off-street parking is permitted as a use accessory to a principal use beyond the Special Flood Hazard Area Level on the same lot. However, no building, structure, fence, or equipment other than boundary monuments is permitted below the Special Flood Hazard Area Level as an accessory use.

(4) Dumping Prohibited; Exceptions.

- A) In the area below the Special Flood Hazard Area Level, dumping or backfilling with any material in any manner is prohibited, unless through compensating excavation and shaping of the flood plain, the flow and impoundment capacity of the flood plain will be maintained or improved.
- B) In the area below the Special Flood Hazard Area Level, dumping or backfilling with any material in any manner is prohibited, unless no significantly measurable reduction in flow or impoundment capacity of the flood plain would thereby be caused; and further, that approval or a letter of no authority has been issued from the Michigan Department of Environment, Great Lakes and Energy under the authority of the floodplain regulatory provisions of Part 31 of Act 451 of 1994.
- C) Below the Special Flood Hazard Area Level, the construction or location of bridges, outdoor play equipment, bleachers, and similar outdoor equipment and appurtenances is prohibited unless such elements would not cause any significant obstruction to the flow, or reduction in the impoundment capacity of the flood plain.
- D) The foregoing exceptions shall be permitted only upon review by the City Planning Commission at a public hearing and on a showing that the above requirements are satisfied, and submission of findings to and approval by the City Council. To the extent applicable, the provisions set forth in Section 13.13 of this Ordinance shall be complied with.

Section 8.07 Outdoor Toilets.

No permanent building within the City of Livonia shall hereafter be erected, altered, or used for an outside toilet of any type unless approved lavatory facilities are installed and connected to a public sewer. This Section shall not be construed to prohibit temporary toilets on construction sites during period of construction or for temporary public gatherings.

ARTICLE IX.

PARKING, LOADING, AND ACCESS MANAGEMENT

Section 9.01 Applicability.

The parking requirements of this Code must be met when one (1) or more of the following takes place.

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- (1) Any new building or structure.
 - (2) Commencement of use of any land.
 - (3) Any alterations to a building or structure which would require additional parking.
 - (4) Any alteration to the use of any building or structure or use of land which would require additional parking.

Section 9.02 Access Management.

- (1) **Standards for the Number of Nonresidential Driveways.** Access shall be provided for each site. Where feasible, access may be provided via a shared access driveway. Where it is not possible to provide shared access, access may be provided by a single driveway. One (1) additional driveway may be allowed for properties with a continuous frontage of over five hundred (500) feet and one (1) additional driveway for each additional two hundred fifty (250) feet of frontage. Uses requiring more than one driveway, detailed elsewhere in this Ordinance, are subject to those specific standards and the standard above will not apply. The City Council may determine additional driveways are justified due to the amount of traffic generated by the use without compromising traffic operations along the public street, based upon a traffic impact study submitted by the applicant.
- (2) **Minimum Width.** Each ingress and/or egress driveway must have a minimum width of twenty (20) lineal feet and must be so designed so as to provide adequate turning and maneuvering for emergency and service vehicles.
- (3) **Driveway Spacing Standards.**
 - A) **Between Driveways.** The minimum spacing between two (2) nonresidential driveways on the same side of the road shall be based upon posted speed limits along the parcel frontage. The minimum spacings indicated below are measured from centerline to centerline. For sites with insufficient road frontage to meet the driveway spacing standards below, the City Council may modify the spacing requirements.

Posted Speed Limit (Mile Per Hour)	Minimum Driveway Spacing (Feet)
30	155
35	185
40	225
45+	300

- B) **Spacing from Intersections.** Minimum spacing requirements between a proposed nonresidential driveway and an intersection must be setback fifty (50) feet from the right of way. The City Council may modify the spacing standards.
- (4) **Driveway Distance from Single-Family Residential Zone.** Each entrance and exit to and from any off-street parking lot located in a non-residential district must be at least twenty-five (25) feet from an adjacent residential use.
- (5) **Modification of Standards for Special Situations.** During site plan review, the City Council shall have the authority to modify the standards of this Section upon consideration of the following:
 - A) The standards of this Section would prevent reasonable access to the site.

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- B) Access via a shared driveway or service/frontage road is not possible due to the presence of existing buildings or topographic conditions.
 - C) Roadway improvements (such as the addition of a traffic signal, center turn lane or bypass lane) will be made to improve overall traffic operations prior to project completion, or occupancy of the building.
 - D) The use involves the redesign of an existing development or a new use which will generate less traffic than the previous use.
 - E) The proposed location and design are supported by the Michigan Department of Transportation (MDOT) or Wayne County as an acceptable design under the existing site conditions. The City Council may also request the applicant provide a traffic impact study to support the requested access design.
 - F) Where there is a change in use or expansion at a site that does not comply with standards of this Ordinance, the City Council shall determine the amount of upgrade needed in consideration of the existing and expected traffic pattern and the capability to meet the standards of this Ordinance to the extent practical.
- (6) **Traffic Impact Studies.** The City Council may require a traffic impact study (TIS) for all development proposals that it reviews. The TIS shall be accordance with and meet the standards of the City. The TIS shall be submitted by the developer or applicant to determine the potential future traffic conditions on adjacent roadways once a proposed development is finished. TIS shall predict the peak-hour operational conditions at site driveways and road intersections affected by the development. The results of the TIS shall be used in the final design of access points and internal circulation and may identify necessary off-site road improvements. At a minimum, the TIS shall meet standards as published by the Southeast Michigan Council of Governments (SEMCOG) and MDOT in the handbook titled Evaluating Traffic Impact Studies and shall be found acceptable by the City Council prior to being used.

Section 9.03 Off-Street Parking Requirements.

In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for the use of occupants, employees, and patrons of the buildings hereafter erected, altered or extended after the effective date of this Ordinance, shall be provided and maintained as herein prescribed.

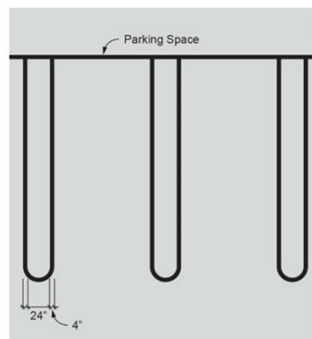
- (1) **Non-Residential.** Off-street parking for nonresidential uses shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest public entrance to the building to the nearest point of the off-street parking lot, except as may be provided for by this Ordinance.
- (2) **Off-Street Parking.** Off-street parking facilities for one- or two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve. The location of required off-street parking facilities for other than one- and two-family dwellings shall be within three hundred (300) feet of the building they are intended to serve, measured from the nearest point of the off-street parking facilities and the nearest point of the building. Such facilities for multiple dwelling, commercial and professional uses, in order to ensure their use as a parking area for the building they are intended to serve, shall be located in a convenient and conspicuous position with reference to such building. For this purpose, the area to the rear of the building shall be considered as satisfying this requirement only when the building is to have a heavily used public entrance in the rear.
- (3) **Existing Parking.** Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use, shall not be reduced in size to an amount less than hereinafter required for a similar new building or new use.
- (4) **Parking Deferment.** Where the property owner can demonstrate or the City Council finds that the required number of parking spaces is excessive and the proposed parking will meet the demand for the proposed use, the City Council may, as a condition of site plan approval, permit up to twenty-five (25)

percent of the total number of required parking spaces to be reserved for future consideration (i.e., "banked"), subject to the following:

- A) The consequent reduction in off-street parking provided will not impair the functioning of the subject development or have a negative effect on traffic flow or parking on and/or adjacent to the site.
 - B) That a reserved area be shown on the site plan of sufficient size to meet the parking space, circulation, and maneuvering requirements of this Article, including dimensions and dotted parking lot layout. The reserved area shall be retained as open space. The reserved area designated as deferred parking shall be on the same lot as the principal use.
 - C) The reserved area shall not be within a required parking setback, landscape area, or greenbelt.
 - D) A written legal agreement, provided by the applicant, which has been approved by the City attorney, shall include provisions to construct the deferred parking and the agreement shall be referenced on the site plan.
 - E) The applicant shall agree in writing to install such "banked" parking within 180 days of a City Council resolution in which it is determined that such additional parking is needed.
 - F) The Department of Inspection may require posting of a performance guarantee to cover the estimated construction cost of the deferred parking with a refund in two (2) years if the additional parking is not found to be necessary.
- (5) **Maximum Parking Allowable.** In order to minimize excessive areas of pavement which depreciate aesthetic standards and contribute to higher rates of storm water runoff and higher micro temperatures, exceeding the minimum parking space requirements of Section 9.05 by greater than twenty percent (20%) is prohibited, except as approved by the City Council. In its request for additional parking spaces, the applicant must submit a parking study to the City Council demonstrating that additional parking spaces are needed based on the nature of the use and/or peak times thereof. In determining whether to grant additional parking spaces, the City Council shall also consult the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE), or another acceptable standard.
- (6) **Minimum Parking Required.** The minimum number of off-street parking spaces by type of use shall be determined in accordance with the schedule contained in Section 9.05 herein; however, for projects or uses that require City Council approval, the City Council may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable based on the level of current or future employment and/or level of current or future customer traffic. For projects or uses that don't require City Council approval, the Planning Department may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable based on the level of current or future employment and/or level of current or future customer traffic. In determining whether to permit fewer parking spaces, the City Council and Planning Department shall consult the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE), or another acceptable standard.
- (7) **Snow Storage.** An area equivalent to ten percent (10%) of the required parking stall area must be provided for snow storage. The snow storage area must be landscaped and if the parking lot is bounded by a fence, the snow storage area must be located on the parking lot side of that fence. The snow storage area may be located in a landscape area required in Article X or in a storm water management area, subject to approval by the City.
- (8) **Carports and Garages.** Carports and garages in multiple-family dwelling developments shall have a maximum height of fourteen (14) feet, measured from the grade to the peak of the structure. Carports

shall be at least partially screened on any side facing a public or internal street or drive unless the side is used for entrance and exit.

- (9) **Changes in Use.** Should the use of the land or building change, the parking shall be provided based on the new use(s). For example, purposes only, should an approved elderly housing facility for independent or dependent living are converted to general occupancy, the parking shall be provided based on the requirements for multiple-family dwellings.
- (10) **Parking Measurement Standard.** When units of measurement determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half ($\frac{1}{2}$) shall be disregarded and fractions over one-half ($\frac{1}{2}$) shall require one (1) parking space.
- (11) **Parking Calculation Standard ~~2~~ Floor Area.** For the purpose of this Ordinance, "Floor Area," in the case of offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used for services to the public as customers, patrons, clients or patients or as tenants, including areas occupied for fixtures and equipment used for display or sale of merchandise.



Double Striped Parking

- (12) **Parking Standard—Employee Based.** For the purpose of computing the number of parking spaces required based on the number of employees, the parking shall be calculated based on the number of employees likely to be on the premise during the peak shift.
- (13) **Double Striping.** All parking spaces shall be clearly marked by the use of double striping. Except for parallel parking, all parking spaces shall be clearly striped with four (4) inch wide double lines, twenty-four (24) inches apart, to facilitate movement and to help maintain an orderly parking arrangement. See image below.
- (14) **Required Parking for Uses Not Provided.** In the case of a use not specifically provided for herein, the City Council shall determine the off-street parking requirements for such use based on the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE), or another acceptable standard applicable for that use or a similar use.

Section 9.04 Off-Street Parking Space Layout Standards.

Whenever the building of an off-street parking facility is required, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations.

- (1) **Dimensional Layout.** Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Angle (In Degrees)	Min. Stall Length	Min. Stall Width	Min. Maneuvering Lane Width	
			One-way	Two-way

0 (parallel)	20 feet	10 feet	12 feet	-
30—53	20 feet	10 feet	15 feet	-
54—74	20 feet	10 feet	18 feet	-
75—90	20 feet	10 feet	12 feet	24 feet

- (2) **Shorter Parking Stall Length.** The requirements for parking stall length may be reduced by two (2) feet where 90-degree parking abuts a sidewalk, other pavement, or sodded area at the front of the stalls provided such pavement or sidewalk measures a minimum of eight (8) feet in width, or at least two (2) additional feet of landscaped area are provided. This is to account for the vehicle overhang.
- (3) **Maneuvering Lane Access.** All spaces must be provided adequate access by means of maneuvering lanes. Backing directly onto a street or requiring the use of a street for a maneuvering lane is prohibited. Parking spaces must be clearly identified and marked with durable striping to distinguish the boundaries of the maneuvering lane and parking stalls.
- (4) **Modifications.** Where site constraints limit the ability to meet the requirements of this Section, the City Council may approve modifications to the parking space and maneuvering lane dimensions as part of Site Plan Review, except in no case shall parking stalls be less than nine (9) feet in width or eighteen (18) feet in length. For general and professional office centers that contain a minimum gross floor area of 15,000 square feet, the City Council may, upon the review and approval of a site plan by the City Planning Commission, allow up to ninety (90) percent of the required off-street parking spaces (exclusive of the required number of handicap parking spaces) to be nine (9) feet in width and one-hundred eighty (180) square feet in area. Such spaces shall be used primarily by the employees of the office center and shall be referred to in this ordinance as "designated employee parking spaces." In order to provide an adequate number of visitor and customer spaces for such office centers, no less than ten (10) percent of the total number of required parking spaces (exclusive of the required number of handicap parking spaces) shall be ten (10) feet in width and two hundred (200) square feet in area and shall be clearly marked and situated in close proximity to the building entrance(s).

(Ord. of 4-18-2022)

Section 9.05 Minimum Number of Parking Spaces Required.

USE	PARKING REQUIRED
AGRICULTURAL USES	
Gardening and tree nurseries	One (1) parking space for each 500 sq. ft. of retail space
Nurseries, including sale of garden supplies	One (1) parking space for each 500 sq. ft. of retail space
RESIDENTIAL USES	
Accessory residential use for apartments	One (1) parking space per additional dwelling unit.
Bed and breakfast establishments	One (1) parking space per bedroom.
Boarding, rooming and lodging houses or tourist homes	One (1) parking space for each one (1) guest bedroom.
Condominium multiple dwellings	Two (2) parking spaces for each unit with one (1) and two (2) bedrooms and two and one-half (2½) spaces for each unit with three (3) or more bedrooms.

Family child care home	One (1) parking space per 250 sq. ft. of floor area.
Home occupations	Two (2) parking spaces
Housing for the elderly	One (1) parking space for each bed, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee including nurses.
Multiple dwellings and apartment houses	Two (2) parking spaces for each unit with one (1) and two (2) bedrooms and two and one-half (2½) spaces for each unit with three (3) or more bedrooms.
One-family dwellings	Two (2) parking spaces for each dwelling unit.
Residential homes for mentally or physically handicapped persons	One (1) parking space per bedroom.
Two family dwellings	Two (2) parking spaces for each dwelling unit.
MEDICAL USES	
Blood and plasma donation centers	One (1) parking space per two hundred (200) square feet of gross floor area and one (1) per employee on peak shift.
Hospitals	One (1) parking space per two (2) beds plus two (2) parking spaces per three (3) employees on the largest working shift.
Kidney transfusion centers	One (1) parking space per two hundred (200) square feet of gross floor area and one (1) parking space per employee on peak shift.
Medicine, osteopathy and dentistry (excluding veterinary clinics)	One (1) parking space for each one hundred ten (110) square feet of floor area.
Optometry and chiropractic	One (1) parking space for each one hundred ten (110) square feet of floor area.
Orthopedic and medical supply stores, but not including assembly or manufacture of such articles	One (1) parking space for each two hundred fifty (250) square feet of floor area.
Physical therapy and health services (not including massage establishments and public baths)	One (1) parking space for each one hundred fifty (150) square feet of floor area.
Psychology and podiatry	One (1) parking space for each two hundred (200) square feet of floor area.
Veterinary clinics, animal clinics and animal hospitals	One (1) parking space for each two hundred (200) square feet of floor area.
PUBLIC & QUASI-PUBLIC USES	
Clubs, lodges, and meeting halls, fraternal and religious	One (1) parking space for every 50 square feet of gross assembly.
Cultural service buildings, such as publicly owned museums, art	One (1) parking space per three hundred thirty-three (333) square feet of floor area.

galleries and libraries	
Educational uses	One (1) parking space for each employee (including teachers and administrators) plus sufficient off-street space for the safe and convenient loading and unloading of students.
Licensed and certified publicly or privately-owned facilities for the detention, incarceration, commitment and/or rehabilitation of adults or minor children and psychiatric hospitals	One (1) parking space for each bed, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee including nurses.
Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities	One (1) parking space per 500 sq. ft.
Privately owned and operated recreational uses	Off-street parking facilities shall be provided on the premises to accommodate one-third ($\frac{1}{3}$) of the total member families and/or individual members of the organization.
Radio and television towers and broadcasting studios	One (1) parking space for each employee on the largest working shift.
Religious Institutions	One (1) parking space for each three (3) seats in the main assembly unit.
Schools - music, dance or business	One (1) parking space for each employee (including teachers and administrators) plus sufficient off-street space for the safe and convenient loading and unloading of students.
Schools including, but not limited to dance, music and instrumental, and business/ training	One (1) parking space for each employee (including teachers and administrators) plus sufficient off-street space for the safe and convenient loading and unloading of students.
Universities, colleges, private colleges, including ancillary uses and facilities	One (1) parking space per thirty (30) square feet of classrooms, labs, or other instructional floor area, plus one (1) parking space per two hundred fifty (250) square feet of office or administrative floor area.
COMMERCIAL & RETAIL USES	
Adult businesses	One (1) parking space for each one hundred fifty (150) square feet of floor area.
Ambulance services, local and suburban bus terminal and taxicab terminals	One (1) parking space for each employee on the largest working shift.
Artisan, craftsman, printing and	One (1) parking space for each employee computed on

engraving shops other similar uses	the basis of the greatest number of persons to be employed at any one period during the day or night.
Automobile and light truck (one (1) ton gross vehicle weight) repair	Two (2) parking spaces for each repair bay plus one (1) for each employee.
Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps	At least twenty (20) parking spaces
Bakeries	One (1) parking space per one hundred seventy-five (175) square feet of floor area.
Banks and savings and loans associations	One (1) parking space for each one hundred fifty (150) square feet of floor space, plus one (1) space for each employee computed on the basis of the greatest number of persons to be employed at any one time.
Planned commercial or shopping centers, or buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more	One (1) parking space for each two hundred fifty (250) square feet gross leasable area (GLA) not including full service restaurants, plus one (1) parking space for every seventy-five (75) square feet of gross floor area devoted to full service restaurants.
Brewer, micro brewer, brewpub, and distilleries	One (1) parking space for each three hundred (300) square feet of floor area.
Catering establishments	One (1) parking space for every 3 persons, based on maximum capacity
Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis	One (1) parking space for each one thousand (1,000) square feet of floor space.
Convalescent and nursing homes	One (1) parking space for each three (3) beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee including nurses.
Dance halls and ballrooms	One (1) parking space for each fifty (50) square feet of floor area used for dancing or assembly.
Day care nurseries	One (1) parking space per 250 sq. ft. of floor area.
Dog kennels	One (1) parking space per 4 stalls
Drive-in restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks	One (1) parking space for each one hundred twenty-five (125) square feet of floor area, plus one (1) parking space for each three (3) outside patio seating spaces, plus one (1) parking space for each employee.
Establishments having liquor licenses such as Class C, tavern, and club	One (1) parking space for each three hundred (300) square feet of floor area.

Full-service restaurants with or without outdoor dining areas	One (1) parking space for each two (2) interior seating spaces to be provided within the proposed establishment, plus one (1) parking space for each three (3) outside patio seating spaces, plus one (1) parking space for each employee.
Funeral homes and undertaking establishments	One (1) parking space for each fifty (50) square feet of floor space in the parlors or individual funeral service rooms with a minimum of seventy-five (75) parking spaces.
Garages, repair shops, rustproofing and similar highway services	Two (2) parking spaces for each repair bay plus one (1) for each employee.
Gasoline service station	One (1) parking space for fueling pump
Golf courses but not including miniature golf courses or golf driving ranges	Three (3) parking spaces per hole plus one (1) parking space per three (3) seats of the dining facilities.
General offices	One (1) parking space for each two hundred (200) square feet of floor area.
Hotels	One (1) parking space for each guest room, plus one (1) additional space for each employee.
Indoor recreational uses	One (1) parking space per two hundred (200) square feet of floor area.
Laundry and dry-cleaning establishments	One (1) parking space per two (2) washing and drying machines.
Limited service and carry-out restaurants with or without outdoor dining areas	One (1) parking space for each one hundred (100) square feet of floor area, plus one (1) parking space for each three (3) outside patio seating spaces, plus one (1) parking space for each employee.
Massage establishments	One (1) parking space for each one hundred fifty (150) square feet of floor area.
Motels	One (1) parking space for each guest or sleeping room in a tourist home; one (1) parking space for each rental unit in a motel; plus one (1) additional space in each case for the owner or manager and for each employee.
Museums	One (1) parking space per three hundred thirty-three (333) square feet of floor area.
Music, dance, or business academies	One (1) per three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.
New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities	One (1) parking space for every two hundred (200) square feet of use area.

Paint shops	One (1) parking space per service stall.
Pawn shops	One (1) parking space for each one hundred fifty (150) square feet of floor space.
Payday lenders	One (1) parking space for each one hundred fifty (150) square feet of floor space.
Personal service establishments	One (1) parking space for each five hundred (500) square feet of floor space.
Photographic studios	One (1) parking space for each one hundred fifty (150) square feet of floor space.
Professional offices	One (1) parking space for each two hundred (200) square feet of floor area.
Retail sales	One (1) parking space for each one hundred fifty (150) square feet of floor space.
S.D.D. and S.D.M. licenses	One (1) parking space for each three hundred (300) square feet of floor area.
Second-hand stores and rummage shops	One (1) parking space for each one hundred fifty (150) square feet of floor space.
Wholesale business uses	One (1) parking space for each five hundred (500) square feet of floor space.
INDUSTRIAL USES	
Bulk storage of refined petroleum products	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.
Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	One (1) parking space for each four hundred (400) square feet of floor space.
Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	Five (5) parking spaces, plus one (1) per 1,500 square feet of floor area plus one (1) per 350 useable square feet of office, sales or similar space plus one (1) per truck or company vehicle operating from the premises.
Experimental product development and testing including limited manufacturing	Five (5) parking spaces plus one (1) per 250 square feet gross floor area plus one (1) per each employee at peak shift.
Heavy manufacturing and general industrial plants	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.
Industrial, scientific, or business research development and testing laboratories and offices	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.
Industrial plants manufacturing,	One (1) parking space for each employee computed on

processing or assembling	the basis of the greatest number of persons to be employed at any one period during the day or night.
Steel fabricators, truck terminals, truck and trailer rental facilities, and special trade contractors	One (1) parking space per five hundred (500) square feet of use area.
Tool and die shops and pattern making shops	One (1) parking space per five hundred (500) square feet of use area.
Warehouses	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.

Section 9.06 Barrier-Free Parking Required.

Each parking lot that services a building entrance, except single- or two-family residential or temporary structures, shall provide parking spaces for the physically handicapped which shall be located as close as possible to walkways and entrances. All parking lots shall be designed in conformance with Michigan State Act No. 1 of the Public Acts of 1966 as amended, and the Americans with Disabilities Act, as summarized in the Table below.

Total Spaces Required	Barrier-Free Spaces Required
1—25 Spaces	1 Space
25—50	2 Spaces
51—75	3 Spaces
76—100	4 Spaces
101—150	5 Spaces
151—200	6 Spaces
201—300	7 Spaces
301—400	8 Spaces
401—500	9 Spaces
501—1,000	2% of total
Greater than 1,000	20, plus one (1) for each 100 spaces over 1,000

Section 9.07 Parking and Loading for Multiple Uses and Joint Use.

The parking and loading regulations for any premises in multiple usages must be the sum of the minimum requirements for the individual uses on the premises.

In order to meet the minimum amount of required off-street parking spaces for a given use, application must be made to the City Council for the right to engage in the joint use of owned parking spaces. Prior to approving the joint use of parking spaces to meet the minimum amount of required off-street parking for a given use in a given zoning district, the City Council must verify by a preponderance of the evidence that each of the following statements are true:

- (1) The commercial enterprises, industrial establishments, residential uses, places of public assembly, and religious institutions engaged in the joint use of off-street parking spaces are unlikely to have a need for the joint parking spaces at overlapping times.

- (2) The parking spaces designated for joint use comprise less than seventy-five percent (75%) of the applicant's minimum required off-street parking spaces.
- (3) The parking spaces designated for joint use are within five hundred (500) lineal feet of the applicant's most appropriate entrance.
- (4) Written contracts, in the form of cross-access agreements, between the applicant and the owner/operator of the parking spaces approve this joint use.
- (5) There must be adequate pedestrian access provided between the shared parking lot and the associated buildings and uses.

Section 9.08 Off-Street Loading Space.

On the same premises with every building structure, or part thereof, erected and occupied for manufacturing, storage, warehouse purposes, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interferences with public use of the streets or alleys. Such space shall be provided as follows:

TOTAL FLOOR AREA OF THE BUILDING	OFF-STREET LOADING SPACE REQUIREMENTS
Office Use	
0—10,000 square feet	One (1) usable loading space 10 ft. × 25 ft. in area
10,001—50,000 square feet	One (1) usable loading spaces 10 ft. × 50 ft. in area
Over 50,000 square feet	Two (2) usable loading spaces 10 ft. × 50 ft. in area
Commercial and Industrial uses	
0—1,400 square feet	One (1) usable loading 10 ft. × 25 ft. in area
1,401—20,000 square feet	One (1) usable loading space 10 ft. × 50 ft. in area
20,001—50,000 square feet	Two (2) usable loading spaces each 10 ft. × 50 ft. in area
Over 50,000 square feet	Three (3) usable loading spaces plus one (1) space for each fifty thousand (50,000) square feet in excess of fifty thousand (50,000) square feet each 10' × 50' in area

- (1) All loading spaces shall be in addition to the off-street parking area access drive and maneuvering lane requirements.
- (2) Off-street loading space shall have a clearance of fourteen (14) feet in height.
- (3) Off-street loading space may be completely enclosed within a building or may occupy a portion of the site outside of the building, provided that where any portion of a loading space is open to public view from a public way, the space shall be screened in accordance with Article X.
- (4) All loading and unloading in an industrial district shall be provided off-street in the rear yard or interior side yard and shall in no instance be permitted in a front yard. In those instances where exterior side yards have a common relationship with an industrial district across a public thoroughfare, loading and unloading may take place in the exterior side yard when the setback is equal to at least fifty (50) feet.

Section 9.09 Parking structures.

- (1) **Districts Permitted.** Parking structures are subject to the following standards and are treated as a permitted use in the P-L and M-2 Districts and as a waiver use in the C-2, C-3, C-4, ML, M-1, and P Districts.
- (2) **Maximum Height.** The height of any parking structure shall not exceed the maximum height of the district in which it is located.
- (3) **Location.** Parking structures shall not be located in the Front Yard. No parking space within a parking structure may be closer to the street than the front face of the principal building.
- (4) **Traffic Circulation.** Traffic circulation shall be designed so that no automobile need enter a public street in order to progress from one aisle to another within the same structure and so that no automobile need enter a public street backwards in order to leave the structure. Clear signs or pavement markings shall be provided to indicate traffic circulation.
- (5) **Screening.** Parking structures shall be designed to screen vehicles and light trespass onto adjacent properties.
- (6) **Architectural Standards.**
 - A) The design of all parking structures should be more than just a rectangular utilitarian box composed of concrete or steel beams and columns. Variation in forms and detail along with high quality facing materials are required where viewable by the general public.
 - B) Exterior elevations shall incorporate design components and materials utilized and compatible with the primary building(s). The incorporation of brick, stone, and precast concrete are preferred choices.
 - C) Floors shall be designed horizontally to support adaptive reuse of the structure.
- (7) **Exemptions.** Parking structures are not required to have interior landscape islands as required in Section 10.03Section 10.03(2) (Section 10.03(2)B)).

Section 9.10 Surfacing and Drainage.

- (1) **Hard Surfacing.** Unless waived by City Council, All parking areas, regardless of size, must be hard surfaced. Pavement type and thickness must be approved by the City Engineer prior to construction, taking into consideration soil conditions and traffic loadings.
- (2) **Storm Water Management.** Storm water runoff created as a result of the improvements to the parking area must be controlled in such a manner so as to reduce and/or eliminate draining onto neighboring properties. To reduce storm water runoff, developers shall consider using permeable, pervious pavements wherever feasible. Improved parking areas may be incorporated into the storm water management plan for the proposed project. Site grading as well as storm water control provisions must be reviewed and approved by the City Engineer or Wayne County prior to site construction.
- (3) **Maintenance.** All off-street parking areas shall be continually maintained in satisfactory condition so as to be safe, attractive, and free of any hazard, nuisance, or other unsafe condition.

Section 9.11 Curb.

Except for those parking areas serving a single- and two-family dwelling unit, concrete curbs, sidewalks, and other items as necessary for the protection of the public and adjoining properties must be provided and maintained around all parking areas, including where parking spaces abut landscaping, property lines, or required setback areas. The City Council may approve an alternative design when opportunity exists to substantially improve the

water quality of the site. In all cases where parking lots abut public sidewalks, a concrete curb at least six (6) inches high must be installed so that a motor vehicle cannot be driven or parked within two (2) feet of a public sidewalk.

Section 9.12 Approval.

Plans for the development of any such parking area must be approved by the City Council before construction is started. No such land shall be used for parking purposes until approved by the Department of Inspection.

Section 9.13 Off-Street Parking: Study and Report.

The City Council shall routinely make studies of the various areas in the City of Livonia for the purpose of determining areas within which there is need for the establishment of off-street parking facilities to be provided by the City of Livonia and to be financed wholly or in part by a special assessment district, or by other means, where such need is found. This study and report shall include recommendations on the site, location and other pertinent features of the proposed off-street parking facilities and the area they should be intended to serve. Wherever, pursuant to such recommendations, the City Council shall establish off-street parking facilities by means of a special assessment district or by any other means, it may also determine, upon completion and acceptance of such off-street parking facilities by the City, all existing buildings and uses and all buildings erected or uses established thereafter within the special assessment district, or districts which shall be exempt from the requirements of this section for privately supplied off-street parking facilities.

Section 9.14 Illegal Parking of Motor Vehicles; Tickets; Towing of Motor Vehicles.

- (1) It shall be unlawful for any motor vehicle which is abandoned, unlicensed, wrecked, inoperative, in a state of major disassembly, disrepair, or in the process of being stripped or dismantled, to be parked on any private property unless the same is completely enclosed within a garage or other suitable building or structure. A vehicle of any type shall not at any time undergo major overhaul, including body work, in any residential district.
- (2) For the purpose of this section, a vehicle of any kind, as described in paragraph (1) of this section, or any unlicensed vehicle, shall be deemed abandoned when it has remained parked, stored, or left or been permitted to be parked, stored, or left on private property for a period of forty-eight (48) continuous hours or more. Provided, however, that this section shall not be applicable where a vehicle is being stored, used, or repaired, in connection with the following designated uses:
 - A) The repair and service facilities of a new and used automobile dealership or a new and used truck dealership when owned and operated in conjunction therewith by the same proprietor and located on the same property.
 - B) Garage, repair shops, and similar highway services.
- (3) The officer authorized to enforce the provisions of this Zoning Ordinance, may in his or her discretion remove, cause to be removed, or tow away under his or her direction, any such motor vehicle which is flagrantly, continuously or persistently violating the provisions of the Zoning Ordinance relating to the parking of motor vehicles on private property. Any such motor vehicle thus removed or towed away shall be taken to the City automobile or motor vehicle pound or to a privately owned garage and kept under the custody or control of the officer or person in charge thereof; provided, however, that any such removal or towing shall be at the risk of the owner of said vehicle, and provided further that the disposition of said vehicle after removal shall be in accordance with the provisions set forth in Sections 10.21.210—10.21.260 of the Livonia Code of Ordinances, as amended, which provisions are made a part hereof and incorporated herein by reference.

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- (4) In any prosecution or proceeding under this section, the registration plate displayed on a motor vehicle shall constitute in evidence a prima facie presumption that the registered owner of such vehicle was the person who parked such vehicle at the place where such violation occurred. Whenever the owner or operator of any such motor vehicle is convicted of violating any of the provisions of said Ordinance pertaining to the parking of motor vehicles on private property, such violation shall be deemed to be a misdemeanor and shall be subject to all the penalties set forth in this Zoning Ordinance

Section 9.15 Electric Vehicle (EV) Charging Stations or Ports.

- (1) **Accessory Use.** Electric Vehicle (EV) Charging Stations or Ports, when treated as an accessory use, shall be allowed in all zoning districts, subject to the review and approval of the Department of Inspection and the following:
- A) **Size and Signage.**
 - i) **Commercial.** On commercial properties, all above-ground equipment associated with an EV Charging Station or Port shall be limited to a height of eight (8) feet and a width of four (4) feet, including any sign that is a part of or attached to the equipment, which sign shall not exceed two (2) square feet in area; provided, however, that in the case of an EV Charging Station that has a setback of one-hundred (100) feet or more from any public place, including any public right-of-way, the area of the sign shall be a maximum of ten (10) square feet. The use of neon-type or LED lighting around the frame, perimeter or any part of the EV Charging Station is strictly prohibited.
 - ii) **Single-Family.** On single-family lots, any equipment used in connection with an EV Charging Station located in a front or side yard shall be limited to a height of four (4) feet. In a rear yard, all EV Charging equipment shall be limited to a height of six (6) feet.
 - B) **Setbacks and Pedestrian Walkways.**
 - i) **Commercial.** No EV Charging Station shall be located closer than ten (10) feet from any public right-of-way, and no EV Charging Station shall be located within any part of a public right-of-way without the prior written approval of the authority having jurisdiction over the right-of-way. EV Charging Stations shall not encroach upon or inhibit the use of pedestrian walkways.
 - ii) **Single-Family.** EV Charging equipment on single-family lots shall not be located in any required front, side, or rear yard setback.
 - C) **Landscaping and Protection.** On commercial properties, any landscaping that must be removed for the installation of an EV Charging Station shall be replaced in the same general area as where it was removed. Adequate spacing or protection shall be provided around or adjacent to the EV Charging Station, such as steel or concrete-filled bollards.
 - D) **Coverings.** All structural or non-structural canopies, coverings, overhangs or structures designed to fully or partially enclose or protect an EV Charging Station shall comply with the height, area and setback requirements of the zoning district in which the EV Charging Station is located. Such coverings or structures in any commercial zoning district shall first require approval of a site plan pursuant to Section 13.13(12).
 - E) **Residential.** In residential zoning districts, use of EV Charging Stations shall be limited to the owners, occupants or visitors of the property, and there shall be no remuneration or compensation charged for the services.
 - F) **Limitation.** In nonresidential zoning districts, no more than fifteen (15%) percent of the required number of parking spaces shall be dedicated EV Charging Stations unless an exception is granted by the Department of Inspection.

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- (2) **Principal Use.** Electric Vehicle (EV) Charging Stations or Ports as a principal use of the property, shall be treated as a waiver use limited to C-2 and C-3 zoning districts and subject to review and submission of findings by the City Planning Commission and approval by the City Council pursuant to Section 6.26.

Section 9.16 Limitation of the Use.

- (1) Parking areas shall be used for parking of private passenger vehicles only.
- (2) Parking may be with or without charge.
- (3) No business involving the repair or services to vehicles permitted thereon or sale, or other storage, or display thereof, shall be conducted from or upon such premises.

ARTICLE X. LANDSCAPING AND SCREENING

Section 10.01 Applicability.

The requirements set forth in this Section shall apply to all uses, lots, site, and parcels for which Site Plan Review is required and which are developed or expanded following the effective date of this Ordinance. No site plan shall be approved unless that site plan shows landscaping and screening consistent with the provisions of this Section. Furthermore, where landscaping and screening are required, a Building Permit shall not be issued until the required landscape plan is submitted and approved and a Certificate of Occupancy shall not be issued unless provisions set forth in this Article have been met or a performance guarantee has been provided.

In cases where the use of an existing building changes or an existing building is altered or re-occupied, all of the standards of this Article shall be met.

The requirements of this Article are minimum requirements, and nothing in this Article shall preclude a developer and the City from agreeing to more extensive landscaping.

(Ord. of 4-18-2022)

Section 10.02 Landscape Plan Requirements.

The Landscaping Plan must be drawn at a reasonable scale to indicate all types of proposed landscape improvements at a minimum of one-inch equals thirty feet (1" = 30') and must include at least the following information:

- (1) North arrow and scale;
- (2) Name of the project applicant/owner;
- (3) Name, address and phone number of the person or firm responsible for the preparation of the Landscaping Plan;
- (4) Signed and sealed landscape architect stamp;
- (5) Dates on which the plan was submitted or revised;
- (6) All existing and proposed buildings and other structures, paved areas, planted areas, fencing, walls, water outlets, utility poles, fire hydrants, luminaires, underground utilities, signs, fences, dumpster locations, and other permanent features to be added to or retained on the site;

- (7) All existing plant material to be removed or retained and all proposed additions or changes to landscaping, buffering, and walkways, illustrating existing natural land features including, but not limited to: trees, forest cover, and water resources (Water resources include ponds, lakes, streams, wetlands, flood plains, and drainage ditches and retention areas, rivers, and any other body of water or waterway);
- (8) A schedule of all new landscaping materials to be installed. The plant list must include the common name, specified installation size, and on-center planting dimensions when applicable. When the list of plant material to be removed contains existing trees, the Landscaping Plan must justify that building location and placement has been developed with due consideration given to minimizing removal of trees. Quantities of plant material required shall be referenced on the plan;
- (9) All property lines and easements;
- (10) Details must be shown for the planting of trees, shrubs and ground cover within the buffered or landscaped area;
- (11) Proposed irrigation fixtures shall also be shown, including, but not limited to the location and type of all sprinkler heads, the size of mainline and irrigation piping, the location and size of water meters and all valves, and the location of back flow prevention devices and irrigation controllers;
- (12) Location and description of any and all storm water management or low impact development techniques used in site design (i.e., rain gardens, detention/retention ponds, filter strips, etc.); and
- (13) Any other information which is determined necessary by the Planning Director or City Council for adequate review of the proposal.

Section 10.03 Landscaping Design Requirements.

The following requirements must be satisfied by all projects set forth by Section 10.01 above. The following requirements must be detailed on a Landscaping Plan pursuant to Section 10.02 above. Existing landscaping or natural vegetation, as shown on a Landscaping Plan and that are in satisfactory condition, may be used to meet the standards and satisfy the requirements below in whole or in part, if protected and maintained during the construction phase of the development.

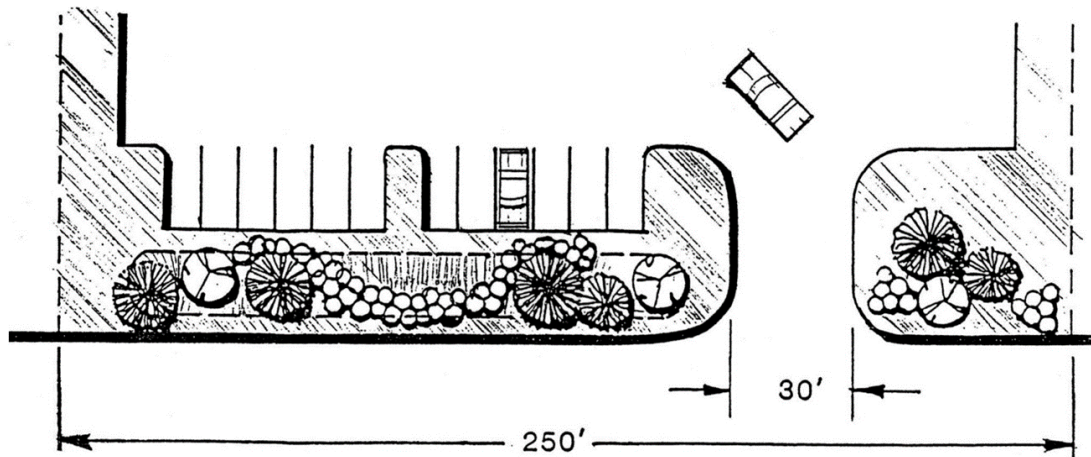
- (1) **Frontage Landscaping.** Where the site abuts a public road right-of-way, the following frontage landscaping shall be provided in the front yard area adjacent to the road right-of-way (see Example of Frontage Landscaping below):

Type of Landscaping	Minimum Required Landscaping
Deciduous or Evergreen Tree	1 per 40 linear feet of road frontage or fraction thereof
Ornamental (Flowering) Tree	1 per 100 linear feet of road frontage or fraction thereof
Shrubs	8 per 40 linear feet of road frontage or fraction thereof

The depth of the frontage landscaping area shall be sufficient to contain the required landscaping and ensure the survivability of plant material. For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted. Trees and shrubs may be planted at uniform intervals, at random, or in groupings. However, the City Council or Planning Director may require the planting design to use massing or groupings of materials to create a stronger visual impact from the public right-of-way.

Example of Frontage Landscaping
Length of Road Frontage: 250 linear feet minus 30-foot driveway = 220 feet

<u>Required Number of Plants</u>	
Deciduous or evergreen trees	220 ft./40 ft. = 6 deciduous or evergreen trees
Ornamental trees	220 ft./100 ft. = 3 ornamental trees
Shrubs	<u>(220 ft./40 ft.) x 8 = 48 shrubs</u>
TOTAL	6 deciduous or evergreen trees, 3 ornamental trees, and 48 shrubs

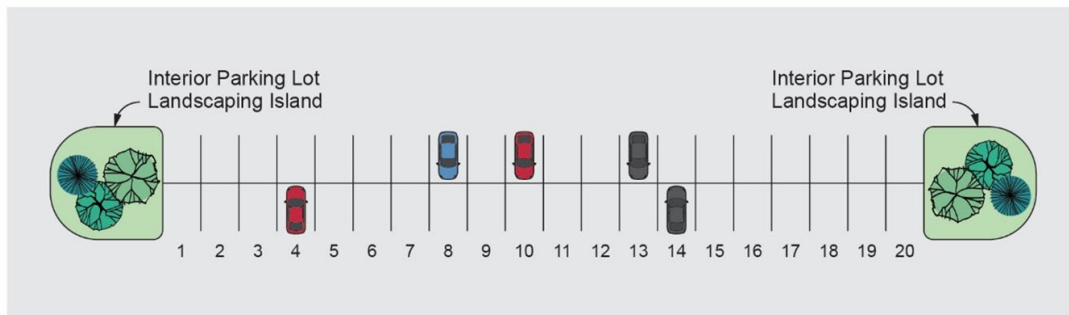


- (2) **Parking Lot Landscaping.** All parking areas and other paved ground surface areas used for vehicular parking must have perimeter and internal landscaping to provide visual and climatic relief from broad expanses of pavement and to channelize and define logical areas for pedestrian and vehicular circulation.

- A) **Parking Lot Screening.** Parking lot screening adjacent to a parking lot is not required if the paved ground surface area is completely screened from the public right-of-way by an intervening building or structure. Where paved ground surface areas are located adjacent to sidewalks, streets, and other public rights-of-way, landscaping shall be provided between the public right-of-way and the paved ground surface area within ten (10) feet of the paved ground surface area with landscaping, a berm, a masonry wall, or a combination of these, as follows:
- i) **Parking Lot Screening Landscaping.** Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. The landscaping shall be planted in a manner where the landscaping can be expected to provide an unbroken visual screen within three (3) years. The landscaping shall be located at least two (2) feet from the front of a parking space curb so as to account for vehicle overhang.
 - ii) **Parking Lot Screening Berm.** Berms shall be at least three (3) feet in height (measured above the elevation of the adjacent parking surface) and meet the requirements of Section 10.03(7).
 - iii) **Parking Lot Screening Wall.** Walls shall be at least three (3) feet in height and constructed of the same or compatible material and colors of the principal building in terms of texture and quality.

B) **Interior Parking Lot Landscaping.** All off-street parking areas of forty (40) parking spaces or more must have internal landscaping.

- i) **Size of Interior Parking Lot Landscaping Areas.** Interior landscaping must account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. Each separate interior landscaped area must be a minimum of three hundred (300) square feet in area and must have a minimum width of ten (10) feet.
- ii) **Minimum Number of Trees.** Each interior landscape area must contain at least one (1) tree. One (1) tree must be planted for each three hundred (300) square feet of interior landscaping.
- iii) **Location of Landscaping.** All required interior parking lot landscaping must be planted within the landscaped islands or in landscaped areas within twenty (20) feet of the perimeter of the parking lot, provided that such landscaping is not also counted toward other landscape or screening requirements.
- iv) **Groundcover.** Interior parking lot landscape areas must include groundcover of grass, perennials, shrubs, and/or hardwood mulch. Rock, stone, or pebbles are not permitted ground cover.
- v) **Protection with Curbing or Wheel Stops.** All interior parking lot landscaping must be protected from vehicular encroachment by six (6) inch high concrete curbing or wheel stops.
- vi) **Maximum Number of Parking Spaces in a Row.** Landscaping islands with or without walkways must be used to subdivide parking areas into parking rows with no more than twenty (20) spaces. See image below.



- vii) **Maintenance.** The internal landscaping must be installed and maintained so that, when mature, it does not obscure traffic signs, fire hydrants, lighting, drainage patterns, or vision for safety or ingress or egress.
- (3) **Loading Area Landscaping.** All loading areas (including, but not limited to, truck docks, overhead doors, or trailer staging areas) not screened by an intervening building shall be screened from a perpendicular view from any public street rights-of-way or adjacent residential zoning district for the entire length except for necessary access. It is the intent of this Section to screen loading areas and delivery vehicles as completely as practicable. Screening for loading areas may be accomplished by one (1) or a combination of the following:
- A) An opaque fence or wall which is at least six (6) feet high and is made of the same or compatible material, in terms of texture and quality, as the material and color of the principal building. Additional evergreen planting materials shall be provided so that no more than two-thirds ($\frac{2}{3}$) of

the surface area of the closed fence or wall is visible from the street within three (3) years of erection of the structure.

- B) Evergreen trees at least eight (8) feet in height and planted in a staggered double row spaced fifteen (15) feet on center. Any plant material used to fulfill these requirements shall meet or exceed the minimum size requirements of Section 10.04 when planted.
- (4) **Display Area Screening.** Screening of display areas may, at the discretion of the City Council, be accomplished by plants, fences, walls or earthen berms, or any combination thereof to meet the requirements of this Section. The City Council must base its discretion on the material being displayed and the visual impact on surrounding areas. The City Council may modify or waive these requirements where outdoor display is integral to the principal use of the property (e.g., Outdoor Vehicle Sales).
- A) The plants, fence, walls, earthen berms, or combination thereof, must provide a buffer no less than three (3) feet in height equal to the length of the display area, exclusive of driveways and sight lines used for safe automobile access and egress. In the case of vehicle or equipment display, the buffer must create a screen.
- B) Walls which are used shall be of the same or compatible material, in terms of texture and quality, with the material and color of the principal building. Additional planting materials shall be provided so that no more than one-half (½) of the surface area of the wall is visible from the street within three (3) years of erection of the structure. Forty percent (40%) of this plant material may be deciduous.
- C) All shrubs shall comply with the requirements of Section 10.04. Vegetation planted on berms may have a lesser mature height required by the Article provided that the combined height of the berm and the plantings after three (3) years are at least three (3) feet high. Up to forty percent (40%) of all shrubs may be deciduous.
- (5) **Screen Wall and Greenbelt Buffering.** The intent of this Section is to reserve an appropriate area of a lot to screen and buffer the lot and its use(s) based on its zoning district and the zoning district of the adjacent lots, regardless of whether the adjacent lots are developed. A screen wall and/or greenbelt as specified in the table below shall be provided for all uses requiring Site Plan Review.

Developing Zoning District	Adjacent To			
	N1, N2, and R-U-F Districts	NM1, NM2, and NM3 Districts	C-1, C-2, C-3, and C-4 Districts	ML, M-1, and M-2, and Railroad and Utility rights-of-way
N1, N2, and R-U-F Districts	a	b	b	b
NM1, NM2, and NM3 Districts	b	a	b	b
<u>P</u> , C-1, C-2, C-3, and C-4 Districts	b	b	a	b
ML, M-1, and M-2 Districts	c	c	b	—
a) A ten (10) foot wide buffer, with one (1) tree per thirty (30) linear feet. For proposed single-family residential uses, the greenbelt buffering requirements shall apply only to Subdivision and Site Condominium development.				

b) A six (6) foot high masonry wall or opaque fence and/or a twenty (20) foot wide greenbelt buffer, with one (1) tree per twenty (20) linear feet (minimum of 50% evergreen trees), subject to City Council review and approval.

c) A seven (7) foot high masonry wall and/or a sixty (60) foot wide greenbelt buffer, with a staggered double row of evergreen trees spaced fifteen (15) feet apart on a six (6) foot high berm (see Section 10.03 (7)) with a flat horizontal area at the crest to be at least three (3) feet in width, subject to City Council review and approval. The planting must be in a manner where the evergreen trees provide eighty percent (80%) opacity within three (3) years of planting, measured from the top of the berm. After three (3) years, if this opacity is not achieved then additional evergreen trees and/or shrubs must be planted to achieve eighty percent (80%) opacity at the time of their planting.

- A) **Planting Setback.** Trees and shrubs must not be placed closer than four (4) feet to the fence line or property line. Single family uses are excluded from this requirement.
 - B) **City Review.** The City Council or Planning Director may modify the greenbelt buffering to allow less buffering or require additional buffering based on the proposed use's impact on adjacent lots.
 - C) **Greenspace Lawn.** The remainder of the greenspace area which is not planted with the aforementioned stock must be kept in lawn or another approved native vegetation. All plant materials must be maintained in a healthy growing condition and in a neat and orderly appearance as required in this Article.
 - D) **Existing Buffering.** If an existing wall, fence, or vegetation exists on the site that meets the greenspace buffering standards of this Ordinance, the City Council or Planning Director may accept the existing screening or require only supplemental screening to meet the intent of this Article.
 - E) **Circumstances Requiring Construction of a Wall.** City Council, in the review of a site plan or waiver use petition, may require the construction of a masonry wall where it is determined that construction of a wall is needed to adequately buffer a developing district from an adjacent use or district.
 - F) **Separation Agreement.** Upon receipt by the Inspection Department of a written agreement for a term of not more than five years, among the owner(s) of property requiring installation of a protective wall or greenbelt and the owner(s) of all abutting residential properties, and proof that a buffer complying with such agreement is in place, the requirements of this section shall be waived during the time such agreement remains in effect. Such an agreement may be renewed, for terms not exceeding five years for each renewal, pursuant to a written agreement of the owners of property described above. Any agreement made pursuant to this paragraph shall be expressly made binding on the parties' successors in title for the duration of the agreement. This paragraph shall only apply where the property requiring the protective wall cannot meet the standards for greenbelts set forth above due to a condition on the property which existed at the time this paragraph (f) was added to this Section.
- (6) **Open Space Landscaping.** All remaining open areas on the site that are not required landscaping areas as described elsewhere in this Article (frontage landscaping, parking lot landscaping, loading and display area landscaping, and greenbelt buffering) shall be planted with one (1) tree per three thousand (3,000) square feet of open area. All open space landscaping areas shall be planted with grass or another suitable vegetative ground cover.

- (7) **Berms.** Where required, earth berms, or landscaped berms must conform to the following standards:
 - A) The berm must be at least constructed with slopes no steeper than one (1) foot vertical for each three (3) feet horizontal with at least a two (2) foot flat area on the top unless a different size is required in this Ordinance.
 - B) The berm must be planted with grass or other suitable ground cover to ensure that it withstands wind, weather, and erosion, and retains its height and shape.
 - C) Unless a specific planting pattern is required by the Ordinance or the City Council, required trees and shrubs may be planted at uniform intervals, at random or in groupings.
 - D) Berm height must be measured as elevation above grade.
- (8) **Garbage, Refuse, and Recycling Collection Areas.** All garbage, refuse, and recycling must be placed within a sealed container that shall be screened utilizing an enclosure that meets the following requirements:
 - A) An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. This requirement specifically supersedes the maximum height requirement of a fence as set forth in Chapter 44 of Title 15 of the Livonia Code of Ordinances, as amended. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and, when not in use, closed at all times.
 - B) The enclosure must be constructed of the same or compatible material and colors of the principal building in terms of texture and quality.
- (9) **Mechanical and Utility Equipment Screening.** All mechanical equipment, utility meters, storage tanks, air conditioning equipment, transformers, or similar equipment, incidental to any building, including roof-mounted equipment must be totally enclosed or screened from view off-site and must be an integral part of the architectural or landscape design of the building and site. This requirement does not apply to equipment serving a single-family unit or duplex.
- (10) **Right-of-Way and Access Easement Landscaping.** In addition to any other landscaping requirements of this Ordinance for public rights-of-way and other access easements, any public right-of-way and access easement areas adjacent to required landscaped areas shall be planted with grass or other suitable ground cover and maintained by the owner of the adjacent property as if they were part of required landscaped areas.

(Ord. of 4-18-2022)

Section 10.04 Standards for Plant Materials.

- (1) **Lawn Areas.** Lawn areas shall be planted in species of grass normally grown as permanent lawns in southeast Michigan. Grass may be sodded or seeded and mulched, except that solid sod shall be used in swales or other areas subject to erosion. Sod or seed shall be clean, free of weeds and noxious pests or disease.
- (2) **Recommended Species of Trees, Shrubs, and Perennials.** The plant palette should emphasize native trees, shrubs, and perennials which are hardy to the southeast Michigan region. The following is a list of recommended species and required minimum sizes of plant materials. The City of Livonia may permit other species that are not listed below.

Recommended Plant Type and Minimum Size	Common Name
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Evergreen Trees (8 feet minimum height)	Fir, Hemlock, Juniper, Pine, and Spruce
Narrow Evergreens (5 feet minimum height)	Blue Columnar Chinese Juniper, Column Honoki Cypress, Douglas Arborvitae, Pyramidal Red Cedar, Pyramidal White Pine, and Swiss Stone Pine
Deciduous Trees (3-inch minimum caliper)	Beech, Birch, Ginkgo, Hackberry, Honey Locust (Without Thorns), Hop Hornbeam, Linden, Oak, Planetree (Sycamore), and Sweet Gum
Ornamental Trees (2-inch minimum caliper)	Allegheny Serviceberry, Dogwood, Flowering Crab, Hawthorn, Hornbeam, Magnolia, Redbud, and Rose of Sharon
Deciduous Shrubs (3 feet minimum height)	Dogwood, Euonymus, Forsythia, Hazelnut, Honeysuckle, Hydrangea, Lilac, Mock-Orange, Ninebark, Privet, Spiraea, Sumac, and Viburnum
Evergreen Shrubs (30 inches minimum height)	Holly, Juniper, and Yew
Spreading Shrubs (18 inches minimum height)	Cotoneaster and Creeping Juniper
Perennial Flowers/Groundcover	Black-Eyed Susan, Creeping Juniper, Creeping Phlox, Daylily, Fragrant Sumac, Ornamental Grass, Periwinkle, and Purple Coneflower

- (3) **Prohibited Species.** Based on the undesirability of the following species, they are prohibited from being planted as required landscaping. The City Council or Planning Director may prohibit other species that are not listed below.

Latin (scientific name)	Prohibited Species	Description or Characteristic of Plant
Acer negundo	Boxelder Maple	
Catalpa speciosa	Catalpa	
Populus sp.	Poplars	
Salix sp.	Willows	
Ailanthus altissima	Tree of Heaven	
Fraxinus sp.	Ash	Due to Emerald Ash Borer.
Acer sp.	Maples	Should be discouraged due to overuse in landscape.

(4) **Minimum Requirements for Plant Material.**

- A) All plant material must conform to the description consistent with generally accepted and published nursery and landscape standards. Plant materials must be typical of their species or variety, have normal habitat of growth, well-branched, and densely foliated when in leaf.
- B) Plant materials must be chosen according to soil, climatic conditions, and environmental factors for the proposed development, the location of the installation, and its desired function.
- C) Artificial plants are prohibited from satisfying landscape requirements.

Section 10.05 Landscape Installation and Maintenance.

(1) Installation.

- A) **Installation Period.** Whenever planting is required by this Ordinance, it must be planted prior to the issuance of the Certificate of Occupancy. If the weather does not permit the planting, the required planting must take place within six (6) months from the date of issuance of the Certificate of Occupancy.
- B) **Installation Method.** All landscaping must be installed in a manner consistent with generally accepted and published nursery and landscape standards, the approved landscaping plan, and the following:
 - i) **High Quality and Healthy Plant Material.** Plant material must be freshly dug. Plant material must be of sound health, vigorous and uniform in appearance with a well-developed root system and free from disease, insects, pests, eggs, or larvae. Trees must have straight trunks with leaders intact, undamaged and uncut.
 - ii) **Mulching.** Trees, shrubs, hedges, vines, perennials, and live groundcovers (except turf grasses) must be generously mulched at the time of planting with hardwood bark mulch or similar natural material. Because stone, rocks, and pebbles trap heat and do not retain moisture, these materials must not be permitted as a ground cover or mulch.
 - iii) **Topsoil.** A minimum of four (4) inches of topsoil must be provided for all lawn areas, ground covers, berms, and planting beds.
 - iv) **Plant Material Required in All Portions of Landscaped Areas.** All portions of the landscaped areas must be planted with grass, groundcover, shrubbery, or other suitable plant material, except that paved patios, terraces, sidewalks, and similar site features may be incorporated with City Council approval.
 - v) **Planting Locations.** Unless a specific planting pattern is required by the Ordinance or the City Council, required trees and shrubs may be planted at uniform intervals, at random, or in groupings, provided they are planted in accordance with the approved plan. Landscaping must be located and maintained in a manner that minimizes conflicts with overhead or underground utilities, and that allows reasonable view of storefronts and signs.
 - vi) **Protection of Existing Vegetation.** Existing vegetation to be preserved must be protected during construction through the use of temporary fencing around the drip line.

(2) Maintenance.

- A) The owner of the property is responsible for the regular maintenance of all plants and must replenish mulch, control weeds, fertilize plants, and prune plants as necessary beginning upon completion of construction of landscaping. All diseased, dead, or damaged plants must be replaced within thirty (30) days, unless the season is not appropriate for planting, in which case such plant material must be replaced at the beginning of the next planting season.
- B) The approved landscape plan must be considered a permanent record and integral part of site plan approval. Unless otherwise approved in accordance with the procedures for amending a site plan, any revisions to or removal of plant materials that are not replaced will cause the parcel to be in nonconformity with the originally approved landscape plan and must be viewed as a violation of this Ordinance.

(3) Irrigation Required.

All landscape areas (including lawns) shall be provided with an automatic underground irrigation system. The City Council or Planning Director may approve an alternate form of irrigation for a particular area, or may waive the irrigation requirement in an area upon determining that the underground

irrigation is not necessary to maintain site landscaping in good condition due to the characteristics of the proposed plant materials.

- (4) **Snow Storage.** Landscape areas may be used for snow storage, provided they are designed to accommodate the large volumes of snow, planted with salt-tolerant landscape material that can survive in winter conditions, and maintained in accordance with this Article.

Section 10.06 Modifications.

In consideration of the overall design and impact of the landscape plan, the City Council may modify or adjust the requirements outlined in this Article for required landscaping, provided that any such adjustment is keeping with the intent of this Ordinance and more specifically, with the intent of this Article.

ARTICLE XI. SIGNS

Section 11.01 Applicability.

- (1) **Sign Standards.** All signs within the City of Livonia shall comply with the General Requirements of Section 11.04. Signs in specific Zoning Districts shall comply with Section 11.08. For prohibited signage refer to Section 11.05 and Section 11.09. For exempt signage refer to Section 11.06.
- (2) **Existing Signs.** Except as otherwise specifically provided, nothing in this Article requires removal or discontinuance of an existing sign. Existing signs must not be enlarged or extended without meeting the requirements of this Article and obtaining a sign permit. Legally existing signs that do not meet this Article's requirements are labeled nonconforming signs.
- (3) **Dual Suitability.** Meeting the criteria of one sign type definition does not exclude the sign from meeting another sign definitions' criteria. For example, a blade sign can also meet the definition criteria of a double-faced sign. Therefore, the sign is a double-faced blade sign.

Section 11.02 Intent.

It is not the intent of this Ordinance to have the open spaces and lines of vision created by public rights-of-way used as license for unrestricted advertising through the use of signage, but rather to enhance the physical appearance of the city, preserve scenic and natural beauty of designated areas, make the city a more enjoyable and pleasing community and to create a more attractive economic and business climate by preserving property values. It is intended by the provisions of this Ordinance to reduce sign or advertising distractions, to eliminate the visual blight caused by abandoned or poorly maintained signs and to avoid the confusion of conflicting adjacent signs. Through this Ordinance signage will be allowed in such a manner so as to provide those similar uses in similar zones the opportunity for identification exposure regardless of parcel size, although the location and size of buildings will influence the amount and type of signage permitted. This Ordinance shall make a distinction between those non-residential zones that provide for transitional or other than retail activity as a primary use. This section, through this approach, reflects the transitional nature of the zoning district arrangements shown on the zoning map and the future land use plan so that as the intensity of land use is decreased, so is the amount of permitted signage. This consistent approach is necessary to remove the need for the type of signs which compete for attention for the motorist, thereby creating traffic hazards as well as creating visual blight within the city. It is therefore within the health, safety and welfare responsibility of the city of Livonia that this section of the Ordinance is promulgated.

Section 11.03 Substitution Clause.

Any non-commercial message may be substituted for the copy on any commercial sign allowed by this Ordinance.

Section 11.04 General Requirements for All Signs.

The following conditions apply to all signs erected or located in any zoning district:

- (1) **Inspection.** No signs oriented to motorized traffic on a public street (except as specifically exempted) shall be erected, used, changed or altered without first having been approved by the Director of the Inspection Department, or his or her designee, and a sign permit issued.
- (2) **Sign Location.**
 - A) No sign shall project beyond or overhang the wall or any permanent architectural feature (e.g., awning, canopy, or marquee) by more than eighteen (18) inches and shall not project above or beyond the highest point in the roof or parapet.
 - B) No sign shall be permitted at any location that creates any type of safety hazard or visual impediment to pedestrian or vehicular traffic. Any citation or notice of violation of this subsection shall cite any relevant building or electrical codes, provisions of this Ordinance or other City ordinances, and/or findings or studies of the Livonia Police Department Traffic Bureau and/or a traffic engineer.
- (3) **Maximum Sign Size.** No sign in the City shall exceed an overall sign area of 200 square feet.
- (4) **Alterations.** No sign will be altered, rebuilt, enlarged, extended or relocated except in conformity with the provisions of this Article. The refacing of signs is not an alteration within the meaning of this Article.
- (5) **Sign Attachment and Support.** A sign must not be attached to or supported by a tree, utility pole, light pole, trash receptacle, bench, vending machine, public shelter, or be painted or drawn upon rocks or other natural features.

Section 11.05 Prohibited Signs.

A sign not expressly permitted in a zoning district is prohibited. The following signs shall not be permitted and are expressly prohibited in any zoning district:

- (1) Abandoned signs.
- (2) Bench signs.
- (3) Billboards.
- (4) Festoons, air-activated signs, and balloon signs except for decorations commemorating a permitted time-limited event or a nationally recognized holiday.
- (5) Flashing signs.
- (6) Moving signs.
- (7) Outline tubing signs, except that the use of outline tubing may be permitted when:
 - A) such tubing is encased with tinted glass or plastic so as to protect it from weather and breakage and to render such tubing invisible when not illuminated, and
 - B) the tubing does not outline windows, roofs, or other building features.

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- (8) Portable signs.
 - (9) Pylon signs.
 - (10) Roof signs.
 - (11) Trailer signs.
 - (12) Any sign attached to a tree or utility pole whether public or private, or attached to a traffic device or public sign.
 - (13) Any sign unlawfully installed, erected or maintained.
 - (14) Any sign which has displayed thereon advertising or announcements in obscene material or language.
 - ~~(15) Signs painted permanently and directly on the exterior surface of any building, wall or fence.~~
 - ~~(1615)~~ Signs that include audio, pyrotechnic, Bluecasting (Bluetooth advertising), or other similar components.
 - ~~(1716)~~ Any sign, that is located in or projects into any public right-of-way as shown on the Future Transportation Map is prohibited, except for traffic or other public signs and those signs for which a valid permit has been issued by a) the County, in the case of a County right-of-way, or b) the State, in the case of a State right-of-way. Any sign, including real estate signs, placards, posters, circulars, showbills, handbills, cards, leaflets or other advertising matter posted, pasted, nailed, printed, stamped, or unlawfully placed or erected in any right-of-way or public property may be removed and disposed of by the enforcement officers of the City of Livonia without regard to other provisions of this Ordinance.

Section 11.06 Exempt Signs.

The following types of signs, where expressly permitted by zoning district, shall not require sign permits unless otherwise indicated; provided that the principal use to which they relate is permitted by this Zoning Ordinance and they meet all other restrictions of the particular zoning district and the following criteria:

- (1) **Public signs.**
- (2) **Temporary signs.** Provided they meet district regulations of Section 11.08.
- (3) **Flags.** No greater quantity than three (3) per development site. Flagpoles shall be permitted to be located within the minimum required building setback area, provided that the distance between the base of the pole and any lot line is not less than the height of the flagpole.
- (4) Address numbers with a numeral height not greater than six (6) inches for residences and twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or ground sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style and color.
- (5) Nameplates on the entry door of the premises or adjacent to the doorway.
- (6) One (1) temporary construction sign of whatever content the owner deems appropriate, provided that such sign is erected only after the issuance of a building permit and is removed at the completion of construction or occupancy of the building, whichever occurs first, and subject to the following additional requirements:
 - A) Construction signs in R-U-F, N1, and N2 districts shall not exceed six (6) square feet in area, and if freestanding shall not exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.

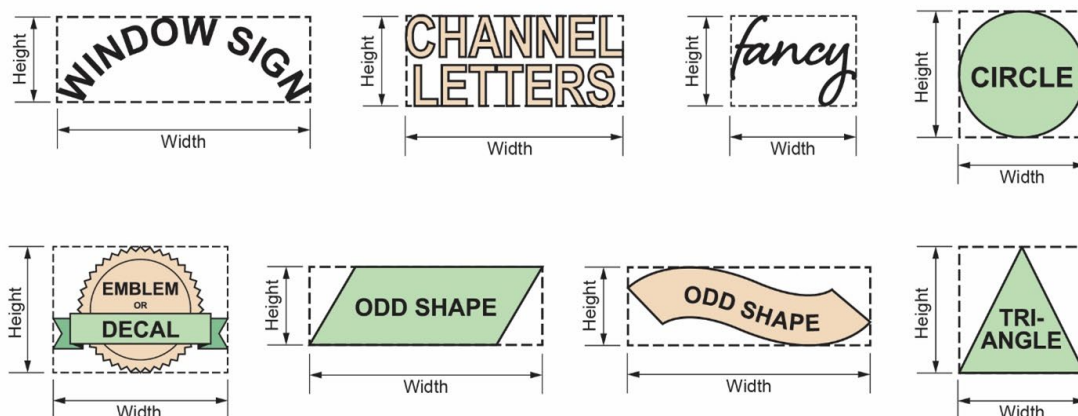
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- B) Construction signs in all other districts shall not exceed thirty (30) square feet in area, and if freestanding shall not exceed six (6) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.
- (7) Temporary community event signs, of whatever content the owner deems appropriate, for the purpose of advertising or promoting public events sponsored by a non-profit association or corporation for a charitable, educational, or public purpose to which the general public is invited when approved by the City Council and only after a sign permit has been issued by the Director of the Inspection Department, or his or her designee. Such signs shall not exceed sixteen (16) square feet of sign area, eight (8) feet in height, have a minimum setback of ten (10) feet from any public right-of-way and shall be removed within twenty-four (24) hours of the conclusion of the event it advertises.
- (8) Directional signs, of whatever content the owner deems appropriate, located on parking areas or on auxiliary parking lots used in conjunction with an adjacent permitted use when the purpose of the sign is to expedite the flow of vehicular and pedestrian traffic to, from, and within a development site, each sign may not exceed two (2) square feet in area. The minimum setback for such signs used to indicate an entrance or exit shall be two (2) feet from all property lines or any public right-of-way line with a maximum height of three (3) feet. All other directional signs shall have a minimum setback of ten (10) feet from all property lines or any public right-of-way line with a maximum height of five (5) feet.
- (9) One (1) temporary real estate sign of whatever content the owner deems appropriate, when located on the land or building intended to be rented, leased or sold, subject to the following additional requirements:
- A) Real estate signs shall be removed within thirty (30) days after the property is rented, leased, or sold. For the purpose of this Ordinance, a property shall be considered leased when the lease agreement is executed by all parties or it shall be considered sold when the sale is closed.
- B) Real estate signs in R-U-F, N1, and N2 districts shall not exceed six (6) square feet in area, and if freestanding shall not exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.
- C) Temporary real estate signs, of whatever content the owner deems appropriate, in all other districts shall not exceed sixteen (16) square feet in area, and if freestanding shall not exceed eight (8) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way or a location as deemed appropriate by the Director of the Inspection Department. Two (2) signs not exceeding sixteen (16) square feet each shall be permitted on property situated on a lot with double frontage and corner lots. Such signs shall require a sign permit and may be erected for a time period not to exceed six (6) months from the date of issuance of the sign permit; provided, however, that such permit may be renewed by the Director of the Inspection Department, or his or her designee, for a second six (6) month period. At the end of the second six (6) month period, such permit may be renewed for a period not to exceed six (6) additional months only if more than ten (10%) of the building or rentable area of the building is available.
- D) On development sites with a minimum of two hundred (200) feet of property bordering on the I-275 freeway, temporary real estate, of whatever content the owner deems appropriate, signs facing the I-275 freeway shall not exceed sixty-four (64) square feet in area, and if freestanding shall not exceed twelve (12) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.
- (10) One (1) temporary non-illuminated "open house" real estate sign, of whatever content the owner deems appropriate, with an area not to exceed four (4) square feet. Such signs may be located only on the premises being sold and may be displayed for only one (1) day in any seven (7) day period.
- (11) Temporary real estate development signs, of whatever content the owner deems appropriate, when permitted in a zoning district, require sign permits, provided that such sign is erected only after the

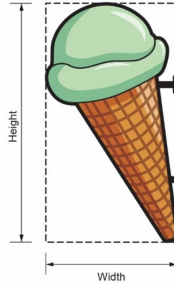
issuance of a building permit for the development or a portion thereof. Except for temporary residential subdivisions which are provided for elsewhere, such signs shall be subject to the following additional requirements:

- A) Real estate development signs shall be located on the land being developed and shall not exceed thirty-two (32) square feet in area, eight (8) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way line.
 - B) Real estate development signs may be permitted for a time period not to exceed twelve (12) months from the date of issuance of the sign permit and may be renewed by the Director of the Inspection Department, or his or her designee, when the sign is demonstrated to be safe and well maintained. Such signs are to be removed upon expiration of the permit or occupancy of the building, whichever occurs first.
- (12) Residential subdivision development with models shall be permitted one (1) temporary real estate sign of whatever content the owner deems appropriate, for each access road entering the development. Such signs shall be separated by a minimum distance of five hundred (500) feet and shall not exceed thirty (30) square feet in area, twelve (12) feet in height, and shall have a minimum setback of ten (10) feet from all property lines and any public right-of-way lines.
- A) Within subdivisions, each home builder for each model shall be permitted, one (1) temporary real estate sign of whatever content the owner deems necessary, for each home builder for each model. Such signs shall not exceed of sixteen (16) square feet in area, five (5) feet in height, and shall have a minimum setback of fifteen (15) feet from any property line.
 - B) Such home builder signs shall be removed upon cessation of new home marketing within the subdivision or when ninety-five percent (95%) of all lots have been sold by the builder(s) or when the permit expires, whichever occurs first.
- (13) Required announcement signs are permitted in all zoning districts when erected and maintained in accordance with the provisions requiring their use.

Section 11.07 Measurement of Sign Area.

- (1) The area of a sign, expressed in square feet, shall mean the entire area within any circle, triangle or rectangle or square enclosing the extreme limits of writing, representation, emblem or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed. Refer to the image below.





- (2) Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back-to-back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal area, or as the area of the larger face if the two (2) faces are of unequal area.
- (3) Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area unless it too contains advertising lettering, materials or symbols.
- (4) Where a sign consists of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), the sign area is measured as their maximum projection, upon a vertical plane, as viewed from a position in the public right-of-way which produces the largest visual projection. See figure to the right.
- (5) Regardless of spacing, the letters forming a word or words shall be considered a single sign. The area of such a sign shall be measured as provided in this Article.

Section 11.08 Zoning District Regulations.

(1) Sign Regulations for Residential Districts.

Sign Type	N1, N2, RUF, NM1, NM2, and NM3 Districts (Single-family and two-family lots only)	N1, N2, RUF, NM1, NM2, and NM3 Districts (Residential developments [subdivisions, site condominiums, and multi-family] and non-residential uses only)
Blade Signs	Not Permitted	
Banner or Pennant Signs	Not Permitted	
Monument Signs	Not Permitted	Maximum Number: One (1) for each lot with permitted non-residential uses. One (1) entranceway sign per residential development when constructed out of natural materials. Maximum Height: Five (5) feet. Maximum Area: Twenty (20) sq. ft. Minimum Setback: Ten (10) feet

		from all property lines and any right-of-way line.
Awning, Canopy, or Wall Signs	Not Permitted	Maximum Area: Twenty (20) sq. ft.
Window Signs	Not Permitted	
Changeable Signs and Electronic Message Center Signs (EMCs) Section 11.10	Not Permitted	
Temporary Signs	Maximum Number: Two (2) per residential lot. Maximum Area: Thirty-two (32) sq. ft., total for all signs. Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. Minimum Setback: <u>No temporary sign shall be placed within a public right-of-way, easement, or common area used for vehicular or pedestrian traffic, and shall not obstruct the movement or vision of motorists or pedestrians. Ten (10) feet from any property line.</u> Duration: Temporary signs shall not be placed for a period exceeding ninety (90) days in one calendar year, unless otherwise permitted by this ordinance.	
Address Number Signs	Maximum Numeral Height. Six (6) inches for residences and twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style, and color.	
Identification Sign	Maximum Number: One (1) for each waiver use, not including religious institutions. Maximum Area: Six (6) sq. ft. Maximum Height: Four (4) feet. Minimum Setback: Twenty (20) feet from any right-of-way line.	

(2) Sign Regulations for C-1 Districts.

SIGN TYPE	C-1 DISTRICTS
Blade Signs	Maximum Area: Six (6) sq. ft.
Banner or Pennant Signs	Maximum Number: One (1) per lot. Maximum Area: Thirty-two (32) sq. ft. or the area of the permanent sign if temporarily covering the permanent sign. Maximum Duration: Four (4) weeks per year. No such permit shall allow the display of balloons or searchlights for more than seven (7) consecutive days or of pennants, banners, or other decorations for more

	than fourteen (14) consecutive days.	
<u>Menu Order and Preorder Boards for Drive-thru Restaurants</u>	Maximum Number: One (1) <u>menu order board and one preorder menu board for each drive-thru lane.</u> Maximum Area: Thirty (30) sq. ft. <u>for any single board serving a drive-thru lane and fifty (50) sq. ft. total combined where both a menu board and a preorder menu board are used to serve a drive-thru lane.</u> Such signs shall be primarily directed at persons within the premises of the sign owner.	
<u>Murals or Signs Painted on Walls or Structures</u>	<u>The size, number and location of murals or signs painted or placed on walls or structures shall be subject to the approval of the City Council after review and findings by the City Planning Commission.</u>	
Monument Signs	Sites consisting of a single tenant occupying a single building.	Sites comprised of one (1) building or multiple architecturally uniform buildings and sharing a common parking area
	Maximum Number: One (1). Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet. Maximum Length: Ten (10) feet. Minimum Setback: Ten (10) feet from any right-of-way line.	Maximum Number: One (1). Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet. Maximum Length: Ten (10) feet. Minimum Setback: Ten (10) feet from the perimeter of the building.
Awning, Canopy, or Wall Signs	Maximum Area: One (1) square foot of area for each one (1) lineal foot of frontage of the building or portion thereof occupied by each separate business. ;- provided, however, that i <u>n the case of an end-cap unit or a single business occupying a single building, corner lot situated on two (2) major thoroughfares, a second wall sign having an the total allotted sign area shall not exceed</u> ing one-and-one half (1½) sq. ft. for each lineal foot of frontage of the building, provided no single sign shall exceed one (1) sq. ft. of area for each one (1) lineal foot of frontage of the building or portion thereof <u>of the allowable area as the first permitted sign, shall be permitted on the other façade facing a street.</u> Maximum Number and Location: <u>For buildings not exceeding two (2) stories in height, one (1) wall sign per unit located on the front of the building. In the case of an end-cap unit or a single business occupying a single building, a second wall sign shall be allowed on the side of the building occupied by the business.</u> <u>For buildings greater than two (2) stories in height, a total of three (3) wall signs shall be allowed on the upper floor of the building, provided, that a maximum of two (2) wall signs shall be allowed on any single</u>	

	<u>façade or elevation of the building.</u>
Window Signs	Maximum Area: 20% of the window area.
Changeable Signs and Electronic Message Center Signs (EMCs) Section 11.10	Maximum Area: Fifteen (15) sq. ft. EMC signs are only permitted if they are a monument sign, and only if all signage on site is fully compliant with the Zoning Ordinance.
Temporary Signs	Maximum Number: - On lots of five (5) acres or less, no more than two (2) temporary signs are permitted at any one time. - On lots of five (5) acres or more, or with three (3) or more businesses, no more than three (3) temporary signs are permitted at any one time. Maximum Area: Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. <u>Minimum Setback: No temporary sign shall be placed within a public right-of-way, easement, or common area used for vehicular or pedestrian traffic, and shall not obstruct the movement or vision of motorists or pedestrians.</u> Duration: Must not be displayed more than 90 days in a 1-year period.
Address Number Signs	Maximum Numeral Height. Twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style, and color.

(3) Sign Regulations in C-2, C-3, and C-4 Districts.

SIGN TYPE	C-2, C-3, AND C-4 DISTRICTS
Blade Signs	Maximum Area: Six (6) sq. ft.
Banner or Pennant Signs	Maximum Number: One (1) per lot. Maximum Area: Thirty-two (32) sq. ft. or the area of the permanent sign if temporarily covering the permanent sign. Maximum Duration: Four (4) weeks per year. No such permit shall allow the display of balloons or searchlights for more than seven (7) consecutive days or of pennants, banners, or other decorations for more than fourteen (14) consecutive days.
Menu Order and Preorder Boards for Drive-thru Restaurants	Maximum Number: One (1) <u>menu order board and one (1) preorder menu board for each drive-thru lane.</u> Maximum Area: Thirty (30) sq. ft. <u>for any single board serving a drive-thru lane and fifty (50) sq. ft. total combined where both a menu board</u>

	<u>and a preorder menu board are used to serve a drive-thru lane.</u> Such signs shall be primarily directed at persons within the premises of the sign owner.		
<u>Murals or Signs Painted on Walls or Structures</u>	<u>The size, number and location of murals or signs painted on walls or structures shall be subject to the approval of the City Council after review and findings by the City Planning Commission.</u>		
Monument Signs	For each single building or business center, housing no more than three (3) separate business uses	For each business center having four (4) or more separate business uses	Signage in a Regional Shopping Center is intended to identify the regional center and/or the principal tenants to the general public
	Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet.	Maximum Area: Forty (40) sq. ft. Maximum Height: Eight (8) feet.	Maximum Area: One Hundred (100) sq. ft. Maximum Height: Twenty (20) feet.
	Maximum Number: One (1). Where a development site has more than four hundred (400) feet of frontage along a major thoroughfare or a minimum of two hundred (200) feet of frontage on each of two (2) major thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, provided the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage. Maximum Length: Ten (10) feet. Minimum Setback: Ten (10) feet from any right-of-way line. No freestanding sign shall be permitted when the front yard setback of the building(s) is less than twenty (20) feet.		
Awning, Canopy, or Wall Signs	Maximum Area: One (1) square foot of area for each one (1) lineal foot of frontage of the building or portion thereof occupied by each separate business. provided, however, that if <u>In the case of an end-cap unit or a single business occupying a single building, a corner lot situated on two (2) major thoroughfares, a second wall sign having an the total allotted sign area shall not exceeding one-and-one half (1½) sq. ft. of area for each one (1) lineal foot of frontage, provided no single sign shall exceed one (1) sq. ft. of area for every one (1) lineal foot of frontage of the building or portion thereof. of the allowable area as the first permitted sign, shall be permitted on the other façade facing a street.</u> Maximum Number and Location: <u>For buildings not exceeding two (2) stories in height, one (1) wall sign per unit located on the front of the building. In the case of an end-cap unit or a single business occupying a</u>		

	<u>single building, a second wall sign shall be allowed on the side of the building occupied by the business.</u> <u>For buildings greater than two (2) stories in height, a total of three (3) wall signs shall be allowed on the upper floor of the building, provided, that a maximum of two (2) wall signs shall be allowed on any single façade or elevation of the building.</u>
Window Signs	Maximum Area: 20% of the window area.
Changeable Signs and Electronic Message Center Signs (EMCs) Section 11.10	Maximum Area: Fifteen (15) sq. ft. EMC signs are only permitted if they are a monument sign, and only if all signage on site is fully compliant with the Zoning Ordinance.
Temporary Signs	Maximum Number: - On lots of five (5) acres or less, no more than two (2) temporary signs are permitted at any one time. - On lots of five (5) acres or more, or with three (3) or more businesses, no more than three (3) temporary signs are permitted at any one time. Maximum Area: Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. <u>Minimum Setback: No temporary sign shall be placed within a public right-of-way, easement, or common area used for vehicular or pedestrian traffic, and shall not obstruct the movement or vision of motorists or pedestrians.</u> Duration: Must not be displayed more than 90 days in a 1-year period.
Address Number Signs	Maximum Numeral Height: Twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style, and color.

(4) Sign Regulations in Industrial Districts.

SIGN TYPE	M-L, M-1, AND M-2 DISTRICTS
Blade Signs	Maximum Area: Six (6) sq. ft.
Banner or Pennant Signs	Maximum Number: One (1) per lot. Maximum Area: Thirty-two (32) sq. ft. or the area of the permanent sign if temporarily covering the permanent sign. Maximum Duration: Four (4) weeks per year. No such permit shall allow the display of balloons or searchlights for more than seven (7) consecutive days or of pennants, banners, or other decorations for more than fourteen (14) consecutive days.

Monument Signs	For each industrial development site consisting of a single tenant occupying a single building	Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area shall be permitted the following, and prior to sign permits being issued, a master sign plan shall be submitted to the Director of the Inspection Department, or his or her designee, indicating size, type and location of wall signs, ground signs and any other requested signs	At the entrance to an industrial park, an entranceway sign shall be permitted when constructed out of natural materials.
	Maximum Number: One (1). Where a development site has more than four hundred (400) feet of frontage along a major thoroughfare or a minimum of two hundred (200) feet of frontage on each of two (2) major thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, provided the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage. Maximum Length: Ten (10) feet. Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet. Minimum Setback: Ten (10) feet from any right-of-way line.		Maximum Number: One (1). Maximum Area: Twenty (20) sq. ft. Maximum Height: Five (5) feet. Minimum Setback: Ten (10) feet from any right-of-way line.
Awning, Canopy, and Wall Signs	For each industrial development site consisting of a single	Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area	

	tenant occupying a single building	
	Maximum Area: One (1) square foot of area for each two (2) lineal foot-feet of front building width or one hundred (100) square feet, whichever is less er .	Multi-tenant structures may identify tenants with not more than one (1) wall sign per tenant, not to exceed ten (10) square feet of sign area <u>one sq. ft. of area for each two (2) lineal feet of front building width</u> and to be located on the face of the area occupied by the tenant. Additionally, one (1) identification wall sign not to exceed two (2) square feet in area shall be permitted at the rear entrance to each business establishment.
Window Signs	Maximum Area: 20% of the window area.	
Changeable Signs and Electronic Message Center Signs (EMCs) Section 11.10	Not Permitted	
Temporary Signs	Maximum Number:	
	On lots of five (5) acres or less, no more than two (2) temporary signs are permitted at any one time.	
	On lots of five (5) acres or more, or with three (3) or more businesses, no more than three (3) temporary signs are permitted at any one time.	
	Maximum Area: Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. <u>Minimum Setback: No temporary sign shall be placed within a public right-of-way, easement, or common area used for vehicular or pedestrian traffic, and shall not obstruct the movement or vision of motorists or pedestrians.</u> Duration: Must not be displayed more than 90 days in a 1-year period.	
Address Number Signs	Maximum Numeral Height. Twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style and color.	
Identification Signs	Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area shall be permitted one (1) group identification sign not to exceed twenty-four (24) square feet of sign area and if freestanding, shall be located within ten (10) feet of the perimeter of the building.	

Section 11.09 Billboards.

The erection and maintenance of billboards and outdoor advertising signs on any parcel of land within the City of Livonia, or the use of any such parcel for said purpose, are hereby prohibited; provided, however, that this section shall not apply to billboards or outdoor advertising signs lawfully in existence at the time this Ordinance becomes effective, nor to those specific signs which are expressly allowed by the district regulations contained in this Ordinance.

Section 11.10 Sign Illumination.

- (1) **Illumination.** Signs permitted to be illuminated, may be either internally or indirectly illuminated. Any sign, regardless of size, that makes use of electricity, shall require an electrical permit in addition to any required sign permit. No sign shall be illuminated by other than approved electrical devices, installed in accordance with the requirements of the regulations adopted by the City of Livonia, and shall be subject to the following conditions:
 - A) The lighting of signs shall be of a non-intermittent, non-flashing character.
 - B) Illumination devices designed and installed to illuminate the exterior of principal buildings or accessory buildings on a site shall be permitted without respect to the size of signs permitted in any zoning district; provided, however, that there shall be no spillage of illumination or glare onto any public or private roads, drives or traffic lanes, and shall be so shielded, trained, or aimed that glare is prevented from spilling onto adjacent residential properties.
 - C) Internal illumination or back-lighting of signs attached to a canopy or awning, which render the canopy or awning translucent, is not permitted; however, the portion of the canopy or awning which encompasses the sign area only may be illuminated to light the sign area in a translucent manner.
- (2) **Standards.** Any ground sign permitted under Section 11.08, 0 which pertains to a business, business center, and/or regional center as to which all other signage of whatever type also conforms to this Ordinance, may include a variable electronic message sign covering not more than fifty (50) percent of the area of the ground sign, provided that each individual message on the sign shall remain in place for a minimum of eight (8) seconds, any change of message is accomplished within one (1) second, and any change shall occur simultaneously over the entire face of the variable electronic message sign. Signs which constitute Nonconforming Uses under Section 11.15 of this Ordinance, or as to which variance(s) has/have been granted for sign size, height, location, or number, must be eliminated or brought into conformity with all currently applicable Ordinance limits prior to the issuance of a variable electronic message sign permit for the business, business center, and/or regional center to which such nonconforming sign(s) pertain(s).
 - A) No such sign may be oriented to face any residentially zoned property.
 - B) The intensity of the display on any variable electronic message sign shall not exceed the levels specified in the chart below:

INTENSITY LEVEL (NITS)		
COLOR	DAYTIME	NIGHTTIME
Red Only	3,150	1,125
Green Only	6,300	2,250
Amber Only	4,690	1,675
Full Color	7,000	2,500

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- C) Prior to the issuance of a permit for a variable electronic message sign, applicant shall provide a written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed the levels specified in the chart above, and the intensity level is protected from end-user manipulation by password-protected software or other method deemed appropriate by the Department. The characters on any variable electronic message sign must be lighted against a darker or less luminous background.
 - D) The sign owner shall provide on the application for a permit for a variable electronic message sign contact information for a person who is available to be contacted at any time and who is able to turn off the variable electronic message sign promptly after a malfunction occurs. If the Department finds that a variable electronic message sign has malfunctioned, the owner of the sign, within twenty-four (24) hours of a request by the Department, shall correct the malfunction or power off the sign.
 - E) Variable electronic message signs which do not comply with all of the provisions of this subsection shall not be permitted in any zoning district in the City.

Section 11.11 Construction and Maintenance.

- (1) **Material Requirements.** All signs shall be designed and constructed in conformity to the provisions for materials, loads, and stresses of the latest adopted edition of the B.O.C.A. Code and requirements of this section.
 - A) **Restriction on Combustible Materials.** All signs and sign structures erected shall conform to the State Construction Code relating to combustibility.
 - B) **Non-Structural Trim.** Non-structural trim may be of wood, metal, approved plastics, or any combination thereof.
 - C) **Fastenings.** Signs erected to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts, or approved expansion screws of sufficient size and anchorage to support safely the loads applied. All bolts, cables, and other parts of such signs shall be painted and free from corrosion. Any defect due to the fault of the erector shall be repaired by the erector. All building fastenings must be of non-corrosive materials. Lightweight sign letters may be attached by means of an approved adhesive.
 - D) **Proximity to Electrical Conductors.** No sign shall be erected so that any part including cables, guys, etc., will be within six (6) feet of any electrical conductor, electric light pole, street lamp, traffic light, or other public utility pole or standard.
 - E) **Erector's Imprint.** Signs of every class which come within the purview of this section, must carry the identification of the sign erector in clearly legible letters. In case of rehangng or re-erection of any sign, the new erector must place his or her identification and the date on the sign.
- (2) **Windloads.** For the purpose of design, wind pressure shall be taken upon the gross area of the vertical projection of all signs and sign structures at not less than fifteen (15) pounds per square foot for those portions above the ground. In calculating wind pressure on curved surfaces such as cylindrical or spherical signs or sign structures, this pressure shall be assumed to act on three-fifths (3/5) of the projected area. In all open frame signs or sign structures, the area used in computing wind pressure shall be one-half (½) times the net area of the framing members exposed to the wind.
- (3) **Sign Elimination.** The Director of the Inspection Department, or his or her designee, may order the removal of any sign and supporting structures:
 - A) Maintained in violation of this section, such order shall be in writing to the owner of said sign; or to the owner of the building, structure, or premises on which the sign is located; or to the owner or operator

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- of the business to which the sign pertains; and shall allow seven (7) days for the removal of said sign or to insure that it is brought into conformance with the terms of this section.
- B) Existing at the time of, or erected after, the adoption of this Ordinance if either by its location or structural characteristics is deemed to be immediately hazardous to the safety of the general public.
 - C) Whenever the sign becomes abandoned as defined in this Ordinance.
- (4) **Responsibility of Compliance.** The owner of any property on which a sign is erected, located, or placed, and the person maintaining said sign, are declared to be equally responsible for the condition of the sign and the area in the vicinity thereof.

Section 11.12 Permits.

- (1) **Permits Required.** It shall be unlawful for any person to erect, alter, paint, relocate, or maintain (by structural change or changing the display of the face of the sign) within the City of Livonia any sign or other advertising structure as defined herein, except where specifically exempted by Section 11.06 of this Ordinance, without first obtaining a permit from the Department and payment of the fee provided for in this Ordinance. The provisions and regulations of this Ordinance shall not apply to the ordinary servicing or repainting of an existing sign message, cleaning of a sign, nor to changing of advertising on a sign specifically designed for periodic change of message without change in structure, such as a bulletin board, or similar type of sign, but not including a sign to which a new permanent face may be attached.
- (2) **Application for Sign Permit.** Application for sign permits shall be made upon forms provided by the Department, and shall contain or have attached thereto the following information:
 - A) Name, address, and telephone number of the applicant.
 - B) Location of the building, structure, or lot to which the sign is to be attached or erected.
 - C) Position of the sign in relation to nearby buildings, structures, and property lines.
 - D) Three (3) scaled drawings of the plans and specifications and method of construction and attachment to the building or in the ground.
 - E) Copy of stress sheets and calculations, if deemed necessary, showing the structure as designed for dead load and wind pressure.
 - F) Name and address of the person, firm, corporation, or association erecting the structure.
 - G) Any electrical permit required and issued for said sign.
 - H) Insurance policy or bond as required herein.
 - I) Such other information as the Director of the Inspection Department, or his or her designee, may require to show full compliance with this and all other applicable laws of the City of Livonia and the State of Michigan.
 - J) In the discretion of said Director when in his or her opinion the public safety requires it, the application containing the aforesaid material shall, in addition, bear the certificate or seal of a registered architect or engineer as a condition to the issuance of a permit.
 - K) In all applications for entranceway signs, the Director of the Inspection Department, or his or her designee, shall require that appropriate provisions have been made to assure continued maintenance of the sign.
- (3) **Permit Fees.** A permit fee shall be paid to the Department for each permanent permit and each temporary permit and each renewal thereof required by this Ordinance as shall be set by resolution of the City Council. The fee for any required permit shall be doubled if the sign is erected prior to the issuance of the permit.

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- (4) **Appeal Process.** The Department has the authority to revoke or deny any sign permit required under this Ordinance if the sign violates this Ordinance or another law, provided that the Department shall offer the sign owner an opportunity to be heard by the Director of the Inspection Department, or his or her designee. Such hearing rights shall be in addition to the property owner's rights under Section 13.14 of this Zoning Ordinance as amended. Such hearing shall occur no later than ten (10) business days after the denial or revocation complained of, except with the consent of the owner to a later hearing date. The person(s) whose permit is under consideration shall be given at least five (5) days written notice of the time, place, and reason for the hearing. The sign owner and/or person identified in the permit shall be permitted to present relevant facts and legal argument concerning the pending denial or revocation. Following this hearing, the Department shall consider the merits of the case and shall present a written opinion prior to any action. If, however, the Department believes the health, safety, or welfare of the citizens is endangered by any violation of this Ordinance, the Department may immediately revoke any sign permits.
- (5) **Sign Permit Expiration.** A sign permit shall become null and void if the work for which the permit was issued is not completed within ninety (90) days of the date of issuance.
- (6) **Authorized Sign Erectors.** Every person before engaging or continuing in the business of erecting, repairing, or dismantling signs, poster boards, or other display signs in the City of Livonia, shall obtain an annual sign erector's license. The erector shall first furnish the City a public liability insurance policy, approved by the City Attorney, in the amount of one million dollars (\$1,000,000.00) for injury to one (1) person and another one million dollars (\$1,000,000.00) for injury to more than one (1) person, and property damage insurance policy in the amount of five hundred thousand dollars (\$500,000.00) for damage to property, said policy to indemnify said erector from all damage suits or actions of every nature brought or claimed against the erector for or on account of injuries or damages to persons or property received or sustained by any person or persons through any act of omission or negligence of said erector, his or her servants, agents or employees in the erection, repair, or dismantling of any sign, poster board, or other display sign. Said policy shall contain a clause whereby said policy cannot be cancelled until after a written notice of intention to cancel has been filed with the Department at least ten (10) days prior to the date of cancellation. In lieu of an insurance policy as herein required, an erector may present proof satisfactory to the City Attorney that the said erector is financially capable of self-insurance in the above amounts. Said sign erector's license shall terminate upon the expiration or cancellation of the insurance policy unless evidence of renewal is filed with the Department. The license may be suspended or revoked in the manner provided by Section 11.12(8), revocation of license.
- (7) **License Fees.** The annual fees for licenses issued under this section shall be as provided in Section 15.56.070 of the Livonia Code of Ordinances, as amended.
- (8) **Revocation of License.** The Director of the Inspection Department, or his or her designee, may, after notice and service upon any holder of a license issued under this Ordinance, suspend any license heretofore or hereafter granted, for good cause shown. The City Council may revoke a sign license upon giving thirty (30) days' notice to the licensee of the reasons for the proposed revocation and a hearing held thereon. Upon such hearing the licensee may appear in person or together with counsel and contest such revocation.

Section 11.13 Sign Removal.

The Zoning Inspector will order the removal of any sign for which no sign permit has been issued or signs erected in violation of this Ordinance in accordance with the following procedures:

- (1) **Notify Property Owner of Violation.** The Zoning Inspector will notify the property owner by first class mail describing the sign, specifying the violation involved, and ordering correction of the violation within 15 days. A similar notice will be posted on the property.

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- (2) **Timely Action by Property Owner.** The property owner must remove the offending sign, obtain a permit if the sign can be conforming, or initiate an appeal to the Board of Appeals within 15 days of receipt of the letter.
 - (3) **Enforcement.** When a sign is removed or replaced, all brackets, poles, and other structural elements that supported the sign must also be removed. Affected building surfaces must be restored to match the adjacent portion of the structure. If at the expiration of the time limit in said notice, the owner has not complied with the requirements thereof, or appealed the decision of the Zoning Inspector, the Zoning Inspector may carry out the requirements of the notice pursuant to Article XIV to seek the legal removal of the sign.

Section 11.14 Dangerous Signs.

In the case of a sign which presents imminent danger to life or property the sign owner must take immediate action as is necessary to abate the danger. If the sign owner cannot be reached, the appropriate City Official may abate the danger in order to protect the health, safety, and welfare of the community.

Section 11.15 Non-Conforming Signs.

It is the intent of this section to recognize that the existence of non-conforming signs is contrary to the best interests of the community. It is considered as much a subject of health, safety, and welfare as is the prohibition of the establishment of new signs in violation of the requirements of this Ordinance. It is hereby declared to be the policy of the City of Livonia, as expressed in this Ordinance, to remove non-conforming signs as expeditiously as is reasonable and as circumstances permit, having due regard for the rights of all parties concerned.

- (1) **Maintenance.** Nothing in this section shall relieve the owner or user of a non-conforming sign, or owner of property on which the non-conforming sign is located, from the provisions of this Ordinance regarding safety and maintenance of the sign.
- (2) **Existing Signs.** Any existing sign lawfully erected prior to the effective date of this Ordinance, which does not comply with all of the requirements and provisions hereof, may be maintained subject to the following provisions, but shall not be:
 - A) Replaced by or changed to another non-conforming sign.
 - B) Structurally altered so as to prolong the life of the sign or to change the shape, size, type, or design of the sign unless the sign is brought into conformance with the requirements of this Ordinance.
 - C) Repaired or reestablished after damage or destruction, if the estimated expense of reconstruction exceeds fifty (50) percent of the cost of an identical new sign.
 - D) Displayed, maintained, or placed by anyone other than the person who owned the premises on the date of adoption of this Ordinance.
 - E) Reestablished or maintained after the activity, business, or usage to which it relates has been discontinued for a period of ninety (90) days or longer. In the case where the activity, business, or usage which is discontinued occupies a portion of a non-conforming multi-tenant wall or ground type business sign, that portion of the sign identifying the previous use shall be painted out or replaced with a blank panel of the same color as the background color that it replaces until such time as fifty (50) percent or more of the total sign area is blank, at which time the entire sign structure is to be removed or replaced with a conforming sign.
- (3) **Alteration.** No nonconforming sign shall be altered or reconstructed, unless the alteration or reconstruction is in compliance with the provisions of this Article. For the purpose of this Article only,

the term "altered" or "reconstructed" shall not include normal maintenance; changing of surface sign space to a lesser or equal area, ornamental molding, frames, trellises or ornamental features or landscaping below the base line; or the addition, construction, installation or changing of electrical wiring or electrical devices, backgrounds, letters, figures or characters or other embellishments.

Section 11.16 Severability.

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Article is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality must not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term or word of this Article. It is intended that if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Article is severed, the remaining parts, sections, subsections, paragraphs, subparagraphs, sentences, phrases, clauses, terms, or words of this Article must be considered independent, valid, and enforceable.

ARTICLE XII. NONCONFORMITIES

Section 12.01 Nonconforming Uses and Structures; Continuance.

The lawful use of land or a structure exactly as such existed at the time of the enactment of this Ordinance, may be continued although such use or structure does not conform with the provisions of this Ordinance. Such a use, where lawfully continued pursuant to the provisions of this section, shall, for the purpose of this Ordinance, be known as a "Valid Nonconforming Use"; but where such a use is not thus lawfully continued, the same, for the purpose of this Ordinance, shall be known as an "Invalid Nonconforming Use." For purpose of this section, produce markets and nurseries existing in the City as of July 1, 1997 in RUF zoning districts and which are currently nonconforming uses shall be considered to be valid nonconforming uses as long as the continuation of the operation of such business and buildings utilized therein is substantially of the same size and same essential nature as the use existing as of July 1, 1997. Such produce markets and nurseries shall remain subject to the provisions below, inclusive, of this Ordinance and any expansion of these uses is prohibited.

Section 12.02 Certificates of Valid Nonconforming Uses and Structures.

A certificate shall be required for each valid nonconforming use, as that term is defined in Section 12.01 of this Ordinance. Such certificate shall state that, on consideration by the Department of Inspection of an application for such certificate and of such other facts as may be ascertained by the Department, the use described in the application has been determined to be a valid nonconforming use existing pursuant to Section 12.01 and Section 12.03 of this Ordinance. Such application shall be filed with the Department of Inspection by the owner or lessee of the building or land occupied by such nonconforming use, within one (1) year from the effective date of this Ordinance, and the Department shall issue such certificate within thirty (30) days following the filing of such application. Failure of an owner or lessee to so obtain such a certificate within said one (1) year period shall create a conclusive presumption that such use is not a valid nonconforming use and such use shall be discontinued immediately following said one (1) year period; provided, however, that nothing contained in this section shall affect existing dwellings or interfere with the continued use, as a dwelling, or any dwelling lawfully existing at the time this Ordinance becomes effective, or prevent any alteration, repair or improvements as provided by Section 12.06 of this Ordinance.

Section 12.03 Nonconforming Uses and Structures; Termination.

Any use which is properly designated as a valid nonconforming use shall be automatically terminated on the happening of either of the following events:

- (1) Actual abandonment of said use;
- (2) Acquisition by the City of Livonia, by purchase, condemnation or otherwise, of private property for the removal of such valid nonconforming use, pursuant to Section 8 (3), Act 110, Public Acts of Michigan, 2006, MCL 125.3208, as amended.

After such termination, such nonconforming use may not thereafter be resumed or revived.

Section 12.04 Nonconforming Uses and Structures; Restoration.

- (1) Nothing in this Ordinance shall prevent the restoration, repairing, or rebuilding of any valid nonconforming building or structure damaged by fire, explosion, act of God, or any act of the public enemy, subsequent to the effective date of this Ordinance, or shall prevent the continuance of the use of such building, or part thereof, as such use existed at the time of such impairment of such building or part thereof, provided said use has not been abandoned.
- (2) No nonconforming structure or use shall be changed unless the changed structure or use conforms to the Zoning Ordinance regulations for the district in which such structure or use is located. However, any vertical or horizontal retraction of a nonconforming structure or use is permitted, provided there is no vertical or horizontal expansion of the nonconforming portion of the structure or use.
- (3) No nonconforming use or structure shall be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot unless the entire use and structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.

Section 12.05 Nonconforming Uses and Structures; Repair.

Nothing in this Ordinance shall prevent the repair, reinforcement, or reconstruction of a valid nonconforming building, structure, or part thereof existing at the effective date of this Ordinance, rendered necessary by wear and tear, deterioration or depreciation, provided such use, building, or structure has not been previously abandoned, nor shall any provision of this Ordinance prevent compliance with the provisions of any Building Code in effect in this City or the Housing Laws of Michigan relative to the maintenance of buildings or structures.

Section 12.06 Nonconforming Uses and Structures; Exceptions.

Notwithstanding the provisions of the preceding Sections above, inclusive, of this Ordinance, nothing in this Ordinance shall prevent:

- (1) The alteration, improvement, or rehabilitation of any valid nonconforming building which does not involve any increase in height, area, bulk, or change of use;
- (2) The strengthening or restoration of any building or wall declared unsafe by the Department of Inspection;
- (3) Any alteration, improvement or repair required by the Department of Health or the Department of Public Safety, or by any of the divisions of said departments, as necessary to the protection of the public health, safety, and welfare;

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- (4) Any alteration, improvement, repair, or addition determined by the Department of Inspection to constitute full or partial compliance with the use requirements of the district in which the building in question is situated;
 - (5) The conforming alteration, improvement, or repair of, or addition to any dwelling or any accessory building, including private garage, incidental to such dwelling; or
 - (6) The erection of any conforming accessory building, including private garage, incidental to an existing dwelling.

Section 12.07 Nonconforming Uses and Structures; Elimination.

Except as hereinafter provided, no building, structure, or premises or part thereof shall be used, altered, constructed, or reconstructed except in conformity with the provisions of this Ordinance which apply to the district in which it is located. The existence of nonconforming uses is hereby declared to be contrary to the best interests of the community and it is hereby declared to be the policy of the City as expressed in this Ordinance to discontinue nonconforming uses in the course of time, as circumstances permit, having due regard for the rights of all parties concerned. In order to accomplish the elimination of those nonconforming uses which constitute a nuisance or are detrimental to the public health and general welfare, the City of Livonia, pursuant to Section 8(3), Act 110, Public Acts of Michigan, 2006, MCL 125.3208(3), as amended, and Sections 11 and 15, Chapter IV of the Charter, may acquire by purchase, condemnation or otherwise private property for the removal of nonconforming uses and structures. The Council may in its discretion provide that the cost and expense of acquiring such private property be paid from general funds, or the cost and expense or any portion thereof be assessed to a special district.

Section 12.08 Nonconforming Due to Reclassification.

The foregoing provisions relating to nonconforming uses shall also apply to buildings, structures, land, or uses which hereafter become nonconforming due to any reclassification of districts under this Ordinance or any subsequent change in the regulations of the Ordinance.

ARTICLE XIII. ADMINISTRATIVE PROCEDURES

Section 13.01 Administration and Enforcement.

The Department of Inspection shall administer the provisions of this Ordinance and shall enforce such provisions with the assistance of the Police Department.

Section 13.02 Zoning Permit and Zoning Compliance Permit Required.

It shall be unlawful to begin the excavation for the construction, the moving, alteration, or repair, except ordinary repairs, of any building or other structure, including a fence or an accessory structure exceeding forty (40) square feet in area until the building official has issued either a Zoning Permit or a Zoning Compliance Permit for such work which includes a certification of his or her determination that plans, specifications, and the intended use for such structure do, in all respects, conform to the provisions of this Ordinance. Also, it shall be unlawful to change the type of use of land, or to change the type of use or type of occupancy of any building, or to extend any use on any lot on which there is a nonconforming use, until the building official has issued for such intended use a Zoning Compliance Permit, including a certification of his or her determination that the proposed new use does, in all respects, conform to the provisions of this Ordinance. In all cases where a building permit is required, application

for a Zoning Compliance Permit shall be made coincidentally with the application for a building permit; in all other cases, it shall be made prior to that date when a new or enlarged use of a building or premises or part thereof is intended to begin. All Zoning Permit and Zoning Compliance Permit applications shall be made in writing to the building official on forms provided for that purpose. The Zoning Permit or Zoning Compliance Permit may be incorporated as part of the building permit form and issued simultaneously with the issuance of the building permit, or it may be issued separately.

Section 13.03 Duties and Limitations of the Building Official.

- (1) The building official shall have the power to grant zoning compliance permits and certificates of occupancy and to make inspections of buildings or premises necessary to carry out his or her duties in the enforcement of this Ordinance.
- (2) Every application for a zoning compliance permit for excavation, construction, moving, alteration, or change in type of use or type of occupancy, shall be accompanied by a written statement and plans or plats, drawn to scale, showing the following in sufficient detail to enable the building official to ascertain whether the proposed work or use is in conformance with the provisions of this Ordinance:
 - A) The actual shape, location, and dimensions of the lot; if the lot is not a lot of record, sufficient survey data to locate the lot on the ground.
 - B) The shape, size, and location of all buildings, or other structures, to be erected, altered or moved, and of any other buildings, or other structures, already on the lot.
 - C) The existing and intended use of the lot and of all structures upon it.
 - D) Such other information concerning the lot, adjoining lots, or other matters as may be essential for determining whether the provisions of this Ordinance and any condition(s) of zoning approval(s) are being observed.
- (3) If the proposed excavation, construction, moving, alteration, or use of land as set forth in the application are in conformity with the provisions of this Ordinance and any condition(s) of zoning approval(s), the building official shall issue a Zoning Compliance Permit, however:
 - A) Issuance of a zoning compliance permit shall in no case be construed as waiving any provision of this Ordinance.
 - B) The building official under no circumstances is permitted to grant exceptions to any clause, order, or regulation contained in this Ordinance to any person making application to excavate, construct, move, alter, or use either buildings, structures, or land.
 - C) The building official under no circumstances is permitted to make changes to this Ordinance or to vary the terms of this Ordinance in carrying out his or her duties as building official.
 - D) The Zoning Compliance Permit shall be in addition to any building permit or other permits specifically required to be obtained by this Ordinance and shall be in addition to all permits required to be obtained by the Building Code ordinances of the City.
 - E) The building official shall issue a permit when the imposed conditions of this Ordinance and any condition(s) of zoning approval(s) are complied with by the applicant.
 - F) If any application for such permit is not approved, the building official shall state in writing the cause for such disapproval.

Section 13.04 Permit Fees.

No Zoning Compliance Permit shall be issued under the provisions of this Ordinance until there shall have been paid to the City Treasurer a separate permit fee therefor in accordance with the schedule outlined in Chapter 15.56 of the Code of Ordinances.

Section 13.05 Duration of Permit.

Any Zoning Compliance Permit issued under the provisions of this Ordinance shall be valid for a period of six (6) months from the date of the issuance thereof, unless revoked prior to the termination of such six (6) month period, thereof, or as long as work is in progress, unless revoked etc.

Section 13.06 Revocation of Permit.

Any permit issued under the provisions of this Ordinance may be revoked by the Department of Inspection at any time whenever the holder thereof:

- (1) shall have made any false or fraudulent statement in the application for such permit or in the exercise of such permit;
- (2) shall have violated any of the provisions of this Ordinance;
- (3) shall have failed to satisfy the requirements of this Ordinance or of any rules or approvals adopted pursuant thereto; or
- (4) shall have caused, created or maintained, in the exercise of such permit, a menace or danger to the public health, safety, or welfare.

Section 13.07 Inspection.

It shall be the duty of the holder of every zoning compliance permit, building permit, or other permit to notify the Department of Inspection, in writing, of the time when such building or premises will be ready for inspection. In addition to inspections required by other ordinances of the City, at least two (2) such inspections shall be requested on all buildings. The first of these inspections shall be requested when excavation for foundations has been completed, and the second inspection shall be requested when the building is completed. In the case of sheds and garages, having an area of less than eight hundred (800) square feet, only one (1) inspection by the Department of Inspection shall be required, which inspection shall be requested as soon as wall studs are in place. Failure to notify the Department of Inspection of the time of such inspection shall automatically cancel all permits, and before re-issuing any of such permits, the Department of Inspection may require the payment of a second fee. A notice to call the attention of the holders of permits to the requirements of this section shall be printed on all permits issued. Whenever a zoning compliance permit shall be issued for the use of vacant land, an inspection of such land may be made at any time by the Department of Inspection.

Section 13.08 Certificate of Compliance Required.

No land or building, or part thereof, for which a zoning compliance permit or a building permit has been issued, shall be used or occupied unless and until after final inspection a Certificate of Compliance shall have been issued by the Department of Inspection for such new use. Certificates of Occupancy as required by the Building Code ordinances may be so prepared and worded as to include and constitute Certificates of Compliance as required by this Ordinance, in which case the same shall be designated as a Certificate of Compliance and Occupancy. The issuance of either a Certificate of Compliance or Occupancy shall not be construed as waiving any provision or requirement of this Ordinance.

Section 13.09 Temporary Certificate of Occupancy.

The Chief Building Inspector or Acting Chief Building Inspector may issue a Temporary Certificate of Occupancy for a portion of a building in process of erection or alteration, provided that such certificate shall not be effective for longer than six (6) months; provided further, that such portion of the building is in conformity with the provisions of this Ordinance and provided further, that the applicant has agreed in writing to comply with all of such provisions as to the entire building.

Section 13.10 Application for Certificates.

Application for any certificate authorized by the provisions of this Ordinance shall be made in writing to the Department of Inspection on forms furnished by the Department and such certificate shall be issued within ~~ten (10)~~ thirty (30) days after receipt of such application if it is found that the building, or part thereof, or the use of land is in accordance with the provisions of this Ordinance. If such certificate is refused, the applicant shall be notified of such refusal and the reasons therefor ~~within the aforesaid ten (10) day period.~~

Section 13.11 Record of Certificates.

A record and copy of each permit and of each certificate issued pursuant to the provisions of this Ordinance shall be kept on file in the office of the Department of Inspection and copies shall be furnished to any person having a proprietary or tenancy interest on payment to the City Treasurer of a fee of one dollar (\$1.00) each. A record of all applications shall likewise be kept on file in said office.

Section 13.12 Exception to Barrier Free Design Requirements—Posting of Final Order.

Any business or establishment which has requested and received an exception to the barrier free design requirements from the State Barrier Free Design Board, pursuant to the provisions of Act I, Public Acts of Michigan of 1966, MCL 125.1351 et seq., as amended, shall post a copy of the Final Order issued by the State Barrier Free Design Board in a conspicuous location in a public area of the building for examination by the public. The copy of the Final Order shall be exhibited at all times at such location and shall be required to be posted in this manner regardless of whether the Final Order was issued prior to or subsequent to the enactment of this section.

Section 13.13 City Planning Commission.

- (1) **Appointment and Duties.** The City Planning Commission is hereby appointed by the City Council to perform the duties of the Commission specified in Act 33, Public Acts of Michigan of 2008, MCL 125.3801 et seq., as amended; is hereby designated as such Commission; and is authorized to perform such duties. The City Planning Commission is hereby vested with all powers and duties given to a City Planning Commission by the laws of the state, together with such other powers and duties as are given to such Commission by the provisions of this Ordinance, including authority to act on all matters requiring the approval or action of such Commission.
- (2) **Authority to Grant Waivers and Approve Uses.** Wherever in this Ordinance the lawful exercise or existence of a use requires the review of a waiver or a conditional use and submission of findings by the City Planning Commission and approval by the City Council, the Commission is hereby authorized and directed, upon application or petition by an owner or property owners, to investigate the matters relating to the requested waiver or use approval, to conduct a public hearing thereon, to make a determination, to either recommend approval or denial of the requested waiver or use approval, and to do all other things reasonably necessary or incidental to the making of such investigation or determination.

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- (3) **Applications and Petitions; Filing Fee.** Each application for a waiver or conditional use approval filed by a property owner or owners shall be accompanied by a filing fee as determined by the schedule outlined in Chapter 15.56 of the Code of Ordinances.
- (4) **Applications and Petitions; Filing, Form and Contents.** All applications and petitions for waivers or use approvals shall be in writing, signed, notarized, and filed in triplicate with the City Clerk and, if in the proper form, shall be immediately forwarded by the City Clerk to the City Planning Commission. All such applications and petitions, without limiting the right to file additional material, shall contain at least the following:
- A) The petitioner's name, address and interest in the petition, as well as the name, address and interest of every person having a legal or an equitable interest in the land covered by the petition.
 - B) The waiver use or other use sought to be recommended;
 - C) A fully dimensional map showing:
 - i) The land upon which the proposed use is to be located, including the location of the use on such land and dimensions indicating the front, side and rear setback lines to be maintained.
 - ii) The location and arrangement of parking areas and spaces.
 - iii) A legal description of the property to be considered.
 - iv) The zoning classification of the property together with the zoning classification of all property located within five hundred (500) feet of such property as measured from all of its property lines.
 - v) All public and private rights-of-way and easements bounding and intersecting the land to be under consideration.
 - vi) All existing uses within five hundred (500) feet of any property line of the property to be considered.
 - vii) The lot lines and their dimensions.
 - viii) The area of the property.
 - ix) All other circumstances, factors and reasons which the applicant offers in support of the proposed use.
 - D) The applicant shall also furnish such other surveys, plans or other information as may be reasonably required by the Commission for the proper evaluation and consideration of the matter.
- (5) **Hearings; Notice.** Prior to conducting a hearing as required in Section 13.13(2), or by any other provision of this Ordinance, the City Planning Commission shall cause notice of such hearing to be given as required by law for public hearings concerning zoning matters. In the case of public hearings on waiver use petitions pursuant to Section 13.15, Section 13.15(5), notice of the hearing shall be provided as set forth in that Section. Failure of any person to receive any notice required to be sent under the provisions of this section shall not invalidate any such proceedings provided that the notice has been given as required herein.
- (6) **General Waiver Requirements and General Standards.** Where this Ordinance empowers the City Planning Commission to review waivers or approval of conditional uses to be approved by the City Council, such waiver or use shall be approved only where the proposal complies with all of the special requirements for the waiver or use sought to be approved, except that any or all requirements may be waived or modified by a separate resolution, specifically delineating the requirement(s) waived or modified, in which two-thirds ($\frac{2}{3}$) of the members of the City Council concur. Whether or not any condition is waived, all such proposals must comply with all of the following general standards:
- A) The proposed use must be of such location, size, and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood.

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- B) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use and uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. In applying this standard, the Commission shall consider, amongst other things: convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed use to main traffic thoroughfares and to streets and road intersections; vehicular turning movements in relation to routes of traffic flow; location and access of off-street parking and provisions for pedestrian traffic with particular attention to minimizing child-vehicle contact in residential districts; and the general character and intensity of the existing and potential development of the neighborhood.
- C) The location and height of buildings or structures and the location, nature, and height of walls and fences must be such that the proposed use will not have a detrimental effect upon the neighboring property or the neighboring area in general, nor impair the value of neighboring property, nor interfere with or discourage the appropriate development and use of adjacent land or buildings or unreasonably affect their value.
- D) The standards of density and required open spaces for the proposed use shall be at least equal to those:
- i) required in the zoning district in which the proposed use is to be located or
 - ii) unless they have been specifically waived as set forth above, those prescribed in the special requirements relating to the proposed use, whichever is the greater.
- E) The location, size, intensity, site layout, and periods of operation of any such proposed use must be designed to eliminate any possible nuisance likely to emanate therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke, or lights. Such design shall provide for (but shall not be limited to) the following:
- i) Facilities for the storage of refuse for subsequent disposal which shall be concealed and contained in such a manner that they will be screened from public view and will prevent the emission of noxious odors and the attraction of insects and vermin.
 - ii) All mechanical equipment, such as (but not limited to) air conditioning and heating units which shall be located and concealed so as to be completely screened from public view; provided, however, that the location and method of containment and concealment of refuse storage facilities and mechanical equipment shall be subject to the review and recommendation of the Planning Commission and approval by the City Council.
- F) The proposed use must provide for proper yard space, parking facilities, loading space, percentage of lot coverage, protective walls, size of buildings, lot area and width and other requirements of this Ordinance.
- G) The proposed use must be in accord with the spirit and purpose of this Ordinance and not be inconsistent with or contrary to the objectives sought to be accomplished by this Ordinance and principles of sound planning.
- H) Any building proposed to be erected or any addition thereto shall be designed by an architect or professional engineer registered by the State of Michigan or by a state having a reciprocal agreement with the State of Michigan; provided, however, that no building shall be erected, placed, expanded or externally altered on any lot or parcel for which a site plan therefor is required pursuant to Section 5.01 and Section 13.13(12) of this Ordinance until the exterior design of which has been reviewed and approved as to materials and harmony of design and colors with existing and planned buildings by that City body having the authority to grant final site plan approval as designated in Section 5.01 and Section 13.13(12) of this Ordinance.

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- l) No building shall be erected, placed or expanded on any lot or parcel for which a site plan therefor is required pursuant to Section 5.01 and Section 13.13(12) of this Ordinance until a landscape plan has been reviewed and approved by that City body having the authority to grant final site plan approval as designated in Section 5.01 and Section 13.13(12) of this Ordinance; provided, however, that the area proposed to be landscaped as illustrated on the landscape plan shall not be less than fifteen (15) percent of the total area of the lot or parcel exclusive of public right-of-way as shown on the Future Transportation Map; provided further, however, that such minimum area requirement may be waived by that City body having the authority to grant final site plan approval as designated in Section 5.01 and Section 13.13 (12) of this Ordinance. The landscape plan shall identify all plant materials as to species, quantity and size upon installation and all other landscape materials shall be similarly identified on the plan. Tree species shall be from the Approved Tree Species list as identified in Article X.
- (7) **City Body Having the Authority to Grant Final Site Plan Approval.** That City body having the authority to grant final site plan approval as designated in Article V and Section 13.13(12) of this Ordinance, in acting on any request for a waiver use, approval of a conditional use, or approval of a site plan, may attach any conditions to their approval which they determine are necessary to accomplish the reasonable application of the special requirements and the foregoing standards. Compliance with such conditions shall be a prerequisite to the issuance of a Certificate of Compliance or Occupancy, and the violation of any such condition shall be deemed a violation of this Ordinance.
- (8) **Mayoral Veto.** Any waiver use or conditional use approval shall be subject to mayoral veto as set forth in the City Charter, provided that:
- A) The mayor has participated in any council hearing(s) held with respect to the petition for waiver or conditional use;
- B) The mayor shall apply the standards applicable in the City Council's review of said petition; and
- C) Any veto shall be incorporated in a statement of conclusions relative to said petition, specifying the basis for the veto.
- (9) **Determination.** Each determination or recommendation made by the City Planning Commission under the provisions of this Ordinance shall be in the form of a resolution, copies of which shall be furnished to any party on request.
- (10) **Appeal to City Council; Filing Fee; Hearing and Notice.** Any applicant or petitioner aggrieved by a recommendation and findings of fact by the City Planning Commission that results in a denial of any application or petition may file an appeal with the City Council requesting a reversal of such recommendation and/or findings. In order for such appeal to be heard by the City Council, the same must be filed with the City Clerk, in writing, no more than ten (10) business days from the Commission's determination and shall specify the grounds thereof. Each request for appeal shall be accompanied by a filing fee. Upon receiving such an appeal, the City Clerk shall immediately forward the same to the City Council. The City Council shall thereafter fix a reasonable time for a hearing of the appeal and the City Clerk shall give due notice of such hearing and the date thereof in the same manner and to the same extent as was given prior to the hearing before the Commission. The City Council shall make a determination of the appeal by resolution and such determination shall be final.
- (11) **Rules of Procedure.** The City Planning Commission is hereby authorized to make rules of procedure consistent with the statutes of Michigan and the provisions of this Ordinance.
- (12) **Site Plan Review and Approval.**
- A) **Authority.** No condominium or site condominium shall be developed in an N1, N2, or RUF district, nor shall any building be constructed or expanded in an NM1, NM2, NM3, C-1, C-2, C-3, or C-4 district, nor shall any parking lot be constructed or expanded in a P district, nor shall any building be constructed or

expanded in an ML, M-1 or M-2 district which abuts a residential district, unless a site plan therefor has been reviewed by the City Planning Commission and approved by the City Council.

- B) **Staff Review.** Prior to Planning Commission or City Council consideration, the site plan and application may be distributed to appropriate City departments, staff, and any consultants for review and comment. If deemed necessary, the plans may also be submitted to applicable outside agencies for review and comment. After written comments are obtained from City departments, staff, consultants, and outside agencies, a Staff Review meeting may be held with the applicant, Planning Director, City departments, staff, and consultants to discuss review comments and address concerns raised. After the Staff Review meeting, the Planning Director shall determine if the site plan application is ready to proceed for Planning Commission review.
- C) **Planning Commission Review.** The Planning Commission shall review the site plan, together with any reports and recommendations from staff, consultants, and other reviewing agencies and any public comments. The Planning Commission is authorized to postpone, approve, approve subject to conditions, or deny the site plan as follows:
- i) **Postponement.** Upon determination by the Planning Commission that a site plan is not sufficiently complete for approval or denial or upon a request by the applicant, the Planning Commission may postpone consideration until a later meeting.
 - ii) **Denial.** Upon determination that a site plan does not comply with the standards and regulations set forth in this Ordinance or would require extensive revisions to comply with the standards and regulations, the site plan shall be denied. If a site plan is denied, a written record shall be provided to the applicant listing the reasons for such denial. In instances where Planning Commission denies a Site Plan this decision can be appealed to City Council pursuant to Section 13.13(10).
 - iii) **Approval.** Upon determination that a site plan is in compliance with the requirements of this Ordinance and other applicable ordinances and laws, the site plan shall be approved.
 - iv) **Approval Subject to Conditions.** The Planning Commission may approve a site plan, subject to one or more conditions necessary to address minor modifications to the site plan, ensure that public services and facilities can accommodate the proposed use, protect significant natural features, ensure compatibility with adjacent land uses, or otherwise meet the intent and purpose of this Ordinance. Such conditions may include the need to obtain variances or approvals from other agencies.
- D) **Final Site Plan Review.** Except as provided below, the City Council shall review the final site plan, together with any reports and recommendations from the Planning Commission, staff, consultants, and other reviewing agencies and any public comments. The City Council shall then make a determination to postpone, deny, approve, or approve subject to conditions based on the requirements of this Ordinance. Amendments to Site Plans previously given final approval by the Planning Commission shall be reviewed and approved by the Planning Commission.
- E) **Submittal Requirements.** The site plan shall be drawn to scale and shall contain the following information. The Planning Department shall have the discretion to modify site plan information requirements based on site specific development characteristics.

Site Plan Required Information.

- Site dimensions including road right-of-way and building setback lines.
- Public or private easements, protective walls (existing and/or proposed) and existing trees.
- Any significant topographic features (existing and proposed).

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- Relationship of ingress and egress to thoroughfares, showing traffic patterns into the site from the same including ultimate pavement width, deceleration lanes and the like.
 - On-site traffic circulation, parking areas (including size of parking bays, aisles, lighting materials, surface materials, and striping of parking lots surface to delineate parking bays).
 - All landscape treatment of the site, including the labeling of all materials as to type and size, when installed.
 - The location of signs (existing and/or proposed), and an indication of their size, height, and design.
 - Title and date of plan, including the date and nature of all subsequent revisions.
 - North arrow and scale.
 - Zoning classification of the petitioner's parcel and all abutting parcels.
 - The location and height of all existing and proposed structures on and within 100 feet of the subject property.
 - A schedule of parking needs. Separate drawings may be submitted to indicate usable floor areas, etc. for computation of parking needs. Each individual parking space shall be indicated including typical parking space dimensions for regular and handicapped spaces and type of lot surfacing.
 - The location of all waste and recycling receptacles and the location, height and type of fences and walls to screen receptacles.
 - Location of existing and proposed fire hydrants, water mains, pump houses, stand pipes, building services, and sizes including proposed connections to public sewer or water supply systems and/or considerations for extensions to loop other public water mains in adjacent public rights-of-way.
 - Front, rear, and side elevations of proposed buildings, a color rendering, and proposed type of building materials, roof design, projections, canopies and overhangs, screen walls and accessory buildings, and any other outdoor mechanical equipment, i.e., air conditions, heating units, etc.
 - The location and type of outdoor lighting, proposed illumination patterns (including a photometric plan), a manufacturer cut sheet detailing lighting specifications, aesthetic appearance, and method of screening to prevent glare onto adjacent properties.
 - The location of any outdoor storage of material(s) and the manner in which it shall be screened or covered.
 - With nonresidential proposals, the number of offices, number of employees, the number of floors, typical floor plans, and the gross and usable floor area shall be provided.
 - For sites with regular truck traffic, a truck circulation diagram indicating the type and volume of truck traffic anticipated at the site and defining all truck access and circulation lanes and truck loading/unloading areas on the site plan.

F) **Outside Agency Permits or Approvals.** The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside state and county agencies. All federal, state, and local laws and ordinances shall be met, and no unresolved negative comments issued by any governmental agency or public utility shall exist prior to the issuance of a certificate of occupancy.

G) **Limitation.**

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- i) Whenever the City Council shall have approved a site plan, such approval shall continue and be valid for a period of one (1) year only from the date of such action. If the applicant does not obtain a building permit or obtain an extension of time, the site plan approval shall be deemed null and void at the expiration of said period. Site plan approvals granted to applicants shall be construed as running with the land and shall not be transferable or assignable.
 - ii) If the City Council approves a site plan conditional upon the petitioner submitting additional information such as, but not limited to, revised site plans, landscape or signage plans, said information must be submitted to the City for review within sixty (60) days from the date of approval of the site plan unless more time is granted by the City Council. If the additional information is not submitted, no building permits shall be issued by any city department for work or improvements at the subject site.
- H) **Implementation.** An approved site plan shall be immediately transmitted to the Inspection Department, and all non-building improvements such as, but not limited to, landscaping, parking lots, parking spaces, walkways, screen walls and exterior lighting required by such site plan shall be completed prior to the issuance of a Certificate of Occupancy; provided, however, that a temporary Certificate of Occupancy may be issued in the event that such completion is impractical or impossible provided that a performance bond in the form of a cash bond or irrevocable bank letter of credit covering the estimated total cost of such improvements or parts thereof is deposited with the Inspection Department prior to the issuance of such temporary Certificate of Occupancy; provided further, however, that in no event shall a final Certificate of Occupancy be issued until all improvements have been completed. All improvements, when completed, shall thereafter be maintained with materials equal to or greater than the quality of the materials originally installed.
- (13) **Waiver or Use Approval; Limitation.** Whenever the Commission or City Council grants a waiver or approves of a conditional use upon original application or appeal, such waiver or approval shall continue and be valid for a period of one (1) year only from the date of such action. If the applicant does not obtain a building permit and commence construction within that period or obtain an extension of time, the waiver or use approval shall be deemed void at the expiration of said period. Unless otherwise specified as a condition in the approving resolution of City Council, Waivers-waivers and use approvals granted to applicants shall be construed as running with the land ~~and shall not be transferable or assignable.~~

(Ord. of 4-18-2022)

Section 13.14 Board of Appeals.

- (1) **Creation of Board.** A Board of Appeals consisting of seven (7) members is hereby created pursuant to the provisions of Section 5, Act 207, Public Acts of Michigan of 1921, as well as Act 110 of 2006, MCL 125.3101 et seq., as amended. Said board shall be known as the Board of Appeals.
- (2) **Appointment of Members.** The members of the Board of Appeals shall be appointed by the City Council; provided, however, that those persons who are acting as members of the Board of Appeals under the provisions of Ordinance No. 543, as amended, of the City of Livonia, having been duly appointed as members of such Board by the City Council, and who are so acting immediately prior to the time this Ordinance becomes effective, shall automatically become members of the Board of Appeals created under the provisions of Section 13.14(1) of this Ordinance, are hereby appointed as such at the time this Ordinance becomes effective, and shall hold their respective offices for respective periods of time equivalent to their respective unexpired terms as members of the Board of Appeals, created under the provisions of Ordinance No. 543, as amended.
- (3) **Term of Office.** Each member of the Board of Appeals shall be appointed for a term of three (3) years; provided, however, that the first members of such Board to be appointed shall hold their respective offices for the period provided in Section 13.14(1) of this Ordinance; and thereafter two (2) members shall be

appointed each year, each for the full three (3) year term; provided, however, that every three (3) years there shall be three (3) members appointed for the full three (3) year term.

- (4) **Officers.** The Board of Appeals shall annually elect from among its members a Chairman, Vice-Chairman, Secretary and such other officers as it may determine, who shall each hold office for one (1) year and until his or her successor is duly elected.
- (5) **Compensation.** The City Council may authorize by Council resolution the remuneration of the members of the Board for attendance at each meeting of the Board.
- (6) **Powers of Board.** The Board of Appeals shall have all powers and authority granted by State Law together with such other powers and duties as are given to such Board by the provisions of this Ordinance, including the following specific powers:
 - A) **Administrative Review.** To hear and decide appeals where it is alleged by the applicant that there is an error in any order, requirement, permit, decision, or refusal made by the building official or any other administrative official in enforcing the provisions of this Ordinance.
 - B) **Variances.** To authorize, upon an appeal filed by the legal or equitable owner of property, a variance from the strict application of the provisions of this Ordinance where existing conditions or factors would result, by strict application of the provisions of this Ordinance, in peculiar or exceptional practical difficulties to, or exceptional or undue hardship upon, the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance. In granting a variance, the Board of Appeals may attach thereto such condition regarding the location, character, and other features of the proposed building, structure, or use as it may deem reasonable. Compliance with such conditions shall be a prerequisite to the issuance of a Certificate of Compliance or Occupancy and the violation of any such condition shall be deemed a violation of this Ordinance.
 - C) **Other Powers:**
 - i) In those cases where a district boundary line divides a lot of record, the Board shall have the power to permit the extension of a use permitted on the less restricted portion of such a lot to that portion of said lot which lies in the more restricted district, provided that such extension shall be made for a distance of not to exceed fifty (50) feet beyond the district boundary line in any case.
 - ii) The Board shall also have the authority to hear and decide all matters referred to it or upon which such Board is required to pass under this Ordinance, including the power to reverse, affirm, in whole or in part, or modify the order, requirement; decision or determination appealed from and may make such order, requirement, decision or determination as in its opinion ought to be made in the premises, and to that end shall have all the powers of the officer from whom the appeal is taken.
 - D) **Rules.** To adopt and enforce rules of procedure consistent with the statutes of the State of Michigan, the Charter of the City of Livonia and the provisions of this Ordinance.
- (7) **Application of Variance Power.** No variance in the application of the provisions of this Ordinance shall be allowed by the Board of Appeals relating to buildings, land, or premises now existing or to be constructed, except in cases involving practical difficulties or unnecessary hardships when the evidence in the official record of the appeal from a decision or order of the building official supports the following affirmative findings:
 - A) That the alleged hardships and practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City.

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- B) That the alleged hardships and practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.
 - C) That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.
 - D) That the variance, if granted, will not adversely affect the purpose or objectives of the Master Plan of the City of Livonia.

The above findings of fact shall be made by the Board of Appeals which is not empowered to grant a variance without an affirmative finding of fact on the categories above.

- (8) **Limitations on the Powers of the Board of Appeals.** Every decision of the Board of Appeals shall be based upon finding of fact and every finding of fact shall be supported in the record of the proceedings of the Board. Nothing contained herein shall be construed to empower the Board of Appeals to change the terms of this Ordinance, or effect changes in the Zoning Map.

- (9) **Appeal Procedure.**

- A) **Notice of Appeal.** An appeal may be taken by any person aggrieved or by an officer, department, board, or Department of the City of Livonia. Such appeal shall be taken within such time as shall be prescribed by the Board of Appeals by rule, by the filing with the officer from whom the appeal is taken and with such Board of a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.
- B) **Stay of Proceedings.** An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken certifies to the Board of Appeals, after the notice of appeal shall have been filed with him or her, that by reason of facts stated in the certificate, a stay would in his or her opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by the Circuit Court on application, on notice to such officer, and on due cause shown.
- C) **Hearing on Appeal.** The Board of Appeals shall fix a reasonable time for the hearing of an appeal and give due notice thereof as required by law for public hearings concerning zoning matters, and shall decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or attorney.
- D) **Official Record of Appeal.** The Board of Appeals shall prepare an official record for each appeal and shall base its decision on this record. The official record shall include:
 - i) The relevant administrative and historical records and any administrative orders issued thereon relating to the appeal.
 - ii) The notice of appeal.
 - iii) Such documents, exhibits, photographs, or written reports as may be submitted to the Board for its consideration.
- E) **Determination of Appeal.** The concurring vote of a majority of the members of the Board of Appeals shall be necessary to reverse any order, requirement, decision, or determination of any administrative official, or to decide in favor of the applicant any matter upon which the Board is required to pass under this Ordinance or to effect any variation of this Ordinance except that a concurring vote of two-thirds ($\frac{2}{3}$) of the members of the Board shall be necessary to grant a variance from uses of land permitted in this Ordinance.

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- F) **Recording of Determination.** The requisite written findings of fact, the conditions attached, and the decisions and orders by the Board in disposing of the appeal shall be entered into the official record after they have been authenticated by the signature of the chairman of the Board and after written notice of the disposition of the appeal has been served, either in person or by mail, upon the parties to the appeal, the building official, and the City Clerk. The completed official records of appeals shall be filed in the Inspection Department.
- (10) **Filing Fees.** Each application for appeal shall be given a number and shall be accompanied by a filing fee as determined by the schedule outlined in Chapter 15.56 of the Code of Ordinances.
- (11) **Meetings and Records of Board.** At least one (1) regular meeting shall be held each month by the Board of Appeals, as provided in the rules of the Board. Special meetings may be called by the chairman or any three (3) members. All regular meetings and all hearings shall be public. The Board shall keep minutes of its meetings, which shall be a public record. The chairman, or in his or her absence, the vice-chairman may administer oaths and compel the attendance of witnesses.
- (12) **Pending Matters.** All petitions, appeals and other matters pending at the time this Ordinance becomes effective, before the Board of Appeals, created and existing under the provisions of Ordinance No. 543 of the City of Livonia, shall continue before the Board of Appeals, created by Section 13.14(1) of this Ordinance, and said Board shall hear, determine and dispose of such petitions, appeals and other matters with the same effect as if such petitions, appeals, and other matters had been duly filed with said Board of Appeals.

Section 13.15 Amendments.

- (1) **This Ordinance may be amended from time to time pursuant to the provisions of PA 110 of 2006 (MCL 125.3405, as amended).** All amendments shall be made in the manner provided in this section and in Section 3.01, Section 3.01(4) of this Ordinance. Proceedings to amend this Ordinance or the Zoning Map of the City of Livonia shall be initiated or commenced by any one or more of the following methods:
- A) By resolution of the Council wherein the question whether or not a particular amendment should be made is referred by the Council, on its own motion, to the City Planning Commission and wherein such commission is requested to hold a public hearing on the question and to thereafter make a report and recommendation to the Council.
 - B) By resolution of the City Planning Commission wherein such commission, on its own motion, provides for a public hearing on the question whether or not a particular amendment should be made and for a report and recommendation thereon to the Council.
 - C) By written application in triplicate, addressed to the Council, duly signed by the legal or equitable owners of fifty percent (50%) or more of the frontage in any district or part thereof, duly acknowledged by each owner substantially in accordance with the statutory provisions for acknowledgment of deeds, and accompanied by the filing fee hereinafter fixed.
- (2) **Procedure for Amendment Applications.** Where an application is presented by a property owner or owners, pursuant to Section 13.15(1), Section 13.14(1)C), the following procedure and requirements shall be observed in every case:
- A) **Filing of Applications.** All applications shall be in writing, signed before a notary, and filed in quadruplicate with the City Clerk for presentation to the City Council.
 - B) **Contents of Applications.** All applications for amendments to this Ordinance, without limiting the right to file additional material, shall contain at least the following:
 - i) The petitioner's name, address, and interest in the petition, as well as the name, address, and interest of every person having a legal or an equitable interest in the land covered by the petition.

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- ii) The nature and effect of the proposed amendment.
 - iii) The existing zoning classification of such property.
 - iv) The change or amendment desired.
 - v) A complete legal and common description of the property sought to be rezoned.
 - vi) If the proposed amendment would require a change on the zoning map, a fully dimensional area map drawn at a scale of four hundred (400) feet to one (1) inch with a north point, dated, key to symbols, if used, section numbers and showing:
 - a) The land which would be affected by the proposed amendment;
 - b) A legal description of such land;
 - c) A common description of such land;
 - d) The present zoning classification of the land;
 - e) The zoning classification of all abutting zoning districts;
 - f) All public and private rights-of-way and easements bounding and intersecting the land under consideration;
 - g) The dimension of land sought to be rezoned;
 - h) The proposed land uses in land sought to be rezoned; and
 - i) The structures and existing land use on all property adjacent to the subject parcel and on such other property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- (3) **Fees for Amendment Applications.** Each application presented by a property owner or owners to have property rezoned pursuant to Section 13.15(2)—(5) shall be accompanied by a publication fee in the amount specified in Chapter 15.56 of the Code of Ordinances.
- (4) **Designation of Proceedings.** Each proceeding, whether originating by resolution or application, shall be designated as a "petition" and given a number by the City Clerk. All such petitions shall be approved as to form by the Department of Law before action is taken thereon by the City Planning Commission, in the case of those petitions initiated by resolution; and before forwarding to the City Council, where initiated by application.
- (5) **Standards of Review for Amendments.** In considering any petition for an amendment to the text of this Ordinance or to the Zoning Map, the Planning Commission and City Council shall consider the following criteria that apply to the application in making findings, recommendations, and a decision. The Planning Commission and City Council may also take into account other factors or considerations specific to the subject matter of the proposed amendment.
- A) Consistency with the goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.
 - B) Consistency with the basic intent and purpose of this Zoning Ordinance.
 - C) The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
 - D) The capacity of the City's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the City.

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- E) That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.
 - F) That the amendment will not be expected to result in exclusionary zoning.
 - G) If a rezoning is requested, compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.
 - H) If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
 - I) If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the sites will be able to meet the dimensional regulations for the requested zoning district.
 - J) If a rezoning is requested, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.
 - K) If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
 - L) If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.
- (6) **Action by City Planning Commission; Notice; Public Hearing.** The City Council, on receipt of a petition for amendment from the City Clerk, shall forthwith refer such petition to the City Planning Commission. The Commission shall cause a complete study of the petition to be made by the Planning Director, shall review the request contained in the petition, and shall within sixty (60) days recommend to the City Council such action as the Commission deems proper. The Commission shall hold a public hearing on such petition before making its recommendation and notice thereof shall be given to the same extent as is provided for the public hearing required to be held by the City Council. At least fifteen (15) days prior to the public hearing the applicant shall erect a four foot by four foot (4' x 4'), two (2) sided sign on the property proposed to be rezoned with an insert containing the following information:
- A) At the top of the sign the following words shall appear: "This property is proposed to be rezoned," followed by the present zoning district at the time of the petition and the proposed or requested zoning district sought. The full name of the zoning districts shall be used as, for example, RUF, rural urban farm.
 - B) The name and address of the real party requesting the zoning change.
 - C) The proposed use of the land or building if the request for rezoning is successful.
 - D) The phone number at City Hall where interested persons can call for further information.
- The sign shall be erected in a location one (1) foot behind the right-of-way line perpendicular to the adjoining street(s) and clearly observable by passersby on the adjoining street(s). The sign shall remain up until the application process is completed and shall thereafter be removed by the petitioner within thirty (30) days.
- (7) **Action by City Council; Notice; Public Hearing.** The City Council shall, after receipt of the report and recommendation from the City Planning Commission, either approve or reject the recommendation of the Commission and either grant or refuse the requested amendment; provided, however, that a public hearing shall be held by the City Council, for which notice shall be given as required by law for public hearings concerning zoning matters, before the adoption of any amendment to this Ordinance. The City Council's approval of any amendment hereunder shall be subject to mayoral veto as set forth in the City Charter.
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- (8) **Effect of Protest to Proposed Amendment.** In case a protest against any proposed amendment to the Zoning Map be presented in writing to the City Council prior to the adoption by the Council of the Ordinance which protest is duly signed by the owners of at least twenty percent (20%) of the area of land included in the proposed change, or by the owners of at least twenty percent (20%) of the area of land included within an area extending outward one hundred (100) feet from any point on the boundary of the land included in the proposed change excluding publicly owned land, said amendment shall not be passed except by a three-fourths (¾) vote of the City Council.

(Ord. of 4-18-2022)

ARTICLE XIV. VIOLATIONS AND PENALTIES

Section 14.01 Compliance and Responsibility.

- (1) No land or building within the City of Livonia shall be occupied or used except in compliance with the provisions of this Ordinance, including any conditions on any zoning approval by the City Council or Board of Appeals. No building within the City of Livonia shall be erected, altered, repaired, or moved except in compliance with the provisions of this Ordinance. No person shall use or occupy any land or building within the City of Livonia, nor shall any person erect, alter, repair, or move any building within the City of Livonia except in compliance with this Ordinance.
- (2) The prohibition of any act in this Ordinance, in any amendment thereof and in any rule or regulation adopted hereunder shall include the causing, securing, aiding, or abetting of another person to do said act.
- (3) It shall be the duty of all architects, contractors, subcontractors, builders, and other persons having charge of the establishment of any use of land or the erecting, altering, changing, or remodeling of any building or structure, before beginning or undertaking any such work to see that all proper and necessary permits have been applied for and obtained, including a zoning compliance permit, certificate of occupancy, building permit and all other permits required by either this Ordinance or any of the Building Code ordinances of the City; it shall also be the duty of such parties to see that such work does not conflict with and is not in violation of the terms of this Ordinance and any such architect, contractor, subcontractor, builder or other person doing or performing any such work or erecting, repairing, altering, changing or remodeling without such a permit or permits having been issued or in violation of, or in conflict with the terms of this Ordinance or allowing any building erected to be occupied without a certificate of occupancy having first been issued, shall be guilty of a violation of this Ordinance in the same manner and to the same extent as the owner of the premises or the person or persons for whom such building was or is erected, altered, changed, repaired or remodeled or the use of land established or a building occupied in violation hereof and shall be subject to the penalties herein prescribed for such violation.

Section 14.02 Violation Nuisance Per Se.

Buildings erected, altered, razed, converted, or uses carried on in violation of any provision of this Ordinance are hereby declared to be a nuisance per se. The court having jurisdiction shall order such nuisances abated and the owner and/or agent in charge of such building or land shall be adjudged guilty of maintaining a nuisance per se.

Section 14.03 Penalty.

The Building Official shall be responsible for enforcing this Ordinance and charging and seeking penalties against violators, including ~~Any-any~~ person, persons, firm, corporation, or any others acting on behalf of said person,

persons, firm, or corporation, violating or failing to comply with any of the provisions of this Ordinance, or any of the regulations adopted in pursuance hereof, or who shall hamper, impede or interfere with the performance of the duties of any official or agent of the Department of Inspection or other officer under the provisions of this Ordinance, ~~Such penalties may include shall be guilty of a misdemeanor and upon conviction thereof shall be punished by~~ a fine not exceeding five hundred dollars (\$500.00), or ~~by~~ imprisonment not exceeding ninety-three (93) days, or ~~by~~ both such fine and imprisonment in the discretion of the ~~Court~~Building Official. Alternatively, the Building Official may charge first-time violators ~~may be charged~~ with a civil infraction, with a maximum fine of \$500.00. Each act of violation and every day upon which such violation shall occur shall constitute a separate offense.

Section 14.04 Other Remedies.

In addition to all other remedies, including the penalties provided in Section 14.03 of this Ordinance, the City of Livonia may commence and prosecute appropriate actions or proceedings in the Circuit Court for the County of Wayne or any other court having jurisdiction to restrain or prevent any noncompliance with or violation of any of the provisions of this Ordinance, or to correct, remedy or abate such noncompliance or violation.

Section 14.05 Severability.

It is the legislative intent of the City Council in adopting this Ordinance that all sections thereof shall be liberally construed to protect and preserve the peace, health, safety, and general welfare of the inhabitants of the City of Livonia, Wayne County, Michigan, and further, that should any provision, portion, section, or subsection of this Ordinance be held or deemed unconstitutional or invalid, such holding shall not be construed nor shall it in any manner affect the validity of any of the remaining provisions, portions, sections, or subsections of this Ordinance, it being the intent of the City Council that this Ordinance shall stand, notwithstanding the invalidity of any provision or section or any part thereof. The provisions of this section shall apply to the amendment of any section of this Ordinance whether or not such a provision is restated in the amendatory Ordinance, and to any supplemental regulation added by amendment to this Ordinance.

Section 14.06 Repeal.

The existing zoning regulations of the City of Livonia, being Ordinance No. 543 and all amendments and extensions thereof, are hereby repealed and all other ordinances of the City of Livonia and parts of such other ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict. The adoption of this Ordinance, however, shall not affect or prevent any pending or future prosecution of, or action to abate, any existing provision of Ordinance No. 543, as amended, if the use, so in violation, is in violation of the provisions of this Ordinance. The adoption of this Ordinance shall not be deemed to nor shall it discontinue, abate, modify, alter, or in any way affect or waive any right of the City of Livonia under any section or provision of the ordinances herein repealed existing on the effective date of this Ordinance or any right of the City under any determination or action by the Board of Appeals or City Planning Commission made pursuant to any section or provision of the ordinances herein repealed. A provision herein which duplicates the wording of a corresponding provision of any predecessor Ordinance shall be deemed effective continuously from the date of original adoption.

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, April 3, 2023

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on **April 3, 2023**.

MEMBERS PRESENT: Jim Jolly, President
 Laura Toy, Vice President
 Scott Bahr
 Rob Donovic
 Brandon McCullough
 Kathleen McIntyre
 Scott Morgan

MEMBERS ABSENT: None

OTHERS PRESENT: Paul Bernier, City Attorney
 Mark Taormina, Planning and Economic Development Director
 Sara Kasproicz, Recording Secretary

The Public Hearing was called to order at 7:00 p.m. with President Jim Jolly presiding. This item is regarding Petition 2023-01-06-01, submitted by the City of Livonia Planning Commission, on its own motion under Section 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, and under Public Act 110 of 2006 (Michigan Zoning Enabling Act), as amended, to consider multiple revisions to the Livonia Vision 21 Zoning Ordinance to correct certain defects, add and delete provisions, and provide clarification to others.

This item will move to the Regular Meeting of **April 10, 2023**.

The Public Hearing is now open. There were 4 persons in the audience.

Jolly: There are two public hearings. The first of those public hearings though, in regards to a request, submitted by The Basilica of St. Mary's, is being tabled and at the request of the petitioner, so if you're here for item number one that has been tabled any further hearings will require that the petitioner sends new notices, and a new notice will be submitted as well to the City's website. Item number two is petition 2023-01-06-01 submitted by the city of Livonia Planning Commission, on its own motion under Section 13.15 from Livonia Vision 21 zoning ordinance, as amended, and under Public Act 110 of 2006. The Michigan Zoning Enabling Act as amended to considered multiple revisions to Livonia Vision 21 Zoning Ordinance to correct certain defects, add and delete provisions and provide clarification to others. The public hearing is now open. We will start with Mr. Taormina. Can you give us an overview?

Taormina: Thank you, Mr. President. This series of language amendments would affect approximately 39 sections of the zoning ordinance, many of which are minor, and would have little or no impact, other than to provide clarity and consistency. There are more substantive changes however, and I'll run through those quickly.

The first would be classifying banquet facilities as a use similar to dance halls and ball rooms defining what constitutes a banquet facility based on building occupancy and establishing standards that will treat them as a waiver using the C-2 zoning district.

Number two, adding drive up window facilities for uses other than restaurants. This would be a waiver use in the C-1 and C-2 districts and a permitted use in the C-3 district. The ordinance does not currently have rules that apply in these situations. A good example would be a pharmacy drive-up.

Three, making a distinction between steel fabricators and special trade contractors versus truck terminals, truck and trailer rental or storage facilities and vehicle tow yards. Currently, these six uses are lumped together under one land use category and treated strictly as a waiver use in the M-1 and the M-2 industrial districts. The proposed change would split them into two groups with steel fabricators and special trade contractors as a separate group and treating them as a use permitted by right in the N-2 district.

Number four, adding the Open Space Preservation option as a permitted use in our U-F districts. This special zoning provision previously existed in Ordinance Number 543, and it's something the Michigan Zoning Enabling Act requires local government units to have in their zoning ordinances. The Open Space Preservation option regulations are being added to Section 5.03. Any project or development proposed under this option would be subject to site plan review.

Five, adding apartments as a waiver to the N-M-1 neighborhood multifamily district. This change would correct an oversight when the new ordinance was adopted. You'll recall that the R-C residential condominium, the R-6, two-family, and the R-7, multifamily districts, that were part of the old ordinance were all consolidated and created under the N-M-1 district. Of the City's 17 non-age-restricted apartment complexes, 15 were zoned R-7, and unfortunately, the N-M-1 district regulations do not include apartments, making them all nonconforming. In order to fix this, apartments would be added to Section 3.07 as a waiver use, again affecting only the N-M-1. neighborhood multifamily district.

Number six, eliminating the exception to the minimum residential lot depth standard. Footnote B, in the scheduled regulations, currently allows the city to reduce the depth of single-family lots where immovable, physical

boundary limitations exist. This language has existed for years and has not been applied consistently. Recent litigation involving a lot-split in which the plaintiffs successfully used Footnote B as leverage against the city, is why the Law Department recommends that it be removed from the ordinance.

Number seven, enacting a size limit on stores that are allowed to sell packaged spirit products, the specialty designated distributor license, the limit would be 15,000 square feet and would codify what has been a long-standing practice of the city to restrict STD licenses to smaller retail stores instead of big box or large format business establishments. This would be added to Section 6.03.

Number eight preventing alcohol sales at gasoline stations, another long-standing practice of the city, this would be added to Section 6.26

Nine, providing construction standards for masonry screen walls, which are often required between residential and non-residential zoning districts. This is Section 7.24.

Ten, allowing the Planning and Inspection Departments to use the Institute of traffic Engineers Parking Generation Manual in determining the minimum parking requirements for projects that do not require the approval of the Planning Commission or City Council. This would be added to Section 9.23.

Eleven, requiring City Council approval to waive the hard surfacing requirements for parking areas, Section 10.

Twelve, adopting several changes to the sign regulations under Section 11.08, including a) modifying the definition of mural and stipulating that Council approval is required to paint or add a mural to any building or structure, b) adding and adjusting the standards for order and pre-order menu boards for restaurants and drive-thru facilities, c) increasing the area and the number of awning, canopy and wall signs allowed in the city's commercial and industrial districts, d) specifying that a temporary sign must be placed outside of any easement, public right of way or common area used for vehicular or pedestrian traffic.

Number 13, any language that would give the City Council the authority to limit the approval of a waiver to a specific user. Currently, this language is added to resolutions on a case-by-case basis but has yet to have a foundation in the ordinance. This would be added to Section 13.13.

And then lastly, clarifying the rights of the Building Official concerning enforcing the ordinance and charging and seeking penalties against violators. That's under Section 14.03. In Staff's opinion, the requested changes will result in a better overall zoning ordinance, one that helps

achieve the goals and objectives of the master planning. And with that, Mr. President, I will answer any questions.

Jolly: Thank you. We'll first go to the audience. Is there any public comment from the audience in regards to these requested changes? Any comments? If you have a comment, please come to the podium. Tell me your name and address and address your concerns, please, I believe you have three minutes, two minutes.

Harnos: My name is Michael Harnos, my address is 29510 Breton Street, Livonia, on the northern district of the city. I'm a resident now for I believe six or seven years when I purchased a home here. I'm also a business owner as well. I own a smoke shop establishment on the north end of the city, Twenty After Four Novelties and More. Recently, we have had an injunction from the Inspection Department due to a vinyl signage that we had put on our window. This is something that I've talked to just about every department in this building with and I decided to try to speak my concerns here. There is some policy in the zoning or in the planning that allows us only to cover 20% of our windows with signage. My store had invested about a year a little over a year ago into it, we get compliments on it all the time, even from the inspectors. It's a very beautiful vinyl signage. You know, I'm currently working two jobs trying to be an entrepreneur and make this business happen. We have about \$2,000 invested in the sign and we've been told by the Inspection Department that it has to just simply be removed due to this policy. I feel that there's some bit of change that could definitely be made to the policy. You know, I was thinking about in a sense too, at this point with 20% window covering being available for my signage, somebody just bigger windows and he is now allowed to have better signage even if it was on just the same exact size building. I thought to myself that there seemed to be a couple issues when I hear from the Inspection Department that this is something that they're constantly struggling and enforcing. Which I feel that that means that the city's policy does not align with the business owner's mentality here. I think that the City Planning, Inspection, and everybody has a very wonderful job in keeping the city looking amazing keeping everything safe. I really respect everybody that works in the city. But I think that when it comes to stuff like this on window signage, it could be as simple as maybe just filing for it. Get it approved through the city. Just make sure it looks good. None of us are afraid to pay \$50 or \$100 for an approval like that and I know I'm about out of time, but at this point, we're being told we have to pay \$450 to file a variance to see if we can get approval for a sign that they say they might just reject, I'm a small business owner really struggling even to keep the doors open, and I'm being asked to cut a \$2,000, beautiful chunk of vinyl siding off my windows, that I feel just makes the area look better. And then on top of that, in order for me to even try to get approval for it, I have to pay \$450 that could be denied anyways and I feel that that's just a high risk for a small business to take, when we have complied very, very strictly with anything the city's asked of us. It just feels like we're kind of being backed into a corner and I think it's very easy to

just drive around the city limits and see hundreds of businesses that are covering over 20% of their windows. And I think it would make more sense for the efficiency of the city to try to work with us, versus spending all of its efforts to go around and enforce us.

Jolly: Thank you, sir. So, I think I'll just chime in here real-quick. So, the process normally, that you're outlining will take place before somebody would put the signage up. It's one of these things where what you're requesting, the Law Department can correct me here, the city is able, to an extent, to limit the size of signage. They cannot, we cannot, limit the content. So, one of the things that you've suggested there is that we would somehow be able to approve it or something like that. And that's not possible. So, as it stands right now, I think the information you've received is correct. Now, I'll open up the floor to my colleagues, if you'd like to say anything in regards to this or the plan outlining in the changes. Mr. Donovic, Ms. McIntyre, Ms. Toy.

Donovic: Thank you, Mr. President, a couple of quick questions for Mr. Taormina. And since the resident took his time to come out today and speak to Council, I want to address him as well. I will say that it's very normal for municipalities to have restrictions on the amount of window coverings you can have. I myself have faced that in my personal career, outside of City Council, in multiple other communities with stuff that I personally do. And it's very normal. It's frustrating, I get it. But at the same time, I think there's a lack of enforcement, I actually wish we did enforce that standard more broadly across the community because I don't want to drive through a community that every building has the majority of the window covered by all sort of signage or whatnot, I think we have a strict sign ordinance, but I think it's one of the things that makes our community maybe cleaner, for lack of better word, but it does provide a more professional appeal on the exterior. To Council President Jolly's point, a lot of that happens prior to the signage are being printed and used. I know that might not be the answer you want to hear, that's just my perspective, but I just get it from the realistic standpoint, that it's very common across communities all across Metro Detroit and Michigan. Livonia is not alone that in that sense with the strict sign ordinances, but for future reference, before spending the money on printing the actual sign, we definitely speak to the Planning Department first before investing the money on a sign. It's a horrible feeling, you spent all this money on a sign, you get the artwork done, you get it up there, get excited to try and generate business and people come to your business, and then all of a sudden, the government is coming to your building saying you can't do that. I have faced that myself. And I've learned the hard way and, and moving forward, I've realized that, you know, there are sign ordinances, and they're frustrating, I get it. But it just in the laws that we have that we agree with when we're having exterior facing buildings. And that's just the reality. To Mr. Taormina, I know you've touched on and we've spoken about this, about these events spaces, and it was really an enlightening conversation, so, thanks for taking the time with me. These event spaces from our conversations are relatively newer

sorts of businesses. Since the COVID era or whatnot, where people rent out a space. It's a large commercial space, and someone rents out instead of going through the traditional route of a banquet facility, a banquet hall. And they'll use a space to celebrate birthdays and all kinds of different various events. But what I'm finding in some of the emails, I think I've gotten, I think some of my colleagues have gotten, is that people are bringing alcohol in there and it's hard to enforce it, maybe because it's not an alcohol establishment, but they're kind of not going the traditional route of going to a big facility where it's everything's kind of inside and then it's in a parking lot and now they're just having a party all night long and they're renting a space. There's not any accountability, because the promoter, for example, will promote an event at this event space. They'll have a big party that night and then they never come back. Meanwhile, the residents throughout the night some of the concerns I've heard from residents and what I personally see myself, is they'll have parties until two or three o'clock in the morning, bringing outside liquor into the establishment, really giving our residents a lot of hard time and this consistent basis. And then we have a hard time enforcing or going after that first because that promoter or customers been long gone, is that kind of where I'm understanding what this new language is?

Taormina: You've described it very well, the that's the problem we're seeing. It's much easier, I believe, through the zoning, at least, to control where the space goes and how large its size, versus trying to control it through other means of enforcement, whether it's the noise ordinance or are serving alcohol at an occasion where it's unlicensed. So, it's for that reason that we have established the definition of banquet facility, and it will include event facilities as you've described them, because we have seen a number of these be established in the city. We would limit it to 50 or more people or excuse me, a banquet facility would be defined as you can see it here. An establishment rented by individuals or groups to accommodate private functions, including but not limited to banquets, weddings, parties, anniversaries and other similar gatherings of 50 or more people, or in a room or space that exceeds 1000 square feet in size, and where food and drink are consumed. So, that's the that's the basic definition we've adjusted the size limit to 1000 square feet, we believe that we'll handle most of these. The one that we've received several complaints on, is larger than 1000 square feet, probably by two or three times. So, we feel that we would cover that issue quite well with this modification.

Donovic: Thank you, Mr. Taormina, Mr. President.

Bernier: Council, if I could, one of the problems that we have, that we've encountered, and that is if the establishment itself isn't licensed, the MLCC has no jurisdiction over it, and they're hands off on it. We do, however, have an ordinance that doesn't allow for the sale of alcohol under criminal ordinances. Without naming the establishment, I just charged the owner for allowing people to sell alcohol on the premises of an unlicensed establishment. And we as Law Department and Inspection, are trying to

go after those because we right recognize the problem and creates, but there's a void between the licensed and unlicensed. So, for the unlicensed, we have to handle it differently than if it's a licensed establishment. But we are taking those seriously.

Jolly: Thank you sir. Ms. McIntyre.

McIntyre: I'd like to thank the resident and business owner for coming forward tonight. And I do think, I don't like the word arbitrary, but the Enforcement and Inspection, we have, how many businesses in the city, Mark, 5000? Something like that. Right. So, the ability to be equal handed in the zoning enforcement, I think we're not able to do so they're just too many businesses. So, I'd like through the Chair to ask, Mr. Taormina and maybe Mr. Bernier if we should, if there's a way to look at these window covering ordinances and limitations, to see if there's room for something that makes it a little bit easier for business owners without turning the city into a free for all, but there are a lot of businesses in the city that have way more than 20% window coverage, and they're not with good-looking vital signs, they're with paper signs that have been there for a long time. And we don't enforce it because there's too many businesses. So, I do feel that our that some of our businesses that work hard and advertising and promotion and want to spend the money on quality, quality advertising, are somewhat I don't know if penalize is the right word, but maybe put at a disadvantage.

Bernier: One of the things Mr. Taormina pointed out, the problem, or I guess it was Mr. Jolly pointed out, is that we really cannot be involved in content. And I think we all know ugly when we see it. But we can't say you're allowed to have this because we liked the content, and this will when you can't have because we don't like the content. So, we I think have found over the years the easiest way to do and it's just a size limitation. That's not to say we won't look at it, but it's clearly the one that doesn't get us in trouble with the First Amendment, let's put it that way.

McIntyre: Through the Chair. I understand about content Paul? Can there be aesthetic standards? I mean, we have aesthetic standards for other things.

Bernier: Aesthetics in a lot of respects is first amendment because what you think is good luck and I might think is ugly. So, it's a tough balancing act to pull off when we started talking about what we like and what we don't like. It's much like with our sign ordinances, right, we don't make a distinction between political and non-political anymore, because that's content based. Something that I think looks good, we're basing it on the content of it. It's hard. It's all I will say.

McIntyre: But again, my concern is that we, we make it a little bit hard for some of our small businesses who want to spend money on good looking. And I know, right, subjective, okay, thank you.

Jolly: Thank you, Miss Toy.

Toy: Yeah, I have several comments. I remember that we had, I don't know if you were here, then Paul, with the churches, and the signs on the churches was a big discussion, but I concur a little bit of what my colleague or our colleague, Kathleen is speaking to. Being a small business owner in this community can be difficult at times, when we first went into business, because the signage is real tough, and especially on Plymouth Road and they go by pretty quick. And you need all the help you can get when you're first in business and whatever we can work with folks, you know, for whatever reasons, whatever, we certainly want to follow the law. And it's too bad you didn't come to the city, ya know, or have a packet from our Chamber or somebody that would have said, you know, welcome to our community. Ya know, come on in. Let's, let's sit down and talk about your new business. And we're excited to have you here and, you know, I'd also like to see that with businesses that exit this community, because there's a lot of yank on some of these businesses that are small businesses did like COVID. I mean, that's changed the complexion of a lot, a lot of a lot of things. I empathize with you. And I was going to ask you if I could get your address, because I'd like to take a run past your store when you have a moment. And also, to Mr. Taormina, if I may. These are wonderful changes in many cases that I see. Has this concurred as well with Law and Police Department and other inputs from other departments is that how we arrived at these?

Taormina: The law certainly has been part of this as had Inspection Department. And to a limited extent, the Engineering Department. Police has really not been consulted, I don't believe on any of these changes. But the Law Department, Mike Fisher, in particular, was part of a working group that we put together to finalize these before bringing them to Planning Commission.

Toy: Super. Then in order to understand the waiver. Is there a time limit on any of those waivers? Have we built that in? I didn't get deep into it. But I wondered, yeah, when we, it seems like there's a lot of latitude going on waivers in this Council deciding those. I just wonder if we can do that as a Council, right. We're gonna put restrictions or whatever we wanted to, in regards, that way. Right. Just wondering, is there a time limit perhaps, or a date certain, or, you know what I mean?

Taormina: Well, if you're talking about the time limit on the review of an application, there are certain applications that do have time restrictions, rezonings, for example, if you're talking instead about enacting or adopting conditions on an approval, approving resolution, that can be done as well, but they have to be reasonable. And they have to have direct correlation, I guess, if you will, with what has been proposed. Okay. You can't enact certain exemptions on property or developer, they go beyond the scope of what the project might entail, like requiring the donation of a park for somebody

who wants to build, things like that. It has to be directly related to the petition.

Toy: Yeah, I'm just wondering, thank you Mr. Chair, if I may, just a couple more. A lot of the gas stations, I'm noticing that I've had people comment to me, these gas stations are starting to be restaurants as well as gas stations. Even though they don't have sit down in some of them, I mean, they really expanded their operations. And maybe that's a good thing. I don't know. But do we have anything that addresses that? I know, we have to approve any sit downs and things like that, but I just wondered, because it seems like they're popping up and they're pretty enormous.

Taormina: Well, they are limited in seating. So, if they fall into the definition of carry out with very limited seating, in those instances, they can be approved administratively. If, however, they exceed a certain amount of seating, and they fall into the category of a limited-service restaurant, then that's something that would have to be reviewed. So, and parking becomes a very, you know, limiting factor on what can be done in a lot of these gas stations. So that's what restricts the amount of seating that can be put in service places. So, you know, we they're still pretty much limited to very small operations. I don't know that's been I think, the case for a long time ever since the gas stations eliminated their servicing. A lot of them converted over to the convenience operations in the small carry out restaurants attached. The idea of the drive-thru window I like that idea. I can only tell you one time when I ran for Council, in recent times, there was huge questions about signage in the city, not only being small, well, mostly from small business stations as to how we're going to be friendlier to some of the businesses. I think we're friendly in that regard, in a lot of ways, but that just know that that was a big comment. I believe it was from the Chamber, in their candidates tonight, and, you know, it might behoove us to get some of these small businesses together just to see where they're having them, like I said, some issues or whatever, because business has changed an awful lot. And we certainly want to keep those small businesses that are a community because our community comes to our small businesses quite a bit for their softball leagues for donations. I can't even go into it. And some days I think I spend more money in donations than I do it making the dollars that we make, and I'd be a little sarcastic there. But in all seriousness, we don't mind doing it. It's just you're just starting out it's tough, and Livonia is such a great community to do business and that we want to we want to welcome people as much as possible I know the city and so whatever way we can look at your situation sir as well. I'm all ears and open to whatever I can empathize. So, thank you very much Mr. Chair sorry to take up a lot of time.

Toy: We're going to Mr. Morgan then Mr. Bahr and I'll give you a chance again, sir, to address anything you want to say, for a couple of minutes, okay?

Morgan: Yes, sir. First of all, I just wanted to address you and just indicate that it may be something thinking a little bit outside the box with your new

business and things like that. There is a law enforcement perspective to that also, when a patrol car drives by, if they can't see in the business because the window signs, we've had several incidents here over my past career where people have been robbed. Nobody can see in there you have the sign taking up the majority of the window. That's why I think years and years ago we had that reduced or that was taken into consideration when they made those laws regarding the percentage of the window that you can have covered signage in the window. So, I just want you to kind of think, on that aspect. There's been several robberies and things like that during my career that occurred. So, that's it's a safety aspect also. Secondly, moving on to this proposal here. A question in this actually for the City Attorney. Do we have a clause in there that's like a grandfather clause that if somebody is violating this that we're not changing them and changing this and putting them into violation?

Bernier: Are we talking particularly the signs?

Morgan: No, I'm talking about this entire, I mean, there's 219 pages here and I only got through about honestly about 140 of them.

Bernier: Zoning ordinances, Mark will correct If I'm wrong, if somebody has a has a use right now, and we've changed the use through our zoning ordinances, they would be grandfathered in typically speaking, okay, starting on the date that this has passed, right? Is that correct?

Taormina: There's an entire chapter or article devoted to non-conformities, and it does exactly that, it effectively grandfather's or makes a valid non-conforming use if, through the enactment of a code something is rendered non-conforming, if it existed prior to that, it is recognized as a valid non-conforming use, and can remain, but with limitations. So, I mean that if it is destroyed or they modify it by certain extent. You know, it could be subject to having to go back through a review process.

Bernier: Yeah, as an example, we had a business that was demolished or was torn down and they wanted to claim that it was a non-valid, non-conforming use. Well, it wasn't, it was no longer there. It was a new use.

Jolly: Mr. Bahr.

Bahr: If you're gonna go to him, I'll hold the majority of my questions until after he speaks.

Jolly: Do you have anything else you'd like to say that is new in nature? I think we've heard what you said before, but if you have something to add, go ahead.

Harnos: You know, just a couple of things. First, I wanted to say thank you all for your considerations and even just, you know, hearing me out, I respect that a lot. One comment I wanted to make to Mr. Morgan is, I know, you

had mentioned a safety situation with the window coverings. So, our window, and on our particular business, our business window would be, the sun would be setting into the window. So, for the first like two years that our business was open, we were experiencing like a lot of bleached out damaged products, or boxes were losing color. And when we were just talking about a safety concern, from the time from about six o'clock until about nine o'clock PM, you actually cannot see anybody in our store, you're gonna have lighting, the sun is coming through those west facing windows. So, you know, this is one thing that I had addressed with the Planning and Inspection Department who did tell me that I can cover my windows with 100% tinted window, which at that point, if we were addressing the safety concern, you'd actually be able to see into my store less. The vinyl covering we're using as a pitted covering, which lets sunlight through but blocks the majority of it out. I was also told that I would, by city standards, legally be able to hang curtains up inside my store and cover all the windows to protect my products. And then as well, as I was told to look into window shading and tint that would block out any sunlight or any vision from coming into my building. So, the safety aspect of it is actually kind of reversing this situation to where in a sense, one of my clerks could have a gun held to their head, they probably wouldn't be able to see the customer. We can't see any of our security cameras in between the times, and this is mostly during the summer months, but between about 5:30 and 8:30pm, because there is so much light coming into the window. That was actually the main reason why I hung the vinyl sign up in the window, was a safety concern and to protect my products. At the time, we just decided to double it as something that the customers could see when we're right at, in between Seven and Eight mile and Middlebelt Road, traffic is moving very, very fast passed our store. We have a very skinny, but long building, and then also based on the city code, due to this, even though my building is only a 2000 square foot, I'm allowed very, very minimal signage on the top of my store, due to how wide the store is itself, which doesn't actually reflect the size of my business and what we're trying to advertise for. So, that's why we decided to go with the vinyl, it knocks out a lot of different things that we needed at once, making my workers safer, blocking the sunlight from and deterring our cameras, as well as being able to get a little bit more signage to the road. I actually very much agree with Livonia, his stance on road signage, I think it's gaudy people just let him sit out there and get blown around to the weather. But we also don't have that advantage to try to attract people over to our business. So, there is there was a little bit more thought into covering that window and I guess I would just be more concerned about why I can cover it with a blackout film and not just but something that promotes maybe somebody to come into the business, or at least be able to see it while they're cruising very fast by the store in a busy intersection.

Jolly: Thank you, sir. There's not going to be a determinant in certain regards to your particular situation tonight, but I think you've heard some of my

colleagues here say that they want the various departments to look into the matter in general for all businesses.

Harnos: No, thank you. I appreciate it.

Jolly: But there's nothing, we can't grant you a variance or anything at this point tonight. I understand. Mr. Bahr.

Bahr: Thank you, Mr. Chair, Before I go into my questions about the general ordinance changes, I just want to say I'm glad we're not televised when you just publicized to everybody when your security can't see in the store. I have a series of questions related to the zoning ordinance changes, but Mark, as you were talking, I was crossing off some of them, you took care of some for me and if some of the questions you took care of, I apologize for not catching it. First question, is on the parking requirement piece, do I understand that, and I know you referenced this, but are we saying that the Planning Department now can grant variances to the parking requirements, if it's something that doesn't require Council approval, correct?

Taormina: That is correct.

Bahr: Well, how is that different from what we do now?

Taormina: Well, first of all, we have to rely on these standards, the Institute of Traffic Engineers Parking Generation Manual, which provides a basis for comparing our fixed parking standards against what has been, studied and analyzed by the ITE. We use that we have used that now. Probably half a dozen times at least, the Council has used that in adjusting the parking requirements for business uses. What we're finding is, there are some uses that, as they come and go into shopping complexes, and we consider the fixed parking requirement for our use, and the fact that they don't have to go through this Planning and Council process. What now is the mechanism? Is it just the Zoning Board of Appeals or can we apply the same flexibility in granting some relief in these cases, if they cannot meet the strict standard under our parking ordinance, and we would like to have that ability.

Bahr: So, are you currently prohibited from doing that or is it just not clear?

Taormina: It is clear that only that it rests solely with Council.

Bahr: So, I believe that is something that would not only come to the Planning-Council process today prior to this change, even if it was something that didn't require that, if you were asking for parking with something that varied from our parking requirement that would trigger the Council anyway, under today's ordinance?

Taormina: That would trigger them to go to the Zoning Board of Appeals. It's only in cases of site plan review or waiver use approval that you would have the

authority to make those distinctions. So, the way in which the way it reads, basically is in cases, for projects or uses that don't require City Council approval, the Planning Department may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable based on the level of current or future employment and our level of current or future customer traffic in determining whether to permit fewer parking spaces. The City Council and Planning Department shall consult the most recent edition of the Parking Federation published by the ITE or Institute of Traffic Engineers, and so we've added that Planning Department as being way to...

Bahr: Whereas, the Zoning Board of Appeals would have had to do it before.

Taormina: That's correct.

Bahr: Okay. That was what I wanted to make sure I was clear to understand. Thank you. Next question I had in Section 9.10, it previously, it's talking about stormwater management, and it requires, previously, was to review reviewed and approved by the City Engineer, we've now added in their or Wayne County, are we now giving Wayne County the ability to make approvals without our City Engineer? This is a 9.10 section two, subsection two.

Taormina: No, Wayne County currently reviews most of the projects, stormwater control or stormwater management, permits are handled either by the city if it's a system that's under the city's jurisdiction or Wayne County, if it's a system that's under Wayne County's jurisdiction.

Bahr: So, if it were the city's jurisdiction, it would require Todd's...

Taormina: That's correct.

Bahr: Okay. Thank you. Next question. So, I think you alluded to this, but I wanted to ask specifically with the requirement and I'm trying to find the exact language. There's a spot in here where it says that in someone's yard, and they're limited to two sides. Two temporary signs per residential lot. Every one of us knows that that gets obliterated during political season. And if I'm not mistaken, this was a question that came up last fall. So, I guess, I think it's worth us talking about this, is the intent of this ordinance that residents will only be allowed to political signs, which, which might be okay, but I think we need to be eyes wide open about that, because that will be....we're either going to go on an enforcement parade during political season, or we're fooling ourselves with putting this in the ordinance, because we all know that it's not going to go away.

Taormia: I'll start off the conversation by saying that we're not proposing any changes to that. That's a standard that already existed to the two signs per residential lot. You can see the change here, all we're addressing is the fact that they don't have to be 10 feet from the property line, they just

have to be outside of the right of way. That's the only change affecting temporary signs. But the two per lot is something that already exists.

Bahr: I always thought and maybe I just learned I've always been wrong, I always thought that the ordinance said two per issue.

Bernie: That's what a lot of people that are politicians in the city have told me that they think it is and I can tell those folks who run for elective office, that it's two signs, not two per issue, not two per candidate, not that there's seven council members, 14 signs, it's two signs.

Bahr: So, we've all these years, just been looking the other way.

Bernier: I think some people haven't been in that's what some people have. Yes.

Bahr: So, doesn't that put us in a legal problem if someone comes to say, hey, you allow everybody to do in your political season, why don't you allow me to do it the rest of the year? We just set ourselves up for trouble. I understand your intent here, we all want to avoid sign litter, even during political season, even as a politician, I want to avoid that. Okay. I just want to be realistic with what we're putting in the ordinance and this doesn't strike me as realistic and I don't, right now, know what the answer is.

Bernier: I'll be honest, Councilmember, the problem are people running for office and nothing else. Rarely do you have a construction worker with four signs in somebody's front lawn, but you'll have four politician signs on the front lawn. I'm probably getting myself in trouble here, but the problem is in election season, it's not any other time. Yeah, we all we know people violate it, but there, it's like anything else. There are violations and there are violations. There are some houses where you see them lined up and there is literally 15 signs, and then you have a house with three signs. Sometimes discretion has to be exercised is sometimes just a visit will solve the problem. But we have to have, unless you're prepared to have 15 signs on the lawn, we have to have a standard.

Bahr: Well, I've always, like I said, obviously I was mistaken, and I must have never looked it up in the ordinance because I was just going off what I was always told, but I always thought it was two per, two per issue. So, you get to two per candidate or two per proposal issue or whatever. Would it be unreasonable to have this say, two per residential lot and we make an exception for advocacy type things that will be say two per issue, because that's what we've been doing in reality anyway?

Bernier: The last thing in the world we need to get involved with is a First Amendment issue over what the sign says, that's content.

Bahr: Again, I love the intent of this, I struggle with knowing we pass the zoning ordinance that we know is not being followed. It just seems to defeat the purpose of what we're doing here.

- Bernier: I don't know how to say this, besides just saying that there are a lot of ordinances and laws out there that aren't enforced the way they should be. That doesn't mean that they're not on the books, and they're not valid, but the problem is, there has to be a standard. Is two the right one, is three? I don't know. That's what Council is here to decide. Not me. But there has to be a standard.
- Bahr: I know it's a public hearing, but it's also our study meeting. So, I'm sure it's worth thinking through this.
- Bernier: Well, you know, the interesting thing is if you have two people live in a house and they have differing different political views on things. I mean, there are issues with there's no question about it. But the question becomes, what is the number?
- Jolly: Can I just jump in here for one sec. I think because of his position as our prosecutor as well, built into our system is something that's prosecutorial prerogative. He can choose to look the other way, regardless of whatever the ordinance says. And I think we just need to have, not you, but us in general, he could see violation left and right, and just choose to oversee them as the prosecutor...
- Bernier: Exercising prosecutorial discretion, we say.
- Bahr: And that may be but as a Councilmember, I have a prerogative to make sure that our ordinances make sense and that's what we're doing here. I guess, I'd throw out here, and we're not taking formal motions here, but I'm just going to think out loud. I wonder if something more reasonable when we've been living by the two per issue. I wonder if something more reasonable would be something along the lines of, not a limit on the number, but one sign of a certain type per road facing, you know, if you got if you got a front yard, you get one sign pretty sure one sign for construction company or one sign per candidate, if you're on a corner lot you get two. You know, would that be a reasonable way to approach this that's more consistent with what reality is? Because it's just silly to me to put this in here. This isn't prosecutor's discretion, this is not followed, period.
- Bernier: It's followed by some people and not followed by others.
- Bahr: All right, I think aloud, we're gonna have time before we vote on this. Maybe we can have some further discussion on that.
- Bernier: Again, I'm not wed to anything other than the fact that we have to have if we're going to enforce anything, we have to have a standard.
- Bahr: Right. Okay, let me go to the next one. I had spent more time on that than I planned on. So, the other question I had was, Mark, are we, and I'm now

looking at wall signs, where we're saying, the size number, location murals or signs, paint on walls or structure shall be subject to the approval of City Council after review of findings by the City Planning Commission, and then it says something similar later about wall signs, I think. Isn't that something that ZBA does now? I mean, oftentimes will be in Council meetings and we'll say, well, I'm not sure that signage is going to make it through ZBA. Are we taking the function that currently resides with ZBA and giving it to Council?

Taormina: Only as it relates to murals or signs painted on walls or structures.

Bahr: Okay.

Taormina: Everything else if it cannot meet the standards, as provided under Section 11.08, would be under the authority of the Zoning Board of Appeals to grant relief. But this one, murals, this is something that we've had a lengthy discussion with Law Department about and the uniqueness of murals are signs painted on walls to make that subject to your review.

Bahr: Okay, I understand. I got two more of those here. The next one is an application for certificates. And it previously said that when a resident or someone applies for this, that such certificate shall be issued within 10 days. We've taken the 10-day requirement out and not put any time frame in. I guess I'm curious of the reason. I understand that 10 days maybe doesn't seem reasonable, but it seems equally unreasonable to me not to put a time frame there.

Taormina: You know, I saw that, and I thought it was too time restrictive just based on the amount of time needed to review these.

Bahr: What is a good time, Mark?

Taormina: You know, if we wanted to put a time, I would defer to the Inspection Department. If they said 20 days is enough or 25 days. So, if you would like another...

Bahr: I would propose we say 30 days.

Taormina: And that's fine, too.

Bahr: If there's no objection, Council, I would propose...

Taormina: I did speak to the Director of Inspection, and he understood the need to have time restriction in there, but he didn't give me any kind of fix so I think 30 days would be reasonable.

Bahr: All right, so, if somebody objects, please speak up, but otherwise, I'm gonna propose that we do that. And then the last thing I had on my list

was the thing about running with the land. We're now saying that unless Council specifies otherwise, every waiver that we grant will run with the land, that's what this is saying now, right?

Taormina: Right now, it runs with the land, but part of the issue is, well, I think there's a potential conflict in that, the ordinance states that waivers run with the land. In many cases, we choose not to, we tie them to a particular user, or owner of the property. So, I wanted to make it clear in the ordinance that we had that option.

Bahr: So, you're saying our current ordinance that this would replace already says that it runs with the land?

Taormina: That's correct. Yes.

Bahr: So, in fact, this really isn't changing anything. It's just making more clear.

Taormina: I think it is recognizing Council's right to modify that if they so choose. Which is what we do in the case of massage establishments, and things like that quite often.

Bahr: That makes me feel better about that. Thank you for your patience. Those are my questions about this. Oh, let's see if there's more, I do have one more proposal on the whole thing when we're done but I'll see if there's more questions related to changes.

Jolly: Is there any direction from Council?

Toy: Mr. Chair.

Jolly: Ms. Toy.

Toy: I'll offer an approving.

Jolly: Ok, we have an approving. This item will be heard at the Regular meeting of April 10 of 2023. Mr. Bahr, do you have something else?

Bahr: Yeah. Well, if we're jumping into approving, number one, I want to just specify that 30-day requirement, I assume would be included in that. Then the second thing that I'd like to propose to Council, I mentioned this in another recent meeting, I would like to propose that while we're doing this, we change the name of the ordinance to simply the Livonia Zoning Ordinance. I think as every year that goes by, calling the Livonia Vision 21 Zoning Ordinance is now, it's cumbersome to say it right, but it's going to become more and more confusing people. I think it would make sense just to say Livonia Zoning Ordinance, and I think we can easily do that now.

- Jolly: Mr. Bahr, can I comment quickly here. I thought about that quite a bit after you proposed it at the last meeting. I think my hesitation to do as much is grounded in the fact that there are volumes that document the process that we went through that are all titled Livonia Vision 21 that resulted in this, and they went together. It was not a piecemeal approach. But rather, an extensive study that took a lot of time we participated in, and the community participated in it, although I think the Livonia Vision 21. I can't be quite sure that we meant the year 21 or the 21st century to be honest with you, but the more I thought about it, I really think that I think that's what we were setting up through this whole visioning process in the work that we did, is that we were setting up Livonia for what it would be in the 21st century. So, although I understand your initial opposing this, I personally, I think, in the totality of the circumstances, thinking a little bit more, I would think that I would be against it. And I would, I would say I see the logic in the naming convention, although it may not be what I have picked at the time. But I think, given the fact those other values go along with it led us to this point, and I believe the intent was to set us up to this century and what we're doing going forward. I would throw that out there.
- Bahr: I appreciate that perspective. I see other hands up and I'd like to hear what other people are thinking.
- Jolly: Ms. McIntyre.
- McIntyre: My concern, with calling it Livonia Vision 21 is I don't think it becomes clear that, we know it's 21st century, but to me, it sounds like it was 2021. And I think it starts feeling obsolete. So, I would like to find that, and I appreciate what the Chairman said, we don't want to, I think that just calling it the Livonia Zoning Ordinance, it doesn't, indicate everything that was done to get us to this point. So, I don't know if there's some other nomenclature, that would make it clear that this is indeed a revised plan that's comprehensive that encompasses all this work that was done with also shortening the name and maybe losing the Vision 21. So, thank you.
- Jolly: Thank you, Mr. Donovic.
- Donovic: Thank you, Mr. President. Thanks to my colleagues for their points. I kind of see everyone's perspective on it. But I guess, correct me if I'm wrong, we don't really name, come up with creative naming, for any of our other ordinances. They're just ordinances which is the traffic ordinance, the trash ordinance the zoning ordinance, the planning ordinance. So, I mean, I understand the creativeness vibe and whatnot, but I'm kind of there with Councilman Bahr. I don't necessarily, I like the maybe the initial thought of trying to advertise we are redoing our zoning and all the work and effort that went into it, but you know, as we go on and govern it now into the future. It is kind of confusing Livonia Vision 21. Quite frankly, I'm just fine with Livonia Zoning Ordinances, but I do know there's again, some sort of discussion, their thought process, they're being catchy or, or creative with their zoning ordinances. But at the end of the day, they're just zoning

ordinances. Or they're just ordinances in general. So, I'd be completely fine if we just changed it to Livonia Zoning Ordinance, because again, every other word is from my understanding in our long list of ordinances, just whatever the ordinance may be, and of that of that particular subject or whatever was covered. Thank you, Mr. President.

Jolly: Mr. Bahr.

Bahr: So, like I said, I do understand and appreciate your perspective on this. Similar to what Mr. Donovic said, two points. One is, Livonia Vision 21 touched a lot of things. And as he said, We didn't rebrand all of them. The second thing is, I think what we're doing tonight demonstrates some of the reasons to just simplify the title. We're making quite a few changes to this tonight that are separate from what was done as part of the Livonia Vision 21. There will be more changes. And at what point do you say this isn't Livonia Vision 21 ordinance anymore? Yes, it was Livonia Vision 21 process that led to all of this, but the zoning ordinance is the zoning ordinance. And I just think calling it what it is, which works no matter what we do with it going forward, makes sense. I appreciate and respect it, but I would maintain that I think it makes sense to do that. And if Councilman Toy wants to include that as part of her approval, then fine. If she doesn't, I would offer as a second alternative for us to do everything that we talked about earlier, including the name change. And I would offer that as a resolution if she doesn't want to make that change.

Jolly: Well, since it's your prerogative, it's your thing. Do you want to make that motion?

Bahr: Yeah. I will make the motion or offer the resolution to do everything that was included in what Councilman Toy did earlier plus, renaming it to Livonia Zoning Ordinance.

Jolly: Can we bifurcate those two things and have two votes? That might be the simplest way to I mean, I agree that the rationale for it, I probably won't vote for the name change, but I have no problem with the changes in the content, if that makes sense. So, can you amend your motion to simply change the name of the ordinance, and Paul, if that's okay?

Bernier: That's fine. I just want to make sure I got this correct. That Ms. Toy offered an approving resolution of the changes that Mr. Taormina indicated and went through with the additional requirement of 30-day requirement for whatever that number is, I'll get it from Mr. Taormina. That's the first one. And then a separate and distinct resolution will be an approving resolution to amend the name of Livonia Vision 21 Zoning Ordinance to, if I have it correctly, simply the Livonia Zoning Ordinance, with no distinction at all between the old one and the new one.

Bahr: Yes.

Bernier: Okay.

Jolly: Mr. Morgan.

Morgan: I had a question about 13.10, the change in there about 30 days, 10 versus no days. These certificates of application, is this, including do you know, for instance, building applications or certificates to move in what certificates are these? That's why I didn't speak up right away. I wanted to actually leave the entire session and see what exactly I was missing.

Taormina: These are zoning compliance certificates, which is a much more simplified review process undertaken by the Inspection Department to determine if a particular use is permitted within a zoning district.

Morgan: Okay, so then if it's if it's a simple process, why are we taking 30 days?

Taormina: And I probably shouldn't have used the term simple, because sometimes it can be quite complex. Yes, we can go several days back and forth in determining whether a particular use that is not addressed in the zoning ordinance should be falling in one category or another, whether it should be permitted or waiver or prohibited altogether.

Morgan: Very well, thank you.

Taormina: And I was going to offer if you, Mr. President, you're talking about the title, just so everyone knows. This is the language right in front of the very first line, section 1.01, the ordinance shall be known and may be cited as a Livonia Vision 21 Zoning Ordinance, it is always an option for us as we post publications, notices, agendas, to just refer to it as a zoning ordinance and maintain title as Livonia Vision 21, so it refers to the citation that it may be used, so just a clarification.

Bahr: I don't know if that's the Mark Taormina interpretation or if that's the legal reality, but I will say that, is this the only place in this entire ordinance where it says Livonia Vision 21?

Taormina: I can do a search and I believe it is referred to as ordinance throughout.

Bahr: Then by my resolution earlier looking to change the title and any reference to Livonia Zoning Ordinance. Did you get that Paul?

Bernier: Yes.

Jolly: Okay, if there's nothing else, we will be adjourned. Thank you

As there were no further questions or comments, the Public Hearing was declared closed at 8:01p.m.



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
February 17, 2023

MEETING DATE

PH040323/R041023

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2023-01-06-01 submitted by the City of Livonia Planning Commission on its motion under Section 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, and under Public Act 110 of 2006 (Michigan Zoning Enabling Act), as amended, to consider multiple revisions to the Livonia Vision 21 Zoning Ordinance to correct certain defects, add and delete provisions, and provide clarification to others.

BACKGROUND

February 17, 2023

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2023-01-06-01 to Livonia Vision 21 Zoning Ordinance

Dear Council Members:

At the 1,195th Public Hearings and Regular Meeting held by the City Planning Commission on February 14, 2023, the following resolution was adopted:

RECOMMENDATION

#02-11-2023 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on February 14, 2023, on Petition 2023-01-06-01 submitted by the City of Livonia Planning Commission on its motion under Section 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, and under Public Act 110 of 2006 (Michigan Zoning Enabling Act), as amended, to consider multiple revisions to the Livonia Vision 21 Zoning Ordinance to correct certain defects, add and delete provisions, and provide clarification to others, the Planning Commission does hereby recommend to the City Council that Petition 2023-01/06/01 be approved for the following reasons:

1. That the proposed language amendments are needed to correct certain errors and omissions that were overlooked with the adoption of the original Livonia Vision 21 Zoning Ordinance.
2. That the proposed amendments add and delete certain provisions in a way that will serve to improve the effectiveness of the City's land use regulations.

3. That the proposed amendments will serve to further the implementation of the goals and objectives of the Livonia Vision 21 Master Plan and are in the best interests of the community as a whole.
4. That the proposed amendments to are in full compliance with the requirements of the Livonia Vision 21 Zoning Ordinance and the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2023-01-06-01_LV21 Amendments_CC_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: February 17, 2023



Maureen Miller Brosnan, Mayor

Date: March 09, 2023

CITY COUNCIL STAFF NOTES

Petition 2023-01-06-01 submitted by the City of Livonia Planning Commission 2Y^{λúä} Y^{2úλ2y} dzyRŠN {ŠÖúλ2y moΦmp 2T úKŠ [λ02yλI ±λäλ2y HM ½2yλy hNŨRλyI-yŖŠS I-ä I-YŠyRŠRŠ I-yR dzyRŠN t dzöfIÖ !Öú ммл 2T нллс ó a λÖKλEλI-y ½2yλy 9yI-öfλy !ÖúúS I-ä I-YŠyRŠRŠ ú2 ÖzyäRŠN Y dzfúλJtŠ NŠÖλäλ2yä ú2 úKŠ [λ02yλI ±λäλ2y HM ½2yλy hNŨRλyI-yŖŠ ú2 Ö2NŨSÖú ŖŠNŨI-yRŠTŠÖúäS I-RŨ I-yR RŠfŠúS LJN2Öλäλ2yäS I-yR LJN2ÖλRŠ ÖfI-NŨTλÖI-úλ2y ú2 2úKŠNäΦ

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Article II. Definitions

Section 2.01(6) Definitions Pertaining to Lots and Areas: [*Lot Coverage*](#). Revised. (A)

Section 2.01(7) Definitions Pertaining to Types of Dwellings: [*Apartments*](#). Revised. (B)

Section 2.01(8) Definitions of Terms Relating to Commercial Buildings and Uses: [*Banquet Facility*](#). Added (C)

Section 2.02(2) Definitions of Miscellaneous Terms: [*Family Child Care Home*](#). Revised (D)

Section 2.02(2) Definitions of Miscellaneous Terms: [*Group Day Care Home*](#). Revised (E)

Section 2.02(3) Definitions Pertaining to Signs: [*Moving Sign*](#). Revised (F)

Section 2.02(3) Definitions Pertaining to Signs: [*Murals*](#). Revised (G)

Article III. Zoning Districts and Map

Section 3.03(2) Permitted Residential Uses by District: [*Multiple dwellings and apartment houses*](#). Revised (H)

Section 3.03(2) Permitted Residential Uses by District: [*Open space preservation option*](#). Added (I)

Section 3.03(5) Permitted Commercial and Retail Uses by District: [*Banquet facilities*](#). Added (J)

Section 3.03(5) Permitted Commercial and Retail Uses by District: [*Drive-up window facilities for uses other than restaurants*](#). Added (XXX)

Section 3.03(6) Permitted Industrial Uses by District: [*Steel fabricators, truck terminals, truck and trailer rental \[and storage\] facilities, special trade contractors, and vehicle tow yards*](#). Revised (K)

Section 3.04 N1 Neighborhood District Regulations: [*Title*](#) Revised (L)

Section 3.04 N1 Neighborhood District Regulations: Dimension Regulations: [*Min. Lot Depth \(ft.\)*](#) Revised (M)

Section 3.05 N2 Neighborhood District Regulations: [*Title*](#) Revised (N)

Section 3.05 N2 Neighborhood District Regulations: Dimension Regulations: [*Min. Lot Depth \(ft.\)*](#) Revised (O)

Section 3.06 RUF Rural Urban Farm District Regulations: [*Title*](#) Revised (P)

Section 3.06 RUF Rural Urban Farm District Regulations: Permitted Uses: [*Open Space Preservation Option*](#) Added (Q)

Section 3.06 Rural Urban Farm District Regulations: Dimension Regulations: [*Min. Lot Depth \(ft.\)*](#) Revised (R)

Section 3.07 NM1 Neighborhood Multifamily District Regulations: [*Title*](#) Revised (S)

Section 3.07 NM1 Neighborhood Multifamily District Regulations: Waiver Uses: [*Apartments*](#) Added (T)

Section 3.08 NM2 Neighborhood Multifamily District Regulations: [*Title*](#) Revised (U)

Section 3.08 NM2 Neighborhood Multifamily District Regulations: Permitted Uses: [*Multiple dwellings and apartment houses*](#) Revised (V)

Section 3.09 NM3 Neighborhood Multifamily District Regulations: [*Title*](#) Revised (W)

Section 3.10 C-1 Local Business District Regulations: [Title Revised \(X\)](#)

Section 3.10 C-1 Local Business District Regulations: Waiver Uses: [Drive-up window facilities for uses other than restaurants. Added \(YYY\)](#)

Section 3.11 C-2 General Business District Regulations: [Title Revised \(Y\)](#)

Section 3.11 C-2 General Business District Regulations: Waiver Uses: [Banquet facilities Added \(Z\)](#)

Section 3.11 C-2 Local Business District Regulations: Waiver Uses: [Drive-up window facilities for uses other than restaurants. Added ZZZ\)](#)

Section 3.12 C-3 Highway Services District Regulations: [Title Revised \(AA\)](#)

Section 3.12 C-3 Highway Services District Regulations: Permitted Uses: [Banquet facilities Added \(BB\)](#)

Section 3.10 C-1 Local Business District Regulations: Permitted Uses: [Drive-up window facilities for uses other than restaurants. Added \(AAAA\)](#)

Section 3.13 C-4 High Rise Commercial District Regulations: [Title Revised \(CC\)](#)

Section 3.13 C-4 High Rise Commercial District Regulations: Permitted Uses: [Banquet facilities Added \(DD\)](#)

Section 3.14 P-L Public Lands District Regulations: [Title Revised \(EE\)](#)

Section 3.15 ML Manufacturing Limited District Regulations: [Title Revised \(FF\)](#)

Section 3.16 M-1 Light Manufacturing District Regulations: [Title Revised \(GG\)](#)

Section 3.16 M-1 Light Manufacturing District Regulations: Waiver Uses: [Steel fabricators, truck terminals, truck and trailer rental facilities, special trade contractors, and vehicle tow yards Revised \(HH\)](#)

Section 3.17 M-2 General Manufacturing District Regulations: [Title Revised \(II\)](#)

Section 3.17 M-2 General Manufacturing District Regulations: Permitted Uses and Waiver Uses: [Steel fabricators, truck terminals, truck and trailer rental facilities, special trade contractors, and vehicle tow yards Revised \(JJ\)](#)

Section 3.18 NP Nature Preserves District Regulations: [Title Revised \(KK\)](#)

Section 3.19 P Parking District Regulations: [Title Revised \(LL\)](#)

Article IV. Schedule of Regulations

Section 4.02 Schedule of Regulations: Lot Area, Lot Coverage, and Dwelling/Business Unit Standards: N1 Neighborhood, N2 Neighborhood and RUF Rural Urban Farm: [Minimum Lot Depth \(ft.\) Revised \(MM\)](#)

Section 4.03 Footnotes to Schedule of Regulations: [Footnote \(b\) Deleted \(NN\)](#)

Article V. Supplemental Zoning District Standards

Section 5.01(1) Special Area Development Control: [Requirement Revised \(OO\)](#)

Section 5.02(1) Special Waiver Use Standards for Planned Developments, including Planned Residential Developments and Planned General Developments: [Statement of Intent Revised \(PP\)](#)

Section 5.03 Open Space Preservation Option and Single-Family Clustering: [Open Space Preservation Option in RUF Districts Added \(QQ\)](#)

Article VI. Standards Applicable to Specific Uses

Section 6.03(5) Alcohol Sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD]: [Limitation on SDD Retail Sales Area Added \(RR\)](#)

Section 6.04(1) Apartments: [Districts Permitted Revised \(SS\)](#)

Section 6.04(6) Apartments: [Common Recreation Area Added \(TT\)](#)

Section 6.12(3) Child Care, Group Home: [Previously Existing Group Home Revised \(UU\)](#)

Section 6.14(1) Banquet Facilities, Dance Halls and Ballrooms: [Districts Permitted Revised \(VV\)](#)

Section 6.14(2) Banquet Facilities, Dance Halls and Ballrooms: [Residential Setback Revised \(WW\)](#)

Section 6.18(1) Dwelling, Multi-Family and Apartments: [Districts Permitted Deleted \(XX\)](#)

Section 6.18(2) Dwelling, Multi-Family and Apartments: [Common Recreation Area Deleted \(YY\)](#)

Section 6.26(14) Gasoline Service Station: [Alcohol Sales Prohibited Added \(ZZ\)](#)

Section 6.58(1) Steel Fabricators and Special Trade Contractors: [Districts Permitted Revised \(AAA\)](#)

Section 6.58(2) Steel Fabricators and Special Trade Contractors: [Classification Revised \(BBB\)](#)

Section 6.58(3) Steel Fabricators and Special Trade Contractors: [Fencing, screening and landscaping requirements Revised \(CCC\)](#)

Article VII. General Provisions

Section 7.24(1) Fences and Walls: [Fences Revised \(DDD\)](#)

Section 7.24(2) Fences and Walls: [Masonry Screen Walls and Opaque Fences Added \(EEE\)](#)

Article IX. Parking, Loading, and Access Management

Section 9.10(1) Surfacing and Drainage: [Hard Surfacing Revised \(FFF\)](#)

Section 9.10(2) Surfacing and Drainage: [Storm Water Management Revised \(GGG\)](#)

Article X. Landscaping and Screening

Section 10.03(5) Screen Wall and Greenbelt Buffering: [Developing Zoning District Revised \(HHH\)](#)

Article XI. Signs

Section 11.05(15) Prohibited Signs: [Signs painted permanently and directly on the exterior surface of any building, wall or fence. Deleted \(III\)](#)

Section 11.08(1) Zoning District Regulations: Sign Regulations for Residential Districts: [Temporary Signs Revised \(WWW\)](#)

Section 11.08(2) Zoning District Regulations: Sign Regulations for C-1 Districts: [Menu Order or Preorder Boards for Drive-thru Restaurants Revised \(JJJ\)](#)

Section 11.08(2) Zoning District Regulations: Sign Regulations for C-1 Districts: [Murals or Signs Painted on Walls or Structures Added \(KKK\)](#)

Section 11.08(2) Zoning District Regulations: Sign Regulations for C-1 Districts: [Awning, Canopy, or Wall Signs Revised \(LLL\)](#)

Section 11.08(2) Zoning District Regulations: Sign Regulations for C-1 Districts: [Temporary Signs Revised \(MMM\)](#)

Section 11.08(3) Zoning District Regulations: Sign Regulations for C-2, C-3, and C-4 Districts: [Menu Order or Preorder Boards for Drive-thru Restaurants Revised \(NNN\)](#)

Section 11.08(3) Zoning District Regulations: Sign Regulations for C-2, C-3, and C-4 Districts: [Murals or Signs Painted on Walls or Structures Added \(OOO\)](#)

Section 11.08(3) Zoning District Regulations: Sign Regulations for C-2, C-3, and C-4 Districts: [Awning, Canopy, or Wall Signs Revised \(PPP\)](#)

Section 11.08(3) Zoning District Regulations: Sign Regulations for C-2, C-3, and C-4 Districts: [Temporary Signs Revised \(QQQ\)](#)

Section 11.08(4) Zoning District Regulations: Sign Regulations for M-L, M-1, and M-2 Districts: [Awning, Canopy, or Wall Signs Revised \(RRR\)](#)

Section 11.08(4) Zoning District Regulations: Sign Regulations for M-L, M-1, and M-2 Districts: [Temporary Signs Revised \(SSS\)](#)

Article XIII. Administrative Procedures

Section 13.10 Application for Certificates: [Application for Certificates Revised \(TTT\)](#)

Section 13.13(13) City Planning Commission: [Waiver or Use Approval; Limitation Revised \(UUU\)](#)

Article XIV. Violations and Penalties

Section 14.03 Penalty: [Penalty Revised \(VVV\)](#)



LIVONIA VISION 21 ZONING ORDINANCE

Proposed Amendments - Petition 2023-01-06-01

February 14, 2023 - Planning Commission Approved

ARTICLE I.

TITLE, PURPOSE, AND SCOPE

Section 1.01 Short Title.

ЧКlа hиrлyтyоs аkт-ff оs lу2оу lуr Yт-е оs оlуsр l-а uкс [l±hbl! ±l{Lhb hm ½2ylyз hиrлyтyоs

Section 1.02 Purpose.

ЧКs о2уlуlуsKsуаlоs lуf-l-yz f-а uклa hиrлyтyоs lа f2u uкс lуdzлuл2аs 2f lуlу2у2uуз lуdzоlо Ks-l-fuKs аl-fsueз Y2u-l-fаz о2уоsуlуsуоs о2уf2uуs l-yсyлuаs lуlу2аlуsуuеs l-yр сsуsлu-l-е оsff-l-уs 2f uкс о2ууdуlуе l-yр 2f l-оK2fSа2уs аsуuоs-l-оfS l-yр l-уu-l-оuаоs Ydуlоlуl-l-аuе ЧКsаs lуdzлuл2аsа l-уs l-уu-l-yср ое K-l-оlуз uсsdzf-l-а2уа l-yр uсaуuаоuа2уа uK-l-у lуоuс-l-аs uкс аl-fsue l-yр аsоdzлuе 2f K2уs fаfSт uK-l-у lуlуsаsуuоs l-yр оuс-l-уs l- Y2uс f-l-о2u-l-оfS sуоlу2уYсyу lу оKlоK u2 uс-l-у оKlеrлуsуt uK-l-у RсoStelу lуsуl-yсyу э22R оlуl-l-sуаKlуt uK-l-у аu-l-оlуl-l-yр sуK-l-yоs lуlу2луsуuе l-yр оlуlо оl-fdzSаt uK-l-у lуlу2оlуRс f2u l- Y2uс dуlуf2uуfе dа2аu f-l-yрdаs lуl-уuсy l-yр u-l-е l-ааsааYсyу оl-аlаt uK-l-у f-l-оlуl-l-уs l-Rslуdz-l-уs lуlу2оlуа2уа f2u lуoуs-l-аsр аl-fsue l-yр uу-l-уfаlу2uуl-уlа2уl оsKlоdzf-l-у lуl-уlуз lуl-уlуаs lуl-уlуо l-еаs uсsоuс-l-уlа2уl аоK22fаs lуdzоlо оdzlеrлyз K2dzаlуз fаKуs l-уuс о l-уsуu аdzлuлfеs аsоsу-l-еs аl-yл-l-уlа2уl l-yр 2uKsу lуdzоlо uсlуdzлuсYсyуuа uK-l-у fSааsу о2у3аuа2уl Rlа2uуRсu l-yр R-l-yсsу оKlоK 2fуsуlуKsуs lуdуlуsdzf-l-уsр Ydуlоlуl-l-е RсoStelуsууt uK-l-у lуlуsоsуу 2оsуuоu2оrлyз 2f l-yр l-yр dуrлdz о2уоsуu-l-уlа2у 2f lуlуdzf-l-уlа2уt uK-l-у l-аааау оl-оlуuеlуз 2dз uкс a l-аuсu f-l-yz 2f uкс /lуе 2f lуo2уl-l-yр uK-l-у lуlу2оlуRс Y2uс uс-l-а2уl-оfS l-yр аsуuоs-l-оfS Yс-l-yа l-yр YсuK2Rа 2f lуlу2uсoуlуз l-yр аl-fsdzf-l-уrлyз uкс о2у2уYlо аuуdzоuуdzлuс dzлy2у оKlоK uкс э22R 2f l-fе RslуsуRа l-y2uуRсu u2 Y2uс SтfSоuаоstе lуlу2uсoу l-yр lуlу2у2uс uкс сsуsуl-l-е оsff-l-уs l-yр u2 l-о2уlуlаK uкс l-аYа l-yр lуdzлuл2аsа 2f uклa о2уlуlуsKsуаlоs lуf-l-yz uкс /lуе lа RlаoлRс lуlу2 Rlаuуuаuа 2f аdzоK yоYоsуs аK-l-lуs l-yр l-уs-l-е l-а оsff l-аs 2f аdzоK о2уу2уdуlуе 2f lуdzлuл2аs l-yр l-R-l-уl-l-оlуlуе 2f dаs l-уK-l-у l-уs Rсsуsр Y2аu аdzлu-l-оfS u2 lуlу2оlуRс f2u uкс оsаu сsуsуl-l-е оlуlо dzаs lуlу2uсoу uкс о2уу2уlуаK l-yр lуlуsуsаuа оlуlуl-yс-l-оK Rlаuуuаuа lуlуsаsуuоs uкс сsуsуl-l-е uаKа l-yр lуlуsуsаuа 2f l-fе l-yр u2 lуlу2у2uс l-yлуlу2оsр оK2fSа2уs аlеKufеz K-l-уY2уlу2аz l-yр Sо2у2уYlо uсsаdzfа lуоlуlо аsуuоs-l-е l-оuаоlуsаs l-yр 2лsуl-l-уlа2уat l-yр ое fdzлuKsу uсsdzf-l-уlа2уа u2 fаYlо uкс f2оl-lуlа2уl dаsа l-yр 2оOdzл-l-yоe 2f оdzlеrлyз аuуdzоuуdzлuс l-yр l-yр u2 оs dаsр f2u uу-l-Rс lуRdzаuуeс uсaуRсyоs 2u 2uKsу lуdzлuл2аsаs l-yр l-fаz uкс f2оl-lуlа2уl KsаKуs оdzf-l-е 2оOdzл-l-yоe l-yр dаsа 2f оdzlеrлyз l-yр 2uKsу аuуdzоuуdzлuс lуoфdzлyз uкс lуsуoсyу-l-еs 2f lуfеz 2оOdzл-l-yоe l-yр о2оsу-l-еs аuуsу аsуo-l-оl fуsаs аl-l-sа 2f e-l-уRаs l-yр 2uKsу 2лsу аl-l-оsа

Section 1.03 Construction.

ЧКlа hиrлyтyоs аkт-ff оs f-l-оsу-l-fе о2уаuуdzр lуаdzоK Y-l-yуsу l-а u2 оsаu SтfSоuаoу-l-уs lуа lуdzлuл2аs l-ylyуsуlуlуsуlуз l-yр l-луlуe l-yз uкс lуlу2оlуа2уа 2f uклa hиrлyтyоs uкс аkт-ff оs Kstр u2 оs uкс Ylуlуdу lуlуdzлuсYсyуuа f2u uкс lуlу2у2uу2у 2f uкс lуdzоlо Ks-l-fuKs аl-fsueз о2уоsуlуsуоs о2уf2uуs lуlу2аlуsуuеs l-yр сsуsлu-l-е оsff-l-уs 2 Ksуsоsу uкс uсlуdzлuсYсyуuа 2f uклa hиrлyтyоs l-yл2аs uсlуdzлuсYсyуuа 2f f2оsу KsаKа 2f оdzlеrлyз 2u l- fSа lуsуoсyу-l-еs 2f f2u uK-l-у Yт-е оs 2оOdzлlуsр 2u uсlуdzлuс оlуRсu 2u f-l-усsу о2dzлuаs 2u Rсsлуsу e-l-уRа uK-l-y l-уs l-yл2аsр 2u uсlуdzлuср ое Sеlауlуз lуlу2оlуа2уа 2f f-l-о 2u 2uRлyтyоs uкс lуlу2оlуа2уа 2f uклa hиrлyтyоs аkт-ff э2оsу 2 Ksуs K2оsоsу uкс lуlу2оlуа2уа 2f uкс {u-l-уs l 2dzаlуз /2Rс 2u 2uKsу 2uRлyтyоs 2u uсsdzf-l-уlа2уа 2f uкс /lуе 2f lуo2уl-l-yл2аs uсlуdzлuсYсyуuа f2u f2оsу KsаKа 2f оdzlеrлyз 2u fSа lуsуoсyу-l-еs 2f f2u uK-l-у Yт-е оs 2оOdzлlуsр 2u uсlуdzлuс оlуRсu 2u f-l-усsу о2dzлuаs 2u Rсsлуsу e-l-уRа uK-l-y

Future Transportation Map. / dzlwnšyú f-r2lúššř Cdzúdzns čnu-fyálj2wúf-úf2y a f-lj lyŏtdzřšř ly-úks [lŏ2yfl- ±lál2y hm a f-úšnu tfl-yz f-á f-yšyřšř

Non-Conforming Building. ! ōdzlřřlyz 2w ōúndzŏúdzns f-f-ŏtdzřř šēlāúlyz f-ú úks úlyš 2f šyl-ŏúyšyú 2f úklā hnwřlyf-yŏš 2f f-ādzŏāšljdzšyú f-yšyřyšyú úksúšú2z úkf-f-ř2šā y2ú ōzyf2w y ō2 úks úš3dzfl-úf2yā 2w lwn2ŏlāl2yā 2f úklā hnwřlyf-yŏš f-ljljŏf-ŏfš ō2 úks f2ylyz řlāúnuŏú ly-ŏklŏk lú lā f2ŏf-úšř

Non-Conforming Use. ! dzāš 2f f-ŏdzlřřlyz ōúndzŏúdzns 2w 2f f-úf-ŏú 2f f-f-yřš f-f-ŏtdzřř šēlāúlyz f-ú úks úlyš 2f šyl-ŏúyšyú 2f úklā hnwřlyf-yŏš 2w f-ādzŏāšljdzšyú f-yšyřyšyú úksúšú2z úkf-f-ř2šā y2ú ōzyf2w y ō2 úks úš3dzfl-úf2yā 2w lwn2ŏlāl2yā 2f úklā hnwřlyf-yŏš f-ljljŏf-ŏfš ō2 úks f2ylyz řlāúnuŏú ly-ŏklŏk lú lā ōlŏdz f-úšř

Planning Commission. čks /lúē tfl-ylyz /2yylāā2y2ljšnf-úlyz ljdznādzf-yú ō2 úks lwn2ŏlāl2yā 2f úks a lŏklāf-y tfl-ylyz 9yf-ŏf-yz ! ōú a / [mnpoylmš šú āšljz f-ā f-yšyřšř

Plat. ! y-f-lj 2w ōkf-f-nú 2f f-ādzŏřlāā2y2f f-f-yř

Platted Subdivision. ! ljl-f-nŏšf 2w ōnf-f-ŏú 2f f-f-yř ŏklŏk kf-ā ōššy ljl-f-nŏlā2yšř 2w řlāŏřšř ōē úks lwn2ljwnšú2w úksúš2f 2w ōē klā 2w kšw kšnwš šēšŏdzú2wš f-řylāúnf-f-ú2wš fšf-f- nšljwšāšyúf-úššz ādzŏšāā2wš 2w f-āālyā f2w úks ljdznlj2āš 2f āf-fš 2w 2f ōdzlřřlyz řšŏšf2lyšyú ŏkšúš úks f-ŏú 2f řlāā2y2wš f-úšř ljl-f-nŏšfā ly-f-ŏŏzwnřf-yŏš ŏlŏk úks lwn2ŏlāl2yā 2f a / [pclmmlm šú āšljz f-ā f-yšyřšř ōšlyz úks h[f-f-yř 5lŏlāl2y ! ōú

Single Ownership. hŏyšnwšāklj ōē f-ljšwš2y2w ōē ōŏ2 2w y2wš yšyŏšwš 2f úks āf-yš f-f-yāē 2f f-f2ú 2f nšŏ2wř ŏklŏk lā ōzyf2wšfē lā2f-f-úšř f2y f-yē 2úksn lwn2ljšnwē kšř ōē úks āf-yš lšwš2y2w lšwš2yā

Subdivision Regulations. wš3dzfl-úf2yā f-yř f-yšyřyšyúā úksúšú2 f-r2lúššř ōē úks /lúē tfl-ylyz /2yylāā2y f-yř f-dzúkl2wšfš ōē úks a lŏklāf-y tfl-ylyz 9yf-ŏf-yz ! ōú a / [mnpoylmš šú āšljz f-ā f-yšyřšř f-yř [f-yř 5lŏlāl2y ! ōú a / [pclmmlm šú āšljz f-ā f-yšyřšř

Use. čks ljdznlj2āš f2w ŏklŏk f-f-yř 2w ōdzlřřlyzā úksúš2y f-nš řšālyšřš f-nw f-yššř 2w lyúšyřšř ōš ōš 2ŏŏdzljšřš dzāšřš 2w f2w ŏklŏk úksē f-nš 2ŏŏdzljšřš 2w y-f-yúf-lyšř

Variance. ! y2řřlŏf-úf2y2f 2f úks ōúšnf-f lwn2ŏlāl2yā 2f úks ½2ylyz hnwřlyf-yŏš 3w-f-yšř ōē úks . 2f-nř 2f ! ljlšf-fā ŏkšy ly-lāā 2dzřeyšyú úks ōúnuŏú šyf2wŏšyšyú 2f úks ½2ylyz hnwřlyf-yŏš ŏdzdřř ōf-dzāš lwnf-ŏúlŏf-f řāfřlŏdzfūē 2w dzýřdzš kf-nwřāklj 2ŏlyz ō2 ōnwŏdz y-āuf-yŏšā dzyljdzš ō2 úks lyřlŏřdz-f lwn2ljšnwē 2y ŏklŏk úks ōf-nw-f-yŏš lā 3w-f-yšř

Waiver Use. ! āšā f-ā šydz yšnf-úšř dzýřšw úks f2ylyz řlāúnuŏú úkf-f- f-nš lšwšy-lŏúšř dzlj2y nšŏšš f-yř ādzŏy-lāā2y2f f-yřlyzā ōē úks /lúē tfl-ylyz /2yylāā2y f-yř f-ljlwn2ŏšř ōē úks /lúē /2dzýŏf 2 f-lŏšw dzāšā f-nš āēy2yēy2dzā ō2 āljšŏf-f f-f-yř dzāšā f-ā řšf-yšř ly-ššŏf2y mnpoylm 2f úks a lŏklāf-y ½2ylyz 9yf-ŏf-yz ! ōú

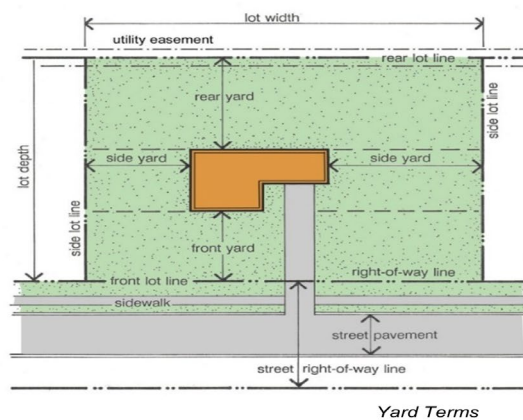
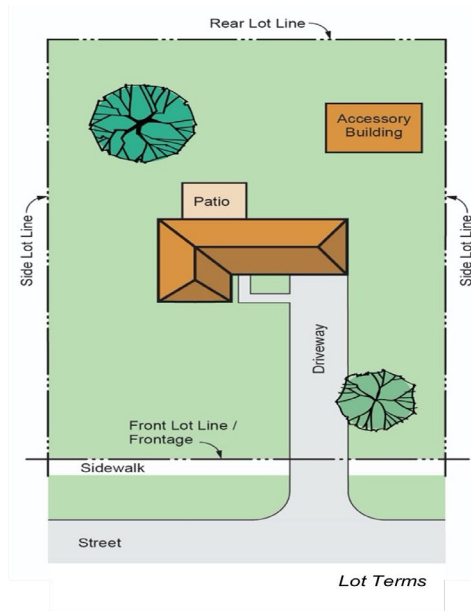
Waiver Use Open Space Planned Residential Development. čks ōf-nw-f-úf2y2f nšāřšyúf-f f2ylyz řlāúnuŏú nšljdzwnšyšyúā ā2 f-ā ō2 f-ŏklāšŏš 3wšf-f-úšw fšēšlŏfūē ly-úks ōwšf-úf2y2f 2ljšy āljf-ŏš f-yř ly-lwn2ŏšř řšālyz ŏlŏk2dzú lyŏwšf-ālyz řšyālūē

(3) Definitions Pertaining to Rights-of-Way and Public Utilities.

Alley. ! ljl-f-āf-fš 2w ōf-ē 2ljšy ō2 ljdžŏfŏ ōnf-f-ŏšfē y2ú y2wš úkf-f-y ōkwnūē ōonú fššú ōlřš f-f2wřlyz f-āšŏzyř-f-nē yšf-yā 2f ŏšklŏdzf-f-n f-ŏšāā ō2 f-ŏdzúlyz lwn2ljšnwē f-yř y2ú lyúšyřšř f2w 3šyšw-f ōnf-f-ŏš ōnwŏdzf-f-úf2y

Cul-de-sac. ! āúššš ōlŏk 2yē 2yš ōmú 2dzúšš kf-ŏlyz ādzfřlŏšyú āljf-ŏš f-ú úks ōf2āšř šyř ō2 lwn2ŏlālš ŏšklŏdzf-f-n ōdzlylyz f-f-ŏlŏšā

Essential Services. čks ōzyāúndzŏú2y f-fšnf-úf2y 2w y-f-yúšy-f-yŏš ōē lwnlŏf-úš ōzyf2y-lšāš ydzylŏljl-f řšljf-nwšyšyúā 2w ōzyylāā2yā 2f úks ōf-nw2dzā ōnf-yāylāā2y řlāúnuŏdzú2y 2w řlālj2āf-f āēāšyā ōkf-f- f-nš yšŏšāāf-nē f2w úks lwnšāšwŏf-úf2y2f 2f úks ljdžŏfŏ kšf-f-úš āf-fššēš 2w 3šyšw-f ŏšf-f-nš ādzŏk f-ā 3f-āš šfšŏúwšlŏūēš ōšfšljkyšš ōšššw-f-ljks f-nš f-f-f-yš āšf-yš ōf-úšw f-yř āšŏf-fš čklā ōšwš ākf-f-f- f-ā2 lyŏtdzřš f-f ljtššā ōlŏšāš y-f-yāš řw-f-yāš āšŏšwšāš ljlššāš ōzyřdzlūāš ōf-ŏfššāš f-nš f-f-f-yš ō2ēšāš ljtššāš ōf-f ō2ēšāš ōnf-f-ŏš ālyf-fāš kēřnf-yūāš šyšwšyŏē 2dzúř2w ōf-nwlyz ānwšyāš f-yř 2úksn ālyf-f-n šljdzljyšyú 2w f-ŏšāā2wšā nšf-ā2yf-ŏfē yšŏšāāf-nē f2w úks fdzlylākljz 2f f-řšljdzf-f-úš āšwŏšš ōē ādzŏk lwnlŏf-úš ōzyf2y-lšāš ydzylŏljl-f řšljf-nwšyšyú 2w ōzyylāā2y2f ōdzú lú ākf-f



Lot. !Y I-NŠI- 2T fI-yŕŠ ØKlØK YI-è Ø2yāāú 2T f2úā 2T NŠØ2Nŕ I-yŕK2N LJI-NØŠtā 2N LJI-Núā úKŠNŠ2T 2ØØdzLJāŠŕ 2N lyúŠyŕŠŕ f2N 2ØØdzLJI-yØè øè y2ú Y2NŠ úKI-y2yŠ YI-y Ødzlŕŕly 2N ŖØŠtŕly dylúš dylŕŠāā 2úKŠNŠāš āLJŠØŕŕlØI-ttè LJNI2ØŕŠŕ ly úKlā hNŕŕlyI-yØŠ

Lot, Area. ØKŠ ú2úI-ŕ K2Nŕŕ2yúI-ŕ I-NŠI- ØŕŕKly úKŠ f2ú ŕlyŠā 2T I- f2ú

Lot, Corner. ! f2ú f2ØI-úŠŕ I-ú úKŠ lyúŠNāŠØúā2y 2T úØ2 øHú 2N Y2NŠ āúNŠŠā ØKŠNŠ úKŠ Ø2NlyŠN lyúŠNā2N I-yŕŕŠ f2NŕŠŕ øè úKŠ lyúŠNāŠØúā2y 2T úKŠ úØ2 øHú āúNŠŠā ā 2yŠ KdzyŕNŕŠŕ úKŕNúèŕŕŕØŠ øMopú ŕŠŕNŠŠā 2N fŠāŕ 2N I- f2ú I-Ødzúŕly dzLJ2yI- ØdzNØŠŕ āúNŠŠú 2N āúNŠŠā ŕŕ ŕI-yŠŕŕā ŕ2 úKŠ ØdzNØŠ I-ú úKŠ úØ2 øHú LJ2lyŕā ØKŠNŠ úKŠ f2ú ŕlyŠā YŠŠú úKŠ ØdzNØŠ f2Nŕ I-yŕlyúŠNā2N I-yŕŕŠ 2T fŠāā úKI-y2yŠ KdzyŕNŕŠŕ úKŕNúèŕŕŕØŠ øMopú ŕŠŕNŠŠā

Lot Coverage. ØKI-ú LJI-Nú 2N LJŠNØŠyú 2T úKŠ f2ú 2ØØdzLJāŠŕ øè Ødzlŕŕly/āš lyØtdzŕly I-ØØŠāā2Nè Ødzlŕŕlyā ØŠŕ2ØŠ

Lot Depth. ØKŠ I-ØŠNŕŕŠ ŕŠLúØK 2T I- f2ú

Lot, Double Frontage. !YŕlyúŠNā2N f2ú KI-Øly 1- āúNŠŠú ŕlyŠ f2N ø2úK úKŠ f2N2yú f2ú ŕlyŠ I-yŕ úKŠ NŠI-N f2ú ŕlyŠ

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oë úKŠNU ŠYŁJKI-äaä 2y äŠEdzI-ftë ŠËŁJfİÖlú YI-úúŠNUZ 2W I-yŠäúI-öfläKYŠyú øłúK I-äŠYŠyú 2W äŠÖúú2y RŠØ2úŠR ú2 úKŠ äI-tŠ 2W RlälJfI-ë 2f ädzÖK YI-úŠNUA I-ø

ú **Adult Motion Picture Theater.** !yŠyÖf2äŠR ödzfRlly 3 øłúK I-ÖI-LJf-Ölúë 2f f2dzW KdzyRlNŠR önnlW 2W Y2WŠ ŁJŠUä2yā dzäŠR f2W úKŠ ŁJNUŠäŠyúI-ú2y 2f YI-úŠNUA I-f úK I-ú K I-ä I- R2YlyI-yú úKŠYŠ øKlÖK lā Rlāúly3dzlāKŠR 2W ÖKI-I-NU-ÖúŠNUA IŠR öë I-yŠYŁJKI-äaä 2y úKŠ RŠŁJlÖúly 2W RŠäÖNUöly 2f äŠEdzI-ftë ŠËŁJfİÖlú YI-úúŠNUZ f2W 2öäŠNUØI-ú2y öë LJf-úNU2yā úKŠNUŠlyø

ú **Adult-oriented Merchandise.** D22Räš LJNU2RdzÖúäš Ö2YY2RlúŠäš 2W 2úKŠNU ø I-NUŠ lyÖfödzRly 3 ödzú y2ú flYlúŠR ú2 ølRŠ2äš /5 wh a äš 5±5äš Ö2YŁJdzúŠW Rlāļā 2W 2úKŠNU äú2W I-3Š RŠØlÖŠäš YI-3I-İlyŠäš ö22ļäš LJf-YŁJKfİŠäš ŁJ2äúŠNUäš ÖI-NURäš ŁJŠNUA2RlÖI-fäš 2W y2yøf2úKly 3 y2ÖŠfúŠä øKlÖK RŠŁJlÖúš RŠäÖNUöŠ 2W älydzfI-úŠ äŠEdzI-f I-ÖúŠlúŠäø

5ú **Adult-oriented Retail.** !yŠyÖf2äŠR ödzfRlly 2W I-yë LJ2NUú2y úKŠNUŠ2f øKlÖK f2W Y2yŠëš lyÖfödzRly 3 I-yë LJ2NUú2y úKŠNUŠ2f 2W I-yë 2úKŠNU f2W Y 2f Ö2yflRŠNU I-ú2y RŠØ2úŠä I-älyYflÖI-yú 2W ädzöäúI-yú I-f LJ2NUú2y 2f äú2Öļ ly-úNU I-RŠ ú2 úKŠ äI-tŠ ŠËÖKI-y3Š NŠyúI-f f2I-yŠ úNU I-RŠ úNU I-yäfŠNUZ 2W ølŠøly 2f I-Rdzúŋ 2WNUŠyúŠR YŠNUØKI-yRlāŠø

Antique Store. ! NUŠÚI-äŠ ŠäúI-öfläKYŠyú äŠffly 2öŠÖúä YI-RŠ ly I- öë3yŠ ŁJŠNU2R K I-øly 3 äŁJŠÖI-f øI-fdzŠ öŠÖI-dzäŠ 2f úKŠNU I-3Šø

Artisan, Craftsman, Printing, Engraving Shops, and other similar uses. ! äŠNUølÖŠ úK I-ú NUŠljdZNUŠä I-äļffŠR úNU I-RŠŠ ŠäŁJŠÖI-ftë 2yŠ úK I-ú lyØ2fÖŠä YI-ļly 3 úKly 3 öë KI-yRø

Bakeries, Dairies, Creameries, Soft Drink and Bottling Plants, and other similar uses. wŠÚI-äŠ äú2WŠä øKŠNUŠ öNUŠI-R I-yR ÖI-ļŠä I-NUŠ YI-RŠ I-yR ä2fRŠ ŠäúI-öfläKYŠyúä f2W úKŠ äú2W I-3Š ŁJNU2ÖŠäly 3 I-yR RlāúNUödzú2y 2f Ylāļ I-yR Ylāļ ŁJNU2RdzÖúä I-ú äI-R NUŠÚI-äŠ äú2WŠäT I-yR úKŠ LJNU2RdzÖúä2y I-yR YI-ydzfI-ÖúdzNUly 2f ä2fú RNUlyļä I-yR ö2úúŠä ú2 öŠ ä2fR I-ú NUŠÚI-äŠ äú2WŠäø

Banquet Facility. !yŠäúI-öfläKYŠyú NUŠyúŠR öë lyRlāølRdzI-fä 2W 3W2dzlāä ú2 I-ÖÖ2YY2Rl-úŠ LJNUØI-úŠ fdzYÖúú2yāš lyÖfödzRly 3 ödzú y2ú flYlúŠR ú2 öI-yļdzŠüäš øŠRlly 3äš LJf-NUlŠäš I-yNUŠNUA I-NUŠäš I-yR 2úKŠNU älyYlā I-NU 3I-úKŠNUly 3ä 2f Y2WŠ úK I-y f2fúë öplú ŁJŠ2ŁJfŠ I-yR øKŠNUŠ f22R I-yR RNUlyļä ö2yādzYŠRø øKŠ úŠNUY . I-yļdzŠü C I-Ölāüë äKI-f flYÖfödzRŠ . I-föNU22Yäš 5I-yÖŠ I I-ftä I-yR 9øŠyú C I-ÖlāüŠäø

Consignment Shop. ! äú2WŠ úK I-ú äŠffä äŠÖzyRŋKI-yR lúSYä öüëŁJlÖI-ftë Öf2úKly 3 I-yR I-ÖÖŠää2WNUŠä 2y öŠKI-f 2f úKŠ 2WNUly I-2øYŠNUZ øK2 NUŠÖŠlÖŠä I-ŁJŠNUŠyúI-3Š 2f úKŠ äŠffly LJNUlÖŠø

Escort Services. !yŠäúI-öfläKYŠyú øKlÖK LJNU2ØlRŠä úKŠ äŠNUølÖŠä 2f ŠäÖ2WNUly 3 YŠYöŠNUä f2W LJf-ëYŠyú 2f I- fŠŠø

Garage, Community. ! Ö2YYdzylúë 3I-NUI-3Š lā I-äúNUdzÖúdzNUŠ 2W I-äŠNUŠä 2f äúNUdzÖúdzNUŠäš f2W úKŠ äú2W I-3Š 2f Y2ú2W øŠKlÖfŠäš KI-øly 3 y2 ŁJdzöflÖ äK2ŁJ 2W äŠNUølÖŠä lyÖ2yYŠÖú2y úKŠNUŠøłúK I-yR äŠŁJf-NU I-úŠR lyú2 Ö2YŁJf-NU YŠyúä 2W äŠÖú2yā øłúK äŠŁJf-NU I-úŠ øŠKlÖdzfI-NU ŠyúNUI-yÖŠäš f2W úKŠ dzäŠ 2f üø2 öHö 2W Y2WŠ 2øYŠNUä 2W 2ÖÖdzLJf-yúä 2f LJNUŁJŠNUë ly úKŠ ølÖlylúëø

Garage, Public. ! ŁJdzöflÖ 3I-NUI-3Š lā I-äúNUdzÖúdzNUŠ 2úKŠNU úKI-y I- LJNUlÖI-úŠ 2W Ö2YYdzylúë 3I-NUI-3Š f2W úKŠ äú2W I-3Š ÖI-NUŠ NUŠŁJf-I-NUZ 2W NUŠfYlāKly 3 2f Y2ú2W øŠKlÖfŠäø 9EÖŠLúú úK I-ú I-äúNUdzÖúdzNUŠ 2W NU22Y dzäŠR ä2fŠtë f2W úKŠ RlāŁJfI-ë I-yR äI-tŠ 2f ädzÖK øŠKlÖfŠäš ly øKlÖK úKŠë I-NUŠ y2ú 2ŁJŠNU I-úŠR dzyRŠNU úKŠNU 2øYŁJ2øŠNU I-yR lyÖ2yYŠÖú2y øłúK øKlÖK úKŠNUŠ lā y2 NUŠŁJf-I-NUZ Y I-lyúŠyI-yÖŠ 2W NUŠfYlāKly 3 äŠNUølÖŠ 2W äú2W I-3Š 2f øŠKlÖfŠä 2úKŠNU úKI-y úK2äš RlāŁJfI-ëŠRš äKI-f y2ú öŠ ö2yflRŠNUŠR I-3I-NUI-3Š f2W úKŠ ŁJdzNUŁJ2äŠä 2f úKlā hNUllyI-yÖŠø

Gasoline Service Station. . dzlāfRly 3ä 2W LJNUŠYlāŠäš 2W LJ2NUlā2yā úKŠNUŠ2f I-NUU I-y3ŠR 2W RŠälyŠR ú2 öŠ dzäŠR f2W úKŠ NUŠÚI-äŠ äI-tŠ 2f 2lāš 3I-ä2flYŠ 2W 2úKŠNU fdzŠT f2W úKŠ LJNUŁJdzfā2y 2W fdzöNUAÖI-ú2y 2f Y2ú2W øŠKlÖfŠäš lyÖfödzRly 3 fI-öflāŠäš f2W ÖKI-y 3ly 3 2f äNUŠäš üdzöŠ NUŠŁJf-I-NUly 3 ŁJ2flāKly 3 3NUŠI-äly 3 ø I-äKly 3 2W Yly2W äŠNUølÖly 3 2f ädzÖK Y2ú2W øŠKlÖfŠäš ödzú ŠËÖfödzRly 3 KłEKŋlāŠŠR I-dzú2Y2úšø ø I-äKly 3 KłEKŋlāŠŠR I-dzú2Y2úšø äúŠI-Y ÖfŠI-yly 3 ö2Rë NUŠŁJf-I-NUly 3 ÖKI-äāšä NUŠŁJf-I-NUly 3 I-yR ödzYŁly 3 I-yR LJf-lyúly 3ø

Motel. ! Y2úŠf lā I-ōdzlērlyy 2w 3w2dzl 2f ōdzlērlyyāš ōl-ōlyāš ō2dzlūā 2w ālylēl-ū āūndzōūdznšāš ō2yūl-lylyy ljlwyl-ūlātē w22yllyy dylūā ōlūK ūKŠ yōzYōšw 2f ūKŠflllyy dylūā ōšlyy y2ū 3wšl-ūšw ūKl-y ūšy ljlšwōšy ōmēz ō 2f ūKŠ ū2ūl-f yōzYōšw 2f w22yllyy dylūāš l-yŕ ūšālyyšŕē lyūšyŕšŕ l-yŕ l-ōūdyl-fē dāšŕē l-f l-ū l-fē 2w ūKŠ ljlw2ōlālyy 2f ātššllyy l-ōō2Yy2ŕl-ūālyā 2w ūl-l-ōššw l-yŕ l-dēlēl-ūē fl-ōlēlūāš 2w ūKŠ ljlšwālyy ljlwālyy lyōkl-ūš 2f ādōK Y2úšf ūKŠ ūšwyl yY2úšf ākl-f lyōtēŕš ū2dzlūā ōl-ōlyāš Y2úšw ō2dzlūāš l-dzū2Y2ōlš ō2dzlūāš l-dzū2 ōl-ōlyāš Y2ū2w tēŕšāš l-yŕ ālylēl-ū fl-ōlēlūāš ōlūKly ūKā ūššlylūālyy ōdzū lū ākl-f y2ū lyōtēŕš ū2dzlūāš K2Yšāš ōšŕ l-yŕ ōwšl-lyl-ūš šāūl-ōlāKylšyūāš w22yllyy K2dāšāš ō2l-ūllyy K2dāšāš Ydzlūlš ūššlyyāš 2w K2ūšfā

Nursery. ! yē 3w2dzylā 2w ljlwšyāšā 2y 2w ly ōklōK ydzlūāš āū2ōl lā ljlw2l-l-ēl-ūšŕē 3w2y 2w ōdzlūl-ūšŕē 2w ūKŠ ljlw2l-l-ēl-ūš 2f ūšāūl-ūdzlūlyy l-yŕk2w āššlyy ūKŠ āl-Yš l-ā l- ōdzālyšāš l-yŕ wšljlwšŕ ū2 ōš ūōšyāšŕ dylŕšw lyāšōū tšāū l-yŕ tfl-yū šāšl-āš ! ōū a / [hycHLMŠ Šū āšlly l-ā l-yšyŕšŕ

Office Business. tfl-ōš 2f ōdzālyšāš ōKšwš ljlw2fšālyy l-ā 2w ūššwōl-f ūšāš l-ūš ljlw2wyl-ŕē lyōtēŕšā ōdzū y2ū ūl-ūšŕē ū2 l-ōššwōllyy 2f ūšāš l-yŕ ōdzālyšāšāt ō2yādzYšw ōwšŕū wšljlw2wyllyy l-ēšyōlšā l-yŕ 2f ūšāšāt l-yŕ ūššlwlk2yš l-yŕ ljlw2wyl ōdzālyšāš 2f ūšāš

Outdoor Dining Areas. ! āš 2f l-y l-ŕēl-ōšyūš 2dzūāšŕē l-ūšl- ōē l- 22ŕ 2w ōššwōl-ēš šāūl-ōlāKylšyū 2w ūKŠ āl-Yš šl-ūlyy l-yŕ ūllylyy l-ōūlūāšā ūKl-ū 2ōōdzw ōlūKly ūKŠ šāūl-ōlāKylšyū

Paint Shops, Automotive. ! āšwōš āK2l ōKšwš ōšklōtšā l-yŕ ljlwūā l-ūš ljl-lylšŕē ūēlōl-fē ōē āljlw-ēlyy

Payday Lenders. ! yē ōdzālyšāš ūōšyāšŕ ljlwādzl-yū ū2 ūKŠ ūššwōlšŕ ljlwšāšyūšyū āšwōš ūl-yā l-ōūālyā l-ōūš a / [пyтHMHM Šū āšlly

Places of Assembly. { Kl-f lyōtēŕš ūl-ūšŕē āšwōš l-yŕ ūššwōlšŕē wšāūl-dzyl-yūāt ōl-ylydzū fl-ōlēlūāšāt ōdzālyšāš āōK22fāš ō2fššāš l-yŕ ūl-l-ŕš āōK22fāt l-dzŕlū2wādzYā l-yŕ ūšl-ūšwāt tēŕšē Kl-fāš ā2ōl-f ūdzōāš l-yŕ fl-l-ūšwyl-f 2wšl-yā l-ūālyyāt l-yŕ wššl-ādzā lyāūlūdzūālyy

Restaurants:

! **Full-Service Restaurant.** ! āūndzōūdznš 2w ljlwālyy 2f l- āūndzōūdznš ōklōK lā Yl-lyūl-lyšŕē 2ljlwyl-ūšŕē l-yŕ l-ŕōšwōlāšŕ 2w Kšŕē 2dzū ū2 ūKŠ ljlw2wyl l-ā l-l-l-ōš ōKšwš 22ŕē ō2yŕšōūālyy flw2lšyŕšāšwōš l-yŕ ōššwōl-ēš l-ūš āšwōšŕ l-yŕ ō2yādzYšŕ l-ū ūKl-ūā l-yŕ ūl-fšā ljlwyl-ūlātē ōlūKly ūKŠ āūndzōūdznš l-yŕ ōklōK Kl-ā l- Ylylyy dY āšl-ūlyy ōl-l-l-ōūē 2w Y2wš ūKl-y ūKlūē ōolū ljlwālyy

. **Limited Service Restaurant.** ! āūndzōūdznš 2w ljlwālyy 2f l- āūndzōūdznš ōklōK lā Yl-lyūl-lyšŕē 2ljlwyl-ūšŕē l-yŕ l-ŕōšwōlāšŕ 2w Kšŕē 2dzū ū2 ūKŠ ljlw2wyl l-ā l-l-l-ōš ōKšwš 22ŕē ō2yŕšōūālyy flw2lšyŕšāšwōš l-yŕ ōššwōl-ēš l-ūš āšwōšŕ l-yŕ ō2yādzYšŕ ōlūKly ūKŠ āūndzōūdznš l-yŕ ōklōK Kl-ā āšl-ūlyy 2w y2 Y2wš ūKl-y ūKlūē ōolū ljlwālyy

/ **Carry-out Restaurant.** ! āūndzōūdznš ōklōK lā Yl-lyūl-lyšŕē 2ljlwyl-ūšŕē l-yŕ l-ŕōšwōlāšŕ 2w Kšŕē 2dzū ū2 ūKŠ ljlw2wyl l-ā l-l-l-ōš ōKšwš ūKŠ ljlwyl-ūl-l-ōūlūē lā 22ŕē ō2yŕšōūālyy flw2lšyŕšāšwōš l-yŕ ōššwōl-ēš ūl-l-šē 2dzū āšwōšŕ l-yŕ ōklōK lyōtēŕšāš l-ā l-y l-ōōšāāzūē dāšē l- ūllyy 2w šl-ūlyy l-ūšl- ōklōK Kl-ā āšl-ūlyy 2w y2 Y2wš ūKl-y ūšššōš ōmū ljlwālyy ōKšwš 22ŕē l-yŕ ōššwōl-ēšā Yl-ē ōš āšššōūšŕ l-yŕ ō2yādzYšŕ ōlūKly ūKŠ āūndzōūdznš

5 **Drive-In Restaurant.** ! yē šāūl-ōlāKylšyū ōKšwš 22ŕē ō2yŕšōūālyy flw2lšyŕšāšwōš l-yŕk2w ōššwōl-ēšā l-ūš āšwōšŕ ū2 ōdzāū2Yšw ōKlš āšl-ūšŕ ly ūKšw Y2ū2w ōšklōtšā dzljlly ūKŠ ljlwšyāšā lū ākl-f l-fāz lyōtēŕš l-yē šāūl-ōlāKylšyū ōKšwš ūKŠ ōdzāū2Yšw Yl-ē āšwōš ūKšyāššōšā l-yŕ l-ūš ljlwyl-ūšŕē ū2 ō2yādzYš 22ŕ l-yŕ ōššwōl-ēš ly l- Y2ū2w ōšklōtšā l-l-l-ŕē 2y ūKŠ ljlwšyāšā 2w l-ū 2ūKšw fl-ōlēlūāšā ōklōK l-ūš ljlw2ōlāšŕ 2w ūKŠ dāšē 2f ūKŠ l-l-l-ūlyy 2w ūKŠ ljlw2l-l-ēš 2f ō2yādzYlūālyy l-yŕ ōklōK l-ūš tēōl-ūšŕē 2dzūāšŕē 2f ūKŠ ōdzlērlyy

9 **Drive-Thru Restaurant.** ! āūndzōūdznš 2w ljlwālyy 2f l- āūndzōūdznš ōklōK lā Yl-lyūl-lyšŕē 2ljlwyl-ūšŕē l-yŕ l-ŕōšwōlāšŕ 2w Kšŕē 2dzū ū2 ūKŠ ljlw2wyl l-ā l-l-l-ōš ōKšwš 22ŕē ō2yŕšōūālyy flw2lšyŕšāšwōš l-yŕk2w ōššwōl-ēšā l-ūš ljlw2ōlāšŕē ōē ōdzāū2Yšw flw2Y l- ūšwōšljl ōlyŕē ō ōKlš āšl-ūšŕ ly ūKšw Y2ū2w

Section 2.02 Specific Terms.

(1) Definitions of Parking Terms.

Off-street Parking Lot. ! Ғі-Олғауіе LҒN20A PLY ӨСКІОДZFI-NU LJFNU PLY аLJF-ОSа ӨлүK I-РS IjdzFI-ús RNUӨSа I-YP I-AtSа F2NU YF-YSDZ0SNUY3I а2 I-а 02 LJNU20A PLS I-00Saa F2NU SyUNU-Y0S I-YP SEUaa F2NU UKS LJFNU PLY 2F Y2NU S UKF-Y 022 0H0 ӨСКІОТSаФ HFFHаUNUSU LJFNU PLY F2Uа Ydzau OS RdzNUF-otS I-YP аY22U0K

Parking Space. ! YFNUFI adzLUF-otS F2NU UKS LJFNU PLY 2F I-Y2U2NU ӨСКІОТS ӨлүK I- RNUӨSӨI-е 02YYS0UAY adzOK LJFNU PLY аLJF-ОS ӨлүK I- аUNUSU 2NU I-FFSeS I-NUU-Y3SR 02 F1-0A0UFI-0S UKS 02Y0SYUSYU I-YP аI-FS IY3NU Saa I-YP S3NU Saa 2F I-Y2U2NU ӨСКІОТSа ФKS YLYAYdzY I-NUFI NUIjdzANUSR I-020S аKIF-FF OS SE0fdzаU0S 2F YS0Saa I-NUe RNUӨSӨI-еаз I-AtSaz 2NU YF-YSDZ0SNUY3 I-NUFI-а F2NU I-FF dzаSа 2UKSU UKF-Y 2Y2S I-YP 022PIFY-Atе R0SffIY3аФ

(2) Definition of Miscellaneous Terms.

Adult Foster Care Facility. ! 320SNUYSYUFI-F 2NU Y2Y320SNUYSYUFI-F SaUF-0A0KYSYU UKFI-U LJNU20A PLS F2AU0S 0FI-NU S 02 I-RdzUaФ {dz02S0U 02 a 0K0AIF- t dz0A0 ! 0U HMY 2F MPTPZ I-а I-YSYRSR I-YP a / [пплФТлм S U аS IjP I-RdzU F2AU0S 0FI-NU S F1-0A0U Sа IY0fdzRS F1-0A0U Sа I-YP F2AU0S 0FI-NU S F1-YAtе K2Y Sа F2NU I-RdzUа 0K2 I-NU S I-3SR YSYUFI-FFe Atе RS0St2LYSYUFI-FFe RIAI-otSR 2NU LJKеаU0I-FFe RIAI-otSR 0K2 NUIjdzANUS adzLJNU0A2Y 2YF-Y 2Y32IY3 0I-аа 0dzU 0K2 R2 Y2U NUIjdzANUS 02YUAYdzdzа ydzNUAY3 0FI-NU S ! YF I-RdzU F2AU0S 0FI-NU S F1-0A0Ue R2Sа Y2U IY0fdzRS I- ydzNUAY3 K2YS K2YS F2NU UKS I-3SR K2ALU0I-F K2ALU0I-F F2NU UKS YSYUFI-FFe Atе F1-0A0Ue F2NU UKS RS0St2LYSYUFI-FFe RIAI-otSR 02dyUe IYFNUY I-NUe 0KAtR 0FI-NUY3 IYAU0dzU2Y IY SaUF-0A0KYSYU 02Y Y2YAtе RSа0NU0SR I-а I-Y I-02K2F 2NU adz0aUFI-Y0S I-0dzаS NUSKI-0A0UFI-02Y 0SYUSNU I- NUSAI RSYUFI-F F1-0A0Ue F2NU LJSNU2Yа NUSFI-аSR FNU2Y 2NU I-aA3YSR 02 I-RdzU 02NUS0U2YFI-F IYAU0dzU2Y 2NU I-Ye 2UKSU dzаS SE0fdzRS dzYRS ! 0U HMY 2F MPTPZ I-а I-YSYRSR

Agriculture. ФKS I-NU I-YP а0ISY0S 2F 0dzU0UFI-0AY UKS 3NUdzYR UKS LJNU2Rdz0U2Y 2F 0NU2LJа 2NU 00SаU20I I-YP UKS LJNU20SаAY 2F YAt I LJNU2Rdz0SR 2Y UKS F1-NUY 2Y 0K0K UKS LJNU20SаAY а F20I-USR SE0fdzRY3 K20S0SNU 02Y YSNU0AIF 3NUSYKdzаSа UKS аI-FS 2F ydzNU SNUe аU20I S NARLY аUFI-otSaz YIY 2NU F2E 2NU аYAt I-NU FdzNU F1-NUY аz K23 2NU LJ2dzU0Ue F1-NUY а dzаLY 3I-NU0I-3S I-а UKS LJNUY0ALJFI-F а2dzNUOS 2F TSRS I-YP RI-ANU LJNU20SаAY 2LJNUFI-02YаФ

Automobile Car Wash Establishment. ! F1-0A0Ue F2NU UKS 0I-aKLY 2NU 0TSI-YLY 2F 0СКІОТSаФ ! 0FI-NU 0I-aK YFI-е OSY

! U I- аLYAtS dZU0U 0eLJ S 0K0K KFI-а I- аLYAtS 0I-е 2NU I- 3NU2dzLJ 2F аLYAtS 0I-еа 0L0K SI-OK 0I-е 02 I-002YY2RI-0S 2YS 0СКІОТS 2YAtе 0KSNU S I- LJNU2Y dzаSа I- K0KPLJNU Saa dzNU S K2аS 02 0I-aK UKS 0СКІОТS 0e KFI-YRT 2NU

. U I-YF-dzU2YFI-0SR аLYAtS dZU0U 0eLJ S 0K0K KFI-а I- аLYAtS 0I-е 02 I-002YY2RI-0S 2YS 0СКІОТS I-U FI-0AYST 2NU

/ U I-0dzYSt dZU0U 0eLJ S 0K0K I-FF0а 0I-aKLY 2F YdzU0UAtS 0СКІОТSа IYFI-0I-YRSY I-NUU-Y3SYSYU 0KAtS Y20LY 0KNU2dz3K UKS аUNdz0UdzUS

Automobile or Vehicle Dealership. ! 0dzаLYSаа UKFI-U аStfа YS0 2NU dzаSR 0FI-NUа I-U UKS NUSUFI-Atе F0SStо LU YFI-е I-faz LJNU20A PLS YF-YSYUFI-Y0S аSNU0A0Sа F2NU 0FI-NUа I-YP SYLJF2е I-dzU2Y2U0S 0S0KY0A I-Yа 02 аU20I I-YP аStf аLJFI-NU S I-dzU2Y20Afs LJFI-NUа I-YP LJNU20Sаа 0FI-NUUFI-YUe 0FI-YAФ

Automobile Service Station. ! 02YLJSE dzаSR F2NU UKS аI-FS 2F 3I-a2FIY 2NU 2UKSU Y2U2NU FdzStaz 2Ataz fdz0NU0I-YUaz I-YP I-dzU2 I-00Saa2NU SAt I-YP 0K0K YFI-е 2NU YFI-е Y2U IY0fdzRS 0I-aKLY3 fdz0NU0I-0AY3 I-YP 2UKSU YLY2NU аSNU0A0LY3 SE0SLU F2NU I-dzU2Y20Afs 02Re 02NU

Bed and Breakfast Establishment. ! Y20YSNUP200dzLJSR R0SffIY3 0KSNU S Y2 Y2NU S UKF-Y P0S 0PU 3dzSaU NU22Yа I-NU S YFI-RS I-0I-AtFI-otS F2NU UKS USYLJ2NU I-NUe I-002YY2RI-02Y2F UKS UNFI-0SFIY 2NU 0I-0I-02YLY3 LJdz0A0Ф {dzOK I-Y SaUF-0A0KYSYU YFI-е 2FFSNU YSI-fа 2YAtе 02 UK2аS LJSNU2Yа USYLJ2NU I-NUAtе NUSAIRLY I-U UKS SaUF-0A0KYSYUФ {SS I-faz RSFIYU2Y2F h. SR I-YP . NUSFI-FI-аU LYy I-YP h I 2Y SaUF-0eФ

! U **Bed and Breakfast Inn.** ! аUNdz0UdzNU S LJNUY I-NUAtе dzаSR F2NU F2R3LY LJdzNUJ2аSа 0KSNU S UKS dzаS I-а I- NUSAIRSY0S а 0TSI-NUAtе аS0ZYR I-NUe ! аUNdz0UdzNU S 0KSNU S Y2NU S UKF-Y P0S 0PU 0dzU Y2U Y2NU S UKF-Y UKNUUe 00NU 3dzSaU NU22Yа I-NU S YFI-RS I-0I-AtFI-otS F2NU UKS USYLJ2NU I-NUe I-002YY2RI-02Y2F UKS UNFI-0SFIY 2NU

01-01-012yly3 Ljdz0b00 {dz0K I-ySáúI-0báKYSyú YI-è 2ffSNU YSÍ-tá ú2 úKS Ljdz0b0 I-yR LjSNUá2yá úSYLJ2NUI-Nuæ
NuSáIŘIy3 I-ú úKS SáúI-0báKYSyú {SS I-tá2 ŘŠTlyáú2y2f ħ. ŠŘ I-yR . NuSÍ-ŹI-táú 9áúI-0báKYSyú ħ I-yR
ħ I 2YŠáúI-è ħ

. ú **Homestay.** ! y20ySNU200dzLJŠŘŠ ály3fSŹI-YI-æ ŘŠŠfŹy3 2NU I-ŘŠŠfŹy3 dylú lyI- ŘdzLJŠÈ 2NU Ydzfúly
ŹI-YI-æ ŘŠŠfŹy3 áúNdz0údzNUŠS úKI-ú YI-è NuSyú dzLJ ú2 úKNUŠS óóú ály3fS óŠŘNU22Yá 0áúK óI-úKNU22Y I-00Šáá
Ź2NU 20ŠNuY3Kú I-002Y-Y2ŘI-ú2yá Ź2NU LjSNU2Řá I-á áK2NU I-á 2yŠ 20ŠNuY3Kú áúI-è a ŠI-tá I-NUŠ y2ú LjNU20áŘŠŘ
0áúK NuSyúI-æ 0dzú Źáú0KSy I-yŘK2NU ŘIyly3 ŹI-0áúáŠá YI-è 0Š I-0I-æI-0Š Ź2NU 3dzŠáúá ú2 LjNUŠLJ I-NUŠ úKSNU 20y
YŠI-tá ħyŹ LjNU2LJŠNUáŠá úKI-ú KI-0Š NuS0Šá0ŠŘ I-LJLJNU20I-Ź 2Ź I- NuSyúI-Ź NuS3áúNUI-ú2y I-LJLJNU20I-ú2y I-NUŠ
NuS02ylyŠŘ I-á I- 12YŠáúI-è Ź2NU LjdzNU2áŠá 2Ź 02YLyŹy3 0áúK /áúè 2Ź [á02yly 2NUŘIyly0Šá {SS I-tá2
ŘŠTlyáú2y2f ħ. ŠŘ I-yR . NuSÍ-ŹI-táú 9áúI-0báKYSyú ħ I-yR ħ. ŠŘ I-yR . NuSÍ-ŹI-táú LyY ħ

Breezeway. ! Nu2ŹŠŘ 2dzúŘ22NU LJI-ááI-ÈŠS I-á 0Šú0ŠŠy I- K2dzáŠ I-yR I- 3I-NUI-ÈŠS

Bulk Storage. D22Řá Ź2NU áI-ŹŠS áú2NUI-ÈŠS 2NU ŘáLJŹI-è úKI-ú KI-0Š I- ŹI-NUŠS áI-ŹŠS YI-áá 2NU 02ŹYŠS I-yR I-NUŠ y2ú ŠI-áŹ
Y20ŠŘ 2NU 0I-NUAŠŘS ádz0K I-á NuI-æNU2I-Ř áúŠá ŹI-NUŠS 0I-3á 2Ź ŹŠŘŠŹ ŹŠNUáŹIŠNU 022ŘS áI-yR 3NUI-0ŠŹ áú2YŠS ŹdzY0ŠNU
ŠIjdzLJYŠyúS I-yR 2úKSNU ályŹI-NU YI-úŠNUI-tá I-yR ádzLJLJŹŠá

Caregiver Grow Facility. ! yŠy0ŹáŠŘS Ź20ŹŠŘ ŹI-0áúá ly 0Ká0K I- ħ0I-NUŠ3á0ŠNU ħ 2NU ħLJI-úáŠyú ħ I-á úK2áŠ úŠNUYá I-NUŠ
dzáŠŘ lyúKS a á0Ká3I-y a ŠŘá0I-Ź a I-NUA dzI-yI- ! 0úS LyáúI-úŠŘ [I-0 m a / [0000HHCPIH Šú áŠIj 0dzfúá0I-úŠá YI-NUA dzI-yI-0

Electric Vehicle (EV) Charging Station or Port. 9IjdzLJYŠyú úKI-ú 02yYŠ0úá I- ály3fS ŠŹŠ0úNU0 2NU LjŹdz3lyKè0NUŘ
0ŠKá0ŹS ú2 I- á2dzNUŠ 2Ź ŠŹŠ0úNU0áúè

Enclosed. {dzNU2dzYŘŠŘ 2NU 0ŹáŠŘ 2Ź 2yI-Ź áIŘŠá

Establishments for the distribution of or the packaging, assembling, secondary processing, alteration, or repair. Ly0ŹdzŘŠá 0dzú y2ú ŹIyáúŠŘ ú2 LjNUyly3 Ljdz0báKY3 I-yR NuŠI-úŠŘ LjNU2Řdz0úá 3ŹI-áá LjNU2Řdz0úá YI-ŘŠ 2Ź
LjdzNU0KI-áŠŘ 3ŹI-áá I-yR LjNU2ŹŠáá2yI-æ á0IŠyúáŹI-0 I-yR 02yYNU2 I-yáúNdzYŠyúá I-yR LJI-NUáŹ ú2èáŹ I-Y dzáSYŠyúŹ áLJ2NUáY3
I-yR I-úKŹŠú0 322ŘáŹ 2ŹŹI0Š I-yR I-NUáú YI-úŠNUI-táŹ I-yR 2Š0ŠŹ ħ I-yR y2ú2yá

Exotic Vehicle. ! yly0ŠáúYŠyú3NUI-ŘŠ áLJ2NU 2NU ŹdzÈdzNUè I-dzú2Y20ŹŠ áLJŠ0ŹI-ŹŹ YI-ŘŠ 2NU LjNU2Řdz0Š ly ádzŹŹI-0IŠyúŹ
ŹIyáúŠŘ ydzY0ŠNU áú 0Š NuS02ylyŠŘ Ź2NU NuI-NUáè 0ŠI-dzúè I-yR 3ŠySNUI-Ź Řáúly0ú2y

Family Child Care Home. ! á ŘŠTlyŠŘ 0è tdz0b0 ! 0ú mŹtoS b20 mmc 2Ź úKS {úI-úŠ 2Ź a á0Ká3I-y a / [TTH0MMM Šú
áŠIj I-á I-YŠyŘŠŘ I-á I-LJNU0I-úŠ K2YŠ I-y 0Ká0K 2yŠ 0mú 0dzú ŹŠ0ŠNU úKI-yáŠ0Šy0tú Yly2NU 0KŹI-NUŠy I-NUŠ NuS0Š0ŠŘ
Ź2NU 0I-NUŠ I-yR ádzLJŠNUá2yŹ Ź2NU LjSNU2Řá 2Ź ŹŠáá úKI-yú0Šyúè Ź2dzNU 0mú K2dzNU I-ŘI-è dzYI-úŠyŘŠŘ 0è I-LJI-NUŠy 2NU
ŹŠI-Ź 3dzI-NUŘI-Ź Ź2NU Y2NUŠ úKI-y Ź2dzNU 0mú 0ŠŠŹá ŘdzNUY3 I-0I-ŹyŘI-NU 0ŠI-NUŠ ŠÈ0ŠLJ 0KŹI-NUŠy NuŠI-úŠŘ ú2 I-yI-Řdzú
YŠY0ŠNU 2Ź úKS ŹI-YI-æ 0è 0Ź22ŘS YI-NUA I-ÈŠS 2NU I-Ř2LJú2y

Farm. ! ŹI-NUY á I- LŹI-úŠŘ 2NU dylŹI-úŠŘ LJI-NU0ŠŹ 2Ź ŹI-yR Y2NUŠ úKI-yúKNUŠS óóú I-0NUŠá ly I-NUŠI- ly ály3fS 20ySNUáKALJ 2NU
ály3fS 2LJŠNUI-ú2y 2y 0Ká0K I-3NU0dzfúdzNUŠ úI-ŹŠá LŹI-0Š

Fence. ! yI-NUáŹI-0I-ŹŹ 02yáúNdz0úŠŘ LJKèá0I-Ź 0I-NUAŠNU dzáŠŘ ú2 02yŹI-ly 2NU Šy0ŹáŠ I-yI-NUŠI- Ź2NU LjNU2úŠ0úá0Š YŠI-ádzNUŠáS
LjNU0I-0è ŘŠ02NUI-ú0Š LjdzNU2áŠá 2NU ú2 YI-NU ŹI- 02dzYŘI-NUè

Food Truck. ! ŹI-NUŠŹKŠŠŹŠŘ 0ŠKá0ŹS ŹNU2Y 0Ká0K Ź22Ř á á2ŹŹ úKI-ú úèLJ0I-ŹŹ 02yŹI-ly á 022Źly3 ŹI-0áúáŠá 0KŠNUŠ
úKS Ź22Ř á LjNUŠLJI-NUŠŘ

Garage, Private. ! LjNU0I-úŠ 3I-NUI-ÈŠS á I- áúNdz0údzNUŠ 0ŠI-NUY3 I- 3I-NUI-ÈŠS Ř22NU I-yR úèLJ0I-ŹŹ ŘŠályŠŘ Ź2NU úKS áú2NUI-ÈŠ
LjNUY0ALJI-ŹŹ 2Ź y2y02YŠNU0I-Ź Y2ú2NU 0ŠKá0ŹŠá KI-0ly3 y2 Ljdz0b0 áK2LJ 2NU áSNU0Š0Šá ly 02yYŠ0ú2y úKSNUŠ0áúK

Group Day Care Home. ! á ŘŠTlyŠŘ 0è mŹto t ! mmc 2Ź úKS {úI-úŠ 2Ź a á0Ká3I-y I-á I-YŠyŘŠŘ I-yR a / [TTH0MMM
Šú áŠIj I-á I-YŠyŘŠŘ I-LJNU0I-úŠ K2YŠ I-y 0Ká0K Y2NUŠ úKI-yáŠ 0mú 0dzú y2ú Y2NUŠ úKI-yú0ŠŹ 0mú Yly2NU 0KŹI-NUŠy
I-NUŠ 3I-0Šy0I-NUŠ I-yR ádzLJŠNUá2yŹ Ź2NU LjSNU2Řá 2Ź ŹŠáá úKI-yú0Šyúè Ź2dzNU 0mú K2dzNU I-ŘI-è dzYI-úŠyŘŠŘ 0è I-LJI-NUŠy
2NU ŹŠI-Ź 3dzI-NUŘI-Ź Ź2NU Y2NUŠ úKI-y Ź2dzNU 0mú 0ŠŠŹá ŘdzNUY3 I-0I-ŹyŘI-NU 0ŠI-NUŠ ŠÈ0ŠLJ 0KŹI-NUŠy NuŠI-úŠŘ ú2 I-yI-Řdzú
YŠY0ŠNU 2Ź úKS ŹI-YI-æ 0è 0Ź22ŘS YI-NUA I-ÈŠS 2NU I-Ř2LJú2y

átf-dzÉKúŠNúK2dzáŠá I-yŕ I-óí-úú2NúáT Fí-óNúÓí-úŠŕ YŠúíF LjNú2ŔdzÓúá ŠÉÖŠLú KŠí-Øè Yí-ÖKlyŠNúŠ úNúí-yáLj2Núí-úá2Y ŠljdzLjYŠyúŠ I-yŕ áúŠŠF Fí-óNúÓí-ú2NúáT I-yŕ ŘáŠáŠ Éí-dzÉŠáŠ IyáúNdzYŠyúáŠ LjI-úúŠNúyáŠ I-yŕ fŠí-úKŠNú É22Ŕáø

Landscaping. b2úøáúKáúí-yŕlyy I-yè 2úKŠNú LjNú2Øááiyá Ø2yúí-IyŠŕ IyúKáá hNúŕlyI-yŕŠŠ IyŕÖ2YyŠNúÓí-I-yŕ IyŕdzáúNúI-f Í2ylyy ŘááúNúÓúáŠ á2ŔŔlyyŠ áŠŠŔlyyŠ 2Nú ŘŠÖ2Núí-úúØŠ úNúŠí-YŠyú 2F úKŠ I-NúŠí- fèlyyŠ öŠúøŠŠyúKŠ LjNú2LjŠNúúè flyŠ I-yŕ úKŠ LjI-ØŠYŠyú áKí-f f öŠ NÚŠljdzNúŠŔ 2F úKŠ 2øYŠNú I-yŕK2Nú ŘŠØŠf2LjŠNú 2F úKŠ f2úŠ I-á I-LjLjNú2ØŠŔ öè úKŠ LyáLjŠÖúá2Y 5ŠLjI-NúYŠyúø

Light Manufacturing. [áÉKú Yí-ydzFí-ÖúdzNúlyy NÚŠFŠNúá ú2 IyŕdzáúNúI-f I-ÖúáØáúè úKí-ú dzáŠá äYí-f 2Nú Y2ŔŠNúí-úŠ I-Y2dzYúá 2F NÚí-ø 2Nú LjI-Núúáí-f fè LjNú2ØŠááŠŔ Yí-úŠNúáí-fä ú2 LjNú2ŔdzÖŠ áúŠYá 2F NÚŠfí-úáØŠfè KáÉK Øí-fdzŠ LjŠNú dzYúú øŠíÉKúø [áÉKú Yí-ydzFí-ÖúdzNúŠ Iá Y2áú 2FúŠY I-áá2Øí-úŠŔ øáúK öí-úÖKŠá 2Nú ŘááöNúŠúŠ LjNú2ŔdzÖúá2Y NdzYáø ÇKŠ Yí-ydzFí-ÖúdzNúlyy 2F Öf2úKŠáŠ fdzNúyáúdzNúŠ Ö2yádzYŠNú ŠfŠÖúNú2yáØáŠ K2dzáŠK2Ŕŕ áúŠYáŠ 2ŠøŠNúè Lj2úúŠNúè 22ŔŔ I-yŕ öŠÖŠNúí-ÉŠá I-NúŠ á2YŠ ŠÉí-YLí-fŠá 2F fÉKú Yí-ydzFí-ÖúdzNúlyyø LyŕŠúŠNúYályy øKŠúŠKŠNú I- dzáŠ Iá Öfí-ááŔáŠŔ I-á fÉKú Yí-ydzFí-ÖúdzNúlyy 2Nú á2YŠ 2úKŠNú Öfí-ááŔáØí-úá2Y 2F dzáŠ öŠíÉøŠ KŠí-Øè Yí-ydzFí-ÖúdzNúlyy Ö2YyŠNúÓí-fé I-ÖÖŠáá2Núè dzáŠ K2YŠ 2ÖÖdzLjI-úá2yŠ ŠúÖøúŠ úKŠ . dzáŔlyy hŔŔáØí-f áKí-f Ö2yáŔŔŠNú úKŠ Yí-úŠNúáí-f LjNú2ØŠááŠ Ijdzí-yúúáŠáŠ I-yŕK2Nú 2úKŠNú ályáŔí-Nú Fí-Öú2Núáø

Name Plate. ! ááY IyŕáØí-úályy úKŠ yí-YŠ I-yŕK2Nú I-ŔŔNúŠá 2F I- ödzáŔŔlyy 2Nú úKŠ yí-YŠ 2F I-y 2ÖÖdzLjI-yú úKŠNúŠ2F I-yŕ úKŠ yí-údzNúŠ 2F I- LjŠNúYáúúŠŔ 2ÖÖdzLjI-úá2yúKŠNúŠyø

Nature Preserve. !Y I-NúŠí- 2F fí-yŕ Yí-yí-ÉŠŔ ú2 Ö2yáŠNúØŠ øŔŔŔŔŠ LjŔí-yú Kí-öáí-úŠ 2Nú 2úKŠNú yí-údzNúí-f ŔŠí-údzNúŠáø ! ÖúáØáúáŠá ádzÖK I-á KáŔlyyŠ Ŕí-è Öí-YLjlyyŠ I-yŕ ŠŔdzÖí-úá2yí-f fí-ö2Núí-ú2NúáŠá Öí-yúí-ŔŠ LjŔí-ÖŠ Iyí- bí-údzNúŠ tNúŠáŠNúØŠø

Nursing Home. ó/2yØí-fŠáöŠyú I2YŠŔ{KŠŔúŠNúŠŔ / I-NúŠ I2YŠø !Y Šáúí-øŔáKYŠyú Ŕ2Nú úKŠ Öí-NúŠ 2F ÖKŔŔŔNúŠyú úKŠ ŠŔŔŠNúŔè 2Nú IyŔŔNúYø {dzÖK I-yŠáúí-øŔáKYŠyú áKí-f y2ú Ö2yúí-IyŠŠljdzLjYŠyú Ŕ2Nú 2Nú LjNú2ØáŔŠ Öí-NúŠ IyYí-úŠNúyáúè Öí-áŠá 2Nú Ŕ2Nú LjáèÖK2úáØá 2Nú 2úKŠNú dzYúdzŔè YŠyúí-f fè ŘŠNúí-yŠŔŔ LjŠáá2yá y2Nú Ŕ2Nú ádzNúÉáØí-f 2Nú YŠŔáØí-f Öí-áŠá Ö2Yy2yŔè úNúŠí-úŠŔ IyK2áLjNúí-fä I-yŕ áKí-f öŠ fÖŠyáŠŔ I-á I- ydzNúályy K2YŠ öè úKŠ {úí-úŠ 2F aáÖKáÉí-yø

Office, Medical. a ŠŔáØí-f 2ŔŔáÖŠ IyŕÖfzŔŔŠá ádzÖK 2ÖÖdzLjI-úá2yá I-á LjKèááØí-yáŠ ŔŠyúááúáŠ I-yŕ ályáŔí-Nú YŠŔáØí-f LjŠNúá2yŔŔ Ŕ2Nú úKŠ úNúŠí-YŠyú I-yŕ ŠÉí-Yályí-úá2Y 2F LjI-úáŠyúá á2ŔŔè 2Y I-y 2dzúLjI-úáŠyú öí-ááŠ LjNú2ØáŔŠŔ úKí-ú y2 2ØŠNúyáÉKú LjI-úáŠyúá I-NúŠ ŔŠLjú 2YúKŠ LjNúŠYááŠáø

Outdoor Recreation Uses. wŠÖNúŠí-úá2YŠyí-ÉŠŔ Iy2dzú 2F Ŕ22NúáŠ Y2áú Ö2Yy2yŔè IyYí-údzNúí-f áŠúúályyáø IyŕÖfzŔŔlyyŠ ödzú y2ú flyáŔŔŔ ú2Š öí-áŠöí-f fè á2ÖÖŠNúŠ öí-áŔŠúöí-f yí-údzNúŠ úNúí-ŔáŠ ŠŔdzÖí-úá2yí-f fí-ö2Núí-ú2NúáŠáŠ ŠúÖø

Personal Service Establishments. !Y Šáúí-øŔáKYŠyú Šyí-ÉŠŔ LjNúYí-NúŔè IyLjNú2ØáŔlyy áŠNúØáØá IyØ2ŔŔlyy úKŠ Öí-NúŠ 2F I- LjŠNúá2Y 2Nú I-LjLjI-NúŠŔè IyŕÖfzŔŔŠá ödzú y2ú flyáŔŔŔ ú2 öí-NúÖŠNú áK2LjáŔ Ödzáú2Y ŘNúŠááYí-Ŕlyy áK2LjáŔ KŠí-fúK áúdzŔá2á öy2ú IyŕÖfzŔŔlyy NÚŠŔdzÖlyy áí-f2yáŠ Yí-ááí-ÉŠ LjI-NúŔ2NúáŠ I-yŕ LjdzöŔíÖ öí-úKáúŔ NÚŠyúí-f ödzályŠáá øáúK y2 2dzúáŔŠ áú2Núí-ÉŠ 2Nú ŘááLjŔí-è 2F É22ŔáŔ I-yŕ øí-úÖK NÚŠLjI-Nú áK2Ljáø

Professional. I í-Øíy 2Ŕ Ŕ2 øáúK í- Ø2Öí-úá2yŠ Öí-flyyŠ 2ÖÖdzLjI-úá2yŠ 2Nú ŠYLjŔ2èYŠyú IyØ2ŔŔlyy fí-ö2NúŠ áŔŔŔ I-yŕ ŠŔdzÖí-úá2Y 2F I-yí-ŔŔí-yŕŠŔŔ úèLjŠ Iyí- ŔáŠŔŔ 2F áÖáYŕÖŠ 2Nú ŔŠí-Núlyy Ödzáú2Yí-NúŔè I-ØljdzNúŠŔ öè I- LjNú2ŔŔyYŠŔ Ö2dzNúáŠ 2F áLjŠÖNúí-ŔáŠŔ IyúŠŔŔŠÖúdzí-f IyáúNdzÖúá2Y I-yŕ áúdzŔèø

Professional Offices. LyŕÖfzŔŔlyyŠ ödzú y2ú flyáŔŔŔ ú2Š úKŠ Ŕ2ŔŔ2ølyyø a ŠŔáØíyŠŠ 2áúŠ2LjI-úKè I-yŕ ŔŠyúááúúè öŠÉÖfzŔŔlyy øŠúŠNúyí-Núè ÖflyáØáúŔ [í-øŠ ŠyíyáŠŠNúlyy I-yŕ I-NúÖKáúŠÖúdzNúŠŔ hLjú2YŠúúúè I-yŕ ÖKáNú2LjNúí-ÖúáØŔ I-yŕ LyádzNúí-yŕÖŠø

Psychiatric Hospital. ! ŔÖŠyáŠŔ LjdzöŔíÖè 2Nú LjNúáØí-úŠŔŔè2øYŠŔŔ Fí-ÖáØúè Ŕ2Nú IyŔLjI-úáŠyú Öí-NúŠ I-yŕ úNúŠí-úYŠyú 2F YŠyúí-f Řáá2NúŔŠNúá 2Nú úKŠ úNúŠí-úYŠyú 2F ádzöáúí-yŕÖŠ í-ödzáŠNúá ádzÖK I-á í-ŔÖ2K2ŔíÖá I-yŕ ŘNúdz I-ŔŔŔáØúáø

Publicly or privately-owned facility. !Yè Fí-ÖáØúè Iyø øKáÖK í- áŠNúØáØŠ Iá LjNú2ØáŔŔŔ öè I-yè LjŠNúá2yŠ ŔNúYŔ Ö2NúLj2Núí-úá2yŠ YdzYáØáLjI-fé Ö2dzYúè áúí-úŠŠ 2Nú ŔŠŔŔŠNúí-f ŔŠLjI-NúYŠyú 2Nú ö2í-NúŔŠ ŔdzŔè í-dzúK2NúáŔŠŔ I-yŕ ŔíÖŠyáŠŔŔ ú2 ŔdzNúyáK ádzÖK áŠNúØáØŠá ú2 úKŠ LjdzöŔíÖè dzYŔŔŠNú ŔŠŔŔŠNúí-fé áúí-úŠŠ Ö2dzYúè 2Nú YdzYáØáLjI-fé NÚŠÉdzŔí-úá2yáø

Recreational Equipment. wŠÖNúŠí-úá2yí-f ŠljdzLjYŠyú Iá ŘŔŔyŔŔ I-yŕ áKí-f IyŕÖfzŔŔŠ úKŠ Ŕ2ŔŔ2ølyyø

- ! ú ! húnúf-ðst únuí-æfšunh læ í-ðsklæðzfí-nú lú2núí-fótš áúnuðzðúdznuš ðdzlæú 2y í-ðkí-áááðš řšááýšř ú2 ðš dzášř í-á í-úšýlú2núí-núē řšðstfay3 f2nu únuí-ðstē nušðnuší-úá2yí-f í-yř ðí-ðí-úá2y dzášát y2ú ú2 šēðššř šáekú óyú řššú ly-ðlřúKø
- . ú ! húnúðlúdzl ðí-yfšunh læ í-áúnuðzðúdznuš řšááýšř lúnuí-í-núæē ú2 ðš ý2dzýřšř 2y í- lúðlúdzlú 2nu únuðzðl ðkí-áááð í-yř ðlúK ádzffáðšýú šljdzlúyšýú ú2 nušýřšnu lú ádzlúí-fótš f2nu dzáš í-á í-úšýlú2núí-núē řšðstfay3 f2nu únuí-ðstē nušðnuší-úá2yí-f í-yř ðí-ðí-úá2y dzášā
- /ú ! hý2ú2nuáíšř k2yšh læ í- lú2núí-fótš řšðstfay3 řšááýšř í-yř ð2yáúnuðzðúšř í-á í-ylyúšēnuí-f lúí-núú 2f í-ášffn lú2lúšffšř ðšklæðš
- 5ú ! hý2fřay3 úšýú únuí-æfšunh læ í- f2fřay3 áúnuðzðúdznuš ý2dzýřšř 2y ðkšššfá í-yř řšááýšř f2nu únuí-ðst í-yř ðí-ðí-úá2y dzášā
- 9ú . 2í-úá í-yř hð2í-ú únuí-æfšunh ákí-f fýðfðžřš ð2í-úáš f2fí-úáš í-yř nuí-fúáš lúfðžá úkš ý2nuí-f šljdzlúyšýú ú2 únuí-yá lú2nuú úkš áí-yš ý2úkš klækø í-ē
- Cú {ý2ðý2ðfš í-yř háy2ðý2ðfš únuí-æfšunh ákí-f fýðfðžřš í-f ý2ú2nuáíšř únuí-ðlšř nušðnuší-úá2yí-f ðšklæðš f2nu dzáš 2y-äyžð í-yř lðš í-yř ý2nuí-f šljdzlúyšýú ú2 únuí-yá lú2nuú úkš áí-yš ý2úkš klækø í-ē

Religious Institution. ! wššēā2dzā lyāúáúdzúā2y f2nu úkš lúdzlú2āš 2f úklā hnuřlyí-yðš ákí-f ýší-y í-ylyāúáúdzúā2y úkí-ú lúš2lúfš nušēdzfí-núē í-úúšýř ú2 lúí-núáðlúí-úš ly2nu k2ř nušēā2dzā āšnuðāðšāš ýššúāyāš í-yř 2úkšnu í-ðúáðlúšāø økš úšnuý hwsšēā2dzā lyāúáúdzúā2y h ákí-f y2ú ðí-núē í- āšðdzfí-nú ð2yy2úí-úā2y í-yř ákí-f fýðfðžřš ðdzlřlyā3 ly-ðkløk úkš nušēā2dzā āšnuðāðšā 2f í-yē řšý2yí-yí-úā2y í-núš kšř

{únuðzðúdznušā 2ðýšř 2nu 2lúšnuí-úšř ðē wššēā2dzā lyāúáúdzúā2yā f2ðí-úšř 2y lúí-núšfā 2úkšnu úkí-y økšnuš úkš lúnuýðlúí-f áúnuðzðúdznuš f2nu nušēā2dzā āšnuðāðšā í-núš kšř ákí-f y2úē f2nu úkš lúdzlú2āš 2f úklā hnuřlyí-yðš ðš ý2yāířnušř í- wššēā2dzā lyāúáúdzúā2y í-yř úkš lúnuýðlúí-f dzāš 2f úklā áúnuðzðúdznuš ákí-f ðš lúā dzāš í-yř úkš dzāš ákí-f ð2yf2nuý ú2 úkš nušljdznušýšýúā 2f úkš řāáúnuðš ly-ðkløk lú lā f2ðí-úšř

Residential Homes for Mentally or Physically Handicapped Persons. ! áúí-úš šššyāšř nušāířšýúí-f fí-ðlæúē ð2yāúnuðzðúšř f2nu úkš lúdzlú2āš 2f lú2ðlúřlyā3 nušāířšýú āšnuðāðšā ðlúK úššýūē f2dznu óhnu k2dznu ádzlúšnuðāā2y 2nu ðí-núš f2nu ý2nuš úkí-y āíē ócu ýšýúí-f fē 2nu lúkēāðí-f fē kí-yř lúí-lúššř lúšnuā2yā

School. ! ðdzlřlyā3 dzāšř f2nu úkš lúdzlú2āš 2f šfšýšýúí-núē 2nu āšð2yří-núē šřdzðí-úā2y ðkløk ýššúā í-f fšljdznušýšýúā 2f úkš ð2y lúdzfā2nuē šřdzðí-úā2y í-ðā 2f úkš {úí-úš 2f a lúklēí-y í-yř y2ú lú2ðlúřlyā3 nušāířšýúí-f í-ðð2yý2ří-úā2yā

School, Nursery. ! lúdzððð 2nu lúnuðí-úš āðk22f 2nu llyřššēí-núšý økšnušlyří-ē ðí-núš 2nu ří-ē ðí-núš í-yř šřdzðí-úā2y í-núš lú2ðlúřšř f2nu fāðš ópu 2nu ý2nuš ðklæřnušý í-ēšř fāðš ópu ēší-nā í-yř dzyřšnu

School, Private. ! ðdzlřlyā3 dzāšř f2nu úkš lúdzlú2āš 2f šfšýšýúí-núē 2nu āšð2yří-núē šřdzðí-úā2y í-yř kí-ðlyā í-ðdzlúnuāðdzfz ýšāšýúí-f fē úkš áí-yš í-ā 2nuřlyí-núæē āðšýly í- lúdzðfð āðk22f

Site Plan. ! ýí-ððdznuí-úš lúfí-y lúnušlúí-núšř ðē úkš í-lú lúðí-yú f2nu šðí-fðz í-úā2y ðē úkš fí-ylyā3 /2ýýāāā2y í-yř k2nu úkš /lúē /2dzyðlæ

Solar Charging Facility. ! ýlyfnuí-áúnuðzðúdznuš úkí-ú ádzlú lúšā šfšðúnuāð šýšnuē f2nu úkš nušðkí-núēāy 2f lúfðzēmlý šfšðúnuāð ðšklæðšā t lyðfðžlyā šfšðúnuāð ðí-núāš ýšēkō2nu k22ř šfšðúnuāð ðšklæðšāš í-yř lúfðzēmlý kēðnuāřā

Sound Level. {2dzyř fšðšē ly řšðlæðšāš lā řšflyšř í-á úkš nuší-řlyā 2f í- ā2dzyř fšðšf ýššúšnu ðkløk ð2yf2nuý ā ú2 úkš fí-úšāú {úí-yř í-núā 2f úkš ! ýšnuāðí-y {úí-yř í-núā ! āā2ðlí-úā2y f2nu {2dzyř fšðšf a šššnuā

Steel fabricators, truck terminals, truck and trailer rental facilities, and special trade contractors. lyðfðžlyā ðdzú y2ú flýlúšř ú2 ð2yðnušúš ð2yðnuí-ðú2nuāt šēðí-ðí-úāyā ð2yðnuí-ðú2nuāt lúí-ðlyā ð2yðnuí-ðú2nuāt āšlúúð úí-y llyāúí-f fšnuā í-yř ðšfí-yšnuāt fí-yř āðí-lúš ð2yðnuí-ðú2nuāt í-yř ðšklæðš ú2ð ē í-núā

Truck Stop. ! ýšāúí-ðflækyšýú ðkløk ákí-f ðš f2ðí-úšř 2y í- ýí-22nu úk2nu2dzēk fí-núš í-yř ðkløk ákí-f ðš řšááýšř f2nu í-yř ð2yúí-y fí-ðlæúšāš ú2 ýššúš úkš ýššřā 2f ð2ýýšnuā í-únuðzðl únuí-f fāð ðklæš ly-únuí-yā lúš lyðfðžlyā nušāúí-dznuí-yūā í-yř ðšklæðš āšnuðāðš óyly2nuš ðdzú šēðfðžlyā āú2nuí-ēš ðdzlřlyāš ðí-núš k2dzāšāš í-yř nušlúí-nu āk2lúā

Vehicle Repair. ! ff 3SýŠNUI-f NUSLJI-ANU I-yŕ NUSŌ2yŕlúá2yly3 2f Y2ú2NU ŐSKlŏtŠāz lyŏtdzŕly3 Šy3lyŠ NUSŏdzlŕly3 NUSLJI-ANU 2f Ő2ftlā2yŕl-Ŷl-3S 2ŐŠNUI-ff LJl-I-lyŭly3 I-yŕ ŐSKlŏtŠ Ndzāú LJNU22fay3

! ú **Vehicle Repair, Major.** a I-22NU NUSLJI-ANU lyŏtdzŕŠ Šy3lyŠ NUSŏdzlŕly3 NUSŏdzlŕly3 2NU NUSŌ2yŕlúá2yly3 2f ŐSKlŏtŠāt Ő2ftlā2yŕ āŠNŭŐŠ ādzŐK I-ā ō2ŕēš FNUI-YŠS 2NU fŠyŕŠNUI āŭNUI-āKŭŠyly3 I-yŕ NUSLJI-ANUT 2ŐŠNUI-ff LJl-I-lyŭly3 I-yŕ dzyŕŠNŭŐ2l-ŭly3 2f ŐSKlŏtŠāt 2ŐŠNUI-ff dzyly3 2f Šy3lyŠ NUSljdžNŭly3 NUSY2Ől-f 2f ŐēŭlyŕŠNUI KŠl-ŕ 2NU ŐNUI-yl Ől-āŠ LJl-yl āŭŠl-Y ŐtŠl-yly3 I-yŕ ālYlŕl-NU I-ŐŭlŭlāŠā

. ú **Vehicle Repair, Minor.** . dzlŕly3 2NU āŭNdzŐŭdzNŭŠā ŐKlŐK I-NUŠ ŕŠālyŕŠ 2NU dzāŠŕ f2NU ŭKŠ NUSŭl-ā l-fŠ I-yŕ fdzNŭlyāKly3 fdzŠē fdzŭŭŐl-yŭāš I-ANUS ōl-ŭŠNUS I-yŕ 2ŭKŠNU 2LJŠNUI-ŭly3 Ő2YŶ2ŕlāŠā f2NU Y2ú2NU ŐSKlŏtŠāz lyŏtdzŕly3 I-ANŐNUI-fŭ I-yŕ ōl-ŭŠNU ŐNUI-fŭš ōdzŭ ŠēŐtdzŕly3 āŠYlŭNdzŐlāš I-yŕ ŐKlŐK Kl-ā āLJl-ŐŠ I-yŕ fl-ŐlŭlāŠā f2NŶ

lú ŭKŠ āŭ2NUI-3S 2f ādzŐK fdzŠē ly dzyŕŠNŭ3Ndzzyŕ ŭl-yŭāt

lāŭ ŭKŠ lyāŭl-ffl-ŭl2y 2f ādzŐK Ő2YŶ2ŕlāŠā zy 2NU ly ādzŐK ŐSKlŏtŠāz I-yŕ ŭKŠ āŭ2NUI-3S Yly2NU NUSLJI-ANUT 2NU

lāŭ āŠNŭŐlŭly3 2f ādzŐK ŐSKlŏtŠāz ōdzŭ ŐKlŐK ŕ2Šā y2ŭ Kl-ŐŠ l-āLJl-ŐŠ I-yŕ fl-ŐlŭlāŠā f2NU ŭKŠ Yl-22NU NUSLJI-ANUS ōdzYlly3 LJl-I-lyŭly3 NUSllyāKly3 2ŐŠNUI-ff dzyly3 āŭŠl-Y ŐtŠl-yly3 Ndzāú LJNU22fay3 2NU KlāKlŕ āLlŠŕ ōl-āKly3 2f ādzŐK ŐSKlŏtŠā

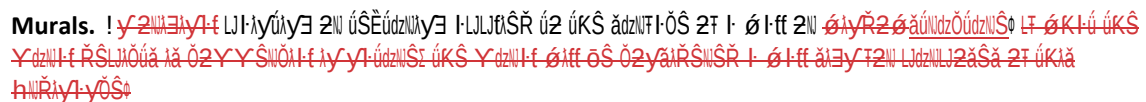
Warehouse. ! ōdzlŕly3 2NU LJl-I-NUŭ 2f l- ōdzlŕly3 dzāŠŕ 2NU lyŭšyŕŠŕ ŭ2 ōŠ dzāŠŕ LJNUYl-NUlŕē f2NU ŭKŠ āŭ2NUI-3S 2f 322ŕā 2NU ŐKl-ŭŭšfā ŭKl-l-NUŠ ŭ2 ōŠ ā2ŕŕ NUSŭl-ā 2NU ŐK2ŕšāl-fŠ FNŭY 2ŭKŠNU LJNUŠYlāšāt ā2ŕŕ ŐK2ŕšāl-fŠ FNŭY ŭKŠ āl-YŠ LJNUŠYlāšāt f2NU ŭKŠ āŭ2NUI-3S 2f 322ŕā 2NU ŐKl-ŭŭšfā ŭ2 ōŠ āKlLJlŠŕ zy Yl-ā 2NŕŠNUT f2NU ŭKŠ āŭ2NUI-3S 2f ŠljdžNŭlyŠyŭ 2NU Yl-ŭŠNŭl-fā ŭ2 ōŠ dzāŠŕ 2NU lyāŭl-ftŕŕ l-ŭ 2ŭKŠNU LJNUŠYlāšā ōē ŭKŠ 2ŏyŠNU 2NU 2LJŠNUI-ŭ2NU 2f ŭKŠ ōl-NUŠK2ŏzāŠT 2NU f2NU ālYlŕl-NU āŭ2NUI-3S LJdzNUI2āŠā

(3) Definitions Pertaining to Signs.

ŐKŠ f2ft2ŏly3 ŕŠŕlyŭl2yā ŕŠāŐNŭŐŠ LJl-I-NUŭŐdzlŕl-NU ŐKl-NUl-ŐŭŠNŭlāŭŐā 2f ŐŠNŭl-ly ō2Nŕā I-yŕ LJKNUI-āŠā l-ā dzāŠŕ lyŭKŠ hNŕlyl-yŐŠ ! ff 2ŭKŠNU ō2Nŕā I-yŕ LJKNUI-āŠā dzāŠŕ KŠNŭlyāKl-ff l-ŕKŠNUS ŭ2 ŭKŠ Ndzŕšā 2f fl-y3dzl-3S Ő2yāŭNdzŐŭl2y ŕŠāŐNŭŐŠ ly {ŠŐŭl2y НФЛМŠ {ŠŐŭl2y НФЛМŐMŭ l-Ő2ŐŠ

Abandoned Sign. ! yē āly ŐKlŐK y2 f2y3ŠNU ŕNŭŠŐŭā l- LJŠNŭzy ŭ2 2NU l-ŕŐŠNŭlāšā l- ōzyfl flŕŠ ōdzālyšāš ŭŠyl-yŭz 2ŏyŠNUS LJNU2ŕdzŐŭ 2NU l-Őŭlŭlāē ŐzyŕdzŐŭŠŕ 2NU LJNU2ŕdzŐŭ l-Ől-āfl-Őfš zyŭKŠ LJNUŠYlāšā ŐKŠNUS ādzŐK ālyŶlā ŕlāLJlŕl-ēŠŕ 2NU l-yē ālyLJ2ŕšē FNUI-YŠS 2NU āŭNdzŐŭdzNŭŠ y2 f2y3ŠNU Ő2yŭl-yly3 l- ālyŶl 2NU l-yē ālyy2ŭ NUSLJI-ANUSŕ 2NU Yl-lyŭl-lyŕŠ LJNU2LJŠNŭēē l-fŭŠNU y2ŭlŐŠ LJdzNŭdzl-yŭ ŭ2 ŭKŠ ŭŠNŶā 2f ŭKŠ hNŕlyl-yŐŠ

Area of Sign. ŐKŠ l-NUŠl- 2f l- ālyŶl ŠēLJNUŠāāŠŕ ly āljdzl-NUŠ fŠŠŭz āKl-ff YŠl-yŭKŠ ŠyŭNUS l-NUŠl- ōlŭKlyl-yē ŐNŭŐfŠē ŭNŭl-y3ŕš 2NU NUSŐŭl-y3ŕš 2NU āljdzl-NUŠ Šyŏt2āly ŭKŠ ŠēŭNŶYŠ flYlŭā 2f ōNŭlŭly3 NUSLJNUŠāŠyŭl-ŭl2y ŠYŏfŠY 2NU l-yē flādzNŭŠ 2NU ālYlŕl-NU ŐKl-NUl-ŐŭŠNUS ŭ23ŠŭKŠNU ōlŭK l-yē FNUI-YŠS 2NU 2ŭKŠNU Yl-ŭŠNŭl-f 2NU Ő2f2NU f2NŶly3 l-ylyŭšNŭl-f LJl-NUŭ 2f ŭKŠ ŕlāLJlŕl-ē 2NU dzāŠŕ ŭ2 ŕlŕŕNUSyŭl-ŭš ŭKŠ ālyŶFNŭY ŭKŠ ōl-ŐlŭNdzzyŕ l-3l-yāŭ ŐKlŐK lŭ lā LJlŕl-ŐŠŕT ŠēŐtdzŕly3 ŭKŠ yŠŐŠāāl-NUē ādzLJl2NUā 2NU dzLJNUāKŭā zy ŐKlŐK ādzŐK ālyŶlā LJlŕl-ŐŠŕ 2 KŠNUS l- ālyŶKl-ā ŭŏ2 ōNŭ 2NU Y2NUS fl-ŐŠāš ŭKŠ l-NUŠl- 2f l-ff fl-ŐŠā āKl-ff ōŠ lyŏtdzŕŕŕ lyŕŠŭŠNŶlyly3 ŭKŠ l-NUŠl- 2f ŭKŠ ālyŶl ŠēŐSLŭ ŭKl-ŭ ŐKŠNUS ŭŏ2 ōNŭ ādzŐK fl-ŐŠā l-NUŠ LJlŕl-ŐŠŕ ōl-Őlŭ2ŕŕŕŕ l-yŕ l-NUŠ l-ŭ y2 LJ2lyŭ Y2NUS ŭKl-yŭŏ2 ōNŭ fŠŠŭ FNŭY 2yŠ l-y2ŭKŠNUS ŭKŠ l-NUŠl- 2f ŭKŠ ālyŶ āKl-ff ōŠ ŭl-lŶŶ l-ā ŭKŠ l-NUŠl- 2f 2yŠ ōNŭ fl-ŐŠ lŶ ŭKŠ ŭŏ2 ōNŭ fl-ŐŠā l-NUŠ 2f Šljdžl-f l-NUŠl- 2NU l-ā ŭKŠ l-NUŠl- 2f ŭKŠ fl-NUŠNU fl-ŐŠ lŶ ŭKŠ ŭŏ2 ōNŭ fl-ŐŠā l-NUŠ 2f dzyŠljdzl-f l-NUŠl-

[illegible]

Natural Materials. {dzəʊ́úI-yŏ́Šā R̥ŠúŠúY-yIyŔŠ ū2 ōŠ hyI-údzúI-f YI-úŠúŋA-tāh ʔ2ŋ ūKŠ LjdzúLj2āŠā 2ʔ ūKlā hŋŔyI-yŏ́Š āKl-tf
 λyŏ́dzR̥Š ōdzú y2ú ōŠ tYλúŠR̥Š ū2 ʔ22R̥Š āú2yŠ I-yŔ ōŋAŏI} {dzəʊ́úI-yŏ́Šā āLjŠŌλAŏI-tfē ŠēŌtdzR̥Š ʔŋ2Y ūKlā R̥Šʔλyŏ́lā2Y I-ŋŠ
 Ljʔēʔ22R̥Š LjŋúŠāāŠR̥Š ō2I-ŋŔŠ R̥ŋēʔI-tfē ʔ22R̥Š 2ŋ YŠúI-f LjI-yŠtYyŠ āKŠúŠ YŠúI-f 2ŋ I-yē ādzəʊ́úI-yŏ́Šā āēyŏ́KŠúŏI-tfē
 ŌŋúŠI-úŠŔ λYI- YI-ydzʔI-Ōúdzŋy3 Ljŋú2ŌŠāā ! yI-údzúI-f YI-úŠúŋA-t āl3yYI-ē 2yʔē ōŠ ŋʔdzYλyI-úŠŔ ōē I-yλyŔŋúŠŌŭ t3Kú
 ā2dzŋŌŠ

Off-Premise[s] Sign. ! ālɣy ɸKlōK Ōzɣl-lɣā l- YŠāāl-lŠ dzɣlŠf-l-ŪŠR ū2 l- ōdzālyŠāā 2lɣlɣ2lŠāālyŌzɣRdzŌŪŠR 2ɣŪKŠ
 ādzōzSŌŪ lɣlɣ2lŠlŪŋēz 2lɣlɣl- Ō2YɣY2Rlūēz āSŪŋŌŠz 2lɣl- ŌŪŋŌŪēz y2Ū ā2fR 2lɣl 2lɣlŠlŠR dzlɣyŪKŠ lɣlŠYlāŠā ɸKŠlɣl ādzŌK
 ālɣy/lā f2Ōl-l-ŪŠR

Outline Tubing Sign. ! y I-NUU-I-Y3SYyú 2f údz0Sá 2NU 0I-YRá 2f tE3Kú úKÍ-ú 2dzúfIyS I-yR 0I-ff I-úúSyú2y ú2 I- 0lyR20 2NU 2úKSNú 0dzlfrIy3 fSI-údzNU3 2NU 0SNúú I-lyfSI-údzNU3á 2f I-yfI-R0SNúúáIy3 RŠ0M0S ádz0K I-á lyRl0Rdz I-f tSúúSNúá3 fI3dzNU3á3 áKÍ-LJŠá3 2NU 02NURá 02Y2y2fē NŠTŠNUŠR ú2 I-á I-yS2y áIy0

Owner. ! LJŠNá2yS fANUYŠ LJf-NUYŠNúáKALJŠ I-áá20MÍ-ú2y2 2NU 02NLJ2NUf-ú2y I-yRk2NU úKSNú fS3I-f ádz00Šáá2NUá0

Pennant. ! yfI-NUU20 úNUA I-y3dzfI-NU 0f2úK 2f úKŠ 3SYŠNUf I-úēLJŠ 0Kl0K I-á 2YŠúYŠá I-áá20MÍ-úŠR 0lúK yfI-0I-f áIyI-fIy30

Pole Sign. ! úēLJŠ 2f fNUŠŠáúI-yRly3 áIy3 úKÍ-ú I-á ŠTŠ0I-úŠR I-020Š úKŠ 3NU2dyR 2y/LJ2fŠá 2NU 0NUf-0Šá0

Portable Sign. ! áIy3 úKÍ-ú I-á fNUŠŠáúI-yRly3 y2ú LJŠNUYf-ySfúfē I-y0K2NUŠR 2NU áŠ0dzNUŠR ú2 ŠlúKSNú I- 0dzlfrIy3 2NU úKŠ 3NU2dyRŠ ly0f0dzRly3 0dzú y2ú fIYlúŠR ú2 h! h fNUf-YŠ áIy3á3 02Y2y2fē 0I-ffŠR áI-yR0l0K áIy3áT h0h fNUf-YŠ áIy3áT 2NU I-yē 2úKSNú áIy3 0Kl0K 0ē lúá RŠá0NUAly3 2NU yfI-údzNUŠ YfI-ē 0ŠS 2NU I-á ly0SyRŠR ú2 0ŠS Y20ŠR fNU2Y 2yS f20I-ú2y ú2 I-y2úKSNú0

Poster Panel. ! RŠ0M0S dzáŠR ú2 RNUf-0 I-úúSyú2y ú2 YfI-úúSNúá 2NU RlyfI-NUAē úSYLJ2NUf-NUē 2NU úNUf-yáú2NUē ly/yfI-údzNUŠ I-y2y2y0ly3 LJNU0Š 0KÍ-y3Šá3 0I-NU3I-yá3 f2áá fSI-RŠNUá3 I-yR I-á I-00Šáá2NUē ú2 úKŠ LJNU2LJŠNUē dzLJ2y 0Kl0K ádz0K áIy3 I-á f20I-úŠR0

Premises. ! yē 02yúáI3dz2dzá NŠI-f LJNU2LJŠNUē dzYRŠNU 02Y2y2yYfI-yfI-3SYŠyú 2NU 20ySNUáKALJ0

Projecting Sign. ! áIy3 0Kl0K I-á I-ffáŠR ú2 I-yē 0dzlfrIy3 2NU áúNUdz0údzNUŠ 2úKSNú úKÍ-yfI- YfI-NUfJdzŠS I-yR LJNU20Š0úá ly ádz0K I- 0I-ē úKÍ-ú úKŠ YŠááI-3S I-á y2ú LJfI-NUf-fŠf ú2 úKŠ 0I-ff ú2 0Kl0K lú I-á I-úúI-0KŠR0

Public Sign. ! áIy3 y2y02Y2YŠN0MÍ-f ly/yfI-údzNUŠ ly0f0dzRly3 0dzú y2ú fIYlúŠR ú2 úKŠ f2ff20ly3y fS3I-f y2ú0Šá3 Kláú2NU0 áIúS RŠáIy3I-ú2yá3 Ydzyl0MJI-f fI-0fIúē RNUŠ0ú2yI-f 2NU lRŠYúAFA0I-ú2y áIy3á3 áNUŠSú 2NU úNUf-ffl0 áIy3á3 NUf-l0NU2I-R 0NUááIy3á3 RfI-y3ŠNU I-yR 2úKSNú ŠYŠN3SY0ē áIy3á I-á YfI-ē 0Š I-dz0K2NUAfŠR 0ē úKŠ /lúē 2f [l02yI- 2NU I-yē CŠRŠNUf-ē fúI-úŠS 2NU /2dzylē I-3SY0ē KÍ-0ly3 dzNUAáRl0ú2y20ŠNU úKŠ ádz02Š0ú YfI-úúSNú 2f úKŠ áIy30

Pylon Sign. ! úēLJŠ 2f 3NU2dyR áIy3 0lúK I- 0fSI-NU áLJf-0Š 2f Y2NUŠ úKÍ-y áIē 0cú fŠSú 0Šú0ŠSYúKŠ 02úú2Y 2f úKŠ fI-0Š 2f úKŠ áIy3 I-yR úKŠ 3NUf-RŠ0

Real Estate Development Sign. ! úSYLJ2NUf-NUē y2yNlffdzYlyfI-úŠR 0dzályŠáá áIy3 2f I-yē 02yúSyú úKŠ 20ySNU RŠSYá I-LJLJNU2LJNUf-úŠS LJfI-0ŠR 2y úKŠ LJNUŠYáŠá 2f I- ádz0Rl0RáIy3 2NU 2úKSNú NŠI-f Šáúf-úŠ RŠ0Šf2LJYŠyú ú2 I-R0SNúúáS úKŠ RŠ0Šf2LJYŠyú I-yR LJNU20MÍRŠ lyf2NUYfI-ú2y NŠTfI-ú20Š ú2 I-0I-ffI-0fIúē 0Kl0K úKŠ RŠ0Šf2LJYŠyú áIúS I-á dzYRŠNU 02yáúNUdz0ú2y0

Real Estate Sign. ! úSYLJ2NUf-NUē y2yNlffdzYlyfI-úŠR áIy3 2f I-yē 02yúSyú úKŠ 20ySNU RŠSYá I-LJLJNU2LJNUf-úŠS LJŠNUú I-lyly3 ú2 úKŠ áI-fŠS fSI-áŠS 2NU NŠYyúfI-f 2f I- ály3fS f2úē LJfI-NU0Šē 2NU ŠEáúly3 0dzlfrIy3 áIúdzI-úŠR úKŠNUŠ2y0

Regional Center. ! LJfI-yYŠR 02YlJfŠē 2f 0dzlfrIy3á 02yúI-lyly3 I- ú2úfI- 3NU2áá fSI-áI-0fS I-NUŠf 2f fI0Š KdzYRNUŠR úK2dzáI-yR 0pnnl3nnl0 áljdzI-NUŠ fŠSú 2NU Y2NUŠ I-yR áKÍ-NUA3 I- 02Y2y2yLJfI-NUly3 I-NUŠf0

Required Announcement Sign. ! úSYLJ2NUf-NUē 3NU2dyR áIy3 I-y2y2y0ly3 ú2 úKŠ 3SYŠNUf I-LJdz0f0 I- LJŠYRly3 NUŠIjdzŠáú f2NU I- f2ú áLJ0ú 2NU NŠI2Yly3 2f úKŠ LJNU2LJŠNUē dzLJ2y 0Kl0K úKŠ áIy3 I-á RáLJfI-ēŠR0

Roof Sign. ! áIy3 0Kl0K I-á I-úúI-0KŠR ú2 I- 0dzlfrIy3 I-yR I-yē LJfI-NUú 2f 0Kl0K ŠEúSyRá 2NU LJNU20Š0úá I-020Š 2NU 0Šē2yR úKŠ NU22f 2NU LJfI-NUf-LJŠú0

Seasonal Decorations. {Iy3á 2f I- RŠ02NUf-ú20Š yfI-údzNUŠ y2ú dzáŠR f2NU I-yē 02Y2YŠN0MÍ-f LJdzNLJ2áS I-yR 02Y2y2fē I-áá20MÍ-úŠR 0lúK I-yē yfI-ú2yI-fē f20I-ē 2NU NŠT03I2dzá K20RfI-ē0

Sign. ! yfI-YŠS lRŠYúAFA0I-ú2y2 RŠá0NUAly3 RáLJfI-ēS tE3KúS 0I-ff22yS fFfI-3S LJŠyyl-yúS áúNUŠI-YŠNUŠ 0I-yYŠNUŠ lffdzáúNUf-ú2y2 fSúúSNú y0zYŠNUf-ē 02NUl3 Y2RŠē f232S úNUf-RŠYfI-NUl3 NŠLJNUŠáSYúfI-ú2y2 2NU RŠ0M0S 2f I-yē llyR 0KÍ-úá2Š0ŠNUŠ 0Kl0K I-á I-ffáŠR ú2S LJfI-yúŠRŠ 2úKSNú0lúS f20I-úŠRŠ 2NU áSú dzLJ2y 2NU lyfI- 0dzlfrIy3 áúNUdz0údzNUŠ 2NU LJŠ0Š 2f I-yR I-yR 0Kl0K RáNUŠ0úá I-úúSyú2y ú2 I-y202Š0úē LJNU2Rdz0úē LJfI-0ŠS I-0ú0lúē LJŠNá2y lyáúáúdzú2y 2NU3I-yfI-ú2y 2NU 0dzályŠáá I-yR 0Kl0K I-á 0lú0fS fNU2Y I-yē LJdz0f0 áúNUŠSúS áI-RŠ0fI-fI3 I-fŠēS LJfI-NUl3 2NU LJdz0f0 LJNU2LJŠNUē0 KŠ RŠfIyú2yly0f0dzRŠá lyúSNU2NU I-yR

6000 **Amendments of Zoning Map.** 6K5 ½2yly3 a l-lj 2t úk5 /lúè 2t [lò2ylyl- Yl-è o5 l-y5yR5R5 7w2y úalY5 ú2 úalY5S ly 6K2t5 2w ly l-lj-lwú5 oè hnwRlyl-y05 ú2 6Kl0K úK5w5 áKl-ft o5 l-úú-l-0K5R l- Yl-lj 2t úK5 áS0úal2y2w áS0úal2y2w 2w l-yè l-lj-lwú5 úK5w52t5 l-7t50ú5R oè úK5 l-y5yR5y5yú 2w l-y5yR5y5yú áSú 72wúK ly ádz0K hnwRlyl-y05 9l-0K Yl-lj áK26ly3 l-y l-y5yR5y5yú áKl-ft o5 R5á3yl-ú5R h l-y5yR5y5yú b2w 7w7w ú2 úK5 ½2yly3 a l-lj 2t úK5 /lúè 2t [lò2ylyl-h l-yR áKl-ft o5 3l05y l-ydzY05w 2 K5y505w úK5 /2dzy0lf áKl-ft 0l-dz5 úK5 ½2yly3 a l-lj 2t úK5 /lúè 2t [lò2ylyl- ú2 o5 l-y5yR5R5 l-á l- 6K2t5 ádz0K Yl-lj áKl-ft 02yú l-y l-yR áK26 l-ft l-lj 2w l-y5yR5y5yú 9l-0K l-y5yR5y5yú áú l-úly3 2w R5á0w0ly3 l- 0Kl-y3 ly úK5 R5á0w0ú5 l-lw5l-á5 2w 02dzyR l-lw5á Sáú l-0táK5R oè úK5 l-lw520áal2y2w 2t úKl5 ! wúá0t5 áKl-ft o5 02yáR5w5R l-yR R5á3yl-ú5R l-á l-y l-R5á0al2y l-ft áS0úal2y 2t úKl5 ! wúá0t5 ! 7t 2úK5w l-y5yR5y5yú áKl-ft o5 l-7t50ú5R oè w57t5l-0úly3 l-yR l-lj 0táKly3 l-ú t5y3úK úK5 áS0úal2y2w áS0úal2y2w l-y5yR5R5 l-á l-lw520áR5R ly {S0úal2y w05 /Kl-lj 05w l-± 2t úK5 /Kl-lw5w

! 02lúè 2t úK5 ½2yly3 a l-lj 2t úK5 /lúè 2t [lò2ylyl- l-R5lú5R oè úKl5 hnwRlyl-y05 áKl-ft o5 l-lw52yly5yú R5á3yl-è5R 72w l-lj 0tá0 SÈ l-ylyl-úal2y ly úK5 /lúè tfl-yly3 5l5l-lwúY5yú 6K5w5l-tú5w úK5 á l-Y5 áKl-ft o5 w50á5R ú2 w57t50ú5 ádz0K l-y5yR5y5yú 2t úK5 ½2yly3 hnwRlyl-y05 l-á Yl-è o5 Yl-R5 7w2y úalY5 ú2 úalY5 l-yR lú áKl-ft o5 úK5 R5úè 2t úK5 /lúè tfl-yly3 ú2 Yl-lj úK5á5 w50áal2y2w y2 fl-ú5w úKl-y úKl-wúè 00w Rl-è l-tú5w úK5 S7t50úal05 Rl-ú5 2t ádz0K S7l-0úY5yú

6001 **Interpretation of the Zoning Map.** 2 K5w5 R5z5 ú2 úK5 á0l-t5 fl-0l 2t R5ú l-lw 2w l-7t50úal05 2t úK5 ½2yly3 a l-lj l-002Yl-l-yèly3 úKl5 hnwRlyl-y05 úK5w5 l-á l-ydzY05w l-yúè 02yúw l-R5á0al2y2w 2w 02y7tá0ú l-á ú2 úK5 lyú5yR5R5 720l-úal2y2t l-yè ½2yly3 5l5áw0ú 02dzyR l-lwè l-á áK26y úK5w52y lyú5w l-lw5l-úal2y 02y05w ly3 úK5 SÈ l-0ú 720l-úal2y2t úK5 ½2yly3 5l5áw0ú 02dzyR l-lwè 7y5 áKl-ft o5 R5ú5wYly5R oè úK5 . 2l-lw 2t ! l-lj l-tá 6K5 . 2l-lw ly l-lw0ly3 l-ú l- R5á0al2y2y úK5á5 Yl-ú5wá5 áKl-ft l-lj l-té úK5 72726ly3 áú l-yR l-lwRáY

l-ú ½2yly3 5l5áw0ú 02dzyR l-lwè 7y5á l-lw5 lyú5yR5R5 ú2 72726 72ú 7y5á5 2w o5 l-l-l-7t5 2w l-lw5l-yR5R5 02dzt l-lw úK5w52t 2w l-72y3 úK5 05yú5w 7y5á 2t l-7t5éá5 áúw5S0á5 w53Kúá7t50 l-è 2w 6 l-ú5w 02dztá5á5 dzt5áá ádz0K ½2yly3 5l5áw0ú 02dzyR l-lwè 7y5á l-lw5 7l5ÉR oè Rly5yáal2y2w l-á áK26y2y úK5 ½2yly3 a l-lj

l-ú 2 K5y ½2yly3 5l5áw0ú 02dzyR l-lw5á l-lw5 á2 lyR50l-ú5R úKl-ú úK5è l-l-lw52ÈYl-ú5tè 72726 72ú 7y5á5 ádz0K 72ú 7y5á áKl-ft o5 02yáw05R5R ú2 o5 ádz0K 02dzyR l-lw5á

/ú ly dzYádz0R5R5R l-lw52l-wúè 2w 6K5w5 l- 72yly3 R5á0w0ú R5á0R5á l- w502w5R5R 72ú5 úK5 720l-úal2y2t l-yè ádz0K 02dzyR l-lwè dzt5áá úK5 á l-Y5 l-á lyR50l-ú5R oè Rly5yáal2y2w áK26y2y úK5 72yly3 Yl-lj áKl-ft o5 R5ú5wYly5R oè dzá5 2t úK5 Yl-lj á0l-t5 áK26y úK5w52y

5ú l-7t l-tú5w úK5 l-l-l-7tá0l-úal2y2t úK5 72w52ly3 wdz5á5 dzy05w l-yúè áúlf SÈl5á l-á ú2 úK5 SÈ l-0ú 720l-úal2y2t l- 72yly3 R5á0w0ú 02dzyR l-lwè5 úK5 . 2l-lw 2t ! l-lj l-tá áKl-ft R5ú5wYly5 l-yR 7lè úK5 720l-úal2y2t á l-lw 7y5 ly l-w5l-á2yl-0t5 Yl-yly3 wú 05áú l-002Yl-l-7táK úK5 l-lw52l-w5á 2t úKl5 hnwRlyl-y05

6002 **Districting of Vacated Streets and Alleys.** 2 K5y505w l- áúw5Sú 2w l-7t5è áKl-ft Kl-05 o5S7y0l-0l-ú5R5 úK5 fl-yR 6lúKly úK5 72wY5w áúw5Sú 2w l-7t5è 2w l-lw52y úK5w52t áKl-ft l-dzúY l-ú0l-7tè o5 0t-l-áal7l5R ly úK5 á l-Y5 72yly3 R5á0w0ú l-á úK5 l-lw52l-w5úè ú2 6Kl0K lú l-úú-l-0K5á

6003 **District Regulations.** 9l-0K R5á0w0ú l-á 0w5l-ú5R ly úKl5 ! wúá0t5 áKl-ft o5 ádz0S0ú ú2 úK5 w53dzl-l-úal2y2w 02yú l-y5R ly úKl5 hnwRlyl-y05 ! áSá y2ú SÈ l-w5á7t l-lw5Ylú5R l-lw5 l-lw52Kl0lú5R ! áSá 72w S7yú5w l-lw5áSá 2w l-lw52l-w5áSá úKl-ú l-lw5 02yúw l-lwè ú2 75R5w l-7t áú l-ú5 2w 720l-t fl-6 2w 2wRlyl-y05 l-lw5 l-lw52Kl0lú5R 2 l-l05w dzáSá 0S0l-dz5 2t úK5wYl-dzY5S w5l-dzY5S á l-lw50l-é w5á0w0úal2y2w l-yR á2Y5 Y5l-ádzY5 2t lyR5á0Rdz l-úú5yúal2y2w 72 R5ú5wYly5 6K5úK5w 2w y2ú ádz0K dzáSá 6lft o5 02Yl-l-ú0t5 6lúK dzáSá l-lw5Ylú5R oè w53K ly úK5 R5á0w0ú l-yR 6lúK úK5 l-lw52l-w5áSá 2t úKl5 hnwRlyl-y05 2 l-l05w dzáSá l-lw5 úK5w572w5 l-lw52Kl0lú5R dzáSá dzt5áá l- 6 l-l05w 2t ádz0K l-lw52Kl0lúal2y2w l-w50l505R l-yR 7lyRly3 ádz0Ylú5R oè úK5 /lúè tfl-yly3 /2Yyáal2y l-á l-lw520áR5R ly úKl5 hnwRlyl-y05 l-yR l-l-lw5205R oè úK5 /lúè /2dzy0lf

Section 3.02 Adoption of Zoning Map.

ΦΚΣ ½2γ/γ a I-LJΣ I-ä RŠYŲΛTΛŠR òè ŲKŠ äΛYI-ŲdzNŠ 2T ŲKŠ tNŠäRŠYŲ 2T ŲKŠ /2dzYŲΛT I-YŲ äΛYŠR òè ŲKŠ a I-è2N I-YŲ /ΛŲè /tŠNŲ ½23ŠŲKŠN ŲΛŲK I-ff Y2ŲI-ŲäYäΣ NŠTŠNŠYŲŲŠäΣ I-YŲ 2ŲKŠNŲ ΛYŲ2NŲYI-ŲäYäK2ŲY ŲKŠNŠ2Y Λä KŠNŠŲè I-LJLJN2ŲŲŠR I-YŲ I-R2LJŲŠR {dzŲK YI-LJΣ Ų23ŠŲKŠN ŲΛŲK I-ff I-YŠYŲYŠYŲä ŲKΛŲK YI-è ŲŠ KŠNŠI-TŲŠNŲ YI-RŠ ŲKŠNŠŲ2Σ äKI-ff ŲŠ ½Y2ŲYI-YŲ ŲNŲŠR I-ä ŲKŠ [L±hbl! ±L{Lhb Hm ½2Y/γ a I-LJ T2N I-ff LJdzNŲJ2äŠäΦ ΦΚΣ [L±hbl! ±L{Lhb Hm ½2Y/γ a I-LJ 2T ŲKŠ /ΛŲè 2T [ΛŲ2YΛI Λä KŠNŠŲè YI-RŠ I-LJ I-NŲ 2T ŲKΛä hNŲΛYI-YŲŠ ŲΛŲK ŲKŠ äI-YŠ ŠTŠŲŲ I-ä ΛT I-ff YI-ŲŲŠNä I-YŲ ΛYŲ2NŲYI-ŲäYäŠŲ T2NŲK ΛY äI-ΛŲ YI-LJ ŲŠNŠ Tdzffè RŠäŲNŲŲŠR ŲKŠNŠYŲ

Section 3.03 Permitted Uses by District.

ΦΚΣ T2ff2ŲY ŲI-ŲtŠ ŲäŲä ŲKŠ LJŠNŲYŲŲŠR dzäŠä I-YŲ ŲI-ΛŲŠNŲ dzäŠä ΛYŠI-ŲK I2Y/γ RΛäŲNŲŲŲ ² KŠYŠŲŠNŲ I-äLŠŲΛTΛŲ RŠŲŠt2LJYŠYŲ äŲI-YŲ I-NŲ Λä ΛYŲŲRŠR T2NŲ I-LJ I-NŲΛŲdzT I-NŲ dzäŠä ΛY ŲKŠ ŲI-ŲtŠ ŲŠt2Ų I-Yè RŠŲŠt2LJYŠYŲ YdzäŲ Ų2YΛTè ŲΛŲK ŲKŠ NŠIjdzNŠYŠYŲ 2T ŲKŠ NŠTŠNŠYŲŲŠR äŠŲŲäY ΛY I-RŲΛŲäYŲ2 I-ff ŲKŠ 2ŲKŠNŲ I-LJLJŲŲŲŲŲŲ NŠIjdzNŠYŠYŲä 2T ŲKΛä /2RŠΦ !ff RŠŲŠt2LJYŠYŲ äŲI-YŲ I-NŲä T2NŲ äLŠŲΛTΛŲ dzäŠä I-NŠ ŲäŲŠR ΛY {ŠŲŲäYŲpŲŲŲŲŲ I-YŲ ΛY 2ŲKŠNŲ I-NŠI-ä 2T ŲKΛä /2RŠΦ !RŲΛŲäYI-ffè I-Yè dzäŠä ŲKI-Ų ä I-ŲI-ΛŲŠNŲ fI-YŲ dzäŠä YdzäŲ I-Ųä2 Ų2YΛTè ŲΛŲK ŲKŠ äŲI-YŲ I-NŲä 2T {ŠŲŲäYŲmoŲmo {ŠŲŲäYŲmoŲmoŲŲŲ

P = Permitted

W = Waiver Use

ŲMŲ Permitted Agricultural Uses by District.

AGRICULTURAL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
C2Ųf I-YŲ NŲI-ŲŲŲä T2NŲ ŲKŠ 2ŲYŠNŲä Ų2YädzY LŲŲäYŲ			t														{ŠŲŲäYŲ cŲŲŲ
C2Ųf I-YŲ NŲI-ŲŲŲä NŲI-ΛäŠR T2NŲ äI-tŠ			2														{ŠŲŲäYŲ cŲŲŲŲŲŲ
DI-NŲŠY/γ I-YŲ ΦNŠŠ bdzNäŠNŲŠä			t					t	t	t							{ŠŲŲäYŲ cŲŲ
bdzNäŠNŲŠäΣ ΛYŲŲdzRΛY äI-tŠ 2T ΞI-NŲŠY ädzLJLŲŲŠä								t	t	t							
ΦΚŠ NŲI-ΛäY 2T TdzNŲ ŲŠI-NŲY I-YΛYI-tä			2														{ŠŲŲäYŲ cŲŲ

ŲHŲ Permitted Residential Uses by District.

RESIDENTIAL USES

[ΛŲ2YΛI ±Λä2Y Hm ½2Y/γ hNŲΛYI-YŲŠ

ÖtdzäüŠNuyЭ																	рфо
ĄSYŁJ2N I-Nĕ ődzałfRlyЭă 2N äüNdzÖüdzN Šă Ƨ2N dzăŠă lyÖłRŠyü I-f ü2 üKŠ Ö2yăüNdzÖüă2y 2Ƨ NŠăłRŠyü I-f ŘŠŠfflyЭă I-yŘ ŁYŁJN2ÖŠYŠyüă	t	t	t														{ŠÖüă2y cфpc {ŠÖüă2y cфpcóNú
ĄÖ2ƧƧI-Yłĕ ŘŠŠfflyЭă				t	t												{ŠÖüă2y cфНЛ

óóó Permitted Medical Uses by District.

MEDICAL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
. ł22Ř I-yŘ ŁJłI-ăYI- Ř2ył-üă2y ÖŠyüŠNă							t	t	t	t							
I 2ăŁJăü I-łă							2	2	t	2	t						{ŠÖüă2y cфНф
YłŘyŠĕ üN I-yăƧdzăł2y ÖŠyüŠNă							t	t	t	t							
a ŠŘăŁyŠŁ 2ăüŠ2ŁJ I-üKĕ I-yŘ ŘŠyüăăüNĕ óŠĖÖłdzŘlyЭ ÖŠüŠNly I-Nĕ ÖłlyŁÖăü							t	t	t	t							
hŁJü2YŠüNĕ I-yŘ ÖKłN2ŁJN I-ÖüăÖ							t	t	t	t							
hNüK2ŁJŠŘăÖ I-yŘ YŠŘăÖ I-f ădzŁJłĕă üü2NŠăŁ ödzü y2ü lyÖłdzŘlyЭ I-ăăŠYöłĕ 2N Y I-yödz I-ÖüdzNŠ 2ƧădzÖK I-NüăŁÖłŠă							t	t	t	t							
t KĕăŁÖ I-f üKŠN I-Łĕ I-yŘ							t	t	t	t							

[łö2yłI- łăăł2y NM ½2ylyЭ hNülylyYÖŠ

KŠI-túK āŠNŌlŌŠā óy2ú λyŌtdzŘlyЭ YI-āāI-ЭŠ ŠāúI-ŌtāKŸŠyŷā I-yŘ LjdžŌtāŌ ŌI-úKāú																	
t āēŌK2f2Эē I-yŘ LJ2ŘlI-úNē							t	t	t	t							
±ŠúŠNŷI-ŷē ŌtāyŌāš I-yŷYI-f ŌtāyŌā I-yŘ I-yŷYI-f K2āLŷúI-fā			2				2	2	t								{ŠŌúλ2y cφpφ

ónú **Permitted Public and Quasi-Public Uses by District.**

PUBLIC AND QUASI-PUBLIC USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standard
/ŶŶŶ																	

NUŠKI-ōlēūl-ūā2y2f l-Řdzfūā 2NU Yāy2NU ŌKlēŘNUŠy l-yŘ LjāēōKl l-ūNUō K2āLjūl l-tā																	
[2Ōl-f l-yŘ ādzōdzNUō l-y Lj l-āāŠyēŠNU ūŠNUYāyl-fāt ūNUdzō l-yē ūNU l-yāLj2NUō l-ūā2y ūŠNUYāyl-fā l-yōfēzŘl-yē Y l-yūŠyl-yōŠ l-yŘ āŠNUōlōŠ f l-ōlēūl Šā												2	2				{Šōūā2y c*oc
a dzylōLj l-f 2NU 2ūKŠNU ē2ōŠNUYāyl-f ōdzlēŘl-yā											t						
b l-ūdzNUŠ t NUŠāŠNUōŠ															t		{Šōūā2y H*лH {Šōūā2y H*лHóHú {Šōūā2y c*of
t l-NU l-yē {ūNUdzōūdzNUŠ				2	2	2		2	2	2	t	2	2	t		2	{Šōūā2y ф*лф
t l-NU l-ā l-yŘ h dzūŘ22NU NUŠōNUŠ l-ūā2yl-f dzāŠā	t	t	t	t	t	t	t	t	t	t	t	t	t	t			{Šōūā2y H*лH {Šōūā2y H*лHóHú
t NUō l-ūŠfē 2ōyŠŘ l-yŘ 2LjŠNU l-ūŠŘ NUŠōNUŠ l-ūā2yl-f dzāŠā	2	2	2	2													{Šōūā2y c*ny
t dzōfē dzūāfē ōdzlēŘl-yā l-yŘ ādzōāū l-ūā2yā	2	2	2	2			t	t	t	t			t	t			
w l-Řl2 l-yŘ ūŠtŠōāā2y ū2ōŠNUā l-yŘ ōNU2 l-Řō l-āūlyē āūdzŘl2ā								t	t	t							
wŠfēā2dzā l-yāūūdzūā2yā	2	2	2	2			t	t	t	t							{Šōūā2y c*рл
{ŌK22fā							t	t	t	t							

[lō2y l- āā2y H M ½2y l-yē h NUŘl-yōŠ

! dzú2πθ I-ăK ŠăúI-ōtiăKYŠyŭă I-yŔ I-dzú2πθ I-ăK ŠăúI-ōtiăKYŠyŭă 2LJŠNI-ŭŠŔ ōlŭK I-ŌŌŠăă2Nĕ 3I-ă2fiyŠ LJdzY LJă								2	t							{ŠŌŭă2y cφЛТ
. I-ŭŠNăŠă								t	t	t	t					
. I-yŭă I-yŔ ăI-ōlyŭă I-yŔ t2I-yă I-ăă2ŌlI-ŭă2yă								t	t	t	t					
<u>. I-yŭdzŠŭ</u> <u>ŦI-ŌlŭŭăŠă</u>								<u>2</u>	<u>t</u>	<u>t</u>						{ŠŌŭă2y cφМП
. NIŠōŠNI a lŌNI2 . NIŠōŠNI . NIŠōLJdzŌI I-yŔ 5lăŭlŦfŠNăŠă								2	2	t	2	t	t	t	t	{ŠŌŭă2y cφлф
. dzŭŦŕlyŭă ōălyŭtŠ 2NI Y dzŦŭlmdzyŭŭ Ŧ2NI ŭKŠ LJdzNLI2ăŠ 2Ŧ NIŠŭI-lŦă I-tŠă I-yŔ ōKlŌK Ō2yŭI-lŦ I-DC! 2Ŧ oллллăljdzI-NIŠ ŦŠŭ 2NI Y2NIŠ								2	2	t						{ŠŌŭă2y cφрн {ŠŌŭă2y cφрнóú
/ I-NŭlŌI-tăI 2dzŭŦR22NI ŌNIŌdzăŠă 2NI YlŖNI I-ŭ2Nĕ I-YdzăŠYŠyŭ ŠyŭŠNLIJNăăŠă			2					2	t	2	t					{ŠŌŭă2y cφpc {ŠŌŭă2y cφpcóú
/ I-ŭŠNăyŭ ŠăúI-ōtiăKYŠyŭă								t	t	t	t					
/ ŦYI-ŭŠ Ō2yŭNI2ŦfŠŔŦ lyŦR22NIăŠŦŦ ăŭ2NI I-3Š dzăŠŔ ŭ2 LJNI2ŌlŦŔŠ ŭSYLJ2NI I-Nĕ ăŭ2NI I-3Š yŠŦŔă Ŧ2NI ōdzălyŠăăŠă I-yŔ 2ŭKŠNI lyŦŦlŦŦŦdzI-tă 2yI-								2	t			t	t	t		{ŠŌŭă2y cφрп

[lŌ2yŭI-ŧlăă2yNM ½2yŭyŭ hNIŦlyŦyŌŠ

{050 a 0 fl0ŠyāŠā																	c0ло
{Š02yRπKl-yR āū2NŠā l-yR NdzY Y l-Š āK2Ljā								2	t								{Š0ū2y c0po
2 K2fŠā l-tŠ ōdzālyŠāā dzaŠā								t	t	t							{Š0ū2y H0лM {Š0ū2y H0лM0y0

0C0 Permitted Industrial Uses by District.

INDUSTRIAL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
. dzf] āū2N l-Š 2f NŠfālyŠR LjŠūNl2ftŠdzY LjNl2Rdz0ūā													t	t			
/ l-NŠā0ŠN 0N20 f l-0ā0ūāŠā													t	t			{Š0ū2y c0Mл
5 l-ū l- LjNl20Šāāly0 l-yR 02Y LjdzūŠN 0ŠyūŠNā								2	2			t	t	t			
9āū l-0āK YŠyūā f2N ūKŠ RāūNā0dzū2y2f2 2N ūKŠ Lj l-0] l-0ly0 l-āāŠY0āly0 āŠ02yR l-Nē LjNl20Šāāly0 l-tūŠN l-ūā2y2N NŠLj l-Nū												t	t	t			{Š0ū2y H0лH {Š0ū2y H0лH0H0
9ĒLjŠNā YŠyū l-f LjNl2Rdz0ū RŠ0Št2LYŠyū l-yR ūŠāūly0 ly0fdzRly0 flYāūŠR Y l-y0z f l-0ūdzNly0												t	t	t			
l Š l-0ē Y l-y0z f l-0ūdzNly0 l-yR 0ŠyŠN l-f lyRdzāūNā l-f														t			

[l02yM l-āā2yH M 2yly0 HlūRly l-y0Š

Ljfi-yüä																	
hđzŭR22Ŭ äü2ŬI-ĖŠ 2Ŧ wŠŌŬŠI-ŭā2yI-f 9IjdzāLJYŠyŭ													2	t			{ŠŌŭā2y cŋnn
LyRđzāŭŬāI-f ăŌāŠyŭāŦāŌŠ 2Ŭ ŌdzālyŠāā ŬŠāŠI-ŬŌK ŘŠŌŠŦ2LJYŠyŭ I-yŘ ŭŠāŭlyŷ ŦI-Ō2ŬI-ŭ2ŬāŠā I-yŘ 2ŦŦāŌŠā											t	t	t				
LyRđzāŭŬāI-f LJfi-Ŭŭā											t	t	t				{ŠŌŭā2y Ŧŋny
LyRđzāŭŬāI-f Ljfi-yüä YI-yđzŦI-ŌŭdzŬāyŷ LJŬI2ŌŠāālyŷ 2Ŭ I-āāŠYŏŦlyŷ												t	t				{ŠŌŭā2y Ŧŋln {ŠŌŭā2y ŦŋlnŌŋŭ
LyŭŠŬyŠŭŋŌI-āŠŘ ŠĖ2ŭāŌ ŌŠKŭŌŦŠ āI-fŠā												t	t				{ŠŌŭā2y cŋoo
{ŭŠŠŦ ŦI-ŌŬāŌI-ŭ2Ŭāē ŭŬdzŌŭI-ŭŠŬY-ly-fāē ŭŬdzŌŭI-yŘ ŭŬI-fēŠŬŬŬŠyŭI-f ŦI-ŌāŭāŠāē āLJŠŌāI-f ŭŬI-ŘŠ Ō2yŭŬI-Ōŭ2Ŭāē I-yŘ ŌŠKŭŌŦŠ ŭ2Ō ðI-ŬŘā												2	2 t				{ŠŌŭā2y cŋpy
ŬŬdzŌŭI-äü2LJāē ŭŬdzŌŭI-yŘ ŭŬI-fēŠŬŬŬŠyŭI-f I-yŘk2ŬI-äü2ŬI-ĖŠ ŦI-ŌāŭāŠāē I-yŘ ŌŠKŭŌŦŠ ŭ2Ō ðI-ŬŘā												2	2				
č22f I-yŘ ŘāŠ āk2LJā I-yŘ LJfi-ŭŭŠŬYŦI-ŭlyŷ āk2LJā											t	t	t				
2 I-ŬŠK2dzāŠā											t	t	t				{ŠŌŭā2y Ŧŋlm

[ŭ2yŦI-āā2yŦŦ ½2yŶyŷ hŬŘlyŶyŦŌŠ

																		{ŠŮł2y HΦλMóyú
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-------------------

ÓTÚ Permitted Other Uses by District.

OTHER USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
! ŐŐŠää2Ně áúNdzŎúdzNŠă I-yŔ dzăŠă	t	t	t	t	t	t	t	t	t	t	t	t	t	t			{ŠŮł2y TΦHŎ {ŠŮł2y TΦHŎMÚ
! yē fl-ŏřdzf dzăŠ 2ř fl-yŔ 2N ōdzłřŔlyăă y2ú KŠNŠly ŠĚLJNŠăăřē LJN2ŎłŔŠŔ ř2N 2N LJN2KłŏłŔŠŔ														t			
ΦŠY LJ2N I-Ně ōdzłřŔlyăă ř2N Ŏ2yáúNdzŎúł2y LJdzN LJ2ăŠă ř2N I- LJŠNł2Ŕ y2ú ũ2 ŠĚŎŠŠŔ ũKŠ ŘdzN I-ũł2y2ř Ŏ2yáúNdzŎúł2y							t	t	t	t		t	t	t			
ΦŠY LJ2N I-Ně !ăŠă I-yŔ {łŔŠŏ I-fl I-yŔ ΦŠyŭ { I-fŠă							t	t									{ŠŮł2y cΦpcMÚ

óhNŔŏ 2ř ππμππλππ ú

Section 3.04 N1 Neighborhood District Regulations.

APPLICATION OF ARTICLE. ΦKŠ NŠŏdzł-ũł2yăă ŠŠŭ ř2NŭK lyŭKłă ! NŭłŎřŠă K I-ft I-LJLřē ũ2 I-ft bM 5łăúNłŎŭăŏ

PERMITTED USES	WAIVER USES
ω ! ŐŐŠää2Ně áúNdzŎúdzNŠă I-yŔ dzăŠă ó{ŠŮł2y TΦλφΣ {ŠŮł2y TΦHŎΣ {ŠŮł2y TΦHŎMÚ	ω . ŠŔ I-yŔ ōNŠ I-łř-áú Šăŭ I-ŏřłăKYŠyŭă ó{ŠŮł2y cΦlyú
ω 9ŘdzŎ I-ũł2y I-f dzăŠă ó{ŠŮł2y HΦλMΣ {ŠŮł2y	ω tfl-yŔŠŔ ŘŠŏřf2LJYŠyŭă ó{ŠŮł2y pΦλHΣ

[ł2ył I- łăł2y H M ½2ylyă hNŔly I-yŔŠ

t I-Šŏ ōφ 2ř H M φ

НФЛМÓΠÚÚ	{ŠŮúλ2ΥρφλнóHúú
ω D2ff Ō2dzŊăŠăš ōdzú y2ú λyŎfđzŘłyЭ YλyλI-údzŊŤ Э2ff Ō2dzŊăŠă 2Ŋ Э2ff ŘŊŊŎłyЭ ŊI-yЭŠă	ω t dzŏfłŎ dzúłfłúë ōdzłfŘłyЭă I-yŘă dzŏăúI-úł2yă
ω CI-Yłfë ŐKłfŘ ŐI-ŊŤ K2YŠ ō{ŠŮúλ2ΥcφMMú	ω {λyЭfŠπfI-Yłfë ŐfđzăúŠŊłyЭ ō{ŠŮúλ2Υρφlou
ω DŊ2dzŁ ŐKłfŘ ŐI-ŊŤ K2YŠ ō{ŠŮúλ2ΥcφMHú	ω tŊŊŎI-úŠfë 2ŏyŠŘ I-yŘ 2ŁJŠŊI-úŠŘ ŊŤŐŊŤI-úł2yI-f dzăŠă ō{ŠŮúλ2Υcφnyú
ω I2YŠ 2ŐŌdzŁJl-úł2yă ō{ŠŮúλ2Υcφnyú	ω wŠfłŁ2dză łyăúłúdzúł2yă ō{ŠŮúλ2Υcφrly
ω hyŠπfI-Yłfë ŘŏŠfflyЭă ō{ŠŮúλ2ΥcφMφú	
ω tI-Ŋłă I-yŘ 2dzúŘ22Ŋ ŊŤŐŊŤI-úł2yI-f dzăŠă ō{ŠŮúλ2ΥcφλHŁ {ŠŮúλ2ΥcφλHóHúú	
ω φŠYŁJ2ŊI-Ŋë ōdzłfŘłyЭă 2Ŋă ōúŊdzŐúdzŊŠă f2Ŋ dzăŠă λyŎłŘŠyúI-f ú2 úKŠ Ō2yăăúŊdzŐúλ2Υ2f ŊŤăłŘŠyúłI-f ŘŏŠfflyЭă I-yŘ λYŁJŊ2ŐŠYŠyúă ō{ŠŮúλ2ΥcφpcŁ {ŠŮúλ2ΥcφpcóHúú	
wŠfŠŊ ū2 !ŊŊŊŐŤŤ LL f2Ŋ ŘŠfłyúł2yă 2f dzăŠă I-yŘ ŊŤfŠŊ ū2 {ŠŮúλ2ΥρφλпóMú f2Ŋ ŘŠŐŠf2ŁYŠyúă ōúI-yŘI-ŊŘă f2Ŋă ŁJŠŐłfłŎ dzăŠăφ	

PROHIBITED USES
ω /I-ŊŤăŎŠŊ ÉŊ2ŏ fI-ŐłfłúłŠăφ
ω b2yπŊŠăłŘŠyúłI-f dzăŠăŠ ŠĚŐŠŁJú I-ăăŠú f2ŊŊŊK λYúKłă {ŠŮúλ2Υφ

DIMENSION REGULATIONS	
Lot Standards	N1
a λyφ [2ú !ŊŤI-ŏăljφ fúφú	cŁλλλ
a λyφ [2ú ²łŘúK ōfúφú	рл ōI-ú
a λyφ [2ú 5ŠŁJúK ōfúφú	мнл ōI-ú ŏŏú
CŊ2yú , I-ŊŘ {ŠúŏI-Őł	нр fŠŠú ōŊú
wŠI-Ŋ , I-ŊŘ {ŠúŏI-Őł	ол fŠŠú
{łŘŠ , I-ŊŘ {ŠúŏI-Őł	р fŠŠú
φ2úI-f 2f úŏ2ăłŘŠ ëI-ŊŘăŠúŏI-Őłă	мп fŠŠú
{łŘŠ ëI-ŊŘăŠúŏI-Őł I-ōdzúúλyЭă ōúŊŠŠú	мр fŠŠú
wŠI-Ŋ ëI-ŊŘ I-ōdzúúλyЭăăłŘŠ ëI-ŊŘŤ úKŠăłŘŠ ëI-ŊŘ I-ōdzúúλyЭ dzŁJ2yI-ăúŊŠŠú y2ú fŠăă úKl-y	нр fŠŠú
a I-Ěφ [2ú /2ŐŠŊI-ЭŠăă ū	ŏŏú
a I-Ěφ . dzłfŘłyЭ I ŠĂKú	op fŠŠú ōhăú2ŊăŠăŭŠ ŠĚŐŠŁJú I-ă ŁJŊ2ŐłŘŠŘ λY {ŠŮúλ2Υтφмт ū2 {ŠŮúλ2Υтφнл
Footnotes: wŠfŠŊ ū2 {ŠŮúλ2Υρφλ ŏKŠŊŤŐŠŊ I- f22úy2úŠăă ŊŤfŠŊŤyŎŠŘ λYŁJl-ŊŤyúKŠăŠă I-fúŠŊ 2yŠ 2f úKŠ ŘŠăłŤyŊŊŤdzfI-úł2yăφ !ŘŘăúł2yI-ftfëăă2YŠ dzăŠă KłŐŠăŁJŠŐłfłŐăúI-yŘI-ŊŘăăúKłI-ú 2ŐŠŊŊdzfŠ úKŠăŠ 5λYŠyăł2yI-f wŠŤdzfI-úł2yăφ wŠfŠŊ ū2 {ŠŮúλ2ΥρφλпóMú f2Ŋ ŘłYŠyăł2yI-f ŊŤŤdzfI-úł2yă f2Ŋă ŁJŠŐłfłŐ dzăŠăφ	

[λŏ2yI- ±łăł2Υнм ½2yIyЭ hŊŘłyI-yŐŠ

Section 3.05 N2 Neighborhood District **Regulations.**

APPLICATION OF ARTICLE. ϕKŠ NŠēdzŦ-úλ2yā āŠú Ŧ2NÚK λyúKā ! NÚŌŦŠ āKŦŦ Ŧ-λJŦē ú2 ŦŦ bη 5λāúNŌŰāϕ

PERMITTED USES	WAIVER USES
ω !ŌŌŠāā2Nē āúNdzŌúdzNŠā Ŧ-yŖ dzāŠā ó{ŠŌúλ2yŦϕλϕΣ {ŠŌúλ2yŦϕηοΣ {ŠŌúλ2yŦϕηοóMúú	ω .ŠŖ Ŧ-yŖ ōNŠŦŦŦŦ-āú ŠāúŦ-ōŦāKYŠyúā ó{ŠŌúλ2yŦϕλyú
ω 9ŖdzŌŦ-úλ2yŦŦ dzāŠā ó{ŠŌúλ2yŦϕλMΣ {ŠŌúλ2yŦϕλMóMúú	ω ŦŦŦ-yŦŠŖ ŖŠŌŠŦ2LJYŠyúā ó{ŠŌúλ2yŦϕληŦ {ŠŌúλ2yŦϕληóηúú
ω D2ŦŦ Ō2dzNāŠāΣ ōdzú y2ú λyŌŦdzŖλyŦ YλyŦŦ-údzNŠ ē2ŦŦ Ō2dzNāŠā 2N ē2ŦŦ ŖNŌŌλyŦ NŦŦ-yŦŠā	ω ŦdzōŦŌ dzúλŦúē ōdzŦŖλyŦā Ŧ-yŖ ādzōāúŦ-úλ2yā
ω CŦYŦē ŌKŦŦŦ ŌŦNŠ K2YŠ ó{ŠŌúλ2yŦϕMMú	ω {λyŦŦŦŦŦYŦē ŌŦdzāúŠNλyŦ ó{ŠŌúλ2yŦϕλōú
ω DN2dzLJ ŌKŦŦŦ ŌŦNŠ K2YŠ ó{ŠŌúλ2yŦϕMηú	ω ŦNŌŦŦ-úŠŦē 2ŦyŖŖ Ŧ-yŖ 2LJŠNŦŦŦŖ NŠŌNŠŦŦ-úλ2yŦŦ dzāŠā ó{ŠŌúλ2yŦϕηyú
ω I2YŠ 2ŌŌdzLJŦ-úλ2yā ó{ŠŌúλ2yŦϕηyú	ω wŠŦēλ2dzā λyāúλúdzúλ2yā ó{ŠŌúλ2yŦϕŖλú
ω hyŠŦŦŦYŦē ŖŦŠŦŦyŦā ó{ŠŌúλ2yŦϕMϕú	
ω ŦŦNŦā Ŧ-yŖ 2dzúŖ22N NŠŌNŠŦŦ-úλ2yŦŦ dzāŠā ó{ŠŌúλ2yŦϕληŦ {ŠŌúλ2yŦϕληóηúú	
ω ϕŠYŦJ2NŦŦē ōdzŦŖλyŦā 2N āúNdzŌúdzNŠā Ŧ2N dzāŠā λyŌŦŖŠyúŦŦ Ŧ2 ŦKŠ Ō2yāúNdzŌúλ2yŦ 2Ŧ NŠāŦŖŠyúŦŦŦ ŖŦŠŦŦyŦā Ŧ-yŖ λYŦJN2ŦŦŠyŦā ó{ŠŌúλ2yŦϕŖcΣ {ŠŌúλ2yŦϕŖcóηúú	
wŠŦŠN Ŧ2 !NÚŌŦŠ LL Ŧ2N ŖŠŦλúλ2yā 2Ŧ dzāŠā Ŧ-yŖ NŠŦŠN Ŧ2 {ŠŌúλ2yŦϕληóMú Ŧ2N ŖŠŦŦŦ2LJYŠyú āúŦ-yŖŦŦŖā Ŧ2N āLJŠŌŦŦŦ dzāŠāϕ	

PROHIBITED USES
ω /ŦNŠēλŦŠN ēN2ŦŦ ŦŦŦŦŦŦŠāϕ
ω b2yŦNŠāŦŖŠyúŦŦ dzāŠāΣ ŠēŌŠLJú Ŧā āŠú Ŧ2NÚK λyúKā {ŠŌúλ2yŦϕ

DIMENSION REGULATIONS	
Lot Standards	N2
aλyŦ [2ú !NŠŦŦ ōāŦŦŦŦú	yŦπλλ
aλyŦ [2ú 2λŖÚK ōŦúŦú	Ŧλ ōŦú
aλyŦ [2ú 5ŠLJÚK ōŦúŦú	ηηλ ōŦú ŦŦŦ
CN2yŦŦ ŦNŖ {ŠúŦŦŦŦŦ	Ŧλ ŦŠŠú ōNú
wŠŦŦN ŦNŖ {ŠúŦŦŦŦŦ	Ŧλ ŦŠŠú
{λŖŠ ŦNŖ {ŠúŦŦŦŦŦ	c ŦŠŠú
ϕ2úŦŦ 2Ŧ ŦŦ2 āλŖŠ ēŦNŖ āŠúŦŦŦŦŦā	ηc ŦŠŠú

{SÖÜλzy cφpcóHúú	
ω ! yλÖSüäüλŠāz Ö2ftŠÉŠāz LJNλØI·úŠ Ö2ftŠÉŠāz λyÖfdzRlyz I·yÖftI·Nè dzāŠā I·yR̄ FI·ÖλØüλŠā	ω ±SúSüNlyI·Nè ÖtlyλÖāz I·yλYI·f ÖtlyλÖā I·yR̄ K2älJúI·fā ó{SÖÜλzy cφpφú
wŠtŠü ü2 ! NÜÜÖfŠ LL F2Nü RŠFλyüλzyā 2F dzāŠā I·yR̄ NüŠtŠü ü2 {SÖÜλzy pφλnóMú F2Nü RŠÖŠfzLJYŠyú áúI·yR̄I·NüR̄ā F2Nü äLJŠÖλFλÖ dzāŠāφ	

PROHIBITED USES
ω / I·NüSλØSüN ENJ2Ø FI·ÖλØüλŠāφ
ω bzyFüNüSāRŠyúλI·f dzāŠāz ŠEÖSLJú I·ā āSú F2NüK λyúKλā {SÖÜλzyφ

DIMENSION REGULATIONS	
Lot Standards	RUF
a λyφ [2ú ! NüSüI· öāljφ Fúφú	мрллл
a λyφ [2ú ² λRúK óFúφú	тр óI·ú
a λyφ [2ú 5SLJúK óFúφú	мрл óI·ú éÖü
CNüzyú , I·NüR̄ {SúöI·Öl	рл FŠŠú óNü
wŠI·Nü , I·NüR̄ {SúöI·Öl	пр FŠŠú
{λRŠ , I·NüR̄ {SúöI·Öl	мл FŠŠú
φ2úI·f 2F úØ2 āλRŠ èI·NüR̄ āSúöI·Ölā	нл FŠŠú
{λRŠ èI·NüR̄ āSúöI·Öl I·ödzüúλyā áúNüSŠú	но FŠŠú
wŠI·Nü èI·NüR̄ I·ödzüúλyā āλRŠ èI·NüR̄ úKŠ āλRŠ èI·NüR̄ I·ödzüúλyā dzLJzyI· áúNüSŠú y2ú tŠāā úKI·y	пл FŠŠú
a I·Eφ [2ú / 2ØSüN I·EŠāz ú	óÖú
a I·Eφ . dzλfRlyā I ŠλEKú	ор FŠŠú óH áú2NüSāúš ŠEÖSLJú I·ā LJN2ØλRŠR̄ λy {SÖÜλzy TφMT ú2 {SÖÜλzy TφHл
Footnotes: wŠtŠü ü2 {SÖÜλzy pφλo ØKŠNüSØSüN I· F22úy2úŠ λā NüŠtŠüSyÖŠR̄ λy LJ I·NüSyúKŠāŠā I·FúSüN zyŠ 2F úKŠ RŠāλzy NüSdzfI·úλzyāφ ! R̄R̄λúλzyI·ftèz āZYŠ dzāŠā KI·ØS āLJŠÖλFλÖ áúI·yR̄I·NüR̄ā úKI·ú 2ØSüNndzfŠ úKŠāŠ 5λYŠyāλzyI·f wŠdzfI·úλzyāφ wŠtŠü ü2 {SÖÜλzy pφλnóMú F2Nü R̄λYŠyāλzyI·f NüSdzfI·úλzyā F2Nü äLJŠÖλFλÖ dzāŠāφ	

óHüR̄φ 2F ппмулпнлнн ú

Section 3.07 NM1 Neighborhood Multifamily District Regulations.

APPLICATION OF ARTICLE. φKŠ NüSdzfI·úλzyā āSú F2NüK λyúKλā ! NüÜÖfŠ āKI·ff I·LJLJfè λy I·ff b a m 5λāúNüÖúāφ

PERMITTED USES	WAIVER USES
	• ! LJ I·NüYŠyúā ó{SÖÜλzy cφλnú
ω ! ÖÖŠāā2Nüè áúNüdzÖúdzNüSā I·yR̄ dzāŠā ó{SÖÜλzy TφHOŠ {SÖÜλzy TφHOóMúú	ω . ŠR̄ I·yR̄ óNüSüI·FI·áú ŠāúI·ötlāKYŠyúā ó{SÖÜλzy cφlyú

DIMENSION REGULATIONS	
Lot Standards	NM3
CN2yú , I-NR {SúoI-Ō}	рл ТSŠú óлú
wSf-I-N , I-NR {SúoI-Ō}	рл ТSŠú óлú
{lRŠ , I-NR {SúoI-Ō}	нр ТSŠú óлú
¢2úI-f 2T úø2 ãlRŠ èI-NR ãSúoI-Ōlã	сл ТSŠú
a I-ÈY dzY ÑN2dzyR Ō2ŌŠN I-ËŠ oë LJNlyŌLJl-f ãúNdzŌúdzNŠ	нр
a I-È . dzlRlyY I ŠlEKú	óKú
Footnotes: wSfŠN ú2 {SŌúλ2y pφno θKŠNŠŌŠN I T22úy2úŠ lã NŠTŠNŠyŌŠR lyLJl-NŠyúKŠãŠã I-TúŠN 2yŠ 2T úKŠ RŠãlËy NŠdzfI-úλ2yã ! RŔlúλ2yI-ffèz ãzYŠ dzãŠã K I-ŌŠ ãLJŠŌlTlŌ áúI-yŔI-NRã úKI-ú 2ŌŠNNDzfŠ úKŠãŠ 5λYŠyãλ2yI-f wSdzfI-úλ2yã wSfŠN ú2 {SŌúλ2y pφlnóMú T2N RλYŠyãλ2yI-f NŠdzfI-úλ2yã T2N ãLJŠŌlTlŌ dzãŠãφ	

óhWŔ 2T ππμπππππ π

Section 3.10 C-1 Local Business District Regulations.

APPLICATION OF ARTICLE. φKŠ NŠdzfI-úλ2yã ãSú T2NúK lyúKlã ! NŌŌŌŠ ãKI-ff I-LJlTfè lyI-ff /πM 5lãúNlŌúãφ

PERMITTED USES	WAIVER USES
ω ! ŌŌŠãã2Nè ãúNdzŌúdzNŠã I-yŔ dzãŠã ó{SŌúλ2y TφnoŠ {SŌúλ2y TφnoóMú5úú	ω ! NŌlãl-yŠ ŌNl-TúãY I-yŠ LJNlyúlyY I-yŔ ŠyËNl-ŌlyY {K2LJã 2úKŠN ãλYlTl-N dzãŠã ó{SŌúλ2y NφLMŠ {SŌúλ2y NφLMóyúú
ω . I-lŠNlŠã	ω . dzlRlyYã óãlyTfŠ 2N Ydzfúλpdzyλúú T2N úKŠ LJdzNlJ2ãŠ 2T NŠúI-lT ãl-fŠã I-yŔ θKlŌK Ō2yúI-ly I-DC ! 2T oлллл ãljdzI-NŠ TŠŠú 2N Y2NŠ ó{SŌúλ2y cφpHŠ {SŌúλ2y cφpHóMúú
ω . I-yŔã I-yŔ ãl-ŌlyYã I-yŔ f2I-yã I-ãã2ŌlI-úλ2yã	ω . NŠθŠNŠ YlŌN2 ōNŠθŠNŠ ōNŠθLJdzŌŠ I-yŔ RlãúλTŠNlŠã ó{SŌúλ2y cφlφú
ω . ŠŔ I-yŔ ōNŠl-lTl-ãú ŠãúI-ōflãKYŠyúã ó{SŌúλ2y cφlyú	ω /2yŌI-fŠãŌŠyú I-yŔ yŌzNlãlyY K2YŠã ó{SŌúλ2y cφlφú
ω . f22Ŕ I-yŔ LJl-fãY I-Ŕ2yI-úλ2yŌŠyúŠNã	ω 5I-lNlŠãŠ ŌNŠl-YŠNlŠãŠ ã2Tú RŔlyl I-yŔ ō2úútlYy LJfl-yúãŠ I-yŔ 2úKŠN ãλYlTl-N dzãŠã ó{SŌúλ2y NφLMŠ {SŌúλ2y NφLMóyúú
ω /I-úŠNlyY ŠãúI-ōflãKYŠyúã	ω 5I-è ŌI-NŠ yŌzNlãŠNlŠã ó{SŌúλ2y cφmoú • 5NlŌŠNdzLJ θlyŔ2θ Tl-ŌlTlúŠã T2N dzãŠã 2úKŠN úKI-Y NŠãúI-dzNl-yúã
ω /fdzãŠ f2ŔËŠãŠ I-yŔ YŠŠúlyY KI-ffãŠ TŔNl-úŠNyl-f I-yŔ NŠflËλ2dzã	ω 9ãúI-ōflãKYŠyúã KI-ŌlyY flldz2N flŌŠyãŠã ãdzŌK I-ã /fl-ãã /Σ úI-ŌŠNlyY I-yŔ ŌfdzŌ ó{SŌúλ2y cφHhú
ω /dzfúdzNl-f lyãúúdzúλ2yãŠ ãdzŌK I-ã YdzãŠdzYãŠ I-Nú Ël-ffŠNlŠã I-yŔ flŌNl-NlŠã	ω CdzftŔãŠNŌŌŠ NŠãúI-dzNl-yúã θlúK 2N θlúK2dzú 2dzúŔ22N RlylyY I-NŠl-ã ó{SŌúλ2y cφpMŠ {SŌúλ2y cφpMóHúú

[λŌ2yI- ±lãλ2y nM ½2ylyY hNlRlyI-yŌŠ

ω 5 I·úI· LJN2ÖŠäälY I·yR̃ Ö2Y LJdzúŠN ÖŠyúŠNäΣ lyÖfdzRly I·fŠäΣ äŠNÖlÖŠΣ I·yR̃ Y I·lyúŠyI·yÖŠ 2T ŠtŠÖúN2y I·úI· LJN2ÖŠäälY ŠljdzLJYŠyú	ω CdzyŠN I·f K2YŠä I·yR̃ dzyR̃ŠNú I·ly I·y ŠäúI·öfiäKYŠyüä
ω 9R̃dzÖI·úI·2yI·f dzäŠä ó{ŠÖúI·2y HΦLMΣ {ŠÖúI·2y HΦLMÓÚÚ	ω I 2älJLúI·fä ó{ŠÖúI·2y cΦHΦú
ω DŠyŠN I·f 2TfIÖŠä	ω a I·ääl·EŠ ŠäúI·öfiäKYŠyüä ó{ŠÖúI·2y cΦOTú
ω IyR̃22N NŠÖNŠI·úI·2yI·f dzäŠä	ω hLJŠyπI·ANJ ödzälyŠää dzäŠä ó{ŠÖúI·2y cΦHú
ω YlR̃yŠē úN I·yāf dzäI·2y ÖŠyúŠNä	ω t fI·yŷŠR̃ R̃ŠÖŠt2LJYŠyüä ó{ŠÖúI·2y pΦHú
ω [IYlúŠR̃ äŠNÖlÖŠ I·yR̃ ÖI·N Nēπ2dzú NŠäúI·dzN I·yüä öI·úK 2N öI·úK2dzú 2dzúR̃22N R̃lyly I·NŠI·ä ó{ŠÖúI·2y cΦpMΣ {ŠÖúI·2y cΦpMÓÚÚ	ω {55 I·yR̃ {55 a Φ fiÖŠyāŠä ó{ŠÖúI·2y cΦloú
ω a ŠR̃lÖlyŠΣ 2äúŠ2LJ I·úKē I·yR̃ R̃ŠyüäüNē óŠēÖfdzRly I·f ŠúŠNly I·Nē öfiyI·öäú	ω ±ŠúŠNly I·Nē öfiyI·öäΣ I·yY I·f öfiyI·öä I·yR̃ I·yY I·f K2älJLúI·fä ó{ŠÖúI·2y cΦpΦú
ω a dzäI·ÖŠ R̃I·yÖŠΣ 2N ödzälyŠää I·ÖI·R̃ŠYlŠä	
ω hLJŠyπI·ANJ äI·fŠä 2T / KNJäúY I·ä úNŠŠä ó{ŠÖúI·2y cΦpú	
ω hLJú2YŠúNē I·yR̃ ÖKANJ2LJN I·ÖúI·Ö	
ω hNúK2LJŠR̃lÖ I·yR̃ YŠR̃lÖI·f ädzLJLJfē äú2NŠäΣ ödzú y2ú lyÖfdzRly I·f ääŠYöfē 2N Y I·ydzf I·ÖúdzNly I·f	
ω t I·N I·ä I·yR̃ 2dzúR̃22N NŠÖNŠI·úI·2yI·f dzäŠä ó{ŠÖúI·2y HΦHΣ {ŠÖúI·2y HΦHÓHÚÚ	
ω t ŠNä2yI·f äŠNÖlÖŠ ŠäúI·öfiäKYŠyüä ó{ŠÖúI·2y HΦHΣ {ŠÖúI·2y HΦHÓHÚÚ ó{ŠÖúI·2y cΦPTú	
ω t K2ú23N I·LJKlÖ äúdzR̃I·2ä	
ω t KēäÖI·f úKŠN I·LJē I·yR̃ KŠI·túK äŠNÖlÖŠä öy2ú lyÖfdzRly Y I·ääl·EŠ ŠäúI·öfiäKYŠyüä I·yR̃ LJdzöfiÖ ÖI·úKäú	
ω t N2TŠääl2yI·f 2TfIÖŠä ó{ŠÖúI·2y HΦHΣ {ŠÖúI·2y HΦHÓHÚÚ	
ω t äēÖK2f23ē I·yR̃ LJ2R̃l I·úNē	
ω t dzöfiÖ dzúI·fiúē dzäŠä	
ω wŠfi3I·2dzä lyäúI·údzúI·2yā ó{ŠÖúI·2y cΦpI·ú	
ω wŠúI·f äI·fŠä ó{ŠÖúI·2y HΦMΣ {ŠÖúI·2y HΦLMÓYÚÚ ó{ŠÖúI·2y cΦpHú	
ω {ÖK22fä lyÖfdzRly I·f ödzú y2ú fiYlúŠR̃ ú2 R̃I·yÖŠΣ Y dzäI·Ö I·yR̃ lyäúNdzYŠyü I·f I·yR̃ ödzälyŠääKúN I·lyly I·f	
ω {ÖK22fä Y dzäI·ÖŠ R̃I·yÖŠ 2N ödzälyŠää	
ω ΦSY LJ2N I·Nē ödzlfiR̃ly I·f f2N Ö2yäúNdzÖúI·2y LJdzN LJ2äŠäΣ y2ú ú2 ŠēÖŠŠR̃ úKŠ R̃dzN I·úI·2y 2T Ö2yäúNdzÖúI·2y	
ω ΦSY LJ2N I·Nē ; äŠä I·yR̃ {lR̃Šö I·f I·yR̃ ΦSYü	

ó{ŠŌúł2Ÿcφonú	
ω bŠŌ İ-yŔ dzăŠŔ Ōİ-ŋ t2úă İ-yŔ āK2Ōŋ22Yăš yŠŌ 2ŋ dzăŠŔ Y2ŏłŤS K2YŠ āİ-tŠă İ-yŔ İ-dzú2Y2ŏłŤS ŋŠŸŸİ-t fİ-ŌłŤłŤăŠă ó{ŠŌúł2Ÿcφłpú	ω a2úŠŤă ó{ŠŌúł2Ÿcφoyú
ω YłŔyŠē ūŋİ-yăŦdzăł2ŸŌŠŸŸİŋă	ω hŁŤŸŸİ-ŋ ōdzăłŸŠăă dzăŠă ó{ŠŌúł2Ÿcφŋú
ω [İYłúŠŔ āŠŋŌŌŠ İ-yŔ Ōİ-ŋŋŋēŋ2dzú ŋŠăŸİ-dzŋİ-yŸă ŌłúK 2ŋ ŌłúK2dzú 2dzúŔ22ŋ ŔłŸłŸ İ-ŋŠİ-ă ó{ŠŌúł2Ÿ cφmŤ {ŠŌúł2ŸcφmŌmŌú	ω !dzú2Y2úłŌŠ ŁŤİ-łŸŸ {K2Łăă ó{ŠŌúł2Ÿhφłm óŸúú
ω aŠŔŌŌłŸŠ 2ăúŠ2ŁŤİ-úKē İ-yŔ ŔŠŸŸăăŋē ŌŠēŌŦdzŔłŸŸ ŌŠŸŋŸİ-ŋē ŌŦłŸŌăú	ω tİ-ŋŸłŸŸăă ŸŸŋdzŌŸdzŋŠ ó{ŠŌúł2Ÿcφłŋú
ω a dzăŌŠ Ŕİ-yŌŠ 2ŋ ōdzăłŸŠăă İ-Ōİ-ŔŠŸłŠă	ω tİ-ŌŸăK2Łăă ó{ŠŌúł2Ÿcφŋpú
ω b dzŋăŠŋăŠăš łŸŌŦdzŔłŸŸăă İ-tŠ 2Ŧ Ÿİ-ŋŔŠŸădzŁŁŤłŠă	ω tİ-ēŔİ-ē ŦŠŸŔŠŋăă ó{ŠŌúł2Ÿcφŋcú
ω hŁŤŸŸİ-ŋ Ÿİ-tŠă 2Ŧ /KŋăăŸİ-ă ūŋŠăă ó{ŠŌúł2Ÿ cφpŌú	ω tŦłŸŸŔ ŔŠŌŠŦŁŸŸŸŸăă ó{ŠŌúł2Ÿpφłŋú
ω hŁŸ2YŠŸŋē İ-yŔ /Kăŋ2Łŋİ-ŌŸłŌ	ω {Ō5Ō5Ō İ-yŔ {Ō5ŌaŌ ŦŌŠŸăăă ó{ŠŌúł2ŸcφłŌú
ω hŋŸK2ŁŤŠŔŌ İ-yŔ YŠŔŌİ-ŦădzŁŁŤŦēă ŸŸ2ŋŠăă ōdzú Ÿ2ú łŸŌŦdzŔłŸŸ İ-ăăŠŸŌŦē 2ŋ Yİ-yŦdzŦİ-ŌŸdzŋłŸŸ	ω {ŠŌ2ŸŔŋİ-yŔăă2ŋŠăă İ-yŔ ŋdzYŸİ-ŤŠăK2Łăă ó{ŠŌúł2ŸcφpŌú
ω tİ-ŋŸăă İ-yŔ 2dzúŔ22ŋ ŋŠŌŋŠİ-Ÿł2Ÿİ-t dzăŠă ó{ŠŌúł2ŸhφłŋŤ {ŠŌúł2ŸhφłŋŌŋú	ω ±ŠŸŋłŸİ-ŋē ŌŦłŸŌăă İ-yłŸİ-t ŌŦłŸŌăă İ-yŔ İ-yłŸİ-t K2ăŁŸİ-tăă ó{ŠŌúł2Ÿcφŋŋú
ω tŠŋăă2Ÿİ-tăŠŋŌŌŠ ŠăŸİ-ŧŦăKŸŸŸŸăă ó{ŠŌúł2Ÿ hφłŋŤ {ŠŌúł2ŸhφłŋŌŋú ó{ŠŌúł2Ÿcφŋŧú	
ω tK2Ÿ2Ÿŋİ-ŁŤKłŌăădzŔł2ăă	
ω tKēăŌİ-Ŧ ūKŠŋİ-Łē İ-yŔ KŠİ-ŦŸKăŠŋŌŌŠăă ōŸ2ú łŸŌŦdzŔłŸŸ Yİ-ăăİ-ŤŠăăŸİ-ŧŦăKŸŸŸŸăă İ-yŔ ŁŤdzŧŦŌ Ōİ-úKăă	
ω tŋ2ŦŠăăł2Ÿİ-t 2ŦŦłŌŠăă ó{ŠŌúł2ŸhφłŋŤ {ŠŌúł2Ÿ hφłŋŌŋú	
ω tăēŌK2Ŧ2ē İ-yŔ Ł2Ŕłİ-Ÿŋē	
ω t dzŌŦŌ dzúłŦŸŸē dzăŠă	
ω wİ-Ŕł2 İ-yŔ ŸŠŦŠŌăł2ŸŸ2ŌŠŋă İ-yŔ Ōŋ2İ-ŔŌİ-ăŸłŸăădzŔł2ăă	
ω wŠŦŤł2dzăă łŸăăŸŸdzúł2Ÿăă ó{ŠŌúł2Ÿcφłpú	
ω wŠŸİ-tăă İ-tŠăă ó{ŠŌúł2ŸhφłmŤ {ŠŌúł2ŸhφłmŌŸúú ó{ŠŌúł2Ÿcφŋú	
ω {ŌK22Ŧă łŸŌŦdzŔłŸŸŸ ōdzú Ÿ2ú ŦİYłúŠŔ Ÿ2 Ŕİ-yŌŠŤ YdzăŌ İ-yŔ łŸăăŋdzYŠŸŸİ-tŤ İ-yŔ ōdzăłŸŠăăKŸİ-łŸłŸŸ	
ω cŠYŁ2ŋİ-ŋē ōdzăŦŦłŸŸăă Ŧ2ŋ Ō2ŸăăŋdzŌŸł2Ÿ ŁŤdzŋŁ2ăăšăă Ÿ2ú Ÿ2 ŠēŌŠŔ ŸKŠ Ŕdzŋİ-Ÿł2Ÿ2Ŧ Ō2ŸăăŋdzŌŸł2Ÿ	
ω cŠYŁ2ŋİ-ŋē ăŠă İ-yŔ {łŔŠŌİ-tł İ-yŔ cŠŸŸ {İ-tŠăă ó{ŠŌúł2ŸcφpcŌmŌú	

ω ² K2tŠāI-tŠ ōdzālyŠāā dzāŠā ó{ŠŌúλ2y НФЛМΣ {ŠŌúλ2y НФЛМóуú	
wŠtŠN ū2 ! NŭlŌtŠ LL T2N RŠtlyūλ2yā 2T dzāŠā I-yŔ NŠtŠN ū2 {ŠŌúλ2y pφлпóмú T2N RŠŌŠt2LJYŠyú áúI-yŔI-NŔā T2N āLJŠŌλTλŌ dzāŠāφ	

PROHIBITED USES.
ly I-ft / πH 5lāúNλŌúā y2 ōdzāŔlyā āKI-ft KŠNŠI-túŠN ōŠ ŠNŠŌúŠŔŠ I-túŠNŠŔŠ 2N dzāŠŔŠ y2N āKI-ft I-yē fl-yŔ ōŠ dzāŠŔ ly ōK2tŠ 2N ly LJ I-Nŭú T2N NŠāŔŠyūλ I-f LJdzNλJ2āŠāt LJN2ŌλŔŠŔŠ K2ŌŠŌŠNŠ ūKI-ú y2úKIyā Ō2yúI-lyŠŔ ly úKlā āŠŌúλ2y āKI-ft I-tŠŌú 2N lyŭŠNtŠNŠ ōλŭK ŔŌŠftlyā y2Ō ly ŠĒlāúŠyŌŠ ly / πH 5lāúNλŌúā 2y ūKŠ ŔI-úŠ ŌKŠyŭKlā hNŔlyI-yŌŠ ōŠŌ2YŠā ŠTtŠŌúλŌŠ y2N ōλŭK I-yē ōdzāŔlyā I-ŌŌŠāā2Nē ū2 ādzŌK ŔŌŠftlyāā 2N ly I-yē ōI-ē LJNŠŌŠyú ūKŠ 2ŌyŠNā ūKŠNŠ2T T2N2Y YI-lyā I-yē I-ŔŔlāúλ2yā I-túŠN I-ūλ2yā 2N NŠLJ I-Nŭā ū2 ādzŌK ŔŌŠftlyā 2N ŠNŠŌúlyā I-yē ōdzāŔlyā I-ŌŌŠāā2Nē ūKŠNŠ2T LJN2ŌλŔŠŔŠ TdzNŭKŠNŠ K2ŌŠŌŠNŠ ūKI-ú I-ft ādzŌK ŔŌŠftlyā I-yŔ ōdzāŔlyā I-ŌŌŠāā2Nē ūKŠNŠ2 āKI-ft Ō2yT2N Y ū2 ūKŠ āI-YŠ NŠIjdzNŠYŠyūā I-ā I-NŠ LJN2ŌλŔŠŔ ly ūKlā hNŔlyI-yŌŠ T2N ūKŠ yŠI-NŠāú ŔlāúNλŌú ūKŠNŠ2 ly ōKlŌK I- ŔŌŠftlyā YI-ē KŠNŠI-túŠN ōŠ fl-ŌTdzftē ŠNŠŌúŠŔφ

b2úKIyā ly ūKlā ! NŭlŌtŠ āKI-ft ōŠ Ō2yāúNdzŠŔ I-ā LJŠN Ylāúlyā ūKŠ 2LJŠN I-ūλ2y 2T YI-úŠNλI-f ēI-NŔāš yŠŌ I-yŔ dzāŠŔ TdzYōŠN āI-tŠāz
y2N ūKŠ āI-tŠ 2T dzāŠŔ YI-ŌKIyŠNē 2N I-dzú2 LJ I-Nŭāš ōKlŌK dzāŠā I-NŠ KŠNŠŌē ŠĒLJNŠāātē LJN2KlŌNŭŠŔ ly / πH 5lāúNλŌúāφ

DIMENSION REGULATIONS	
Lot Standards	C-2
a lyφ [2ú ! NŠI-	óŭú
a lyφ {λĪŠ 2T / 2Y YŠNŌλI-f . dzāŔlyā	óŭú
CN2yú , I-NŔ {ŠŭŌI-Ōŭ}	mp TŠŠŭ ŌLJú
{ŔŠŠ , I-NŔ {ŠŭŌI-Ōŭ}	y TŠŠŭ ŌLJú
ϕ2úI-f 2T ūŌ2 āŔŠ ēI-NŔ āŠŭŌI-Ōŭā	mc TŠŠŭ
wŠI-N , I-NŔ {ŠŭŌI-Ōŭ}	y TŠŠŭ ŌLJú
a I-Ēφ . dzāŔlyā I ŠĪKŭ	op TŠŠŭ óH āú2NλŠāúš ŠĒŌŠLJú I-ā LJN2ŌλŔŠŔ ly {ŠŌúλ2y TφMT ū2 {ŠŌúλ2y TφHλ
Footnotes: wŠtŠN ū2 {ŠŌúλ2y пφло ōKŠNŠŌŠN I- T22úy2úŠ lā NŠtŠNŠyŌŠŔ ly LJ I-NŠyúKŠāŠā I-túŠN 2yŠ 2T úKŠ ŔŠāŔy NŠdzftI-ūλ2yāφ ! ŔŔlāúλ2yI-ftēē ā2YŠ dzāŠā KI-ŌŠ āLJŠŌλTλŌ áúI-yŔI-NŔā ūKI-ú 2ŌŠNŭdzftŠ ūKŠāŠ 5λYŠyāŔyI-f wŠdzftI-ūλ2yāφ wŠtŠN ū2 {ŠŌúλ2y pφлпóмú T2N ŔlYŠyāŔyI-f NŠdzftI-ūλ2yā T2N āLJŠŌλTλŌ dzāŠāφ	

óhNŔφ 2T ппмуплнн ū

Section 3.12 C-3 Highway Services District Regulations.

APPLICATION OF ARTICLE. ϕKŠ NŠdzftI-ūλ2yā āŠú T2NŭK ly ūKlā ! NŭlŌtŠ āKI-ft I-LJLJē ly I-ft / πo 5lāúNλŌúāφ

PERMITTED USES	WAIVER USES
ω ! ŌŌŠāā2Nē āúNdzŌúdzNŠā I-yŔ dzāŠā ó{ŠŌúλ2y TφHŌΣ {ŠŌúλ2y TφHŌóMú5úú	ω ! Ŕdzŭ ōdzālyŠāāŠā ó{ŠŌúλ2y cφлмú

[λŌ2yI- ±lāλ2y HМ ½2ylyā hNŔlyI-yŌŠ

ω h ^{NU} K2LJŠRĀŌ I-yŔ YŠRĀŌI-f ādzLJLfē āú2 ^{NU} Šāz ōdzú y2ú lyŌf ^{dz} Rly3 I-āāSYōfē 2 ^{NU} YI-ydzFI-Ōúdz ^{NU} ly3	
ω t I- ^{NU} Ĵā I-yŔ 2dzúR22 ^{NU} NŠŌNŠI-ú2yI-f dzāŠā ó{ŠŌú2y ^{NU} HΦΛHΣ {ŠŌú2y ^{NU} HΦΛHŌHÚ	
ω t I- ^{NU} ŷāK2LJā ó{ŠŌú2y ^{NU} cΦnpú	
ω t I-ēRĪ-ē tSYRŠ ^{NU} ā ó{ŠŌú2y ^{NU} cΦncú	
ω t Š ^{NU} ā2yI-f āŠ ^{NU} ŌŌŠ ŠāúI-ōfāKYŠyūā ó{ŠŌú2y ^{NU} HΦΛHΣ {ŠŌú2y ^{NU} HΦΛHŌHÚ ó{ŠŌú2y ^{NU} cΦntú	
ω t K2ú23 ^{NU} I-LJKĪŌ āúdzRĴ2ā	
ω t KēāŌI-f ūKŠ ^{NU} I-LJē I-yŔ KŠI-túK āŠ ^{NU} ŌŌŠā óy2ú lyŌf ^{dz} Rly3 YI-āāI-3S ŠāúI-ōfāKYŠyūā I-yŔ LJdzōfĪŌ ŌI-úKāú	
ω t N2TŠāā2yI-f 2TfĴŌŠā ó{ŠŌú2y ^{NU} HΦΛHΣ {ŠŌú2y ^{NU} HΦΛHŌHÚ	
ω t āēŌK2f23ē I-yŔ LJ2RĴI-úNē	
ω t dzōfĪŌ dzúĴfĪŪē dzāŠā	
ω wI-RĴ2 I-yŔ ūŠtŠŌā2y ^{NU} ū2ŌŠ ^{NU} ā I-yŔ ōN2I-RŌI-āúly3 āúdzRĴ2ā	
ω wŠfĴ3I2dzā lyāúāúdzú2yā ó{ŠŌú2y ^{NU} cΦpłú	
ω wŠúI-Ĵf āI-tŠā ó{ŠŌú2y ^{NU} HΦΛMΣ {ŠŌú2y ^{NU} HΦΛMóyú ó{ŠŌú2y ^{NU} cΦpHú	
ω {Φ5Φ5 I-yŔ {Φ5ΦaΦ fĪŌŠyāŠā ó{ŠŌú2y ^{NU} cΦloú	
ω {ŠŌ2yŔ ^{NU} KI-yŔ āú2 ^{NU} Šā I-yŔ NdzY ^{NU} I-3S āK2LJā ó{ŠŌú2y ^{NU} cΦpou	
ω {ŌK22fā lyŌf ^{dz} Rly3 ōdzú y2ú fIY ^{NU} ŠŔ ū2 RĪ-yŌŠz YdzāŌ I-yŔ lyāúNdzYŠyūI-fz I-yŔ ōdzālyŠāāKúN ^{NU} I-lyly3	
ω ΦSYLJ2 ^{NU} I-Nē ōdzĴfRly3ā T2 ^{NU} Ō2yāúNdzŌú2y ^{NU} LJdzN ^{NU} LJ2āŠāz y2ú ū2 ŠĒŌŠŠŔ ūKŠ RdzN ^{NU} I-ú2y2f Ō2yāúNdzŌú2y ^{NU}	
ω ±ŠúŠ ^{NU} lyI-Nē ŌfIyĪŌāz I-y ^{NU} YI-f ŌfIyĪŌā I-yŔ I-y ^{NU} YI-f K2āLJúI-fā ó{ŠŌú2y ^{NU} cΦpφú	
ω ² K2tŠāI-fŠ ōdzālyŠāā dzāŠā ó{ŠŌú2y ^{NU} HΦΛMΣ {ŠŌú2y ^{NU} HΦΛMóyú	

PROHIBITED USES.
lyI-ft /πo 5lāúNĴŌúā y2 ōdzĴfRly3 āKI-ft KŠ ^{NU} ŠI-TúŠ ^{NU} ōŠ Š ^{NU} ŠŌúŠŔ I-túŠ ^{NU} ŠŔ 2 ^{NU} dzāŠŔ y2 ^{NU} āKI-ft I-yē fI-yŔ ōŠ dzāŠŔ ly ^{NU} ŌK2tŠ 2 ^{NU} lyLJ I-Nú T2 ^{NU} NŠāRŠyūāI-f LJdzN ^{NU} LJ2āŠāt LJN2ŌĴRŠŔ K2ŌŠŌŠ ^{NU} ūKI-ú y2úKly3 Ō2yūI-lyŠŔ ly ūKĴā āŠŌú2y āKI-ft I-ffŠŌú 2 ^{NU} lyŪŠN ^{NU} TŠ ^{NU} Š Ō ^{NU} ĴK RŌŠftly3ā y2Ō lyŠĒāúŠyŌŠ ly /πo 5lāúNĴŌúā 2y ūKŠ RĪ-úŠ ŌKŠy ūKĴā h ^{NU} RlyI-yŌŠ ōŠŌ2YŠā ŠTfŠŌúĴŌŠ y2 ^{NU} Ō ^{NU} ĴK I-yē ōdzĴfRly3ā I-ŌŌŠāā2 ^{NU} ē ū2 ādzŌK RŌŠftly3āz 2 ^{NU} ly I-yē ŌI-ē LJN2ŌŠŔy ūKŠ 2ŌyŠ ^{NU} ā ūKŠ ^{NU} Š2f T ^{NU} 2Y YI-Ĵly3 I-yē I-RŔāú2yāz I-túŠ ^{NU} I-ú2yā 2 ^{NU} NŠLJ I-ANā ū2 ādzŌK RŌŠftly3ā 2 ^{NU} Š ^{NU} ŠŌúly3 I-yē ōdzĴfRly3ā I-ŌŌŠāā2 ^{NU} ē ūKŠ ^{NU} Š2T LJN2ŌĴRŠŔ f ^{NU} dzNúKŠ ^{NU} K2ŌŠŌŠ ^{NU} ūKI-ú I-ft ādzŌK

ω . ΝΙΣΘΣΝΣ a λÖΝ2 . ΝΙΣΘΣΝΣ . ΝΙΣΘLJdzÖΣ I-yŔ 5λäúλftfSΝλSä ó{SÖúλ2Y cΦλφú	ω a I-ääI-ES SäuI-öfIäKYŠyüä ó{SÖúλ2Y cΦoTú
ω /I-úSΝλY SäuI-öfIäKYŠyüä	ω !dzú2Y2úλÖS LJ I-lyü äK2LJä ó{SÖúλ2Y HΦλM óyúú
ω /2yØI-ftSäÖŠyü I-yŔ ydzNäλY K2Y Sä ó{SÖúλ2Y cΦπλú	ω t I-ΝI λY SäuNdzÖúdzN S ó{SÖúλ2Y cΦλφú
ω /dzftúdzN I-f äSΝØλÖS ödzIftŔλY S ädzÖK I-ä LJdzöfIöfè 2öySŔ Y dzäSdzY äΣ I-Νú ÷I-ftSΝλSä I-yŔ fIöN I-ΝλSä	ω tfl-yŔSŔ ŔSÖSft2LJYŠyüä ó{SÖúλ2Y pΦλHú
ω 5I-è ÖI-ΝS ydzNäSΝλSä ó{SÖúλ2Y cΦmoú	
ω 9ŔdzÖI-úλ2Y I-f dzäSä ó{SÖúλ2Y HΦλMΣ {SÖúλ2Y HΦλMóΠúú	
ω Cdzftt äSΝØλÖS ΝSäuI-dzN I-yüä Ø λúK 2N Ø λúK2dzú 2dzúŔ22N ŔλYλY I-ΝS I-ä ó{SÖúλ2Y cΦpMΣ {SÖúλ2Y cΦpMóHúú	
ω CdySŔN I-f K2Y Sä I-yŔ dzyŔSŔNúI-λY S SäuI-öfIäKYŠyüä	
ω DI-ΝŔSŔλY I-yŔ úN S S ydzNäSΝλSä ó{SÖúλ2Y cΦHΠú	
ω DŠySŔN I-f 2ftfλÖSä	
ω I 2úSfä ó{SÖúλ2Y cΦoλú	
ω IyŔ22N ΝSÖN S I-úλ2Y I-f dzäSä ó{SÖúλ2Y HΦλMΣ {SÖúλ2Y HΦλMóyúú ó{SÖúλ2Y cΦoHú	
ω YλŔY Sè úN I-yäftdzäλ2Y ÖŠyüSΝä	
ω [IY λúSŔ äSΝØλÖS ΝSäuI-dzN I-yü I-yŔ ÖI-ΝNüèπ2dzú ΝSäuI-dzN I-yüä Ø λúK 2N Ø λúK2dzú 2dzúŔ22N ŔλYλY I-ΝS I-ä ó{SÖúλ2Y cΦpMΣ {SÖúλ2Y cΦpMóMúú	
ω a SŔλÖλY S 2äúS2LJ I-úKè I-yŔ ŔSŔYüλäúNè öSèÖftdzŔλY S ØSúSΝλY I-Νè ÖfIyλÖäú	
ω a 2úSfä ó{SÖúλ2Y cΦoyú	
ω a dzäSdzY ä	
ω a dzäλÖS ŔI-yÖS 2N ödzäλY Sää I-ÖI-ŔSŔY λSä	
ω b dzNäSΝλSäΣ λYÖftdzŔλY S äI-ftS 2ft ÷I-ΝŔSŔY ädzLJLJftSä	
ω hLJŠyŔI-λNü äI-ftSä 2ft /KΝλäúY I-ä úN S Sä ó{SÖúλ2Y cΦπoú	
ω hLJú2Y SúNè I-yŔ ÖKλN2LJN I-ÖúλÖ	
ω hNúK2LJ SŔλÖ I-yŔ YSŔλÖI-f ädzLJLJfè äú2N S S ä dzú y2ú λYÖftdzŔλY S I-ääS Y öfè 2N Y I-ydzftI-ÖúdzN λY S	
ω t I-ΝI ä I-yŔ 2dzúŔ22N ΝSÖN S I-úλ2Y I-f dzäSä ó{SÖúλ2Y HΦλHΣ {SÖúλ2Y HΦλHóHúú	
ω t SΝä2Y I-f äSΝØλÖS SäuI-öfIäKYŠyüä ó{SÖúλ2Y HΦλHΣ {SÖúλ2Y HΦλHóHúú ó{SÖúλ2Y cΦπTú	
ω t K2ú2 ÷N I-LJKλÖ äúdzŔλ2ä	
ω t KèäλÖI-f úKSŔN I-LJè I-yŔ KS I-ftúK äSΝØλÖSä óy2ú	

lyŌfdzŘlyY Yl-ääI-ËŠ ŠáúI-ōtāKYSyŭā I-yŘ LjdžōtāŌ ōI-úKáú	
ω tN2TŠāāλ2yI-f 2TfλŌŠā ó{ŠŌúλ2y нФлнΣ {ŠŌúλ2y нФлнóHúú	
ω tǎēŌK2t23ē I-yŘ LJ2ŘλI-úNē	
ω t dzōtāŌ dzúλtūē dzāŠā	
ω wI-Řλ2 I-yŘ ūŠtŠŌāλ2y ū2ŌŠNā I-yŘ ōN2I-ŘŌI-āúlyY āúdzŘλ2ā	
ω wŠtIλ2dzā lyāúλúdzúλ2yā ó{ŠŌúλ2y cФрлú	
ω wŠúI-lf āI-tŠā ó{ŠŌúλ2y нФлмΣ {ŠŌúλ2y нФлмóyúúΣ ó{ŠŌúλ2y cФрнú	
ω {ŌK22tā lyŌfdzŘlyYΣ ōdzú y2ú tYλúŠŘ ū2 ŘI-yŌŠΣ YdzāŌ I-yŘ lyāúNdzYŠyŭI-t I-yŘ ōdzālyŠāākúNl-lylyY	
ω ! yλŌŠNāāλúŠāΣ Ō2ftŠēŠāΣ LJNλŌI-úŠ Ō2ftŠēŠāΣ lyŌfdzŘlyY I-yŌtftI-Nē dzāŠā I-yŘ fI-ŌλtūλŠā	
ω ² K2tŠāI-tŠ ōdzālyŠāā dzāŠā ó{ŠŌúλ2y нФлмΣ {ŠŌúλ2y нФлмóyúú	
ω ΦSYLJ2NlI-Nē ōdzātŘlyYā f2Nl Ō2yāúNdzŌúλ2y LjdžNlJ2āŠāΣ y2ú ū2 ŠēŌŠŠŘ ūKŠ ŘdzNlI-úλ2y 2f Ō2yāúNdzŌúλ2y	
wŠtŠNl ū2 ! NūλŌtŠ LL f2Nl ŘŠfYλúλ2yā 2f dzāŠā I-yŘ NlŠtŠNl ū2 {ŠŌúλ2y pФлпóMú f2Nl ŘŠŌŠt2LJYŠyŭ áúI-yŘI-NlŘā f2Nl āLJŠŌλfāŌ dzāŠāΦ	

DIMENSION REGULATIONS	
Lot Standards	C-4
a lyΦ [2ú ! NlŠI-	пΣллл āljΦ fúΦ
CN2yŭ , I-NlŘ {ŠúōI-Ōl	пл fŠŠú óLJú
{λŘŠ , I-NlŘ {ŠúōI-Ōl	пл fŠŠú óLJú
Φ2úI-f 2f ūŌ2 āλŘŠ ēI-NlŘ āŠúōI-Ōlā	ул fŠŠú
wŠI-Nl , I-NlŘ {ŠúōI-Ōl	пл fŠŠú óLJú
a I-ēΦ DN2dzYŘ / 2ŌŠNl-ËŠ ōē tNlyŌλLJl-f {úNdzŌúdzNlŠ	нѢː
a I-ēΦ . dzātŘlyY I ŠIÆKú	óKúó3ú
Footnotes: wŠtŠNl ū2 {ŠŌúλ2y пФло ōKŠNlŠŌŠNl I f22úy2úŠ āā NlŠtŠNlSyŌŠŘ lyLJlI-NlŠyúKŠāŠā I-fúŠNl 2yŠ 2f úKŠ ŘŠāλyY NlŠēdzfI-úλ2yāΦ ! ŘŘλúλ2yI-ftēΣ ā2YŠ dzāŠā KI-ŌŠ āLJŠŌλfāŌ áúI-yŘI-NlŘā úKI-ú 2ŌŠNlNdzfŠ úKŠāŠ 5λYŠyāλ2yI-f wŠēdzfI-úλ2yāΦ wŠtŠNl ū2 {ŠŌúλ2y pФлпóMú f2Nl ŘλYŠyāλ2yI-f NlŠēdzfI-úλ2yā f2Nl āLJŠŌλfāŌ dzāŠāΦ	

óhNlŘΦ 2f ппмуплннн ú

[illegible]

Section 3.15 ML **Manufacturing Limited** District Regulations.

PERMITTED USES	WAIVER USES
ω ! ŌŌŠāā2Wē āūNdzŌūd2NŠā I-yŔ dzāŠā ó{ŠŌŭλ2Y TΦHŌΣ {ŠŌŭλ2Y TΦHŌóMŭŭ	ω I ŠtλJ2Wŭā ó{ŠŌŭλ2Y cΦHTŭ
ω .NŠθŠNΣ YλŌN2 ōNŠθŠNΣ ōNŠθλJdzŌΣ I-yŔ	ω t I-NJ λYā āūNdzŌūd2NŠ ó{ŠŌŭλ2Y cΦλfŭ

ω 9áúI-ðflākYŠyúā t2Nú úKŠ ŘlāúNlāōdzúλ2y 2Tē 2Nú úKŠ LJl-ŌlI-ŌlYy3S I-āāSYōflYy3S āSŌ2yRlI-Nūē LJNú2ŌSāāly3S I-túSNI-úλ2y 2Nú NÚSLJl-I-ANú	ω {úŠSf tI-ōNlāŌl-ú2Nūā úNúdzŌlI úSNI-Ylyl-fāS úNúdzŌlI I-yŔ úNlI-lēSNI-NÚSyúI-f tI-ŌlflūāSāS āLJSŌlI-f úNlI-RŠ Ō2yNlI-Ōú2NūāS I-yŔ ŌŠKlŌtS ú2Ō èl-NūŘā ó{SŌúλ2y cφpyú
ω 9ĒLJSNlYŠyúI-f LJNú2ŘdzŌú ŘŠŌSf2LJYŠyú I-yŔ úSāúly3 lyŌfdzŘly3 flYlúSŘ Yl-yŏzTl-ŌúdzNlYy3 ó{SŌúλ2y cφHhóoúú	• φNúdzŌlI āú2LJāS úNúdzŌlI I-yŔ úNlI-lēSNI-NÚSyúI-f I-yŔk2Nú āú2NlI-3S tI-ŌlflūāSāS I-yŔ ŌŠKlŌtS ú2Ō èl-NūŘā
ω DŠySNI-f 2TflŌSā	
ω LyŔdzāúNlI-f LJl-NlIā ó{SŌúλ2y TφHyú	
ω LyŔdzāúNlI-f āŌlSYúāflāŌS 2Nú ōdzālySāā NÚSāS I-NŪŌK ŘŠŌSf2LJYŠyú I-yŔ úSāúly3 fl-ō2NlI-ú2NlI-Sā I-yŔ 2TflŌSā	
ω LyúSNIySúNl-āSŘ ŠĒ2úλŌ ŌŠKlŌtS āl-fSā ó{SŌúλ2y cφoúú	
ω LyŔdzāúNlI-f LJlI-yúā Yl-yŏzTl-ŌúdzNlYy3S LJNú2ŌSāāly3 2Nú I-āāSYōflYy3 ó{SŌúλ2y HφHŋ {SŌúλ2y HφHhóHúú	
ω [I-dzyŔNūē I-yŔ ŘNūēπŌtS I-yly3 SāúI-ðflākYŠyúā	
ω t I-lyú āK2LJā ó{SŌúλ2y Hφlmóyúú	
ω t I-NlIā I-yŔ 2dzúŘ22Nú NÚSŌNlS I-úλ2yI-f dzāSā ó{SŌúλ2y HφHŋ {SŌúλ2y HφHhóHúú	
ω t NÚ2TŠāālyI-f 2TflŌSā ó{SŌúλ2y HφHŋ {SŌúλ2y HφHhóHúú	
ω t dzŌflŌ dzúflūē dzāSā	
ω φSYLJ2NlI-Nūē ōdzlŔly3ā t2Nú Ō2yāúNúdzŌúλ2y LJdzNlLJ2āSā t2Nú I- LJŠNlJ2Ř y2ú ú2 ŠĒŌSŠŘ úKŠ ŘdzNlI-úλ2y 2T Ō2yāúNúdzŌúλ2y	
ω φ22f I-yŔ ŘlŠ āK2LJā I-yŔ LJl-úúSNIyYl-I-ly3 āK2LJā	
ω 2 I-NÚSK2dzāSā ó{SŌúλ2y HφHŋ {SŌúλ2y Hφlmóyúú	
wŠTŠNú ú2 ! NÚlŌtS LL t2Nú ŘŠflYlúλ2yā 2T dzāSā I-yŔ NÚŠTŠNú ú2 {SŌúλ2y pφHnóMú t2Nú ŘŠŌSf2LJYŠyú áúI-yŔlI-NūŘā t2Nú āLJSŌlflāŌ dzāSāφ	

PROHIBITED USES. ly I-ft a πM 5lāúNlāŌúā y2 ōdzlŔly3 āKl-ft ōS ŠNÚSŌúSŘ 2Nú dzāSŘS 2Nú fl-yŔ dzāSŘS ly ŌK2fS 2Nú ly LJl-NÚS t2Nú I-yē 2yS 2Nú Y2NÚS 2T úKŠ t2ft2Ōly3 dzāSāy	
I-ú ! ft dzāSā LJŠNlYlúúSŘ ly bMΣ bHΣ wπ ! πCΣ b a mΣ b a HΣ / πMΣ / πH I-yŔ / πo 5lāúNlāŌúā dzytSāā ŠĒLJNlSāātē LJŠNlYlúúSŘ ly úKlā ! NÚlŌtSφ	
Ōú ! ft ōI-lŌSNI dzāSā flāúSŘ ly I-yē 2T úKŠ bMΣ bHΣ w ! CΣ b a mΣ b a HΣ / MΣ / HΣ I-yŔ / o 5lāúNlāŌúā dzytSāā ŠĒLJNlSāātē LJŠNlYlúúSŘ ly úKlā ! NÚlŌtSφ	
Ōú WdzylI èl-NūŘā I-yŔ ōdzālySāāSā Kl-yŔflYy3 2dzylI ōI-āúSŠ úNlI-āKΣ 2Nú NúdzŌŌlāKφ	
Řú ! āSŘ I-dzú2 LJl-Núā 2Nú I-dzú2 ŌNÚSŌlYy3 SāúI-ðflākYŠyúāφ	
Šú LyŏdzŌl-úλ2y NlI-āāly3 2Nú āú2NlYy3 2T LJ2dzftúNūēφ	

Ἦᵒ {fI-dzEKúŠNłY 2F I-YłYI-fāΦ
Ἦᵒ āS 2N 2LJŠNłI-úł2y 2F āúŠI-Y KI-YYSŠNāS F2NłY ŠIjdZłJYŠYúΦ
Kú I ŠI-Ųē YI-YđZFI-ŲúdzNłY ŘNł2LJ F2NłY ŁJfI-YúāS F2dzyŘNłŠāS I-YŘ ō2łŠN Ų2NłāΦ
łú āŠā ŲI-dZłY 2N NŠādzłY łY 2ŲY2Ēł2dZāS 2FŠYāłŲŠ łYđZNł2dZāS ŘI-YŠNł2dZā 2N dzyKŠI-túKē 2Ř2NāS FdzYŠāS ŘdZāúS āY2łŠZ y2łāŠS 3fI-NŠ 2F łłKúā 2N ŲłŲNłI-úł2y 2N úKŠ I-ŲŲdzY dzłI-úł2y 2F dzyāłKúfē Ų I-āúŠ YI-úŠNłI-fā 2y ŁJNłŲI-úŠ 2N ŁJđZŲłŲ ŁJNł2LJŠNłēΦ

DIMENSION REGULATIONS	
Lot Standards	M-1
CN2yú , I-NŲŘ {ŠúŲI-Ųł	óyŲ
wŠI-NŲ , I-NŲŘ {ŠúŲI-Ųł	óyŲ
{łŘŠ , I-NŲŘ {ŠúŲI-Ųł	óyŲ
a I-ĒΦ . dzłłŘłY I ŠłłKú	рл řŠŠúZ ŠĒŲŠŁú I-ā ŁJNł2ŲłŘŠŘ łY {ŠŲúł2y тФМТ ú2 {ŠŲúł2y тФНл
Footnotes: wŠFŠNł ú2 {ŠŲúł2y пФло ŲKŠNłŠŲŠNł I- F2Zúy2úŠ łā NŠFŠNłŠYŲŠŘ łY ŁJI-NłŠYúKŠāŠā I-FúŠNł 2yŠ 2F úKŠ ŘŠāłZy NŠdzłI-úł2yāΦ ! ŘŘłúł2yI-ftēē ā2YŠ dZāŠā KI-ŲŠ āŁJŠŲłŲł āúI-YŘI-NŲŘā úKI-ú 2ŲŠNłdzłŠ úKŠāS 5łYŠYāł2yI-f wŠdzłI-úł2yāΦ wŠFŠNł ú2 {ŠŲúł2y pФлпóMú F2Nł ŘłYŠYāł2yI-f NŠdzłI-úł2yā F2Nł āŁJŠŲłŲł dZāŠāΦ	

óhNŲΦ 2F ппмупнлнн Ų

Section 3.17 M-2 **General Manufacturing** District Regulations.

APPLICATION OF ARTICLE. ΦKŠ NŠdzłI-úł2yā āSú F2NłŲK łYúKłā ! NłŲŲēS āKI-ft I-ŁJŁē łY I-ft аπн 5łāúNłŲúāΦ

PERMITTED USES	WAIVER USES
ω ! ŲŲŠā2Nłē āúNłZŲúdzNłŠā I-YŘ dZāŠā ó{ŠŲúł2y тФНОŠ {ŠŲúł2y тФНОŲMú	ω ! YŲdzłI-YŲŠ āŠNłŲłŲŠāS f2Ųł-f I-YŘ ādzŲdzNłŲł-YŲŲdZā úŠNłYłYI-f I-YŘ úI-ĒłŲł-Ų úŠNłYłYI-fā ó{ŠŲúł2y cФртú
ω ! yē fI-Ų Fdzł dZāS 2F fI-YŘ 2N ŲdzłłŘłYā y2ú KŠNłŠYŠĒŁNłŠāāē ŁJNł2ŲłŘŠŘ F2Nł 2N ŁJNł2KłŲúŠŘ	ω I ŠłŁJ2Nłūā ó{ŠŲúł2y cФНтú
ω ! NłāłI-YŠ ŲNłI-FúāYI-YŠ ŁJNłYúłY I-YŘ ŠYĒNłI-ŲłY āK2ŁJā 2úKŠNł āłYłłI-Nł dZāŠā ó{ŠŲúł2y нФлмZ {ŠŲúł2y нФлMóyú	ω [2Ųł-f I-YŘ ādzŲdzNłŲł-Y ŁJI-āāŠYĒŠNł úŠNłYłYI-fāt úNłdzŲłłY ŲNłI-YāŁJ2NłúI-úł2y úŠNłYłYI-fā łYŲdzłłY YI-łYúŠYI-YŲŠ I-YŘ āŠNłŲłŲŠ FłŲłłłŠā ó{ŠŲúł2y cФocú
ω . NłŠŲŠNłS YłŲNł2 ŲNłŠŲŠNłS ŲNłŠŲŁJdzŲ I-YŘ ŘłāúłłFŠNłŠā ó{ŠŲúł2y cФлфú	ω úŠŠłFłłŲŲŲłú2NłāS úC NłdzŲł āú2ŁJāúŠNłYłYI-fāS úNłdzŲł I-YŘ úNłI-łēŠNł NłŠYúI-f I-YŘK2Nł āú2NłI-ĒS FłŲłłłŠāS āŁJŠŲłI-f ŲNłI-ŘŠ Ų2yŲNłI-Ųú2NłāS I-YŘ ŲŠKłŲłŠ ú2Ų ēI-NŲŘā ó{ŠŲúł2y cФpyú
ω . dzłł āú2NłI-ĒS 2F NŠFłYŠŘ ŁJŠúNł2fŠdzY ŁJNł2ŘdzŲúā	
ω / I-NŠĒłŲŠNł 3Nł2Ų FłŲłłłŠā ó{ŠŲúł2y cФмлú	
ω / łYI-úŠ Ų2yŲNł2ftŠŘ łYŘ22Nł āŠFłłāú2NłI-ĒS dZāŠŘ ú2 ŁJNł2ŲłŘŠ úSYŁJ2NłI-Nłē āú2NłI-ĒS yŠŠŘā F2Nł	

[łŲ2yłI- łāł2y нм ½2yłY hNłŘłYłYŲŠ

ŘdzN I-úł2y 2Ŧ Ō2yăúNdzŌúł2y	
ω ϕ22Ŧ I-yŔ ŘłŠ äK2LJă I-yŔ LJl-úúŠN yY I-ŦlyŮ äK2LJă	
ω ² I-NŠK2dzăŠă ō{ŠŌúł2y НФЛМС {ŠŌúł2y НФЛМóYúú	
wŦŦŠN ū2 ! NŮłŌŦŠ LL Ŧ2N ŘŦŦlyŮł2yă 2Ŧ dzăŠă I-yŔ NŮŦŠN ū2 {ŠŌúł2y pφлпóMú Ŧ2N ŘŠŌŠŦ2LJYŠyú áúI-yŔI-NŮŘă Ŧ2N äLJŠŌłŦłŌ dzăŠăφ	

PROHIBITED USES. ly I-ff a πH 5łăúNłŌúă y2 ōdzłŦŔlyŮ äKI-ff ōŠ ŠNŠŌúŠŔ 2N dzăŠŔš 2N fl-yŔ dzăŠŔš ly ŋK2Ŧš 2N ly LJl-NŮš Ŧ2N I-yē 2yŠ 2N Y2NŠ 2Ŧ ūKŠ Ŧ2ŦŦ2ŋlyŮ dzăŠăY
I-ú ! ŦŦ dzăŠă ūKI-ú I-NŠ LJN2KłŌłŠŔ ly I-y a πM 5łăúNłŌúφ
Ōú ϕI-yŮNłŠăš äŦI-dzŮKIŮŠN K2dzăŠăš áú2ŌŦ ēI-NŮăš ŮŦdzŠ ŦI-Ōú2NłŠăš ä2I-LJ ŦI-Ōú2NłŠăš I-äLJKI-Ŧú YłĚlyŮ ŌI-ŮŌKlyŮ 2N LJl-ŋlyŮ LJŦI-yŮăš 2łŦ 2N I-äLJKI-Ŧú NŮŦŦlyŠNłŠăφ
Ōú CdzNlyŮúdzNŠ áú2NŠăφ
Řú LyŔ22N NŠŌNŠI-úł2yI-Ŧ dzăŠăφ
Šú ϕKŠ 2LJŠN I-úł2y 2Ŧ Ŧ2NłlyŮă ōē áúŠI-Y 2N ō2I-NŮŔ KI-Y YŠNă ŠĚŌŠLJú ŋKŠNŠ Ŧ2ŌI-ŮŠŔ Y2NŠ ūKI-y 2yŠ ūK2dzăI-yŔ ōMŦłłłł ŦŠŠ ŦN2Y I-yē ŘłăúNłŌú İ2yŠŔ I-ă NŠăłŔŠyŮłI-Ŧ I-ă YŠI-ădzNŠŔ ŦN2Y I-yē LJ2lyŮ 2y ūKŠ LJN2LJŠNŮē I-yŔ 2yŦē ŋKŠY I-LJLJN2ŋŠŔ ōē ūKŠ /łŮē /2dzYŌłŦ I-ŦúŠN NŠŊłŠŋ I-yŔ ädzŮYłăăł2y 2Ŧ ŦlyŔlyŮă ōē ūKŠ /łŮē ŦŦI-yŮlyŮ /2Y Yłăăł2yφ b2 ädzŌK I-LJLJN2ŋI-Ŧ äKI-ŦŦ ōŠ ŮłŊŠy dzYŮłē ūKŠ /łŮē /2dzYŌłŦ łă ăI-úłăŦłŠŔ ūKI-ú ŋłŌN I-úł2y I-yŔ y2łăŠ ŋłŦ ōŠ NŠŔdzŌŠŔ ū2 I-NŠI-ă2yI-ŦŦŠ YlyY dzY ūKN2dzŮK Ō2yăúNdzŌúł2y I-yŔ dzăŠ 2Ŧ ūKŠ Y2ăú Y2ŘŠN y I-yŔ ŠŦŦŠŌłłŊŠ ŦI-ŌłŦłŮăŠ I-ŋI-łēI-ŦŦŠ Ŧ2N ädzŌK LJdzN LJ2ăŠφ
Ŧú ŦăŠă ŌI-dzălyŮ 2N NŠădzŦŮlyŮ ly 2ŋy2Ěł2dzăš 2ŦŦŠyăłŊŠš lyŮdzNł2dzăš ŘI-yŮŠN2dză 2N dzyKŠI-ŦŮKē 2Ř2Năš ŦdzYŠăš ŘdzăŮē äY2ŦŠŦ y2łăŠš ŮŦI-NŠ 2Ŧ ŦłŮKŮăš ŋI-ăúŠš ŘłăŌKI-NŮŠ 2Ŧ ōēπLJN2ŘdzŌúăš 2N ūKŠ I-ŌŌdzY dzŦI-úł2y 2Ŧ dzyăłŮKŮŦē ŋI-ăúŠ YI-ŮŠNłI-Ŧă 2y LJNłŋI-ŮŠ 2N LJdzŮŦłŌ LJN2LJŠNŮēφ
Ůú ŦăŠă ŦłŦŠ ūKŠ I-ŋ2ŋŠ äLJŠŌłŦłŠŔ dzăŠăφ

DIMENSION REGULATIONS	
Lot Standards	M-2
CN2yŮ , I-NŮŔ {ŠúŌI-ŌŦ	ŋ2ú
wŦI-N , I-NŮŔ {ŠúŌI-ŌŦ	ŋ2ú
{łŔŠ , I-NŮŔ {ŠúŌI-ŌŦ	ŋ2ú
Footnotes: wŦŦŠN ū2 {ŠŌúł2y pφлo ŋKŠNŠŊŠN I-Ŧ22Ůy2Ůš łă NŮŦŠNŠyŌŠŔ ly LJl-NŠyŮKŠăŠă I-ŦúŠN 2yŠ 2Ŧ ūKŠ ŘŠăłŮy NŠădzŦI-úł2yăφ ! ŘŘłúł2yI-ŦŦēš ä2YŠ dzăŠă KI-ŋŠ äLJŠŌłŦłŌ áúI-yŔI-NŮŘă ūKI-ú 2ŋŠNłdzŦŠ ūKŠăŠ 5łYŠyăł2yI-Ŧ wŦădzŦI-úł2yăφ wŦŦŠN ū2 {ŠŌúł2y pφлпóMú Ŧ2N ŘłYŠyăł2yI-Ŧ NŠădzŦI-úł2yă Ŧ2N äLJŠŌłŦłŌ dzăŠăφ	

óhNŮφ 2Ŧ ππMyπłłłł Ů

Section 3.18 NP **Nature Preserves** District Regulations.

APPLICATION OF ARTICLE.
ϕKŠ NŠădzŦI-úł2yă 2Ŧ ūKłă ! NŮłŌŦŠ äKI-ŦŦ I-LJLŦē ly I-ŦŦ b t 5łăúNłŌúăφ ϕKŠ lyŮŠyŮ 2Ŧ ūKłă ! NŮłŌŦŠ łă ū2

[łŋ2yI-Ŧ łăăł2y НM ½2ylyŮ hNŮŦlyI-yŮŠ

LJNU20ΛRŠ T2NU ÚKŠ LJNUŠāŠNUØI-ÚΛ2YI-YŔ LJNU2ÚŠÖÚΛ2Y2T ŐŠNUÚI-ΛY / ΛÚÈπ20YŠŔ LJNU2LJŠNUÚΛŠā ØKΛØK NUŠYI-ΛY dzyŔΛāúdzNUōŠŔ ΛYÚKŠΛNU YI-údzNUI-f āúI-ÚŠ I-YŔ ØKΛØK I-NUŠ ŔŠāΛYI-ÚŠŔ I-ā hbi-údzNUŠ tNUŠāŠNUØŠh 2Y t I-NUÚ ±LL 2T ÚKŠ a I-āúŠNU tfl-YŠ ÚKŠ CdzúdzNUŠ [I-YŔ ! āŠ tfl-YŠ ōŠÖI-dzāŠ ÚKŠē KI-ØŠ dzyΛIjdzŠ ØKI-NUI-ŐŠNUΛāúΛŐā ādzØK I-ā I-ŔŠyāŠ 3NU2ØÚK 2T ŐNUŠŠāš ØΛŔŔ T2ØŠNUā I-YŔ I-ØI-NUΛŠÚē 2T 2ÚKŠNU LJfI-Yúāš I-YΛYI-fā I-YŔ ōΛNUŔā y2NUYI-ftē I-āā2ØΛI-ÚŠŔ ØΛÚK I-ŔŠyāŠfē Ø22ŔŠŔ I-NUŠI-Σ I-ā ØŠff I-ā ÚKŠ LJNUŠāŠNUØI-ÚΛ2Y2T LJdzōflōfēπ20YŠŔ LJNU2LJŠNUÚΛŠā ØKΛØK I-NUŠ ŔŠāΛYI-ÚŠŔ I-ā ØŠúfI-YŔā ōē ÚKŠ 5ŠLJI-NUÚYŠyŭ 2T bi-údzNUI-f wŠā2dzNUŐŠā 2NU I-NUŠ f2ØI-ÚŠŔ ØΛÚKΛYI-ŔŠāΛYI-ÚŠŔ Cf22Ŕ I I-ŦI-NUŔ 5ΛāúNUΛŐÚ I-ā ŔŠŦΛYŠŔ ΛY {ŠÖÚΛ2Y HΦΛHΣ {ŠÖÚΛ2Y HΦΛHŐNU 2T ÚKΛā hNUŔΛYI-YŐŠ

PERMITTED USES
bi-údzNUŠ tNUŠāŠNUØŠā ó{ŠÖÚΛ2Y HΦΛHΣ {ŠÖÚΛ2Y HΦΛHŐNUΣ {ŠÖÚΛ2Y cΦoΦú
wŠŦŠNU ú2 ! NUÚΛŐŦŠ LL T2NU ŔŠŦΛYΛÚΛ2Yā 2T dzāŠā

PROHIBITED USES.
LY I-ft b t ŔΛāúNUΛŐÚāš y2 ōdzΛŔŔΛY3 2NU āúNUdzŐúdzNUŠ āKI-ft ōŠ ŠNUŠÖÚŠŔΣ y2NU āKI-ft I-Yē fl-YŔŔ ōŠ dzāŠŔ ΛY ØK2ŦŠ 2NU ΛY LJfI-NUÚ T2NU I-Yē LJdzNU LJ2āŠ ØKI-úā2ŠŐŠNU ŠÈÖŠLJú T2NU 2YŠ 2NU Y2NUŠ 2T ÚKŠ dzāŠā ŠÈLJNUŠāāfē LJŠNUYΛúÚŠŔ ΛYÚKŠ LJŠNUYΛúÚŠŔ dzāŠā flāúŠŔ I-ō2ØŠΦ LNUŠāLJŠÖÚΛØŠ 2T I-Yē 2ÚKŠNU LJNU2ØΛΛ2Yā 2T ÚKΛā hNUŔΛYI-YŐŠŠ ÚKŠ T2NUŠ32ΛY3 LJNU2KΛŐΛÚΛ2Y āKI-ft ΛYŐfdzŔŠ 3NUI-ŔΛY3Σ ŦΛflY3 2NU ŔdzY LJΛY3 2T I-Yē YI-úŠNUΛI-f ΛY I-Yē YI-YyŠNUJ ÚKŠ NUŠY2ØI-f 2NU ŔI-YI-3ΛY3 2T ŐNUŠŠāš ØΛŔŔ T2ØŠNUāš I-YŔ 2ÚKŠNU LJfI-Yú YI-úŠNUΛI-ft I-YŔ ÚKŠ ŔŠāúNUdzŐÚΛ2Y2T ØΛŔŔŦŦŠ

Section 3.19 P **Parking** District Regulations.

APPLICATION OF ARTICLE.
ΦKŠ NUŠ3dzflI-ÚΛ2Yā 2T ÚKΛā ! NUÚΛŐŦŠ āKI-ft I-LJLJtē ΛY I-ft t 5ΛāúNUΛŐÚā

PERMITTED AND WAIVER USES.
b2YπNUŠāŔŠYúΛI-f LJfI-NUŦΛY3 āKI-ft ōŠ ŐNUŠI-ÚŠŔ I-ā I- tŠNUYΛúÚŠŔ ! āŠΦ LY I-ft t 5ΛāúNUΛŐÚāš y2 fl-YŔ āKI-ft ōŠ dzāŠŔ I-YŔ y2 ōdzΛŔŔΛY3 āKI-ft ōŠ KŠNUŠI-ŦÚŠNU ŠNUŠÖÚŠŔΣ ŐzyØŠNUÚŠŔ 2NU āúNUdzŐúdzNUI-ftē I-túŠNUŠŔΣ dzyŦŠāā 2ÚKŠNUØΛŠ LJNU2ØΛŔŠŔ T2NU ΛYÚKΛā hNUŔΛYI-YŐŠŠ T2NU I-Yē dzāŠ 2ÚKŠNU ÚKI-YI-dzú2Y2ŏŦŠ LJfI-NUŦΛY3Φ ! ft t 5ΛāúNUΛŐÚā āKI-ft ōŠ ŐzyúΛ3dz2dzā ú2 I- . dzāLYŠāā 5ΛāúNUΛŐÚ I-YŔK2NU LYŔdzāúNUΛI-f 5ΛāúNUΛŐÚT LJNU2ØΛŔŠŔΣ K2ØŠŐŠNUΣ ÚKI-ú ÚKŠNUŠ YI-ē ōŠ I- LJNUΛØI-ÚŠ KΛEKØI-ē 2NU LJdzōflō āúNUŠŠú 2NU LJdzōflō I-ftŠē ōŠúØŠŠY ādzØK t 5ΛāúNUΛŐÚ I-YŔ ādzØK . dzāLYŠāā 5ΛāúNUΛŐÚ I-YŔK2NU LYŔdzāúNUΛI-f 5ΛāúNUΛŐÚΦ t I-NUŦΛY3 YI-ē ōŠ ØΛÚK 2NU ØΛÚK2dzú ØKI-NU3ŠΦ ΦKŠ āúI-YŔŔI-NUŔā 2T ! NUÚΛŐŦŠ ·Σ t I-NUŦΛY3Σ [2I-ŔΛY3Σ I-YŔ ! ŐŐŠāā a I-YI-3ŠYŠyŭ āKI-ft I-LJLJtē ó ! NUÚΛŐŦŠ ·ŐΦ
t I-NUŦΛY3 āúNUdzŐúdzNUŠā āKI-ft ōŠ ŐNUŠI-ÚŠŔ I-ā I- ² I-ΛØŠNU ! āŠΣ ādzōzŠÖú ú2 ÚKŠ LJNU2ØΛΛ2Yā āŠú T2NUÚK ΛY {ŠÖÚΛ2Y ΦΦΛΦ

PROHIBITED USES.
I-ú t I-NUŦΛY3 I-NUŠI-ā āKI-ft ōŠ dzāŠŔ T2NU LJfI-NUŦΛY3 2T LJNUΛØI-ÚŠ LJfI-āāŠY3ŠNU ØŠKΛŐŦŠā 2YŦē

oú b2 oðzälyšäa lyð2tðlyð úKŠ NŠLJl-lw 2w äšNwðlðšä ú2 ØŠKlðtšä LjŠNylúúšR úKŠNš2y2w älfšš 2w 2úKŠNw
äú2wlf-ššš 2w RlälJlfl-è úKŠNš2Tš äKlf-ff oš Ö2yRðzðúšR Tlw2Y 2w dzLJ2y ädzðK LjNšYlälšäð

ARTICLE IV.
SCHEDULE OF REGULATIONS

Section 4.01 Statement of Purpose.

øKŠ LjdzNwJ2äš 2T úKläl ! Nwðlðtš läl ú2 LjNw2ðlRš l-Nšl-š KšäKúš l-yR Ljfl-ðšYšyú Nššdzfl-úäl2yäl T2w Rlälúwðúä šäúlf-ðlälKšR oè
úKläl ½2ylýð hNwRlyl-yðšð

Section 4.02 Schedule of Regulations.

! yTšää 2úKŠNwðlälš LjNw2ðlRšR lyúKläl hNwRlyl-yðšš l-Nšl-š KšäKúš l-yR Ljfl-ðšYšyú Nššdzfl-úäl2yäl dzyRšNw úKläl hNwRlyl-yðšš
äKlf-ff oš ly l-ðð2wRl-yðšš ølúK úKš {ØKšRðzTš 2T wššdzfl-úäl2yäl ly úKš ølf-ðš l-yR T22úy2úšä ošf2ðš øKlðK äðKšRðzTš l-yR
T22úy2úšä l-Nš KšNwðè Yl-Rš l- Ljfl-wú 2T úKläl {šðúäl2y nðHð

SCHEDULE OF REGULATIONS														
	Lot Area, Lot Coverage, and Dwelling/Business Unit Standards						Minimum Yard Setbacks (ft)						Maximum Building Height	
Zoning District	Minimum Lot Area	Maximum Usable Area	Minimum Lot Size	Minimum Lot Coverage	Minimum Lot Coverage	Maximum Lot Coverage	Front (ft.)	Side (ft.)	Total of Sides	Side (ft.)	Rear yard abutting side	Rear (ft.)	Feet	Stories
N1, Neighborhood	сггггг āljð Túð	τ	τ	ρл ðl-ú	мнл ðl-ú ððú	ððú	нр ðwú	ρ	мп	мр	нр	ол	opī ŠĖÖŠLjú l-ă LjNw2ðlRšR ly {Šöüä2y TðMT ú2 {Šöüä2y TðHл	нī ŠĖÖŠLjú l-ă LjNw2ðlRšR ly {Šöüä2y TðMT ú2 {Šöüä2y TðHл
N2, Neighborhood	γггггг āljð Túð	τ	τ	тл ðl-ú	мнл ðl-ú ððú	ððú	ол ðwú	с	мс	мт	нр	ол	opī ŠĖÖŠLjú l-ă LjNw2ðlRšR ly {Šöüä2y TðMT ú2 {Šöüä2y TðHл	нī ŠĖÖŠLjú l-ă LjNw2ðlRšR ly {Šöüä2y TðMT ú2 {Šöüä2y TðHл
RUF, Rural Urban Farm	мргггггг āljð Túð	τ	τ	тр ðl-ú	мрл ðl-ú ððú	ððú	рл ðwú	мл	нл	но	пл	пр	opī ŠĖÖŠLjú l-ă LjNw2ðlRšR ly {Šöüä2y TðMT ú2 {Šöüä2y TðHл	нī ŠĖÖŠLjú l-ă LjNw2ðlRšR ly {Šöüä2y TðMT ú2 {Šöüä2y TðHл

NM1, Neighborhood Multifamily	τ	τ	τ	υλ ότ-ύ	τ	ηρ ₂ ²	ολ	ηρ όρú	σλ όρú	όśú	τ	ρλ	ορ ₂ śĒōśLú I-ă LJNIZŌIRŠR ly {śōú2y TΦMT ú2 {śōú2y TΦHΛ	ηογ ₂ śĒōśLú I-ă LJNIZŌIRŠR ly {śōú2y TΦMT ú2 {śōú2y TΦHΛ
NM2, Neighborhood Multifamily	τ	ορ ₂ óăú	τ	τ	τ	τ	ρλ ότú	ηρ ότú	σλ ότú	τ	τ	ρλ ότú	όěú	όěú
NM3, Neighborhood Multifamily	τ	τ	τ	τ	τ	ηρ ₂ ² T2N úKś LJNIZŌIRŠR aúNdzŌúdzNś	ρλ όλú	ηρ όλú	σλ όλú	τ	τ	ρλ όλú	όKú	όKú
C-1, Local Business	πλλλλ ăljφ τúφ	τ	όěú	τ	τ	τ	μρ όLú	υ όLú	μσ	τ	τ	υ όLú	ορ ₂ śĒōśLú I-ă LJNIZŌIRŠR ly {śōú2y TΦMT ú2 {śōú2y TΦHΛ	η ₂ śĒōśLú I-ă LJNIZŌIRŠR ly {śōú2y TΦMT ú2 {śōú2y TΦHΛ
C-2, General Business	ό ₂ ú	τ	όfú	τ	τ	τ	μρ όLú	υ όLú	μσ	τ	τ	υ όLú	ορ ₂ śĒōśLú I-ă LJNIZŌIRŠR ly {śōú2y TΦMT ú2 {śōú2y TΦHΛ	η ₂ śĒōśLú I-ă LJNIZŌIRŠR ly {śōú2y TΦMT ú2 {śōú2y TΦHΛ
C-3, Highway Services	ό ₂ ú	τ	όfú	τ	τ	τ	ρλ όLú	ηρ όLú	ρλ	τ	τ	όLú όljú	ορ ₂ śĒōśLú I-ă LJNIZŌIRŠR ly {śōú2y TΦMT ú2 {śōú2y TΦHΛ	η ₂ śĒōśLú I-ă LJNIZŌIRŠR ly {śōú2y TΦMT ú2 {śōú2y TΦHΛ
C-4, High Rise Commercial	πλλλλ ăljφ τúφ	τ	τ	τ	τ		πλ όLú	πλ όLú	υλ	τ	τ	πλ όLú	όěú	όěú
ML, Manufacturing Limited	τ	τ	τ	τ	τ	τ	όYú	όYú	τ	τ	τ	όYú	ορ ₂ śĒōśLú I-ă LJNIZŌIRŠR ly {śōú2y TΦMT ú2 {śōú2y TΦHΛ	τ
M-1, Light Manufacturing	τ	τ	τ	τ	τ	τ	όγú	όγú	τ	τ	τ	όγú	ρλ ₂ śĒōśLú	τ

[λő2yλτ ±λăł2y ημ %2yλy3 hλłRλyλ-yŌś

óhNJŘΦ 2† ππμππλππ ú

2 KšYtəúá I-NŠ KŠNŠI-TúŠN Ljfi-úúŠR šúK I-áRŠ 2N NŠI-N təú tlyš I-odžúúlyš I-YI-2Nú úK2N2dz3KTI-NŠ šúK I-YŠĖšúúlyš 2N
 LJN2LJ2šŠR NAKKÚp2T.šIē šIRÚK 2T 2yŠ KdzYRŃŠR úŠŠyŃē óMHJN TŠŠú 2N Y2NŠ I-ā RŠšá3yl-úŠR 2yúKŠ Cdzúdz2N
 ČN1I-yáLJ2NúúI-ú2y I-IJ 2T úKŠ /áŃē 2T [Xó2yLI-Š úKŠ təú RŠLJúK I-yRk2N təú šIRÚK áKI-ft óŠ lyóNŠI-áŠR ōē I-ú tŠI-áú úKNNúē
 óorŃN TŠŠú ú2 LJN2šúáRŠ I-RŘšúá2vI-f odžTŠNvāš TŃ2Y ádzŌK úK2N2dz3KTI-NŠp

000 hySπTt-Yλτē RǾStfIyǾā úZΞSúKŚNj Ølúk I-ŌōSāā2Nē ōdzltRlyǾā āKl-ft y2ú Ō2ØŚNj Y2UŚ úKl-y úKNUūēnTǾŌŚ ōopó LJŚNūŌŚyú 2T
úKŚ f2ú I-NÚSt-φ

[illegible]

ὁΣὺ ΛΥΒΑΜ 51ἁῶΝ ὁῦἄς ὕΚΣ ὁΙΡῦΚ 2Τ ἁΙῚΣ ἔΙ-ΠῚῚ Ἰ-ὀδζῦῶΛΥ3 ΔΖΙΖΥ1- ἁῶΝ ὁΣὺ ἁΚ1-ff γΖῦ ὁΣ τῚἁἁ ὕΚ1-Υ ἈῚῚῚῚῚῚῚ ὁΜΤῶ τῚῚῚ Ἰ-ῦ
 ὕΚΣ 71ἁῶΝ 722Ν τῚῚῚ ὁΚῚῚῚ ὕΝῚῚ-Ἰ-Π ἔΙ-ΠῚῚ Ἰ-ὀδζῦ ὕΝῚῚ-Ἰ-Π ῚῚῚ Ὶ2 ὁῚῚῚῚ ἁΥ ὁ1-ἁῚ 2Τ Ἰ- ὕΝῚῚ-Ἰ-Π ῚῚῚ Ἰ-ὀδζῦῶΛΥ3 Ἰ- ἁΙῚΣ ἔΙ-ΠῚῚ 2Τ Ἰ-Υ
 Ἰ-ῚῚ-Ἰ-ὀῚῚῚ Ὶ2Ὶ ὕΚΣ ἁΙῚΣ ἔΙ-ΠῚῚ Ἰ-ὀδζῦῶΛΥ3 ΔΖΙΖΥ1- ἁῶΝ ὁΣὺ ἁΚ1-ff ὁῚ γΖῦ τῚἁἁ ὕΚ1-Υ ῚῚῚῚ ὁῶΝ τῚῚῚ

030U . dzafRiY3a akI-f y2U ŠE0ŠŠR T2dzU 0nU aU2NŠŠa IyKŠ3KÚŠ ŠEŠ0ŠUÚ ūKÍU ūKŠ YÍ-ÈYdzY KŠ3KÚŠ 2T 0dzafRiY3a ū2 0Š ŠNŠ0ŠŠR 2N dzāŠR 2VÍ-VÈ LÍ-ŪŠŠR 2N LÍ-ŪŠŠRā 2T fÍ-VÈ RŠāI3VÍ-ŪŠR ½2VŠ LŠ ½2VŠ LŠ 2N ½2VŠ LŠ akI-f 0Š Íā T2f2 0Y

ὁΚὺ **Ϟ**ΚΑΝΟῦ^ϞΕΠΙΛΟ^ϞΣ ὁορῶ τ^ϞΣῶ Ι-Υ^Ϟ ὕ^Ϟδ^Ϟ Ι-Υ^Ϟ 2Υ^ϞΣΚΙ-^Ϟτ^Ϟ ὁογῶ αῦ^Ϟ2ΝΑ^ϞΣΑ^Ϟ ΣΕῶ^ϞΣΛῶ ὕ^ϞΚΙ-^Ϟ ὕ^ϞΚ^ϞΣ Υ^Ϟ-Εἰ^ϞΥ^Ϟdz Υ^ϞΚ^ϞΣΙ^ϞΚῶ 2^Ϟ Ι^Ϟ ὁδ^Ϟλ^Ϟτ^ϞΡ^ϞΥ^Ϟ ὕ^Ϟ2 ὁ^ϞΣ
 Σ^ϞΝ^ϞΣῶ^Ϟῶ^ϞΣ^Ϟ 2Ν^Ϟ dz^ϞΣ^Ϟ 2Υ^Ϟ-Ι-Υ^Ϟ Λ^ϞΙ-Ν^Ϟῶ^ϞΣ^Ϟ 2Ν^Ϟ Λ^ϞΙ-Ν^Ϟῶ^ϞΣ^Ϟ 2^Ϟ Ι-Υ^Ϟ Ῥ^ϞΣ^Ϟα^ϞΥ^Ϟ-Ι-Ῥ^ϞΣ^Ϟ ½2Υ^Ϟ Λ^Ϟ ½2Υ^Ϟ Λ^Ϟ Ι-Υ^Ϟ ½2Υ^Ϟ Λ^Ϟ ἄΚΙ-^Ϟτ^Ϟ ὁ^ϞΣ Ι^Ϟ ῲ^Ϟτ^Ϟ2^Ϟ ὁ^ϞΥ^Ϟ

ÓŁŮ ĆKŜ T2ff2øłVƳ ăŜŮŏI-Ŏŷă I-LJLJfè łVÚKŜ b a o 5ăăŮŮăŮŮ T2ŮŮ ōdzłfŘłVƳ KŜłEKŮă ĚŮŮÎ-ŮŜŮŮ ŮKl·γн áŮ2ŮŮŜăY

[illegible]

όγυ ² ΚΣΥ Ι- ὀδζλτῖλγῶ λᾶ ΚΣΝΙΣΙ-ΤύΣΝΙ ΣΝΙΣΟύΣῖΡ 2ΝΙ Ι-ΤύΣΝΙΣῖΡ λγ/Ι-γῆ α πm 5λᾶύΝΑΟύΣ ἤΝΙ2γύΣ ΝΙΣΙ-ΝΙΣ Ι-γῖ ἄλῖΣ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ὀΣ ΥΙ-λγύΙ-λγῖῖ Ι-ᾶ τ2ff2ῶλγ

λύ t Ι-ΝΙΟῖῖῖ [ῖᾶᾶ ᄀΚΙ-γ ἤγῖ ὀμύ ! ὀΝῖῖ λγ ! ΝΙΣΙ-ϕ ᄀΚῖ ἤΝΙ2γύ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ΚΙ-ῖῖ Ι- ῖῖῖῖῖ 2ἤ Ι-ύ ῖῖῖῖῖ ἤἤῖῖ ὀπνύ ῖῖῖῖῖ ῖῖῖ ΝΙΣΙ-ΝΙ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ΚΙ-ῖῖ Ι- ῖῖῖῖῖ 2ἤ Ι-ύ ῖῖῖῖῖ ῖῖῖῖῖ ὀΗΝύ ῖῖῖῖῖ ῖῖῖ λγύΣΝΙ2ΝΙ ἄλῖΣ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ὀΣ γ2ῖ ῖῖᾶ ῖῖΚΙ-γ ῖῖῖῖῖ ὀΗΝύ ῖῖῖῖ ῖῖῖῖ Ι-γῖ Ι- ἄλῖΣ ἔΙ-ΝΙῖῖ Ι-ὀδζύύλγ Ι- ἄύΝῖῖῖ ἄΚΙ-ff ὀΣ γ2ῖ ῖῖᾶ ῖῖΚΙ-γ ῖῖῖῖῖ ὀΗΝύ ῖῖῖῖ ῖῖῖῖ

λλύ t Ι-ΝΙΟῖῖῖ [ῖᾶᾶ ᄀΚΙ-γ ᄀΣγ ὀμνύ ! ὀΝῖῖ λγ ! ΝΙΣΙ-ϕ ² ΚΣΝῖ ἄδζῖΚ ὀδζλτῖλγῶ λᾶ ἄλῖῖ Ι-ῖῖῖ 2γ Ι- ῖῖῖ ΚΙ-ῖῖ Ι-γ Ι-ΝΙΣΙ- λγ ῖῖῖῖῖ 2ἤ 2γῖ ὀμύ Ι-ὀΝῖῖ Ι-γῖ γ2ῖ Υ2Νῖ ῖῖΚΙ-γ ῖῖῖ ὀμνύ Ι-ὀΝῖῖ ῖῖῖ ἤΝΙ2γύ Ι-γῖ ΝΙΣΙ-ΝΙ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ὀΣ Ι-ύ ῖῖῖῖῖ ἤἤῖῖ ὀπνύ ῖῖῖῖ ῖῖῖ Ι-ῖῖῖῖ ῖῖῖ ῖῖῖῖῖ ῖῖῖ λγῖῖῖῖ ῖῖῖ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ὀΣ γ2ῖ ῖῖᾶ ῖῖΚΙ-γ ῖῖῖῖῖ ὀΗΝύ ῖῖῖῖ ῖῖῖῖ Ι-γῖ Ι- ἄλῖΣ ἔΙ-ΝΙῖῖ Ι-ὀδζύύλγ Ι- ἄύΝῖῖῖ ἄΚΙ-ff ὀΣ γ2ῖ ῖῖᾶ ῖῖΚΙ-γ ῖῖῖῖῖ ὀΗΝύ ῖῖῖῖ ῖῖῖῖ

λλλύ t Ι-ΝΙΟῖῖῖ ᾶ2Νῖ ᄀΚΙ-γ ᄀΣγ ὀμνύ ! ὀΝῖῖ λγ ! ΝΙΣΙ-ϕ ² ΚΣΝῖ ἄδζῖΚ ὀδζλτῖλγῶ λᾶ ἄλῖῖ Ι-ῖῖῖ 2γ Ι- ῖῖῖ ΚΙ-ῖῖ Ι-γ Ι-ΝΙΣΙ- λγ ῖῖῖῖῖ 2ἤ ῖῖῖ ὀμνύ Ι-ὀΝῖῖ ῖῖῖ ἤΝΙ2γύ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ΚΙ-ῖῖ Ι- ῖῖῖῖῖ 2ἤ Ι-ύ ῖῖῖῖῖ 2γῖ Κδζγῖῖῖ ὀμνύ ῖῖῖῖ ῖῖῖ ΝΙΣΙ-ΝΙ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ὀΣ Ι-ύ ῖῖῖῖῖ ἤἤῖῖ ὀπνύ ῖῖῖῖ ῖῖῖ λγῖῖῖῖ ῖῖῖ ῖῖῖῖῖ ῖῖῖ ἔΙ-ΝΙῖῖ ἄΚΙ-ff γ2ῖ ὀΣ ῖῖᾶ ῖῖΚΙ-γ ῖῖῖῖῖ ὀΗΝύ ῖῖῖῖ ῖῖῖῖ Ι-γῖ Ι- ἄλῖΣ ἔΙ-ΝΙῖῖ Ι-ὀδζύύλγ Ι- ἄύΝῖῖῖ ἄΚΙ-ff ὀΣ γ2ῖ ῖῖᾶ ῖῖΚΙ-γ ῖῖῖῖῖ ὀπνύ ῖῖῖῖ

t ΝΙ2ῖῖῖῖῖ Κ2ῖῖῖῖ ῖῖΚΙ-ύ γ2ῖῖῖῖῖ λγῖῖῖ ῖῖῖ ῖῖῖῖῖῖῖῖ ῖῖΚῖῖ Ι-γῆ ἄδζῖΚ ΛΙΙ-ΝΙΟῖῖ 2ΝΙ ῖῖῖ Ι-ὀδζύᾶ Ι- ΥΙ-22ΝΙ ῖῖΚ2ΝΙ2δζΚΤΙ-Νῖ ΚΙ-ῖῖ Ι-γ ῖῖῖῖῖῖ 2ΝΙ ΛΙῖΙ-γῖῖῖ ῖῖῖῖ 2ἤ 2γῖ Κδζγῖῖῖ ῖῖῖῖ ὀμνύ ῖῖῖῖ 2ΝΙ Υ2Νῖῖ Ι-ᾶ ἄΚ2ῖγ 2γῖῖ ᄀδζῖῖῖ ᄀΝΙ-γᾶΛΙ2ΝΙ Ι-ῖῖ 2γῖ ᾶ Ι-ΛΙ2 ῖῖῖῖ ῖῖῖ ΝΙΣΙῖῖῖῖ ἔΙ-ΝΙῖῖ Ι-ὀδζύύλγ ΥΙ-22ΝΙ ῖῖΚ2ΝΙ2δζΚΤΙ-Νῖ ἄΚΙ-ff ὀΣ ΛΙΝΙ2ῖῖῖῖ ῖῖῖ Ι- ῖῖῖῖ 2ἤ γ2 ῖῖᾶ ῖῖΚΙ-γ 2γῖ Κδζγῖῖῖ ὀμνύ ῖῖῖῖ ῖῖῖῖῖ Κ2ῖῖῖῖ ῖῖῖῖ ὀΙ-ᾶῖ 2ἤ ΛΙΝΙ2ΛΙΣΝῖῖῖ Ι-ὀδζύύλγ 9ᾶῖῖ ᾶ ῖῖ w2Ι-ῖ ὀ. Ι-ᾶῖῖῖ w2Ι-ῖ Ι-γῖ ῖῖῖ ῖῖῖ ὀῖῖῖῖῖῖῖ ῖῖῖῖ ὀΙ-ᾶῖ 2ἤ ΛΙΝΙ2ΛΙΣΝῖῖῖ Ι-ὀδζύύλγ 9ᾶῖῖ ᾶ ῖῖ w2Ι-ῖ ὀ. Ι-ᾶῖῖῖ w2Ι-ῖ Ι-γῖ ῖῖῖ ῖῖῖ ὀῖῖῖῖῖῖῖ ῖῖῖῖ ὀΙ-ᾶῖ 2ἤ ΛΙΝΙ2ΛΙΣΝῖῖῖ Ι-ὀδζύύλγ ῖῖῖῖ ὀΙ-ᾶῖ ῖῖῖ ἄΙ-ῖῖ Υλγλγδζγ ᾶῖῖῖῖῖ ἄΚΙ-ff ὀΣ ῖῖῖῖ ὀπνύ ῖῖῖῖ ῖῖῖῖῖ ῖῖῖ ἔΙ-ΝΙῖῖ ΝΙΣΙῖῖῖῖῖῖ ῖῖῖ ᾶῖῖ ῖῖῖῖ λγ ῖῖῖ ᾶῖῖῖῖ ἄΚΙ-ff γ2ῖ Ι-ΛΙΛΙῖ ῖῖ ΛΙΝΙ2ΛΙΣΝῖῖῖ ῖῖῖ Ι-ῖῖῖῖῖ ῖῖ Ι-γῆ ΝΙ-ῖῖῖῖ Ι-ῖῖῖῖ ῖῖῖῖῖῖῖ ὀΙ-ῖῖ

ό2ύ ² ΚΣΥ Ι- ὀδζλτῖλγῶ λᾶ ΚΣΝΙΣΙ-ΤύΣΝΙ ΣΝΙΣΟύΣῖΡ 2ΝΙ Ι-ΤύΣΝΙΣῖΡ λγ/Ι-γῆ α πm 5λᾶύΝΑΟύΣ ἤΝΙ2γύΣ ΝΙΣΙ-ΝΙΣ Ι-γῖ ἄλῖΣ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ὀΣ ΥΙ-λγύΙ-λγῖῖ Ι-ᾶ τ2ff2ῶλγ

λύ t Ι-ΝΙΟῖῖῖ Υ2Νῖ ῖῖΚΙ-γ ῖῖῖῖ ὀΗΝύ Ι-ὀΝῖῖ λγ Ι-ΝΙΣΙ-Σ ἤΝΙ2γύΣ ΝΙΣΙ-ΝΙΣ Ι-γῖ ἄλῖΣ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ΚΙ-ῖῖ Ι- ῖῖῖῖῖ 2ἤ Ι-ύ ῖῖῖῖῖ ῖῖῖ Κδζγῖῖῖ ὀΗΝύ ῖῖῖῖ ῖῖῖῖ

λλύ t Ι-ΝΙΟῖῖῖ ῖῖῖῖ ὀΗΝύ Ι-ὀΝῖῖ 2ΝΙ ῖῖᾶ λγ Ι-ΝΙΣΙ-ϕ ᄀΝΙ2γύΣ ΝΙΣΙ-ΝΙΣ Ι-γῖ ἄλῖΣ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ὀΣ ῖῖῖ ἄΙ-Υῖ Ι-ᾶ ΝΙΣΙῖῖῖῖ λγ Ι-γ ᾶ πm 5λᾶύΝΑΟύΤ

λλλύ t ΝΙ2ῖῖῖῖῖ Κ2ῖῖῖῖ ῖῖΚΙ-ύ γ2ῖῖῖῖῖ λγῖῖῖ ῖῖῖ ῖῖῖῖῖῖῖῖ Ι-ΝΙ2ῖῖῖῖ 2ἤ ῖῖῖ ᾶῖῖῖῖ ῖῖῖ ῖῖῖῖῖῖ Ι-ῖῖῖῖῖῖ Ι-ΝΙΣΙῖῖῖῖῖ ῖῖῖῖ Ι-ΛΙΛΙῖῖ

ω ² ΚΣΝῖ Ι-γῆ ἄδζῖΚ ΛΙΙ-ΝΙΟῖῖ 2ΝΙ ῖῖῖ Ι-ὀδζύᾶ Ι- ΥΙ-22ΝΙ ῖῖΚ2ΝΙ2δζΚΤΙ-Νῖ ΚΙ-ῖῖ Ι-γ ῖῖῖῖῖῖ 2ΝΙ ΛΙῖΙ-γῖῖῖ ῖῖῖῖ 2ἤ 2γῖ Κδζγῖῖῖ ῖῖῖῖ ὀμνύ ῖῖῖῖ 2ΝΙ Υ2Νῖῖ Ι-ᾶ ἄΚ2ῖγ 2γῖῖ ᄀδζῖῖῖ ᄀΝΙ-γᾶΛΙ2ΝΙ Ι-ῖῖ 2γῖ ᾶ Ι-ΛΙ2 ῖῖῖῖ Ι-γῖ ἄδζῖΚ ῖῖῖῖ ῖῖῖ ΝΙΣΙῖῖῖῖ ἔΙ-ΝΙῖῖ Ι-ὀδζύύλγ Ι- ΥΙ-22ΝΙ ῖῖΚ2ΝΙ2δζΚΤΙ-Νῖ ἄΚΙ-ff ΚΙ-ῖῖ Ι- ᾶῖῖῖῖῖ 2ἤ γ2 ῖῖᾶ ῖῖΚΙ-γ 2γῖ Κδζγῖῖῖ ὀμνύ ῖῖῖῖ ῖῖῖῖῖ Κ2ῖῖῖῖ ῖῖῖῖ ὀΙ-ᾶῖ 2ἤ ΛΙΝΙ2ΛΙΣΝῖῖῖ Ι-ὀδζύύλγ ῖῖῖ ῖῖῖ ὀῖῖῖῖῖῖῖ ῖῖῖῖ ὀΙ-ᾶῖ 2ἤ ΛΙΝΙ2ΛΙΣΝῖῖῖ Ι-ὀδζύύλγ ῖῖῖ ῖῖῖ ὀῖῖῖῖῖῖῖ ῖῖῖῖ ὀΙ-ᾶῖ ῖῖῖ ἄΙ-ῖῖ Υλγλγδζγ ᾶῖῖῖῖῖ ἄΚΙ-ff ὀΣ ῖῖῖῖ ὀπνύ ῖῖῖῖ

ω ² ΚΣΝῖ Ι-γῆ ἄδζῖΚ ΛΙΙ-ΝΙΟῖῖ Ι-ὀδζύᾶ 2γῖῖ ὀδζγῖῖ Ι-ῖῖ 2ἤ Ι-γῆ ῖῖῖῖῖ ῖῖῖῖ 2ῖῖῖ ῖῖΚΙ-γ ᾶ πmΣ ᾶ πmΣ 2ΝΙ t [Σ Ι-γῆ ἔΙ-ΝΙῖῖ 2ἤ ἄδζῖΚ ΛΙΙ-ΝΙΟῖῖ Ι-ὀδζύύλγ 2γῖ ἄδζῖΚ ὀδζγῖῖ Ι-ῖῖ ἄΚΙ-ff γ2ῖ ὀΣ ῖῖᾶ ῖῖΚΙ-γ ῖῖῖῖ ᄀΝΙ2γῖῖῖ ὀΗΝύ ῖῖῖῖ

ω ᄀΚῖ ἔΙ-ΝΙῖῖ ΝΙΣΙῖῖῖῖῖῖῖ ᾶῖῖ ῖῖῖῖ λγ ῖῖῖ ᾶῖῖῖῖ ἄΚΙ-ff γ2ῖ Ι-ΛΙΛΙῖ ῖῖ ΛΙΝΙ2ΛΙΣΝῖῖῖ ῖῖῖ Ι-ῖῖῖῖῖ ῖῖ Ι-γῆ ΝΙ-ῖῖῖῖ Ι-ῖῖῖῖ ῖῖῖῖῖῖῖ ὀΙ-ῖῖ

όΛύ b2 ΛΙΙ-Νῖ 2ἤ ῖῖῖ Υλγλγδζγ ΝΙΣΙῖῖῖῖῖ ἤΝΙ2γύ ἔΙ-ΝΙῖῖ ἄλῖΣ ἔΙ-ΝΙῖῖ 2ΝΙ ΝΙΣΙ-ΝΙ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ὀΣ δζᾶῖῖ ῖῖῖ ῖῖῖῖ ῖῖ ᾶῖῖῖῖῖ ΛΙῖΙ-ῖῖῖῖῖ 2ΝΙ ῖῖῖῖῖῖῖ 2ἤ Υῖῖῖῖῖῖῖ 2ΝΙ ῖῖῖῖῖῖῖ Ι-γῖ γ2 ΛΙΙ-Νῖ 2ἤ Ι-γῆ ΛΙΙ-Νῖῖ 2ἤ ῖῖῖῖ ῖῖῖῖῖῖ Ι-γ/πmΣ /πmΣ /πmΣ 2ΝΙ /πm 5λᾶύΝΑΟύ ἄΚΙ-ff ὀΣ δζᾶῖῖ ῖῖῖ 2δζῖῖῖῖ ᾶῖῖῖῖ 2ἤ Υῖῖῖῖῖῖῖ 2ΝΙ ῖῖῖῖῖῖῖῖ ῖῖῖῖῖῖῖ ῖῖῖῖῖῖ Ι-ᾶ ἄῖῖῖῖῖῖῖῖ ῖῖῖῖῖῖῖ ὀῖ 2ῖῖῖῖ ΛΙΝΙ2ῖῖῖῖ 2ἤ ῖῖῖῖ 2ΝΙῖῖῖῖῖ 2ἤ Υῖῖῖῖῖῖῖ 2ΝΙ ῖῖῖῖῖῖῖῖ 2ἤ ῖῖῖῖῖῖῖῖ 2ΝΙ ῖῖῖῖῖῖῖῖ 2ἤ ῖῖῖῖῖῖῖῖ 2ἤ ῖῖῖῖῖῖῖῖῖ ῖῖῖῖ ῖῖῖῖῖῖῖῖ Υλγλγδζγ ἤΝΙ2γύ ἔΙ-ΝΙῖῖ ἄΚΙ-ff ῖῖῖῖῖ ῖῖῖ ῖῖῖῖῖῖ 2ΝΙ ῖῖῖῖῖῖῖ 2ἤ Υῖῖῖῖῖῖῖῖ ῖῖῖῖ ῖῖῖῖῖῖῖ ῖῖῖῖῖῖῖ ῖῖῖῖῖῖῖ ῖῖῖῖῖῖῖ 2ἤ δζγῖῖῖῖῖ Υῖῖῖῖῖῖῖ 2ΝΙ ῖῖῖῖῖῖῖῖῖῖ {ῖῖῖ ἔΙ-ΝΙῖῖ Ι-Νῖ γ2ῖ ΝΙΣΙῖῖῖῖῖῖ

[illegible]

Appeal to City Council. Ly'úKs Šššyú I-yē I-LJLJθŌI-yú 2w LJŠÚÁÚ2yŠw ʌ I-ʒIwʌŠšŠR ǝē úKs RŠšÚŠwYʌyI-úá2y2ʔ úKs /ʌúē tʃI-yʃʌyʒ /2Yʃʌāāi2yʌyʌwŠtI-úá2yú2 ʌúš LJtI-y I-LJLJw2ŌI-ǝ úKšē YI-ē ʔʌš I-y I-LJLJŠI-t θʌúK úKs /ʌúē /2dzyŌŋ ʌy I-ŌŌ2wŋI-yŌš θʌúK úKs LJw2ŌIāi2yā āšú ʔ2wúK ʌy {ŠŌú2yʌmoʌmoʌ {ŠŌú2yʌmoʌmoʌmʌ 2ʔ úKʌ hʌŋIʌyI-yŌš

[illegible][illegible]

$\Gamma \setminus \partial Z \times \Gamma \cdot \pm \lambda \partial Z \times \Gamma \cdot \frac{1}{2} Z \times \Gamma \cdot h \Gamma \setminus \partial Z \times \Gamma \cdot y \partial S$

lú ! áúí-úšYšYú 2YíYúšYšRŠR LJkI-áŠā 2T úKS LJN2ZŠÓúŋ
 wú 5ŠāŌNĀLJÚā2Y2T āZĭē ŠN2āā2YíYŕ āŠŔĀYšYúí-úā2YŌ2YúN2T YŠí-ādzNŠāŋ
 Yú [2Ōí-úā2Y2T ŌtdzāúŠNā 2T úNŠSā 2YāāúŠ íYŕ íff ŠĒāúāY3 úNŠSā ŠĀ3Kú óyú ſYŌKŠā 2N 3NŠí-í-úŠN ſYŔĀí-YŠúŠNŋ
 [ú [2Ōí-úā2Y2T ŠĒāúāY3 ōŠŭí-íYŕāŋ
 aú ĆKS f2Ōí-úā2Y2T íff NdzōōĀK NŠŌŠLJúí-ŌfŠā íYŕ úKS f2Ōí-úā2Y2 KSĀĬKúŠ íYŕ ūēLJŠ 2T TšYŌŠā íYŕ ō íffā ū2 āŌNŠšY NŠŌŠLJúí-ŌfŠāŋ
 bú [2Ōí-úā2YíYŕ ŔĀYšYāā2Y2T NŠĬjdzNŠŔ Ší-āšYšYúā 2N LJdzōŋŌ NĀ3KúN2T ō íēš dzúāLJŠāš í-ŌŌŠāāš íYŕ āKí-NŠŔ í-ŌŌŠāāŋ
 hú [2Ōí-úā2Y2T íYē LJN2LJ2āŠŔ āú2NŸ ō í-úŠN ŔŠúšYúā2Y2N NŠúšYúā2Y2T í-ŌŋŋLJŠāŋ
 tú ĆNí-ŦŦĀŌ íYŕ LJŠŔŠāúNĀíYŌŋŌdzí-í-úā2Y LJí-úúŠNĀ ō2ÚK ōĀúKĀYúKS āúŠ íYŕ 2YúKS LJdzōŋŌ āúNŠSúā íŔí-ŌŠYú ū2 úKS āúŠ íYŕ úKS LJN2LJ2āŠŔ f2Ōí-úā2YíYŕ ŔĀYšYāā2Y2 2T íYē LJŠŔŠāúNĀíYāŔŠŌíŦĭāš YíŦŦāš íYŕ 2LJšY í-NŠí-ā 2N LJí-Nĭĭā íYŕ NŠŌNŠí-úā2YŠNúKS NŠĬjdzNŠŔ 2N 2ÚKS Nŋāš ŔŠšYšŔ YŠŌŠāāí-Nē ōē úKS /ſūē /2dzYŌŋŦ ! Ō2YŌNŠúŠ āŔŠŌíŦĭ 2T ādzŦŦĀŌšYú ōĀŔÚK í-ā ŔŠúšNŸíYšŔ ōē úKS /ſūē /2dzYŌŋ āKíŦŦ ōŠ LJN2ŌĀŔŠŔ ōĀúKĀYúKS LJdzōŋŌ NĀ3Kú 2T ō íē 2Yš ōMú 22ú ŦN2Y úKS ādzōŠŌú āúŠā LJN2LJŠNŋē ŋYš ōKS NŠ úKS ādzōŠŌú āúŠ ō2NŔŠNā í LJdzōŋŌ NĀ3Kú 2T ō íēŋ
 vú ĆKS f2Ōí-úā2Y2 KSĀĬKúŠ íYŕ í-NŠí- 2T íff āĬYāŋ
 wú LYŦ2NŸí-úā2YíYŕ LJŦí-Yā 2N úKS āú2NŸíŠŠ f2íŔĀY3 ŔĀĀLJ2āíŦ íYŕ ūNí-YāŦŠN 2T íYē KíŦí-NŔ2dzāKú2ĒĀŌ ō í-āúŠ ō3í-āš 2Ŧē ūNí-YāYāāā2Y2ŦdzíŔŔ ŦdzŌNŌí-Yúāš ā2ŦŌšYúāš ŠúŌŋŋŦ Ŧ íYē dYŔŔŠN3N2dzYŔ ūí-Yĭ ſā dzāŠŔŔ úKS f2Ōí-úā2Y2 āĀŦŠ Ō2YāúNdzŌúā2YíYŕ dzāš 2T úKS ūí-Yĭ āKíŦŦ ōŠ āLJŠŌŦŦŠŔ 2YúKS āúŠ LJŦí-Yŋ
 {ú !Yē 2ÚKS NŸ LYŦ2NŸí-úā2Yí-ā NŠĬjdzNŠŔ ōē úKS /ſūē /2dzYŌŋŦ 2N 5NŠŌú2N 2T ŦŦí-YŸĀY3 ōKĀŌK ōŦŦ í-āāāú ſY ŠŌíŦdzí-úā2Y2T úKS LJN2LJ2āŠŔ dzāšŋ
Action by Planning Commission. !ŦúŠN í- āúdzŔē 2T úKS í-LJLJŋŌí-úā2Y2N í ŦŦí-YŸŔŠ 5ŠŌŠf2LJYšYúŠ úKS ŦŦí-YŸĀY3 /2YŸĀāā2Y2āKíŦŦ āšYŔ í-NŠā2Ŧdzúā2Y NŠŌ2YŸšYŔĀY3 í-LJLJN2ŌíŦ 2N ŔŠŸĀíŦ ū2 úKS /ſūē /2dzYŌŋŦ 2N úKS ŦĀYíŦ ŔŠŌŠNŸŸYŸí-úā2Yōí-āŠŔ dzLJ2YúKS 2ŦŦ2ōĀY3 āúíYŔí-NŔāY
 !ú ĆKS LJN2LJ2āŠŔ dzāš 2N dzāšā āKíŦŦ ōŠ 2T ādzŌK f2Ōí-úā2Y2 āĀŦŠ íYŕ ŌKí-NŸí-ŌúŠN í-ā ū2 ōŠ ſYKí-NŸY2Yē ōĀúK úKS í-LJLJN2LJNĀí-úŠ íYŕ 2NŔŠNŋē ŔŠŌŠf2LJYšYú 2T úKS Ĭ2YĀY3 ŔĀāúNĀŌú ſY ōKĀŌK āúdzí-úŠŔ íYŕ āKíŦŦ Y2ú ōŠ ŔŠŌNĀYšYúíŦ ū2 úKS 2NŔŠNŋē ŔŠŌŠf2LJYšYú 2T íŔí-ŌŠYú Ĭ2YĀY3 ŔĀāúNĀŌúāŋ
 .ú ĆKS f2Ōí-úā2YíYŕ āĀŦŠ 2T úKS LJN2LJ2āŠŔ dzāš 2N dzāšāŠ úKS YŦí-údzNŠ íYŕ ſYúšYāLŋē 2T úKS LJNĀYŌĀLJíŦ dzāš íYŕ íff í-ŌŌŠāā2Nē dzāšāŠ úKS āúŠ íŦē2dzú íYŕ ſūā NŠŦí-úā2Y ū2 āúNŠSúā 3ĀŌĀY3 í-ŌŌŠāā ū2 ſūē āKíŦŦ ōŠ ādzŌK ūKíŦ ūNí-ŦŦĀŌ ū2 íYŕ ŦN2Y úKS dzāš 2N dzāšāŠ íYŕ úKS í-āāšYōŦē 2T LJŠNā2Yā ſYŌ2YŸŌŌú2YúKS NŠ ōĀúK ōŦŦ Y2ú ōŠ KíŦí-NŔ2dzā 2N ſYŌ2YŸŌšYŸYú ū2 úKS YŠĀĬKō2NĀK22Ŕ Y2N Ō2YŦŋŌ ōĀúK úKS Y2NŸíŦ íŦŦĀŌ 2T úKS YŠĀĬKō2NĀK22Ŕŋ LY í-LJLJŦēĀY3 ūKĀ āúíYŔí-NŔŔ úKS /2YŸĀāā2Y2āKíŦŦ Ō2YāŔŠNŸ í-Y2Y3 2ÚKS NŸ ūKĀYāY Ō2YŸŌšYŸYú N2dzúŠā 2N LJŠŔŠāúNĀíY ūNí-ŦŦĀŌ LJí-NŸĀŌdzíŦíŦē 2T ŌKĀŦŔNŸŦ úKS NŠŦí-úā2YāKĀLJ 2T úKS LJN2LJ2āŠŔ LJN2ZŠŌú ū2 YíŦŦŦŦŦŦŦŦ ūK2N2dzēKŦí-NŠā íYŕ ū2 āúNŠSú íYŕ N2íŦŔ ſYúŠNāŌúā2YāŦ íYŕ úKS 3šYšNŸíŦ ŌKí-NŸí-ŌúŠN íYŕ ſYúšYāLŋē 2T úKS ŠĒāúāY3 íYŕ LJ2úšYŸĀíŦ ŔŠŌŠf2LJYšYú 2T úKS YŠĀĬKō2NĀK22Ŕŋ LY íŔŔĀúā2Y2 ōKS NŠ í-LJLJN2LJNĀí-úŠ úKS /2YŸĀāā2Y2āKíŦŦ ŔŠŌŠNŸŸYšY ūKíŦ ū2 Y2ĀšŠ ōĀNŸí-úā2Y2 2Ŕ2NŸ ŦĀ3Kúš 3Ŧí-NŠŠ KŠí-ūš ŠŦŠŌŌN2YíŦYšYúŌ 2N NŦíŔĀí2í-ŌúŌŠ NŦíŔĀí-úā2Y2 2N 2ÚKS NŠ ŠĒŌšNŸíŦŦ ŠŦŦŠŌúāš ŦN2Y íYē ā2dzNŌŠ ōKí-ūā2ŠŌŠN ōKĀŌK NŠŦí-úŠā ū2 úKS LJN2LJ2āŠŔ dzāš ōŦŦ Y2ú KíŦŌŠ íŦŠŌNĀYšYúíŦ ŠŦŦŠŌú dzLJ2Y YŠĀĬKō2NĀY3 LJN2LJŠNŋē 2N úKS YŠĀĬKō2NĀY3 í-NŠí- ſY 3šYšNŸíŦŋ
 /ú ĆKS f2Ōí-úā2YíYŕ KSĀĬKú 2T ōdzŦŦŦĀY3āš úKS f2Ōí-úā2YíYŕ YŦí-údzNŠ íYŕ KSĀĬKú 2T ō íffā íYŕ TšYŌŠāš íYŕ úKS YŦí-údzNŠ íYŕ ŠĒŌšYú 2T ŦíYŔāŌí-LĀY3 2T úKS āúŠ āKíŦŦ ōŠ ādzŌK ūKíŦ ūKSē ōŦŦ Y2ú KĀYŔŠN 2N ŔĀāŌ2dzNŸíŠ úKS LJN2LJŠN ŔŠŌŠf2LJYšYú íYŕ dzāš 2T íŔí-ŌŠYú ŦíYŕ íYŕ ōdzŦŦŦĀY3āš Y2N ſY LJí-NŸ ūKS ōíŦdzš úKS NŠ2Ŧŋ
 5ú ĆKS āúíYŔí-NŔŔ 2T ŔŠYāLŋē íYŕ NŠĬjdzNŠŔ 2LJšY āLJí-ŌŠ ſYúKS LJN2LJ2āŠŔ LJN2ZŠŌú í-NŠ í-ú ŦŠí-āú ŠĬjdzíŦ ū2 ūK2āš NŠĬjdzNŠŔ ōē ūKĀā hŦŔĀíŦí-VŌŠ ſYúKS Ĭ2YĀY3 ŔĀāúNĀŌú ſY ōKĀŌK úKS LJN2LJ2āŠŔ LJN2ZŠŌú āā ū2 ōŠ f2Ōí-úŠŔŋ

т.е. $\hat{S} \in \mathcal{H}_1$ и $\hat{T} \in \mathcal{H}_2$

- 50 2 KŠNŠ I-LJLJN2LJN1-ÚŠ I-ŘŠŠf2LJYŠyú I-ƏNŠŠYŠyú ħKİ-ft oŠ ħdzYlúúŠR ú2 úKŠ /lúē lyNŠÖ2NŨRİ-otŠ T2NŨY ħdzTfĀŌŠyú ú2 I-ĥĥdzNŠ úKŠ dzŠ I-yŔ ŘŠŠf2LJYŠyú 2T úKŠ LŨfİ-yŔŠR LJN2ŠÖú ly I-ÖÖ2NŨRİ-yÖŠ ōĀŬK úKŠ ō İ-ĀÖŠNŨZ ħlúŠ LŨfİ-yŔ I-yŔ úKŠ LJN2ŌĀĀ2yā 2T ūKĀ ! NŪĀŌfŠ
- 90 4KŠ ŘŠŠf2LJYŠyú I-ƏNŠŠYŠyú ħKİ-ft lyÖ2NŨJ2NŨ-ÚŠ úKŠ I-LJLJN2ŌŠR ħlúŠ LŨfİ-yú23ŠÚKŠNŨ ōĀŬK úKŠ NŠā2fđzŪā2yā 2T úKŠ /lúē tŨfİ-yŔŨY /2YŨĀāā2y I-yŔ /lúē /2dzYŌŤ I-LJLJN2ŌŨY ħdzŌK ō İ-ĀÖŠNŨ dzāŠ { İ-ĀR İ-LJLJN2ŌŠR ħlúŠ LŨfİ-y ħKİ-ft oŠ TĤŠR ōĀŬK úKŠ ŠŠLJİ-ŪŪYŠyú 2T LyĀLJŠÖŪā2y I-yŔ İ-ft ōdzĤŔŨY I-yŔ İ-yŔ dzāŠā ħKİ-ft úKŠNŠİ-TŪŠNŨ oŠ ly İ-ÖÖ2NŨRİ-yÖŠ ōĀŬK úKŠ ħlúŠ LŨfİ-y
- Cú 2 KŠY2LJŠy ħLJİ-ÖŠ İ-yŔK2NŨ LJİ-NŨ fİ-yŔ ĤĀKİ-NŠ LJN2ŌĀRŠR İā İ-LJİ-NŪ 2T İ-tŨfİ-yŔŠR wŠĀĤRŠyŪİ-ft ŠŠÖŠf2LJYŠyú 2NŨ İ-tŨfİ-yŔŠR DŠyŠNŨ-ft ŠŠÖŠf2LJYŠyú úKŠ İ-LJLJN2Ōİ-yŪ ħKİ-ft LJN2ŌĀRŠ İ-y İ-LJLJN2LJN1-ÚŠ Ř2ŌdzYŠyú ōKĀŌK āŠŪā T2NŪK úKŠ TdzYŌŪā2y 2T úKŠ 2LJŠy ħLJİ-ÖŠ İ-yŔK2NŨ LJİ-NŨ fİ-yŔ İ-yŔ ħdzŌK LJN2ŌĀĀ2yā T2NŨ úKŠ 2ōyŠNŪĀKĀLJ İ-yŔ Yİ-lyŪŠYİ-yÖŠ 2T ħdzŌK fİ-yŔĀ İā İ-NŠ İ-ā2yİ-ftē yŠÖŠāā İ-NŪ ē ŠyādzNŠ lŪā Ō2yŪlyādzŪēŠ Ōİ-NŠ Ō2yāŠNŪŌİ-Ūā2y Yİ-lyŪŠYİ-yÖŠ İ-yŔ ū2 ŠyādzNŠ ūKİ-Ū NŠYŠRİ-ft YŠİ-ādzNŠā ōŤ oŠ İ-Ōİ-ftİ-otŠ ū2 úKŠ /lúē 2T [ĀŌ2yİİ-Ť Ĥ dzŌK 2LJŠy ħLJİ-ÖŠ İ-yŔK2NŨ LJİ-NŨ fİ-yŔ Ĥā LJŠNŨYlúúŠR ū2 ŘŠŠNŪā2NŨİ-ŪŠ 2NŨ Ĥā y2Ū Yİ-lyŪİ-lyŔŠ ly İ-Ō2yŔĀĀ2y ūKİ-Ū Ĥā Ō2yāĤŪŠyú ōĀŬK úKŠ oŠāŪ lyŪŠNŠāŪā 2T úKŠ tŨfİ-yŔŠR ŠŠÖŠf2LJYŠyú 2NŨ 2T úKŠ /lúē 2T [ĀŌ2yİİ-Ť
- Dú b2 āŪNdzŌŪdzNŠ ŘŠāĤyŔŠ 2NŨ lyŪŠyŔŠR ū2 oŠ dzāŠR ly LJİ-NŪ 2NŨ ly ōK2fŠ T2NŨ Ō2YŨŠNŪİ-ft LJdzNŨJ2āŠā ħKİ-ft oŠ Ō2yāŪNdzŌŪŠR LJN2NŨ ū2 úKŠ Ō2yāŪNdzŌŪā2y 2T y2Ū fŠā ūKİ-y ūKĀNŪē ōŀŀŪ LJŠNŪÖŠyú 2T úKŠ ŘŌŠfŨy dzylŪāŠ Ť İ-yē LJN2LJ2āŠR T2NŨ úKŠ ŘŠÖŠf2LJYŠyú
- Iú 9ĒÖŠLŪ İā Yİ-ē 2ŪKŠNŨōĀŠ oŠ ŠĒLJNŠāāŤ İ-dzŪK2NŪĤŠR ōē Ō2dzYŌŤ NŠā2fđzŪā2y İ-ft lyŪŠNŪİ-ft LJNŪŌİ-ŪŠ N2İ-Ŕā ōĀŬK ly İ-tŨfİ-yŔŠR wŠĀĤRŠyŪİ-ft ŠŠÖŠf2LJYŠyú 2NŨ İ-tŨfİ-yŔŠR DŠyŠNŨ-ft ŠŠÖŠf2LJYŠyú ħKİ-ft oŠ ŘŠāĤyŔŠ İ-yŔ Ō2yāŪNdzŌŪŠR ly İ-ÖÖ2NŨRİ-yÖŠ ōĀŬK úKŠ YlyŨYdzY āŪİ-yŔİ-NŨĤā āŠŪ T2NŪK ōē úKŠ /lúē 2T [ĀŌ2yİİ-9yŪlyŠŠNŨY 5ĀŌĀĤyŪŌ2yāĤŪY 2T İ-ĤLJKİ-ftŪ LJİ-ŌŠYŠyú ōĀŬK Y2y2ŨĀKĀŌ Ōİ-ftŠē āŌİ-ŤŠāē ūŌŠyŪēŤŠĤKŪ ōHyŪ TŠŠŪ ōĤRŠ ōĀŬK İ-āē ōcŪ lyŪŌK ūKĀŌŪ İ-ĤLJKİ-ftŪ Ōİ-āŠ İ-yŔ 2yŠ İ-yŔ 2yŠŤKİ-ft ōmoyŪ lyŪŌK ūKĀŌŪ ŌŠİ-NŨY Ō2dzNāŠ
- óCú **Public Improvements within Planned Development.** 4KŠ İ-LJLJN2Ōİ-yŪ T2NŨ İ-ō İ-ĀÖŠNŨ ū2 İ-dzŪK2NŪĤŠ İ-tŨfİ-yŔŠR wŠĀĤRŠyŪİ-ft ŠŠÖŠf2LJYŠyú 2NŨ İ-tŨfİ-yŔŠR DŠyŠNŨ-ft ŠŠÖŠf2LJYŠyú Yİ-ē İ-LJLJē ū2 úKŠ /lúē /2dzYŌŤ T2NŨ İ-Y2ŔĤŌİ-Ūā2y 2T úKŠ yİ-ŪdzNŠ İ-yŔ ŠĒŪŠyú 2T LJdzŌŤŌ ly LJN2ŌŠYŠyúā NŠİJdzNŠR ū2 oŠ lyāŪİ-ftŠR ōĀŬK NŠāLJŠÖŪ ū2 yŠŌ NŠāĤRŠyŪİ-ft ādzŌŔĀŌĀ2yā 4KŠ /lúē /2dzYŌŤ Yİ-ē ly lŪā ŘĤāŌNŠŪā2y NŠŪŠŌŠ ūKŠ İ-LJLJN2Ōİ-yŪ T2NŨ lyāŪİ-ftŨY LJdzŌŤŌ ly LJN2ŌŠYŠyúā İā ō2dzŔ 2ŪKŠNŨōĀŠ oŠ NŠİJdzNŠR ū2 úKŠ ŠĒŪŠyú ūKİ-Ū lŪ ŘŠŠNŨYlyŠā ādzŌK ly LJN2ŌŠYŠyúā ū2 oŠ dzylŪŠŌŠāā İ-NŪ ōĀŬK úKŠ tŨfİ-yŔŠR ŠŠÖŠf2LJYŠyú ly ūKŠ ŠŌŠyú 2T ādzŌK İ-ŘŠŠNŨYlyŪ-Ūā2y ūKŠ /lúē /2dzYŌŤ ħKİ-ft lyÖ2NŨJ2NŨİ-ŪŠ úKŠ āİ-YŠ ly lŪā NŠā2fđzŪā2y 2NŨİ-yŪly ūKŠ ō İ-ĀÖŠNŨ T2NŨ úKŠ tŨfİ-yŔŠR ŠŠÖŠf2LJYŠyú ly 2NŨİ-yŪly ādzŌK NŠŤŠ İā ly 2NŨİ-yŪly ūKŠ ō İ-ĀÖŠNŨ dzāŠ ūKŠ /lúē /2dzYŌŤ Yİ-ē İ-ŪŪİ-ŌK ūKŠNŠŪ2 ādzŌK Ō2yŔĀĀ2yāŪ NŠŠİ-NŨŨY ūKŠ ŌKİ-NŨİ-ŪŪŠNŨ 2T úKŠ LJN2LJ2āŠR ŘŠÖŠf2LJYŠyú İā lŪ Yİ-ē ŘŠŠY NŠİ-ā2yİ-ftē /2YŨŤİ-yÖŠ ōĀŬK ādzŌK Ō2yŔĀĀ2yā ħKİ-ft oŠ İ-LJNŠNŠİJdzĤĀŪŠ ū2 úKŠ Ĥāādzİ-yÖŠ 2T İ-ŠNŪĤŌİ-ŪŠ 2T /2YŨŤİ-yÖŠ 2NŨ hŌŌdzLJİ-yŌē İ-yŔ ūKŠ ŌĤİ-Ūā2y 2T İ-yē ādzŌK Ō2yŔĀĀ2yā ħKİ-ft oŠ ŘŠŠYŠR İ-ŌĤfİ-Ūā2y 2T ūKĀ hNŨŔlyİ-yÖŠ

óhNŔŌ 2T ппмуппнлнн Ū

Section 5.03 Open Space Preservation Option and Single-Family Clustering.

óMú **Statement of Intent.** 4KŠ lyŪŠyú 2T ūKĀ āŠŌŪā2yā ū2 ŠyŌ2dzNŨİ-Š ŘŠÖŠf2LJYŠyú İ-tŪŠNŨYİ-ŪĀŌŠā ly İ-yē-bmŤ İ-yŔ-bh İ-yŔ wŪC ŘĤāŪNŪŌŪā ōKĀŌK ōŤŤ LJNŠāŠNŪŠ 2LJŠy ħLJİ-ÖŠ ōKĤİŠ İ-Ū ūKŠ āİ-YŠ ŪāYŠ LJN2ŌĀRŠ ŘŠŪİ-ŌKŠR 2NŨ İ-ŪŪİ-ŌKŠR ālyŤŤ Tİ-YŤē ŘŌŠŤŨYāŤ ŠyŌ2dzNŨİ-Š ly LJN2ŌŠR ŘŠāĤy İ-tŪŠNŨYİ-ŪĀŌŠā ū2 LJN2ŌĀRŠ Y2NŠ ŠŤŤĀŌŠyú dzāŠ 2T İ-yŔ İ-yŔ LJdzŌŤŌ āŠNŪŌŠāŤ İ-yŔ LJN2ŌĀRŠ ālyŤŤ Tİ-YŤē ŘŠÖŠf2LJYŠyú T2NŨ ŘĤŤŤĀŌdzŪ āŪŪŠā İ-yŔ ŠyŌ2dzNŨİ-Š NŠİ-ā2yİ-ftē İ-tŪŠNŨYİ-ŪĀŌŠā ū2 YdzŤŨŤŤİŠ İ-YŤē NŠāĤRŠyŪİ-ft ŘŠÖŠf2LJYŠyú Ō2Y-Y2yē NŠŤŠNŨŠR ū2 İā İ-LJİ-NŪYŠyúā 2NŨ ū2 ōyK2dzāŠ

óHú **Open Space Preservation Option in RUF Districts.** {dzŌŠÖŪ ū2 úKŠ NŠİJdzNŠYŠyúā 2T {ŠŌŪā2y mŌmŌmŌmŪ ly İ-yē wŪC ŘĤāŪNŪŌŪē İ-yŔ Yİ-ē oŠ ŘŠÖŠf2LJŠR İ-Ū ūKŠ 2LJŪā2y 2T úKŠ İ-yŔ2ōyŠNŨ ōĀŬK úKŠ āİ-YŠ yŪzYŌŠNŨ 2T ālyŤŤ Tİ-YŤē ŘŌŠŤŨY dzylŪā 2Yy2Ū Y2NŠ ūKİ-YyŤŤ 2T úKŠ İ-yŔ ūKİ-Ū Ō2dzŔ 2ŪKŠNŨōĀŠ oŠ ŘŠÖŠf2LJŠR LJN2ŌĀRŠ ūKŠ T2Ť2ōlyŪ Ō2yŔĀĀ2yā İ-NŠ YŠŪ

İ Ū ! Ťē ālyŤŤ Tİ-YŤē ŘŌŠŤŨY dzylŪā ħKİ-ft oŠ ŘŠŪİ-ŌKŠR

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/ú ɸKŠ RŠŌŠf2LJYŠŷü äKl-ft y2ü RŠLŠyR̥ dzLJ2yÚKŠ ŠĖŰŠyäl2y2f l- LjdzöŰŰ äŠŌŠŬ 2Ŭ LjdzöŰŰ Ō l-úŠŬ ädzLJLŷē äēäüŠY dzYfŠäā RŠŌŠf2LJYŠŷü 2f ÚKŠ fl-YR̥ ōLŰK2dzü ōKŠ ŠĖŠŬŌäŠ 2f ÚKŠ 2LJü2Y LŬJ2ŰlRŠR̥ öē ŰKlā ädzŌäŠŌŰä2Y Ō2dzfR̥ l-fä2 RŠLŠyR̥ dzLJ2yÚKŠ ŠĖŰŠyäl2yŰ

5ú ċKŜ 2LJúł2y LJN2ÓĹRŜŘ dzyŘŜN ůKĹă ädzôăŜŮúł2yKĹ-ă y2ú LJNŜŮĹ2dzăřě ôŜŜy ŜÊŜNŎĹăŜŘ øłúK NŜăĹŜŮú ů2 ůKŜ fl-yŘø

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DU ϰKS YI-EYdzY ydzY oSNU 2f dzlyáá θKΛOK YI-E oS RŠθŠf2LJŠR āKI-ft oS ūKS ydzY oSNU 2f I-ŌNUŠā 2f I-yR 2YūKS
LJNU2LJāŠR ālyŠZ fŠāā I-yē ōdzNUŠYŭ 2NU LJfI-yYŠR fdzlydzNU NJKŪānp2fnp.θ I-ē 2f I-ōdzŪlyY LJdzōfāŌ NJI-Rā I-yR I-NUŠI-ā
RŠālyYI-ŪŠR ōē ūKS CŠRŠNUI-f 9YŠNUŠYōē a I-yI-ŠYŠYŭ ! ŠSYōē óC9 a ! ū I-ā fLJŠŌI-f Cf22R I-I-I-NUŠ !NUŠI-ā
IydzYR I-ŪŠR ōē ūKS mllpēŠI-NU f22R 2NU ōē ūKS a ūKŪāI-IY 5ŠLJ I-NUYŠYŭ 2f 9yθNU2YūŠYŭI-f vdzI-fāŭ I-ā LJNU2ŪŠŌŪŠR
θŠŪfI-yRāZ ūlyŠā oϰl R θŠftfYV dzlyáá LJŠNU I-ŌNUθ

ού **Single-Family Clustering in N1 and N2 Districts.** $\Phi K S$ tfl-yYlY /2Y Ylāāi2Y Yl-ē NlSō2Y YlSŷr l-yŷ ūKl /lūē
 /2dzYōfē Yl-ē 3Nl-yŷ l-ō l-āōS Nl-l-dzūK2NlāY l-ā YlēfēS nŷl-Ylŷē ŌdōzāūS NlNl2zSōū lJdzNlādz l-yū ū2 {Sōū2Y pлн 2ŷ ūKlā
 hNlŷl-Yl-yōS l-yŷ ūKl ʔ2ff2ō lYz NlS lJdzNlSŷSŷūāY

10 **CKŠ tti-yalyz /2Yy laa2yYI-ē** **ŋSŠ2YyŠyŕI-lyŕ ūKŠ /1āē /2dzyōM YI-ē** **3ŋI-yūI-ō1-āŠŠŊI-dzūK2ŋŋIlyzI-ālyzŠtI-Yŋē** **ōtdzāŠŊI-LŋI22ŠŊI-LjdzŋādzI-yū ū2 {ŠŊū2yŕpŋŋI- {ŠŊū2yŕpŋŋI-nōI-2t ūKā hŋŋŕIyI-yōŠt-LŋI22ŋŔŠŔē** **K26ŠŊSŊē ūK I-lyI-ŔŔŋū2y ū2 ŋSŠjdzŋŋYŠyŋā āŠŊ t2ŋŊK-ly {ŠŊū2yŕpŋŋI- {ŠŊū2yŕpŋŋI-nōI-ē ūCKI-LjLjŋŊŊI-ū2yŕ t2ŋI-ō1-āŠŠŊI-ākI-tt lyōtdzŔŠ Ŕ2ōdz YŠyūI-ū2yŕ ādzōāūI-yūI-ū2yŕ ūK I-ū ūKŠ tI-yŕI-ŋŊS I- ū2 ōŠ ŔŠŊS t2LjŠŔ ō2yūI-lyā** **2yŠ 2ŋI Y2ŋS 2t ūKŠ t2ff2ōlyz ōK I-ŋI-ōŊSŊIāūūōāy**

/2yú1-1yā y1-údzN1-1-f 1-āššúāš ādzŌK 1-āš ōdzú y2ú flYáúŠR ū2z: y1-údzN1-1-f áú1-yŕā 2f fl1-N3Š ūNŠŠāš y1-údzN1-1-f K1-ōáú1-ú
 f2N1 ōlŕŕf1Š y1-údzN1-1-f áúNŠ1-Yā 1-yŕ ō1-úŠNŌ2dzNāŠāš 2N1 dzyŕādz1-f ū2L123N1-L1K1Ō ŦŠ1-údzNŠāš 1-ādzōáú1-yú11-f
 L12NŪā2V 2f ōK1ŌK ō2dz1f ōŠ L1N1ŠāŠNŌŠŔ dzā1V3 ā1yŕf1Š1f1-Y1f1ē ŌfduāšŠ1N1V3

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ΛΛΛΛ / 2yú1·1yā 1 ʔ22Ř ŁŁŁ1y ǾKŁŌK ŁŁŁšdzúā 1y 1 ādzōáú1yŭ11f Ł12ŁŪ12y 2ʔ ūKŠ ū2ú1f t1yŘ 1ŁŁŁŁ ǾŠ1y3
dzýŏdzŁŁŘ1ŁŁŁ 1ā Ō2yʔŁŁŪYŠŘ Ǿē ŌdzŁŁŁŪYŭ1 CŁ22Ř tŁ1yŁyŁy2ŁŪY1Łā2yŁŁŁ2ŁŪ ŁŁŁŁŁ1ŁŁŠŘ Ǿē ūKŠ / 2ŁŁŁā 2ʔ
9yŁ1yŠŠŁŁŁš ; yŁŭŠŘ Łŭ1ŭŠā 1 ŁŪYēŠ 1 Ō2Łāē 2ʔ ǾKŁŌK Łā 2yʔŁŁŁ ǾŁŪK ūKŠ 9yŁ1yŠŠŁŁŁy3 5ŁŭāŁ2yŏ

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a I-LJ I-yŕ 0zyŕi-Iyã I-0dzúS I-y3fšã 2N 1ã 2f äKI-ft2ð RŠLJÚK I-ã YŠI-ädzNŠŔ FN2Y ÚKŠ ÚK2N2dz3KFI-NÚS Ú2 YI-IŠ 0zyŦŠyŕi-Iyã ädz0Rl0lã2y RŠ0Šf2LJYŠyŕ LJKEä0I-ftë 1Y-LJN I-0Ú0I-ft0

0lú /2yŕi-Iyã 2ÚKŠN dzyIjdzŠ LJKEä0I-ft 2N 3S23N I-LJK0I-ft 0zyãúN I-yŕiã I-ã RŠÚSNI-yŕŠŔ 0ë ÚKŠ tfti-yŕIyã /2Y Ylã2y I-yŕ /lúë /2dzyŦft 02 YI-IŠ 0zyŦŠyŕi-Iyã ädz0Rl0lã2y RŠ0Šf2LJYŠyŕ 1Y-LJN I-0Ú0I-ft0

. ú Ly I-RŔl0lã2y 02 NŠIjdzNŠYŠyŕiã 0zyŕi-IyŕŠŔ Iy 2ÚKŠN äS0Ú2yã 2f ÚKlã hNŔIyI-yŦŠ NŠ3I-NŔIy3 h tfti-yŕŠŔ wŠãlRŠyŕi-Iy 5S0Šf2LJYŠyŕiã 2N h tfti-yŕŠŔ DŠyŠN I-f 5S0Šf2LJYŠyŕiã 2N ÚKŠ f2ft20Iy3 äúI-yŕ I-NŔã äKI-ft 320ŠNŔy äly3fšŔI-Yŕftë 0fdaúŠN RŠ0Šf2LJYŠyŕi

lú Ly I-LJfti-yŕŠŔ RŠ0Šf2LJYŠyŕi ÚKI-ú Ijdz I-ftIŠã I-ã I-äly3fšŔI-Yŕftë 0fdaúŠN LJN22S0ÚS è I-NŔ NŠIjdzNŠYŠyŕiã YI-è 0S Y2ŔlŕIŠŔ LJdzNãdz I-yŕ 02 {S0Ú2y n0lN {S0Ú2y n0lN0H0 2f ÚKlã hNŔIyI-yŦŠ LJN20lRŠŔ K20Š0ŠNŔ ÚKI-ú ÚKŠ f2ft20Iy3 I-RŔl0lã2y I-NdzfŠã äKI-ft I-LJLJfëY

I-ú ! úúI-0KlŔy 2f äly3fšŔI-Yŕftë RŠ0Šf2LJYŠyŕi dzyŕlúã LJN20lRŠŔ ÚKŠ ydzY0ŠN 2f RŠ0Šf2LJYŠyŕi dzyŕlúã I-úúI-0KŠŔ äKI-ft y2ú ŠE0ŠŔ f2dzN 0n0

0ú a lyIYdzY è I-NŔ NŠIjdzNŠYŠyŕiã äKI-ft LJN20lRŠŔ ÚKI-ú ÚKŠ YlyIYdzY äLJ I-0lŔy 0Sú0ŠSŔy3N2dzLJã 2f I-úúI-0KŠŔ 0dzlŔŔIy3ã 2N 0Sú0ŠSŔy dzyI-úúI-0KŠŔ 0dzlŔŔIy3ã äKI-ft 0S úSŔ0m0lŔ fŠSú Iy I-ybm RlãúNŔ0ÚS I-yŕ äŔEúŠSŔ0m0lŔ fŠSú Iy I-ybm RlãúNŔ0ÚT LJN20lRŠŔ K20Š0ŠNŔ ÚKI-ú 0KŠNŔ I- NŠI I-NŔ è I-NŔ 2f 2yŠ 0dzlŔŔIy3 2N 3N2dzLJ 2f I-úúI-0KŠŔ 0dzlŔŔIy3ã I-0dzúã I- NŠI I-NŔ è I-NŔ 2N I- äŔŠ è I-NŔ 2f I-y2ÚKŠN 0dzlŔŔIy3 2N 3N2dzLJ 2f I-úúI-0KŠŔ 0dzlŔŔIy3ã ÚKŠ RlãúI-yŦŠ 0Sú0ŠSŔy ädz0K 0dzlŔŔIy3ã äKI-ft 0S ÚKŠ ädzY 2f ÚKŠ ú02 I-0dzúúIy3 è I-NŔã I-ã NŠIjdzNŠŔ 0ë {S0Ú2y n0lN 2f ÚKlã hNŔIyI-yŦŠ

0ú CNI2yŕ è I-NŔã I-0dzúúIy3 I- LJNŔ0I-úS áúNŠSú äKI-ft 0S I-ã NŠIjdzNŠŔ 0ë {S0Ú2y n0lN 2f ÚKlã hNŔIyI-yŦŠ I- äŔŠ è I-NŔã I-0dzúúIy3 I- LJNŔ0I-úS áúNŠSú äKI-ft 0S I- YlyIYdzY 2f fŔŦŦŠSŔ0mpú fŠSú I-yŕ I- äŔŠ è I-NŔã I-0dzúúIy3 I- LJdz0Ŕ0 áúNŠSú äKI-ft 0S I-ã NŠIjdzNŠŔ 0ë {S0Ú2y n0lN 2f ÚKlã hNŔIyI-yŦŠ LJN20lRŠŔ K20Š0ŠNŔ ÚKI-ú I-ft 0dzlŔŔIy3ã I-yŕ LJ I-NŔIy3 I-NŠI-ã äKI-ft 0S áSú 0I-0l I-ú fŠI-áú f2Núë 0n0lŔ fŠSú FN2Y I-yë YI-22N ÚK2N2dz3KFI-NÚS 0lúK I-yŠEäúIy3 2N LJN2LJ2ãŠŔ NŔ3KúŦŦ0I-è 0lRÚK 2f 2yŠ KdzyŔNŠŔ ú0Šyŕië 0mHlŔ fŠSú 2N Y2NŠ I-ã lyŕl0I-úŠŔ 2yÚKŠ CdzúdzNŠ 0N I-yãLJ2NŔI-ú2y a I-LJ0

lú ly I-LJfti-yŕŠŔ RŠ0Šf2LJYŠyŕi 0KŠy I-äly3fšŔI-Yŕftë 0fdaúŠN LJN22S0ÚS I-ã LJN2LJ2ãŠŔ ÚKŠ YI-È IYdzY ydzY0ŠN 2f dzyŕlúã 0Kl0K YI-è 0S RŠ0Šf2LJŠŔ äKI-ft 0S ÚKŠ ydzY0ŠN 2f I-0NŠã 2f ftI-yŕ 2yÚKŠ LJN2LJ2ãŠŔ äŔÚS fŠãã I-yë 0dzNŔŠyŕi 2N LJfti-yŕŠŔ f0dzúdzNŠ NŔ3KúãŦŦ0I-è 2f I-0dzúúIy3 LJdz0Ŕ0 N2I-Rã I-yŕ I-NŠI-ã RŠã3yI-úŠŔ 0ë ÚKŠ CŠŔŠN I-f 9YŠNŠyŦë a I-yI-3SŔYŠyŕi !3SŔyë 0C9 a !ú I-ã {LJŠ0I-f Ct22Ŕ I-IŦI-NŔ !NŠI-ã IyŦzyŕI-úŠŔ 0ë ÚKŠ mHlŔëŠI-NŔ f22Ŕ 2N 0ë ÚKŠ a l0Kl3I-y 5ŠLJ I-NŔYŠyŕi 2f 9yŦN2yYŠyŕi I-f vdzI-0úë I-ã LJN2úS0ÚŠŔ 0ŠftI-yŕã 0lYŠã ÚKŠ f2ft20Iy3 ydzY0ŠNã 2f dzyŕlúã LJŠN I-0NŠ f2N ŠI-0K I2yIy3 RlãúNŔ0ÚY

bм 5lãúNŔ0Úã	n0l RŠ0Šf2LJYŠyŕi dzyŕlúã LJŠN I-0NŠ
bн 5lãúNŔ0Úã	0n0 RŠ0Šf2LJYŠyŕi dzyŕlúã LJŠN I-0NŠ

lú 2 KŠyŠ0ŠN I- LJN2LJ2ãŠŔ äly3fšŔI-Yŕftë 0fdaúŠN LJN22S0ÚS I-0dzúã I-yŠEäúIy3 äly3fšŔI-Yŕftë NŠãlRŠyŕi-Iy RlãúNŔ0ÚS ädz0K RlãúNŔ0ÚS äKI-ft 0S 0dzŦŦŠNŠŔ 0ë YŠI-yã 2f 2yŠ 0mú 2N Y2NŠ 2f ÚKŠ f2ft20Iy3 YŠÚK2Ŕã I-ã I-LJ I-NŔ 2f ÚKŠ RŠ0Šf2LJYŠyŕi 2f ÚKŠ äly3fšŔI-Yŕftë 0fdaúŠN LJN22S0ÚY

I-ú [20I-úS RŠúI-0KŠŔ äly3fšŔI-Yŕftë RŠ0Šf2LJYŠyŕi 2y 0zyŦŠyŕi-Iyã f2úã 1Y YŠŔl I-úŠŔ I-0dzúúIy3 ÚKŠ ŠEäúIy3 äly3fšŔI-Yŕftë NŠãlRŠyŕi-Iy RlãúNŔ0ÚS ädz0S0ÚS 02 NŠIjdzNŠYŠyŕiã 0zyŕi-IyŕŠŔ Iy {S0Ú2y n0lN 2f ÚKlã hNŔIyI-yŦŠ I-yŕ ÚKŠ {dz0Rl0lã2y wdzfŠã I-yŕ wŠ3dzftI-ú2yã 2f ÚKŠ /lúë 2f [l02yI-ft0

0ú tN20lRŠ 2LJŠy äLJ I-0S 2N NŠ0NŠI-ú2y äLJ I-0S 1Y YŠŔl I-úŠŔ I-0dzúúIy3 äI-lŔ ŠEäúIy3 äly3fšŔI-Yŕftë NŠãlRŠyŕi-Iy RlãúNŔ0ÚS

0ú tN20lRŠ ä3yŦŦ0I-yŕ 02LJ23N I-LJK0 fŠI-údzNŠã fI-yŕä0I-LJy3 2N I- 02Y0lŔI-ú2y ÚKŠNŠ2f 1Y YŠŔl I-úŠŔ I-0dzúúIy3 äI-lŔ ŠEäúIy3 äly3fšŔI-Yŕftë NŠãlRŠyŕi-Iy RlãúNŔ0ÚS

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Statement of Purpose. $\Phi K \hat{S} \text{ } \mathbb{L} \text{ } \mathbb{J} \text{ } \mathbb{Z} \text{ } \mathbb{A} \hat{S} \text{ } \mathbb{Z} \text{ } \mathbb{T} \text{ } \mathbb{U} \hat{S} \text{ } \mathbb{T} \text{ } \mathbb{Z} \text{ } \mathbb{W} \text{ } \mathbb{P} \text{ } \mathbb{O} \text{ } \mathbb{I} \text{ } \mathbb{A} \hat{S} \text{ } \mathbb{R} \text{ } \mathbb{S} \text{ } \mathbb{O} \text{ } \mathbb{S} \text{ } \mathbb{T} \text{ } \mathbb{Z} \text{ } \mathbb{W} \text{ } \mathbb{Y} \text{ } \mathbb{S} \text{ } \mathbb{Y} \text{ } \mathbb{U} \text{ } \mathbb{Z} \text{ } \mathbb{L} \text{ } \mathbb{J} \text{ } \mathbb{U} \text{ } \mathbb{L} \text{ } \mathbb{Z} \text{ } \mathbb{Y} \text{ } \mathbb{A} \text{ } \mathbb{U} \text{ } \mathbb{Z} \text{ } \mathbb{O} \text{ } \mathbb{W} \text{ } \mathbb{S} \text{ } \mathbb{I} \text{ } \mathbb{U} \hat{S} \text{ } \mathbb{O} \text{ } \mathbb{T} \text{ } \mathbb{S} \text{ } \mathbb{I} \text{ } \mathbb{W} \text{ } \mathbb{I} \text{ } \mathbb{Y} \text{ } \mathbb{R} \text{ } \mathbb{A} \text{ } \mathbb{Y} \text{ } \mathbb{L} \text{ } \mathbb{T} \text{ } \mathbb{S} \text{ } \mathbb{N} \text{ } \mathbb{S} \text{ } \mathbb{O} \text{ } \mathbb{Z} \text{ } \mathbb{T} \text{ } \mathbb{U} \text{ } \mathbb{L} \text{ } \mathbb{Z} \text{ } \mathbb{Y} \text{ } \mathbb{A} \text{ } \mathbb{Z} \text{ } \mathbb{Y} \text{ } \mathbb{U} \hat{S} \text{ } \mathbb{R} \text{ } \mathbb{S} \text{ } \mathbb{A} \text{ } \mathbb{Z} \text{ } \mathbb{Y} \text{ } \mathbb{Z} \text{ } \mathbb{Y} \text{ } \mathbb{S} \text{ } \mathbb{O} \text{ } \mathbb{R} \text{ } \mathbb{S} \text{ } \mathbb{O} \text{ } \mathbb{S} \text{ } \mathbb{T} \text{ } \mathbb{Z} \text{ } \mathbb{W} \text{ } \mathbb{Y} \text{ } \mathbb{S} \text{ } \mathbb{Y} \text{ } \mathbb{U} \text{ } \mathbb{Z} \text{ } \mathbb{W} \text{ } \mathbb{N} \text{ } \mathbb{S} \text{ } \mathbb{R} \text{ } \mathbb{S} \text{ } \mathbb{O} \text{ } \mathbb{S} \text{ } \mathbb{T} \text{ } \mathbb{Z} \text{ } \mathbb{W} \text{ } \mathbb{Y} \text{ } \mathbb{S} \text{ } \mathbb{Y} \text{ } \mathbb{U} \text{ } \mathbb{I} \text{ } \mathbb{Y} \text{ } \mathbb{I} \text{ } \mathbb{A} \text{ } \mathbb{O} \text{ } \mathbb{Z} \text{ } \mathbb{Y} \text{ } \mathbb{I} \text{ } \mathbb{A} \text{ } \mathbb{Z} \text{ } \mathbb{Y} \text{ } \mathbb{Y} \text{ } \mathbb{S} \text{ } \mathbb{W} \text{ } \mathbb{O} \text{ } \mathbb{I} \text{ } \mathbb{I} \text{ } \mathbb{f} \text{ } \mathbb{S} \text{ } \mathbb{A} \text{ } \mathbb{U} \text{ } \mathbb{W} \text{ } \mathbb{O} \text{ } \mathbb{U} \hat{S} \text{ } \mathbb{Z} \text{ } \mathbb{T} \text{ } \mathbb{P} \text{ } \mathbb{M} \mathbb{Z} \text{ } \mathbb{T} \text{ } \mathbb{P} \text{ } \mathbb{H} \mathbb{Z} \text{ } \mathbb{T} \text{ } \mathbb{P} \text{ } \mathbb{O} \mathbb{S} \text{ } \mathbb{T} \text{ } \mathbb{V} \mathbb{R} \text{ } \mathbb{T} \text{ } \mathbb{P} \text{ } \mathbb{P} \mathbb{H} \mathbb{O}$

cKŠS NŠSdzf1-ú1z2ya 2f ūKlāš { ŠŌŬš2y NŠljd2wNŠ ŠSŌŠf2LJYŠy ū2 K1ŌŠ I LJkēāšŌf f2wY ūK1ū ŠyK1-yŌŠā ūKŠ Š21-fā 1-yŕ 2wŠŌŭŌšā
 2f ūKŠ /ŭšēā CdzūdzNŠ {1-yŕ ſāš tfl-yŏ {LJŠŌŦŌf f2ēš ūKŠāŠ NŠSdzf1-ú1z2ya ŠyŌ2dzN1-ŠS I LJŠŔŠšāŭN1-yŦN1Šyŕfē 1-yŕ ō1-f1ŭŌš
 ŌK1-N1-ŌŬŠN1 LJŠN1Yŭ I YŕēŭdzNŠ 2f fl-yŕ dzāšĀŦ ŠyŌ2dzN1-ŠS šāŭNŠŭā ūK1ū āŠNŭŠ ūKŠ yŠŠŔā 2f LJŠŔŠšāŭN1-yāš ōŌŭŌŦšāz 1-yŕ
 Y2ú2N1ĀŠŔ ŌŠKlŌŦš ūN1-ŦŦŌ Šljd2L1-ŭŦēš ŠyŌ2dzN1-ŠS LJf1-ŌŠā f2wY 1yŦ2wYf fāzŌ1-f I ŌŭŌŭŌŭē 1-yŕ NŠSŌNŠ1-ú1z2y 1-yŕ ŠyŌ2dzN1-ŠS
 ōdzŕfŕ1yŠ ŦN2yŭ1-ŠSā ūK1-ŭ ŠŦYŠ ūKŠ LJdzŌŦŌ āLJ1-ŌŠ 2f šāŭNŠŭā 2 lŭK LJN2LJŠN LJkēāšŌf f2wYŦ I ōdzŕfŕ1yŠ Ō1-y1-ŌŌ2Yy2Ŕ1-ŭš
 I ōŔŠŠ N1-VŠS 2f dzāšā ōŭK2dzū ŠSvŠN1-ŭ1vŠ dzvŕdzš 1Y1J1-Ōŭ 2VvŠāŠKŌ2N1vŠ LJN2LJŠNŭ1Šāŏ

Lú ĭă ƧdzWúKŜN ũKŜ LjdzNlJ2ăŜ 2Ƨ ũKŜ C2NŸπ. l-ăŜŔ 5ŜŦŜƧ2LŸŜŸú hLŸú2ŸŨ2Ÿ

! ò /NúS-úS ðl-f!-l-òS òðzàlySáa l-NúS-òáú ðKl-ú Yl-l-yú-l-y-úKS úNú-RáúáZy-l- l-JKèàlòl-f tZúW l-yR KSéJ ú2 l-YLlS-YSyú úKS
/lúèqà RŠòŠZLJYSyú 2òzSóúúòŠa l-à RŠàOúáòŠR ly-úKS /lúèqà CòdzúdzúS [l-yR ! ðS tfl-yò

1.0 /NUSÍ-ÚŠ dzYAlI dzəSÍ θl-tl-ŋtŚ YΛĚŠPRpdzāŚ RŚθStzLJYŚyūā lYŋtdzRlyƏ WŚānRŚSyūāl-tz WŚúI-lΛz ŚyūŚWúI-lYγŚyūŚ zTɸtŌŚ
I-vŔ ŽúKŚN ŌZYLJl-ŭlŋtŚ dzāŚāφ

/ú tɪʌZy2úš úKš 2wŋRŠwte RŠšŠt2LJYŠýúž wSRŠšŠt2LJYŠýúž l-yR ōzɣúlyžšR Yl-lyúSyI-yŏš 2f úKš /áúēā
ōZYYSŋŋl-l-f Řāāūāŋŋā

50 9y02dzNUI:3S æK I-NŨŠR LJ I-NŨŷy I-NŨŠ:ā ūK N2dzEK2dz ūKŠ /λŋē NUI-ūKŠN ūK I-y NŨŠijdzλNŷy Š:ŌK lyRλŋēRdz I-f LJ N2LJŠNūē
2θyŠN ū2 LJ N2θŌRŠ LJ KēāŌ I-f LJ I-NŨŷy āLJ I-ŌŠ 2y ūKŠN LJ N2LJŠNūēφ

90 /NŠt-Ůš ljdZl-YŮáŮl-ŮáŁŠ Y-lYř ljdZl-tŮŮl-ŮáŁŠ ođzłRřlyg RŠălygYðdžłRŠtySă ŮKl-t-Ů ŠyădzłŮš yŠø RŠōŠfēLWYŠyŮ łă
 Ō2YŁJl-ŮáŁšfŠ øŁŮK ŮKŠ /łŮěňă CdzŮdzłŮš [l-vř !ăš tfl-vŮ

Cú 9yǎdzlŋŋ̌ ǒdzlǎŋ̌Vǎǎ ǒŋŋ̌I-úŋ̌ I-ǎzŋ̌ŋ̌ ǎŋ̌ŋ̌ŋ̌ú ǒI-ft úKl-ú Kŋ̌ŋ̌ǎǎ ú2 Rŋ̌ŋ̌Vŋ̌ ǎŋ̌ŋ̌ŋ̌úǎ I-ǎ Lǎdzǒŋ̌ǒ ǎLJl-ǒŋ̌ǎǎ

Dú 9yʔadʒNíS úKÍ-ú LJŠNŲYáúúŠR dʒaŠa ŌZŲLʃtSYŠyú ŠÍ-ŌK 2ÚKŠNú ʔYʔÚŠNŲYá 2ʔ ŌKÍ-ŲÍ-ŌúŠNŲ 1-yŔʔ tʒŌÍ-úʔ2yŔ 1-yŔ ʔ2 ŠyʔadʒNíS úKÍ-ú dʒaŠa ʔYʔÚKŠ / ʔŲŲZ / ʔŲŲZ / ʔŲŲ 1-yŔ / ʔŲ ŔʔáúŲŲáúúŠ Ŕ2 yʔú KÍ-ŌŠ 1-yŔ ŔŌŠNúŠ ʔYŲJÍ-Ōú 2yʔÚKŠ 2ŌŠNŲÍ-ff ŠŌ2y2YʔŌ 1-yŔ á2ŌʔÍ-Ų ŲáúÍ-Ųáú 2ʔ úKŠ ŔʔáúŲŲáúúŠ áúŲŠSú ŌÍ-LJÍ-ŌúʔZ LJdʒŌŲŌ dʒúʔŲŲáŠa 2Ųú áŠŲŲŲŲŲáŠ 2Ųú úKŠ 2ŌŠNŲÍ-ff ʔYŲÍ-ŲŠ 1-yŔ ʔdʒVŌúú2V2ʔ úKŠ ŔʔáúŲŲáúúŠ

I ú tNUŠŌŠyú I-dzú2Y2oſſſz2NUŠyúŠŖ ŠŖŠŌŠſſ2LJYŠyú ʔNU2Y ʔYʔLJ I-ŌúʔY3 I-ŌŌŠāā ú2 Ō2YʔYŠſſŌʔ I-f dzāŠā ōē ō ʔ I-ʔYʔY3 ŌʔʔʔY3Z 2NU ŌNU I-VāʔúŦ

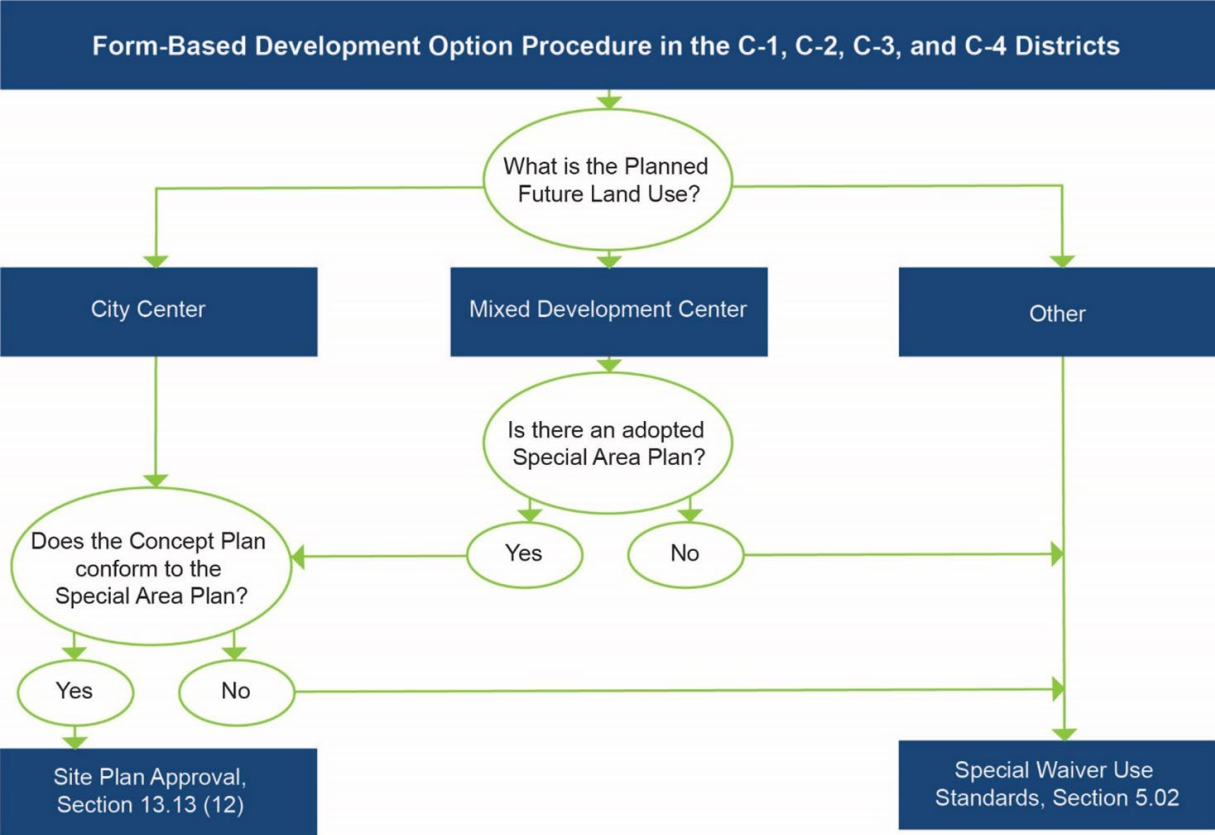
Lú 9y02dzNl-EŠ Kl-Ny2y1dzda NlŠāRŠyŪl-f l-y7ff l-yŔ l-Ŕl-lJ-ŪlŌŠ NlŠdzaŠ 2T y2ŪŠŏ2NlKē ōdzlŕlYy3ā Ū2 LJN2ŌlŔŠ l-YŔē 2T K2dzāly3 ŪēLŠāŠ dzylŪ ālŔŠāŠ l-yŔ Ō2YlJl-ŪlŌŠ dzāŠā ōlŪKly ōl-f l-y3 ŔlāŪl-yŌŠ 2T lŌ2y1l-yŠlEKŏ2NlK22Ŕāŋ

Wú 9vǒ2dzNl-ĒŜ ĩ-ŌŌŜăăĭŏfŜ K2dzălyĒ 2Lĭŭă2yă ŭKŬ2dzĒK2dzŭ ŭKŜ /ăŭèŋ

Form-Based Development Option Procedures. ² KŠY dzālyŋ ūKŠ C2NŲπ. I-āŠR 5ŠŌŠf2LJYŠyŋ hLJŲā2yŋ Ō2yŋf2NŲI-yŌŠ ōŲŲ ūKŠ I-R2LJŲŠR [ŲŌ2yŋI- CdzŲdzNŠ [I-yŋ , āŠ tfl-yŋ ā NŠljdzNŲŠR I-yŋ 2yŠ 2ŋ ūKŠ f2ff2Ōlyŋ I-LJLJŲŲŲŲā2yŋ LJN2ŌŠRdzNŠŠ YdzāŲ ōŠ f2ff2ŌŠŠŲ

!ú !NîŠ!-ă RŠăłǝYl-úŠŘ 2YúKŠ CdzúdzNŠ [l-yŘ !ăŠ tfl-y!-ă / λúè / ŠYúŠNφ

1. 02y0SLJú Ljfi-y áKI-ft Fñuáú oS ádzōYlúúŠRø cKS / lúē tfl-ylyy I-yR 902y2Ylō 5S0Šf2LJYŠyú 5ñuŠ0ú2ñu 2ñu
 RŠālyŠSŠ áKI-ft 02yRdzōú I- LñuŠtlyYlytñuē RŠ0Šf2LJYŠyú YŠSúlyy 2ñu ñuŠ0lŠ0 úKS 02y0SLJú Ljfi-y I-yR
 RŠ0ŠñuYlyš lúā 02yR2ñuYl-y0Š 0lúK úKS I-R2LJúŠR {LJŠ0l-ft !ñuŠt- tfl-yø
 2. /2yR2ñuYlyy Ljfi-yā Yl-ē ádzōYlúú F2ñu {lúē tfl-y I-LJñu20l-ft LJŠñu {Š0ú2yMoMoóMHúø
 3. b2yñ02yR2ñuYlyy Ljfi-yā áKI-ft F2ff2ø úKS Lñu20ŠRdzñuŠ 2dzúfl-yŠR lyPøñnóHú /úø
 4. !ñuŠt-ā RŠālyt-úŠR 2yúKS CdzúdzñuŠ [I-yR ; āŠ tfl-y I-ā a lēŠR 5S0Šf2LJYŠyú / ŠyúŠñuø
 5. 5S0Šf2LJYŠyúā 0lúKly I-y I-ñuŠt- KI-0lyy I-y I-R2LJúŠR {LJŠ0l-ft !ñuŠt- tfl-yz Yl-ē F2ff2ø úKS Lñu20ŠRdzñuŠ
 2dzúfl-yŠR lyPøñnóHú !úø
 6. 5S0Šf2LJYŠyúā y2ú 0lúKly I-y I-ñuŠt- KI-0lyy I-y I-R2LJúŠR {LJŠ0l-ft !ñuŠt- tfl-yz áKI-ft F2ff2ø úKS Lñu20ŠRdzñuŠ
 2dzúfl-yŠR lyPøñnóHú /úø
 7. !ñuŠt-ā lyúKS /ñmZ /ñHŠ /ñoZ I-yR /ññ Rāñuñu0úā y2ú 0lúKly I-y I-ñuŠt- KI-0lyy I-y I-R2LJúŠR {LJŠ0l-ft !ñuŠt- tfl-yz 2ñu
 y2ú ly 02yR2ñuYl-y0Š 0lúK I-y I-R2LJúŠR {LJŠ0l-ft !ñuŠt- tfl-yø
 8. 5S0Šf2LJYŠyúā lyúKS /ñmZ /ñHŠ /ñoZ I-yR /ññ Rāñuñu0úā Yl-ē dzāŠ úKS C2ñuY . I-āŠR 5S0Šf2LJYŠyú hLJú2y
 ádzōēŠ0ú 2 I- ñuŠ0lŠ0 F2ff2ølyy úKS Lñu20ŠRdzñuŠ 2F {Š0ú2yPøñHŠ {LJŠ0l-ft 2 I-ñ0Šñu ; āŠ {úI-yR I-ñRā F2ñu
 tfl-yŠR wŠāRŠyúñl-ft 5S0Šf2LJYŠyúā I-yR tfl-yŠR DŠyŠñl-ft 5S0Šf2LJYŠyúāø



000 **Expansion of existing development in the C-1, C-2, C-3, and C-4 districts with the Form-Based Development Option.** ! ff ālúSā lyúKS /ñmZ /ñHŠ /ñoZ I-yR /ññ Rāñuñu0úā I-ñuŠ ŠlēñotŠ 2 dzāŠ úKS C2ñuY . I-āŠR 5S0Šf2LJYŠyú hLJú2y 2 KŠy dzālyy úKS C2ñuY . I-āŠR 5S0Šf2LJYŠyú hLJú2y 2 ŠēLJl-yR 2ñu ñuŠRŠ0Šf2LJ I-y Šēlāúlyy ālúŠ 2ñu āñuñdzōúdzñuŠ úKS F2ff2ølyy āñl-yR I-ñRā áKI-ft I-LJl-ftēy
 !ú **Expansions of developed sites.**

[illegible][illegible]

9ĖLJI-Yai2yā YŠt-ādzNŠR ŌdzYdzfI-ŪlŌŠfē C2N ūKŠ LdzNLI2āŠā 2T RŠŪŠN Ylylyy Ō2YLIſI-yŌŠ ØlŪK ūKā
āŠŌŪly2Y ŠĖLJI-Yai2yā āKl-ff ōŠ YŠt-ādzNŠR ŌdzYdzfI-ŪlŌŠfē ØlŪK ūKŠ ōI-āŠlyŠ ōŠlyy ūKŠ ōdzfRlyy I-NŠt-
I-yŔ lYLI2NŌŠR ālŪŠ I-NŠt- ūKl-Ū ŠĖlāŪŠR l-Ū ūKŠ Rl-ŪŠ 2T l-R2LIŪ2Y2T ūKā hNŔlyI-yŌŠ

Redevelopment. wŠRŠōŠfēLJYŠyŋ 2F ŠĖlāūlyǝ ōdzłtŘlyǝā āKl-ft Ō2YLjēŁ øłúK úKS ! NŮÖKlūšSōūdNl-l-f {ú-l-yŘ-l-NŮā ř2N
! Řl-Ljūūš wŠdzāšZ {šōūū2Y p-łłłpóø

2 KŚYŠŌŠŌN pḥ LjŠNŌŠYŪ 2N tŠāā 2T ūKŚ ŠĒāūāyŠ ōdzāfēāyŠ ǎfē ōŠ ŠŚY2fāKŠR 2N NjŠJfī-ŌŠRŠ ūKŚ
 ŠŠŌŠf2LjYŠyŪ I-ŌūāŌūē yŠŠR y2ū Ō2Yljfē ǎūK ūKŚ NjŠljdzNjŠYŠyūā 2T ūKlā {ŠŌū2yŪ I2 ǎŠŌŠNj I-yē āūŠ
 fī-ē2dzū 2N ōdzāfēāyŠ RŠāāyŌKl-yŠŠā ūKl-I Yl-ē ZŌŌdzN I-ā I- NjŠādzfū 2T ūKŚ RŠŌŠf2LjYŠyŪ I-ŌūāŌūē āK2dzfē
 NjŠādzfū āy ūKŚ āūŠ ōŠāy Y2NjŠ Ō2Yljfē I-yē ǎūK ūKŚ NjŠljdzNjŠYŠyūā 2T ūKlā {ŠŌū2yŪ

2 KSYŠŌŠN Y2NŠ ūKlYpnl LŠNŌŠY 2T lYŠĖāūāY ōdzlRlY ōxft ōŠ RŠY2āKŠR 2N NŠJf1-ŌŠRĖ ūKŠ
RŠŌŠf2LJYŠy 1-ŌūŌūē āKl-ft ōZYLjtē ōūKl-ft 2T ūKŠ NŠljdzLŠYŠyā 2T ūKlā {SŌū2Yv}

όπου **Modification of form-based development option requirements.**

[illegible][illegible]

2 KSYŠDŠNU I-NUŠDZdI-Úa2Y YIē oŠ I-túŠNUŠRŠ ÚKNU2dZK ÚKŠ Y2ŘŘAŦO I-Úa2Y LNU2DŠŠaš ŠLŠDŠAŦO o2dzyŘa I-NUŠ ŦaúŠŘ
 ŦÚKNUY ŦKŦO KÚŠ Y2ŘŘAŦO I-Úa2Y Ydzaú oŠ YI-yúI-ŦYŠŦO LŦ I-y I-túŠNUŠ I-Úa2Y Ŧ2 I-ŘYŠYá2yI-Ŧ ŠLŠDzNUŠYŠYú aš
 NUŠIjdzŠaúŠŘ ÚK I-Ú aš ŽNUŠI-ÚŠNU ÚK I-y ÚK I-ŦaúŠŘ ŦY ÚK Ŧa ŠDŠÚa2Y ÚKŠ I-LJLJŦO I-yú Ydzaú 2oú I-y I-Ø I-NUŠ I-yDŠ Ŧ2Ŧ2 ŦY
 ÚKŠ LNU2DŠŘdzNUŠa I-vŦ NUŠDŠŠŠ Ŧú I-vŦ I-NUŠa ŦDŠÚa2Y MOŦŦNU 2 I-NUŠ 2Ŧ I-LJLJŠ I-Ŧa

[illegible]

1. LjLjN201f 2f úKŠ Y2R1T01-ú2y 01ff y2ú NŠšdzú ly RŠ0Šf2LjYŠyú úK1-ú šš ly02YLj1-ú0tŠ 01úK 2N 01ff
 yŠ31-ú0Šfē 1YLj1-0ú ŠEšúúy3 2N Lj2úŠyú1f TdzúdzNŠ RŠ0Šf2LjYŠyú ly úKŠ 0101yúē 2f úKŠ LjN2LjŠNúē ú2 0Š
 RŠ0Šf2LjŠR0

λλύ ϕΚŜ 𐌺ſſiꝥzſăúſſŖ Y2ŖiꝥſŌi-úſſ2yſă Ō2yăſăúſſŷú øſſúK úKŜ ſyúſſŷú ſ-yŖ Ljdz𐌺Lj2ăſ 2Ŗ úKſă {ſŌúſ2yϥ

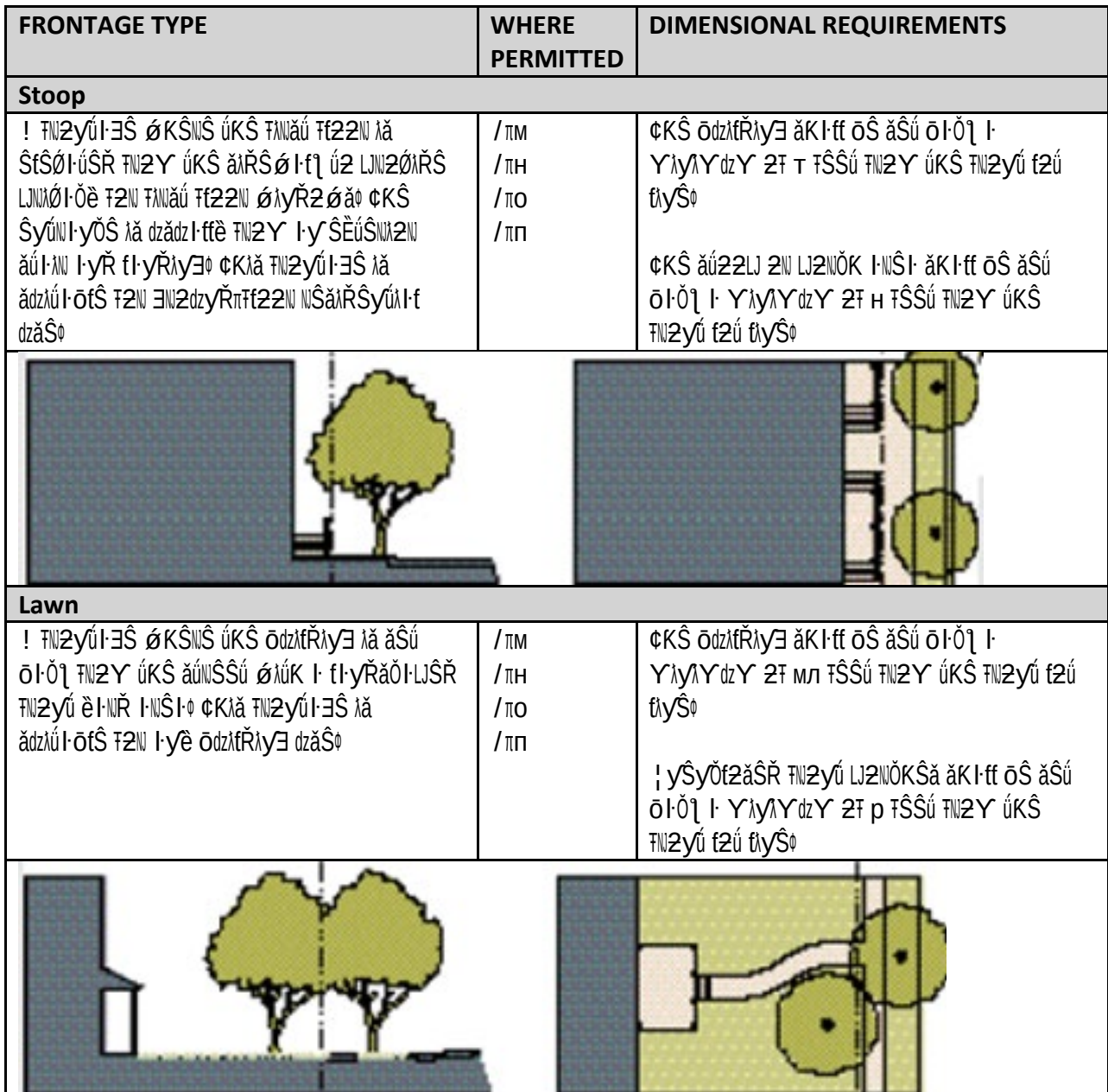
[illegible]

00 cKŠ Y2Rl7A0I-úú2y Øíft y2ú ySŒI-úúØŠře lYlJl-Oú úKŠ lJ2úŠyúlf-f 2f l-RŽl-ŦŠSyú lJl-lNÖŠřá ú2 ŘŠÖŠř2LJ l-ÖÖ2llŘly3
ú2 úKŠ llŠljdzllŠSYŠyúä 2f úKlā {ŠÖüú2y¶

1 ú **Frontage Requirements.** . dzəfRlɣəθ ɿy ūKS / πmɿ / πHɿ / πoɿ l-yR / πn RlāuNlŌuθ əkɿft ō2YɿJtə θlŭK ūKS tʰfʰ2 θlɣə
NlSɿjdzNlSYŠyūāz ɿy l-RRlūl2y ū2 l-yə l-LɿJɿtəɿŋ ūtS NlSɿjdzNlSYŠyūā 2t {SŌūl2y πŋHɿ {ŌKSŔdzʰ 2t wSədzɿt-l ūl2yāθ ɸKS
NlSɿjdzNlSYŠyūā 2t ūKlā {SŌūl2y l-yR {SŌūl2y πŋHɿ l-NlSɿ ɿyūSYŠŔŔ ū2 ōS ō2YɿJtɿYŠyū l-Nlŋt K2θSŌSɿwz ɿy l-yə
ɿyāu l-yŌS θKSɿwz ūKSɿwz ɿā l-y l-LɿJɿt-l-NlSYū ō2yɿtŋŌuS ūKS l-Nl2θlāl2yā 2t ūKlā {SŌūl2y əkɿft ō2yŋŌu2tθ

b2úš úK1ú úKš ɽɽɽ2ǝlyɽ úl-ǝŋš lyǝŋdžRšā āLšŌŋŋlǝŋ Rlyŋšyālyɽl-f nššljdzNšSYšyūā ɽ2N šl-ǝK 2ɽ úKš ɽN2yú-l-ɽšāǝ | yŋšāā 2úKšNǝlāš y2úšRš úKš Rlyŋšyālyɽl-f nššljdzNšSYšyūā l-nšš ly-l-ŋRšālyɽ ǝ2 l-yē 2úKšN Rlyŋšyālyɽl-f nššljdzNšSYšyū 2ɽ úKlā {šŌŋ2yǝ

[illegible]



Minimum height. ϙKΣ ΥιγλΥdz Υ ödälfRlYə KSİƏKU İy ūKS /πMΣ /πHΣ /πOΣ I-yŔ /πΠ řĭăũũłŁôűă ĩă Hл ṽSŠúő ! ff
ödälfRlYəă äKl-ff K l-ØS ūKS I-lJLJSİ-WI-vōS ŽT oSİVə İ-ů fSİăũ HnăũZUə ödälfRlYəăö

Base, Middle, and Cap. ! ff ödzlŧŘłVǻă äKı-ff łvÖZŊLJZŊı-ûŜ ĩ ōı-ăŜŞ YłŘŘřŜŞ ĩ-vŘ Őı-LJŞ ĩ-ă łă ĩ-LJLJfłŐı-ōfŜ

Base. cKŠ oŠaŠ āKl f lyŌdžRŠ l y ŠyŌnēø l ē ø l ūK Ō ūl yāLlJNŠyŌ ø lyRž2øā l yR l K2lā12yŪl f Y2tRly3 2N
 NŠŌŠl f Lf l ŌŠR ōŠl øŠŠy ūKŠ TlNāŠ l yR āŠŌ2yR āū2NlāŠ 2Nl 2ŌŠl ūKŠ āŠŌ2yR āū2Nl ø cKŠ Y2tRly3 2N
 NŠŌŠl f āKl f K l ŌŠ l RŠLūK 2T l ū Š f Štāū ūø2 ōHŌ lyŌKŠā l yR l KŠlKŪ 2T l ū Š f Štāū T2dzNl ōpŪ lyŌKŠā l f l
 2yŠTāū2Nl ø dzl tRly3 lā LJN2LJ2āŠRŠ ūKŠ Y2tRly3 2N NŠŌŠl f lā yZŪ NŠljdzNlŠRø

[illegible]

Cap. cKŠ ōI-lJ lYōfđzRšā úKŠ I-ŋŠI- TŋWY úKŠ ú2L Tt22N ū2 úKŠ N22T 2T úKŠ ōdzItRlY3 I-yR āKI-ft lYōfđzRŠ I-
 Ō2NlMōŠ 2N N22T 2ōŠNkI-V30

Alignment.

9ú **Building materials.** ɔdzɛʀɫʲəʋə ɬyʋKS / ɱmɬɪ / ɱɬɪɪ / ɱoɪɪ ɬyʀ / ɱɱ ʀɬáúúŋúúá ʂKɪ-ft ʔ2Yɬɪʔ ʔɬúK úKS ɪʔʔ2ʔɬyʋ
 ʔdzɛʀɫʲəʋə ɱɪɪ-úSɬɬɪɪ-ft ɱúSɬɪɪɪɪúSɬySɬyáɪ

[illegible][illegible]

Modification. $\mathbb{K}l\tilde{a} \text{ } \mathbb{N}\hat{S}ljd\tilde{z}\mathbb{N}\hat{S}Y\hat{S}y\acute{u} \text{ } Yl\text{--}\grave{e} \text{ } \tilde{o}\hat{S} \text{ } Y\tilde{z}\tilde{R}\tilde{f}\tilde{t}\tilde{S}\tilde{R}\tilde{S} \text{ } L\hat{J}\hat{S}\mathbb{N} \text{ } \{\hat{S}\tilde{O}\acute{u}\tilde{a}z\vee p\phi\lambda\pi\acute{o}\pi\acute{o}\phi$

Cú **Ground floor design.**

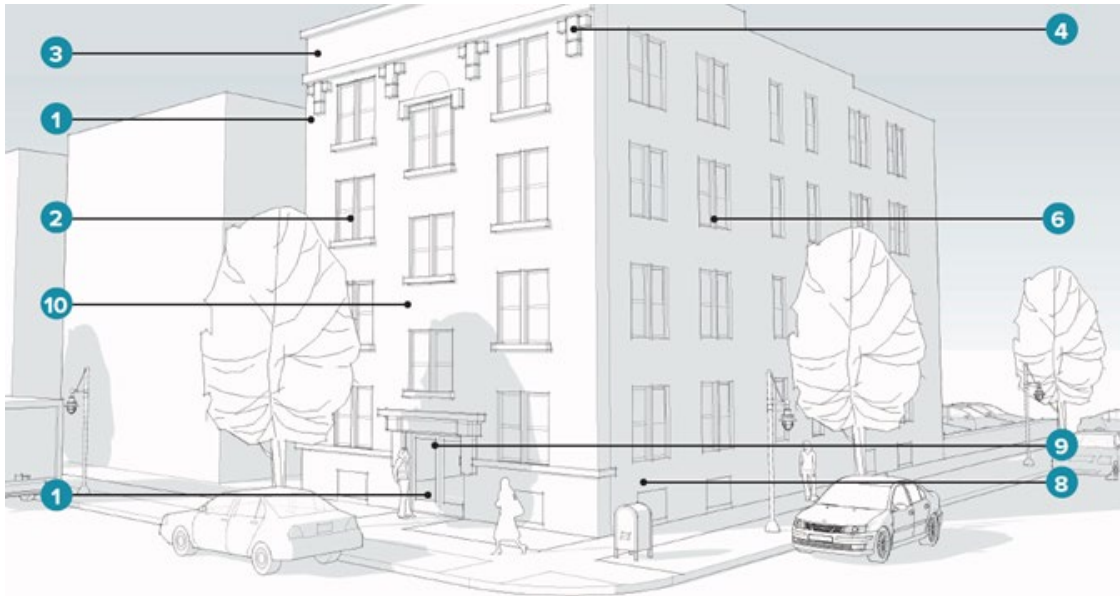
[illegible]

Entryway alignment.

[illegible]

ÓCÚ **Building Type Standards for New Construction.** ² KŚY dzālyā ūKŚ C2N Yπ. I-āŠR ŠŠŠf2LJYŠyū hLJūā2y f2N yŠŠ Ō2yāūndz Ōūā2yly ūKŚ /πMΣ /πHΣ /πOΣ I-yR /ππ RāāūNāŌūāΣ ōdzāfRlyāā Ydzāū Ō2y f2N Y ū2 I-NŌKāūŠŌūdzN I-f I-yR RāYŠyāi2y I-f āū I-yR I-NRā 2f ūKŚ f2f2Šlyā ōdzāfRlyā ūēLJŠā

! ū **Apartments.** ! YŠRādzY ālīŠR ōdzāfRlyā ūK I-ū Ō2yū I-lyā fāŌŠ ōpū ū2 ūŠY ōmJū RŠŠfēlyā dzyūā ŠāūKŠN ālRŠπōēπ ālRŠ 2N āū I-ŌlŠR ōŠūŠŠY ūŠ2 f22Nāā C KŠNŠ ŌI-y ōŠ 2yŠ āK I-NŠR ŠyūNē 2N lyRāŌāRdz I-f ŠyūNāŠā f I-Ōlyā ūKŚ āūNŠŠū



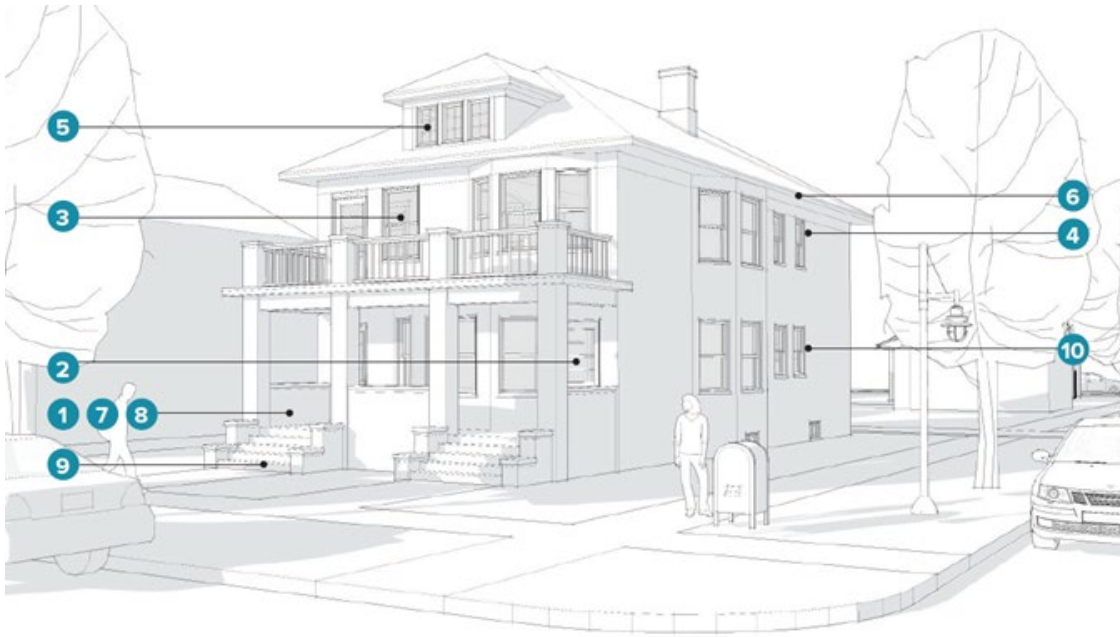
ILLUSTRATED DESIGN STANDARDS: APARTMENTS

- mφ C N I-Rāūā2y I-f ōdzāfRlyā f I-ē I-RŠ ūNŠ I-ūY Šyūā ōlyŌf dz Rlyā Y I-ā2y Nē NŠŠfā I-yR k2N Y2ūāfāū I-yR Y I-ly ŠyūN I-yŌŠā f2Ō I-ūŠR I-f2y āūNŠŠū 2f ōdzāfRlyā I-RŠNŠāā
- Hφ hLJ I-IjdzŠ f I-ē I-RŠ ūK N2dzEK ŠKāŌK ŠlyR2Š I-yR R22N 2LJŠlyāā I-LJLŠ I-N ū2 K I-ŌŠ ōŠŠy hLJdz yŌKŠR h I-ā ūK N2dzEK LJ I-LJŠN ly I-Nāy ōlyRŠN
- oφ . dzāfRlyā Ō2N yŌŠ ō I-ū ū2LJ 2f ōdzāfRlyā 2f ādzōāū I-yū I-f KŠāK ū I-yR RŠŌ2N I-ūā2y
- nφ a ly IY dzY 2yŠ K2Nā I2yū I-f Y2fRlyā 2N I-ŌŌŠyū Y I-ūŠNā I-f LJN22ŠŌūā2y RāŌāRlyā ūKŠ f I-ē I-RŠ lyū2 f I-ēŠNā
- pφ t I-ūŠN y 2f ā2fāRā I-yR Ō2āRā ŠS yŠN I-ūŠR ōē ūKŠ ŌŠNāŌ I-f I-yR K2Nā I2yū I-f I-ēY YŠyū 2f ŠlyR2Šā I-yR R22Nā ly NŠLŠ I-ūāy ālīŠā
- cφ ² lyR2Š 3N2dzLJlyāā ŠyŌ2dzN I-ēŠRŠ ŠLŪK 3N2dzLJā 2f dzLJ ū2 o I-f2Š I-ŌfŠ
- Tφ a I-ly ŠyūN I-yŌŠā I-ū 3N I-RŠ f2N I-ŌŌŠāāŌāŌēŠ Š2N lyā ly Ō2y dz yŌūā2y ŠLŪK lyūŠNā 2N f2ōōē 2N ŌŠāūāōdzŠ I-yR ŠfŠŌ I-ū2Nōāū
- yφ D N2dz yR Cf22N ! yūā ōfāyāKŠR f22N ōch ū2 πh h I-ō2ŌŠ 3N I-RŠ
- φφ a I-ly ŠyūN I-yŌŠ I-NāŌŌdz f I-ūā2y
- mJφ t N2Y lyŠyū ālāā I-yR k2N KŠ I-Rā NŠlj dz NŠR f2N ŠlyR2Šā f2Ō I-ūŠR I-f2y f I-ē I-RŠā ōRāŌ2dzN I-ēŠR I-f2y 2ūKŠN ŠēūŠNā 2N Š I-fāū
- MMφ b2 ōdzāfRlyā ŠyūN I-yŌŠā f N2Y ālRŠ LJ I-N lyā f2ūā I-f2Š I-ŌfŠ h ūKŠN ōāŠā ālRŠā I-yR ō I-Ōlā 2f ōdzāfRlyā y2ū NŠēdz f I-ūŠR ōē ūKā Ō2RŠŠ ŠēŌLJ ū I-ū Ō2N yŠNā ō I-ā āK2ŠY KŠNŠū
- MHφ . dzāfRlyā f I-ē I-RŠ ūNŠ I-ūY Šyūā 2LJūā2y I-f I-f2y lyūŠNā ŠŌūāy āūNŠŠū

mpϕ ĈSĬ-údzNĜŜ ÊÏŜĬJúŜŘ 2γ ! NŮ 5ŜÖ2 áúěťŜ ōdzłřλγăϕ

Carriage House/Accessory Dwelling Unit. ! fāz ŌzyāāRŠNŠR I-y I-ŌŌŠāāzNē āūNdzŌūdzNŠz I- ŌI-NUNU I-ĒS KzdzāŠ ā I- āY I-ft ōdzāRīy f2ŌI-ŪŠR āY ūKŠ NŠ I-NJ ZT I- LJNjāYŌLJ I-f RŌŠftīy dzyLū I-yR ŌI-y ŌzyūI-āY I- āY I-ft RŌŠftīy dzyLū ZN āLY I-ft I-NJ dzāŠ cKŠē I-NŠ ZT ūSV I-ōzŌŠ I- 3I-NJ I-ĒS ōdzū ŌI-V I-fāz ōŠ I-Ū 3NdzzyR tŠŌŠt

[illegible]



ILLUSTRATED DESIGN STANDARDS: DUPLEX / TRIPLEX STACKED, OR ADJACENT

- m^o Գլխավոր շինարարական շահագործման համար օգտագործվող շինարարական նյութերը պետք է ընտրվեն համապատասխան շինարարական նորմերի և տեխնիկական պայմանագրերի համաձայն:
- h^o Գլխավոր շինարարական նյութերը պետք է ընտրվեն համապատասխան շինարարական նորմերի և տեխնիկական պայմանագրերի համաձայն:
- o^o Կապիտալ ծախսերի ծախսերը պետք է ընտրվեն համապատասխան շինարարական նորմերի և տեխնիկական պայմանագրերի համաձայն:
- п^o Կապիտալ ծախսերի ծախսերը պետք է ընտրվեն համապատասխան շինարարական նորմերի և տեխնիկական պայմանագրերի համաձայն:
- p^o Կապիտալ ծախսերի ծախսերը պետք է ընտրվեն համապատասխան շինարարական նորմերի և տեխնիկական պայմանագրերի համաձայն:
- c^o Կապիտալ ծախսերի ծախսերը պետք է ընտրվեն համապատասխան շինարարական նորմերի և տեխնիկական պայմանագրերի համաձայն:
- t^o Կապիտալ ծախսերի ծախսերը պետք է ընտրվեն համապատասխան շինարարական նորմերի և տեխնիկական պայմանագրերի համաձայն:
- y^o Կապիտալ ծախսերի ծախսերը պետք է ընտրվեն համապատասխան շինարարական նորմերի և տեխնիկական պայմանագրերի համաձայն:
- ф^o Կապիտալ ծախսերի ծախսերը պետք է ընտրվեն համապատասխան շինարարական նորմերի և տեխնիկական պայմանագրերի համաձայն:
- мл^o Կապիտալ ծախսերի ծախսերը պետք է ընտրվեն համապատասխան շինարարական նորմերի և տեխնիկական պայմանագրերի համաձայն:
- мм^o Կապիտալ ծախսերի ծախսերը պետք է ընտրվեն համապատասխան շինարարական նորմերի և տեխնիկական պայմանագրերի համաձայն:

Permitted Materials: Duplex / Triplex Stacked, or Adjacent								
	Duplex Type	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Beveled Cedar Siding	Other
Կապիտալ ծախսեր	Կապիտալ ծախսեր	.	.	.	.	.	.	Կապիտալ ծախսեր

MM⁰ t l-úúSny 2T ä2tRä l-yR 02lRä: 022NlRlyl-úSR 0lúKly áúNdz0údzNl-f 0l-ëä: 3SySNI-úSR 0ë úKS 0SNUú0l-f l-yR K2Nl2yúI-f l-0YYSyú 2T NUS0úI-y3dzfI-N 0lyR20ä l-yR R22Nä ly NUSLJSI-úly3 äIÎSä0 Cdzff l-yR äS3Y-SyúSR l-NÖKSä l-ff2 0l-0fS l-ú2LJ NUS0úI-y3dzfI-N 0lyR20ä ly úKSäS t20l-ú2yã 0äK2LJFN2yúä SËÖSLJúSR00

MH⁰ ! NÖKSË 0dzlRly3 ú2LJä LJN2Kl0lúSR0

MO⁰ 2 lyR20 3N2dzLJly3ä l-ff2 0l-0fS0

MP⁰ hLJSyNlSyRŠRŠ 0l-y0l-ä: äf2LJŠR l-0yly3ä l-020S äK2LJFN2yú 0lyR20ä0 0çèLJS . ú0

MP⁰ 5S02NlI-ú0S äIffä l-yRk2N KS l-RŠNä NUSIjdzNUSR 2y 0lyR20ä t20l-úSR l-f2y3 SËúSNU2N 0l-ffä 0äK2LJFN2yúä SËÖSLJúSR00

MC⁰ {lRŠä l-yR 0l-0l-ä 2T 0dzlRly3ä y2ú NUS3dzfI-úSR 0ë úKlã 02RŠ: SËÖSLJú l-f2y3 lyúSNUäS0úly3 áúNUSúä 0l-ä äK20y KSNUŠ0

MT⁰ Ct22N ú2 Tt22N KS l-Kúä 0YlúSR ú2 mp0

MY⁰ CtI-ú N22T NUSIjdzNUSR0

Permitted Materials: Live / Work Unit							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
. dzlRly3 2 l-ff	.		.				t2Nú0l-yR /SYSyú {údz002
! 00Syúä	.	.	.	.	.		
2 lyR20 l-yR 522N l ŠI-Rä	{2tRlŠN /2dzNäS	.	.	.	.		
2 lyR20 {lffä	{2tRlŠN /2dzNäS	.	.	.	.	.	
/2fdzYyã	.	.		.	.	.	{úŠŠf

Cú **Mixed-Use Building.** ! äYl-ff ú2 YSRldzY äIÎSR 0dzlRly3 úKl-ú 02yúI-lyã 3N2dzYR Tt22N 02YYŠNU0lI-f äLJl-0S 0lúK R0Šffly3 dzylúä l-020S0 ! yë ydzY0S 2T R0Šffly3 dzylúä 0l-y0S ly02NlJ2Nl-úSR 0l-äSR 2yúKS RŠäNUSR tS0Št 2T RŠyälúë0 çèLJ0l-ftë: úKSNUŠ lã 2yS 0mú äKlI-NUS R22N T2N NUSäRŠyúI-f l-00Säã Tl-0ly3 úKS áúNUSú0

- МЛ⁰ t Kt-älyз 2т äлúS RŠŦŠf2LJYŠyú ú2 oŠ Ŧ22NŦRlyt-úŠR ŦlúK äúNdzŦúdzNt-t Ŧl-ëäS t-yë FANäú Ŧl-ë RŠŦŠf2LJŠR FNUzyú ú2 Ŧl-Ŧl F2N t YlylyYdzY RlälúlyŦŦS 2т Hл⁰ ŦŦ2NúS RŠŦŠf2LJYŠyú 2т t-yë t-RŦl-ŦŦyú Ŧl-ë ää ú2 oŠSly⁰ ! RŦl-ŦŦyú t-yŦ ädzöäSljdzŠyú Ŧl-ëä ú2 oŠ RŠŦŠf2LJŠR FNUzyú ú2 Ŧl-Ŧl lyt- älyYŦt-tN Yt-yYŠN⁰
- ММ⁰ t t-úúŠNly 2т ä2tRä t-yŦ Ŧ2tRä t-ö2ŦS 3N2dzyŦ Ff22NúS Ŧ22NŦRlyt-úŠR ŦlúKly äúNdzŦúdzNt-t Ŧl-ëäS 3ŠyŠNt-úŠR öë úKŠ ŦŦNúäŦl-t t-yŦ K2Nly2yú-t t-Ŧ3YŠyú 2т NŠŦŦúlydzft-tN ŦlyR2Ŧä t-yŦ R22Nä lyNŠLJŠt-úlyз äŦŦŠä⁰ Cdzff t-yŦ äŠ3YŠyúŠR t-NŦKŠä t-ft2Ŧl-ŦŦS t-ú2LJ NŠŦŦúlydzft-tN ŦlyR2Ŧä lyúKŠäS f2Ŧl-úä2y⁰
- МН⁰ wŦRä 2т t-NŦKŠä 2y äŠ3YŠyúŠRŦt-NŦK ŦlyR2Ŧä Ydzäú Šljdzt-t ŦlRúKä 2т Ŧ2NúSäLJ2yŦlyз ŦlyR2Ŧä⁰
- МО⁰ ! NŦKŠR ödzftŦlyз ú2LJä LJN2KlölúŠR⁰
- МП⁰ 2 lyR2Ŧ 3N2dLJlyзä t-ft2Ŧl-ŦŦS t-ö2ŦS 3N2dzyŦ Ff22NúS Ŧ2NúSäLJ2yŦlyз ú2 äúNdzŦúdzNt-t Ŧl-ëä⁰
- МР⁰ hLJŠyŦŠyŦŠRŠ Ŧl-yŦl-ä äf2LJŠR t-Ŧylyзä t-ö2ŦS äK2LJFNUzyú ŦlyR2Ŧä⁰
- МС⁰ 5ŦŦNúly-úäŦS äŦŦä t-yŦK2N KŠt-RŠNä NŠljdztNŠR 2y dzLJLJŠNŦFf22N ŦlyR2Ŧä f2Ŧl-úŠR t-f2yз Ft-Ŧl-RŠä⁰
- МТ⁰ {lRŠä t-yŦ Ŧl-Ŧl ä 2т ödzftŦlyзä y2ú NŠ3dzft-úŠR öë úKä Ŧ2RŠS ŠEŦŠLJú t-ú Ŧ2NlyŠNä Ŧl-ä Ŧf2dzäNt-úŠR KŠNúŠ⁰
- МУ⁰ . dzftŦlyз Ft-Ŧl-RŠ ŦNŠt-úYŠyüä 2LJúä2y-t t-f2yз lyúŠNäSŦŦlyз äúNŠSúä⁰
- МФ⁰ C2ŦŠNäS äŦdzftLJúdzNŠäS t-yŦ 2úKŠN ŦKt-Nt-ŦŦŠNääŦŦ F2N Yä t-yŦK2N F2Ŧl-t LJ2lyüä ŠyŦ2dzNt-3ŠR öy2ú Ŧf2dzäNt-úŠR⁰
- НЛ⁰ / Kt-Nt-ŦŦŠNääŦŦ F2N Yä ŠŦK2ŠR 2N NŠLJŠt-úŠR ŦlúKly äúNdzŦúdzNt-t Ŧl-ëä⁰
- НМ⁰ CŦ22N ú2 Ff22N KŠtKúä ftYlúŠR ú2 mp⁰

Permitted Materials: Mixed-Use Building							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Beveled Cedar Siding	Other
. dzftŦlyз 2 t-ft	.		.				t2NúftlyŦ /ŠYŠyú {údzŦŦ2
! ŦŦŠyüä	.	.	.	.	.		
2 lyR2Ŧ t-yŦ 522N t Št-Rä	{2ftŦŠN /2dzNäS	.	.	.	.		/ŠRt-N
2 lyR2Ŧ {ŦŦä	{2ftŦŠN /2dzNäS	.	.	.	.	.	/ŠRt-N
/2ftzYyä	.	.		.	.	.	2 22Ŧ

F /ŠYŠyú {lRlyз t-yŦ 2 22Ŧ FNly lyäúl-ftŠR {Y22úKŦ{lRŠ hdzú⁰ ±äŦŦŦS 2 22ŦNŦly9Yö2älyз hN w2dzKŦ{t-Ŧy {dzNŦl-ŦŦS tN2KlölúŠR

Dú **Townhome, Rowhouse.** ! äYt-ft ú2 YŠRlly äŦŦŠR ödzftŦlyз úKt-ú Ŧ2yúlyyä äŦRŠŦöëäŦRŠ t-úúŦŦKŠR äly3ftŠŦ Ft-YŦŦë RŠŦftlyз dzyüä⁰ CëLJŦŦŦŦS úŦ2 öMú ú2 Šl3Kú öyú dzyüä Yt-lŠ dzLJ t- ödzftŦlyз t-ft ŦlúK lyŦŦŦŦdz-t ŠyüNt-yŦŦS Ft-Ŧlyз úKŠ äúNŠSúä

Section 6.04 Apartments.

- όμό **Districts Permitted.** ΦΚΣ Τ2τ2θ1γ3 άύ1γΡ1-ΝΡά 1-Λ1J1τθ 1γ'ύΚΣ b a n 51άάύΝΑΟύ 1-ά 1- Λ1ΣΝΥ'ΛούΣΡ dζά\$ 1-γΡ 1γ'ύΚΣ b a m 51άάύΝΑΟύ 1-ά 1- θ 1-λθΣΝ dζά\$
- όΗύ **Studio.** ! ΡθΣτθ1γ3 dζγλú Ö2γú1-1γ1γ3 1- Υ1γ1γ dζΥ γΣú τ22Ν 1-ΝÚ\$1- 2τ 1-ú τ\$1-άú úΚΝÚ\$ KdzyΡΝÚ\$Ρ όοηηú ά1jdz1-ΝÚ\$ Τ\$Σú Λ1ΣΝ dζγλú Ö2γάάú1γ3 2τ γ2ú Υ2ΝÚ\$ úΚ1-γ2γ\$ όμό Ν22ΥΣ 1γ 1-ΡΡάú1γ'ú2 1λúθΚ\$Υ 1-γΡ γ\$Ö\$άά1-Νúθ ά1-γλú1-Νúθ 1-Öλθú1\$άΣ 1-γΡ τ2Ν úΚ\$ Λ1dζΝ1J2ά\$ 2τ Ö2ΥΛ1dζú1γ3 Ρ\$γáúθ άΚ1-ττ ό\$ Ö2γáΡ\$ΝÚ\$Ρ 1-ά 1- 2γ\$ όμό Ν22Υ dζγλú
- όού **One (1) Bedroom Unit.** ! ΡθΣτθ1γ3 dζγλú Ö2γú1-1γ1γ3 1- Υ1γ1γ dζΥ γΣú τ22Ν 1-ΝÚ\$1- 2τ 1-ú τ\$1-άú τ2dζΝ KdzyΡΝÚ\$Ρ Τ1τúθ όηηηú ά1jdz1-ΝÚ\$ Τ\$Σú Λ1ΣΝ dζγλú Ö2γάάú1γ3 2τ γ2ú Υ2ΝÚ\$ úΚ1-γ' τ2dζΝ όηú Ν22ΥάΣ 1γ 1-ΡΡάú1γ'ú2 1λúθΚ\$Υ 1-γΡ γ\$Ö\$άά1-Νúθ ά1-γλú1-Νúθ 1-Öλθú1\$άΣ 1-γΡ τ2Ν úΚ\$ Λ1dζΝ1J2ά\$ 2τ Ö2ΥΛ1dζú1γ3 Ρ\$γáúθ άΚ1-ττ ό\$ Ö2γáΡ\$ΝÚ\$Ρ 1-ά 1- úΚΝÚ\$ όού Ν22Υ dζγλú
- όηú **Two (2) Bedroom Unit.** ! ΡθΣτθ1γ3 dζγλú Ö2γú1-1γ1γ3 1- Υ1γ1γ dζΥ γΣú τ22Ν 1-ΝÚ\$1- 2τ 1-ú τ\$1-άú ά\$Ö\$Υ KdzyΡΝÚ\$Ρ Τ1τúθ όηηηú ά1jdz1-ΝÚ\$ Τ\$Σú Λ1ΣΝ dζγλú Ö2γάάú1γ3 2τ γ2ú Υ2ΝÚ\$ úΚ1-γ' τ2dζΝ όηú Ν22ΥάΣ 1γ 1-ΡΡάú1γ'ú2 1λúθΚ\$Υ 1-γΡ γ\$Ö\$άά1-Νúθ ά1-γλú1-Νúθ 1-Öλθú1\$άΣ 1-γΡ τ2Ν úΚ\$ Λ1dζΝ1J2ά\$ 2τ Ö2ΥΛ1dζú1γ3 Ρ\$γáúθ άΚ1-ττ ό\$ Ö2γáΡ\$ΝÚ\$Ρ 1-ά 1- τ2dζΝ όηú Ν22Υ dζγλú
- όπού **Three (3) or More Bedroom Unit.** ! ΡθΣτθ1γ3 dζγλú θΚΝÚ\$1γ τ2Ν Σ1-ÖΚ Ν22Υ 1γ 1-ΡΡάú1γ'ú2 úΚ\$ τ2dζΝ όηú Ν22Υά Λ1ΣΝΥ'ΛούΣΡ 1γ 1- ú2 όΗú ό\$ΡΝ22Υ dζγλú úΚΝÚ\$ άΚ1-ττ ό\$ Λ1Ν2θ1Ρ\$Ρ 1-γ 1-ΡΡάú1γ'ú2 1-ΝÚ\$1- 2τ úΚΝÚ\$ KdzyΡΝÚ\$Ρ όοηηú ά1jdz1-ΝÚ\$ Τ\$Σú ú2 úΚ\$ Υ1γ1γ dζΥ γΣú τ22Ν 1-ΝÚ\$1- 2τ ά\$Ö\$Υ KdzyΡΝÚ\$Ρ Τ1τúθ όηηηú ά1jdz1-ΝÚ\$ Τ\$Σú C2Ν úΚ\$ Λ1dζΝ1J2ά\$ 2τ Ö2ΥΛ1dζú1γ3 Ρ\$γáúθ ά1-Ρ úΚΝÚ\$ όού ό\$ΡΝ22Υ dζγλú άΚ1-ττ ό\$ Ö2γáΡ\$ΝÚ\$Ρ 1-ά 1- Τάθ\$ όπού Ν22Υ dζγλú 1-γΡ τ2Ν Σ1-ÖΚ 1γÖΝ\$1-ά\$ 1γ 1- ό\$ΡΝ22Υ 2θ\$Ν úΚΝÚ\$ όού úΚΝÚ\$ άΚ1-ττ ό\$ 1-γ 1γÖΝ\$1-ά\$ 1γ úΚ\$ Ν22Υ Ö2dζγú όθ 2γ\$ όμό 2θ\$Ν úΚ\$ Τάθ\$ όπού
- όού **Common Recreation Area.** 1γ'úΚ\$ Ö1-ά\$ 2τ ΥdζτúΛ1τ\$ 1-Υ1τθ Λ1Ν2\$Öúά Ö2ΥΛ1Νά1γ3 úθ2 όΗú 2Ν Υ2ΝÚ\$ 1-Öλθú1\$ úΚΝÚ\$ άΚ1-ττ ό\$ Λ1Ν2θ1Ρ\$Ρ 1- Ö2ΥΥ2γ ΝÚ\$ÖΝ\$1-ú1γ 1-ΝÚ\$1- Σ1jdz1-τ ú2 1-ú τ\$1-άú úθ\$Υúθτ1θ\$ όηηú ά1jdz1-ΝÚ\$ Τ\$Σú Λ1ΣΝ ΡθΣτθ1γ3 dζγλú 1γ' úΚ\$ Ρ\$Ö\$τ2ΛΥ\$Υú θλúΚ 1- Υ1γ1γ dζΥ 2τ úθ\$τθ\$ KdzyΡΝÚ\$Ρ όΜΖηηú ά1jdz1-ΝÚ\$ Τ\$Σú (dζÖΚ ΝÚ\$ÖΝ\$1-ú1γ 1-ΝÚ\$1- άΚ1-ττ ό\$ Ρ\$á1γ1-ú\$Ρ 1-γΡ 2ΝÚ\$Υú\$Ρ ú2 τú úΚ\$ γ\$ΣΡά 2τ 1-τ ú\$Υ1-γúά 1-γΡ Υ1-θ Ö2γú1-1γ 1-Öλθú1\$ά ádζÖΚ 1-ά ódζú γ2ú τ1ΥΛú\$Ρ ú2 Ö2ΥΥ dζγλúθ ódζτθΡ1γ3άΣ áθ1ΥΥ1γ3 ΛJ22τá ú\$Υγá Ö2dζΝúάΣ 1-γΡ Λ1dζú1γ3 ÖΝÚ\$Υá

Section 6.05 Automobile Sales and Rental and Mobile Home Sales.

b\$θ 1-γΡ dζá\$Ρ Ö1-Ν τ2úά 1-γΡ áΚ2θΝ22ΥάΣ γ\$θ 2Ν dζá\$Ρ Υ2óτ\$ Κ2Υ\$ ά1-τ\$á 1-γΡ 1-dζú2Υ2óτ\$ ΝÚ\$Υú1-τ 1-Öλθú1\$ά ó1γÖdζΡ1γ3 ΝÚ\$Λ1-Ν 1-γΡ á\$Νúθ1Ö\$ 1-Öλθú1\$ά 2γτθ θΚ\$Υ2θγ\$Ρ 1-γΡ 2Λ1ΣΝ1-ú\$Ρ 1γ Ö2γdζγÖú1γ'úΚΝÚ\$θλúΚ όθ úΚ\$ ά1-Υ\$ Λ1Ν2Λ1ΝÚ\$ú2Ν 1-γΡ τ2Ö1-ú\$Ρ 2γ úΚ\$ ά1-Υ\$ Λ1Ν2Λ1ΝÚ\$ú2 Λ1Ν2θ1Ρ\$Ρ úΚ1-úΥ

- όμό **Districts Permitted.** ΦΚΣ Τ2τ2θ1γ3 άύ1γΡ1-ΝΡά 1-Λ1J1τθ 1γ'úΚΣ /πΗ 51άάύΝΑΟύ 1-ά 1- θ 1-λθΣΝ dζά\$ 1-γΡ 1γ'úΚΣ /πο 51άάύΝΑΟύ 1-ά 1- Λ1ΣΝΥ'Λού\$Ρ dζá\$
- όΗύ **Minimum Lot Size and Lot Width.** ! dζú2Υ2óτ\$ ά1-τ\$á 1-γΡ ΝÚ\$Υú1-τ 1-γΡ Υ2óτ\$ Κ2Υ\$ ά1-τ\$á άΚ1-ττ ό\$ τ2Ö1-ú\$Ρ 2γ 1- Λ1-Νú\$τ 2τ 1-γΡ Ö2γú1-1γ1γ3 γ2 τ\$áά úΚ1-γ'2γ\$πΚ1-ττ όγú 1-Öλθú 1-γΡ Κ1θ1γ3 1- θ1ΡúΚ 2τ 1-ú τ\$1-άú 2γ\$ KdzyΡΝÚ\$Ρ όηηηú Τ\$Σú 1-ú úΚ\$ τ1Ν2γú τ2ú τ1γ\$
- όού **Parking Setback.** b2 θ\$Κ1öτ\$ά άΚ1-ττ ό\$ Λ11-ΝÚ\$Ρ θλúΚ1γ'úθ\$Υúθ όηηú Τ\$Σú τ1Ν2Υ úΚ\$ τ1Ν2γú τ2ú τ1γ\$ 2Ν 1-ú úΚ\$ á1Ρ\$ τ2ú τ1γ\$ 1-Ρ21-Ö\$Υú ú2 úΚ\$ áúΝÚ\$ú
- όηú **Lighting.** ! ττ \$Éú\$Νá2Ν τ\$Κú1γ3 1γÖdζΡ1γ3 áτdζΥ1γ1-ú\$Ρ á1γáτ άΚ1-ττ ό\$ Σ1ΝúÖú\$Ρ 1-γΡ Κ22Ρ\$Ρ 2Ν áΚ1τθ\$Ρ á2 1-ά ú2 ό\$ Ρ\$τ\$Öú\$Ρ 1-θ 1-θ τ1Ν2Υ úΚ\$ 1-Ρ21-Ö\$Υú 2Ν γ\$1Κö2Ν1γ3 ΝÚ\$á1Ρ\$Υú1-τ Λ1Ν2Λ1ΝÚ\$úθ
- όπού **Number of Vehicles.** ΦΚΣ ú2ú1-τ γdζΥó\$Ν 2τ θ\$Κ1öτ\$ά Λ1Ν2Λ1J2á\$Ρ ú2 ό\$ Ρ1áΛ1τ1-θ\$Ρ 2Ν áú2ΝÚ\$Ρ άΚ1-ττ ό\$ ádζö\$Öú ú2 ΝÚ\$Ö2ΥΥ\$Ρ1-ú1γ'úθ úΚ\$ ττ1-γγ1γ3 /2ΥΥ1áá1γ 1-γΡ 1-Λ1J1Ν2θ1-τ όθ úΚ\$ /λúθ /2dζγÖλθ
- όού **Access.** ! dζú2Υ2óτ\$ ά1-τ\$á 1-γΡ ΝÚ\$Υú1-τ 1-γΡ Υ2óτ\$ Κ2Υ\$ ά1-τ\$á άΚ1-ττ Κ1-θ\$ ΡΝÚ\$Öú 1-ÖÖ\$áά ú2 1- Υ1-2Ν úΚ2Ν2dζΚ1-ΝÚ\$ Κ1-θ1γ3 1-γ \$Éááú1γ3 2Ν Λ1Ν2Λ1J2á\$Ρ ΝÚ\$Κúπ2τ1θ 1-θ θ1ΡúΚ 2τ 2γ\$ KdzyΡΝÚ\$Ρ úθ\$Υúθ όηηηú Τ\$Σú 2Ν Υ2ΝÚ\$ 1-ά Ρ\$á1γ1-ú\$Ρ 2γ úΚ\$ CdzúdzΝÚ\$ ΦΝ1-γáΛJ2úú1-ú1γ a 1-Λ
- ότú **Outdoor Storage.** h dζú\$22Ν áú2Ν1-3\$ 2τ Ρ1á1-τ\$Ρ\$Ρ Ρ1-Υ1-3\$Ρ\$ 2Ν dζγτúÖ\$γá\$Ρ θ\$Κ1öτ\$ά á Λ1Ν2Κ1öú\$Ρ

[illegible]

- ! dZú2πø I-ăK ŠăúI-ōfiăKYŠyúă I-yŔ I-dZú2πø I-ăK ŠăúI-ōfiăKYŠyúă 2LJŠN I-úŠŔ øÁÚK I-ŎŎŠăă2Nè 3I-ă2fiyŠ LjdzY LjăŠ LJN2ŎŔŠŔ ŰKI-ÚY

- t 1.35 млн 27 нмф

Section 6.08 Bed and Breakfast Establishments.

. SR I-yR oWSI-ITi-ai Sái-otakYSyúá LJN20ARSR úKI-úy

- ómu **Districts Permitted.** CKS T2ft20ly3 áúI-yRi-IURá I-LJLJfē ly'úKS bMz bHw | C I-yR b a m 5 láúNUúá I-á I- 0 I-á0SNU dzāS I-yR ly'úKS /πmΣ /πHΣ /πoΣ I-yR /π I-á I- LJŠNYáúúSR dzāS
- ómu **Minimum Lot Size and Lot Width.** . SR I-yR . NUSI-ITi-ai 9 áúI-otakYSyúá áKI-ft oS t20I-úSR 2yI- t2ú 2NU LJ I-NUŠT 2T y2 tŠāá úKI-y' 2yŠπKI-ft óoyú I-0NUŠ ly' I-NUŠI- 2NU ly' I- NŠáRŠyúá I-f áúNUdz0údzNUŠ 02yúI-lyly3 y2 tŠāá úKI-y'ú02 úK2dzáI-yR oHΣπππú áljdz I-NUŠ TŠŠú 2T t0ly3 áLJI-0Š
- óou **Parking Setbacks.** hTtπáúNUŠŠú LJ I-NUly3 áKI-ft oS LJN20ARSR ly'úKS NUSI-NU 2NU áRŠ ē I-NUŠ oŠKIlyR úKS TNUyú ođzlrly3 áúúoI-0I tlyŠ C2NU LJ I-NUŠfá I-0dzúúly3 I-y'SEúŠNU2NU áRŠ áúNUŠŠú LJ I-NUly3 áKI-ft y2ú oS 0t2áŠNU ú2 úKS áúNUŠŠú úKI-y' úKS LJNUy0ALJI-f áúNUdz0údzNUŠ
- ónu **Site Features.** {dz0K LJ I-NUly3 t2ú áKI-ft oS ly' LJN20SR 0áúK I- Ylyly' dzY 2T T2dzNU ónu ly'0Kšā 2T 02y0NUŠŠú 2NU LJ I-tyú YāEŠR I-áLJKI-ftú b I-údzNU I-f á0NUŠSyly3 oē dzāS 2T LJ I-tyú Y I-úŠNU I-f 2NU 2úKSNU á0NUŠSyly3 oē dzāS 2T TŠy0ly3 áKI-ft oS dzúáRŠR ú2 á0NUŠSy' LJ I-NUly3 I-NUŠI-á TNU2Y I-R22lyly3 NUŠáRŠyúá I-f LJN2LJŠNUúáŠā
- ópú **Access.** . SR I-yR oWSI-ITi-ai Sái-otakYSyúá áKI-ft KI-0S RNUŠ0ú I-0Ššāá ú2 I- Ljdz0t0 áúNUŠŠú KI-0ly3 I-y'SEáúly3 2NU LJ I-tyySR 0áRúK 2T I-ú tŠI-áú ŠáKúēπáIē óyc TŠŠú 2NU Y2NUŠ I-á RŠáIyI-úSR 2y'úKS CdzúdzNUŠ CNU-yáLJ2NUúI-ú2y' a I-LJ
- ócu **Ownership.** {dz0K Sái-otakYSyúá áKI-ft oS NUdzY oē LJŠNā2yā 0K2 20y I-yR 200dzLJē úKS LJNUŠYášā T2NU NUŠáRŠyúá I-f LJdzNUJ2āšā
- ótu **Bedrooms.** b2ú Y2NUŠ úKI-y' áIē ócu oŠRNU22Yā ly'úKS oŠR I-yR oWSI-ITi-ai Sái-otakYSyúá áKI-ft oS dzāSR T2NU oŠR I-yR oWSI-ITi-ai áTŠSLJly3 NU22Yā b2 Y2NUŠ úKI-y' T2dzNU ónu 200dzLJ I-yúá LJŠNU NU22Y áKI-ft oS I-ft20SR CKŠNUŠ áKI-ft oS y2 022ly3 T I-0áúášā T2NU dzāS oē úKS 200dzLJ I-yúá 2T úKS oŠR I-yR oWSI-ITi-ai áTŠSLJly3 NU22Yā
- óyú **Accessory Structures.** b2 I-00Šāā2NUē ođzlrly3 áKI-ft oS dzāSR T2NU oŠR I-yR oWSI-ITi-ai áTŠSLJly3 NU22Yā dzytŠāá úKSē 0ŠNUŠ 2NUályI-ftē 02yáúNUdz0úSR ú2 I-002Y Y2R I-úS K2dzály3 dzāS b2 3I-NUI-3S áKI-ft oS dzāSR T2NU oŠR I-yR oWSI-ITi-ai áTŠSLJly3 NU22Yā
- ófu **Signs.** hyS ómu ály'áRŠyúáTēly3 úKS oŠR I-yR oWSI-ITi-ai Sái-otakYSyúá áKI-ft oS LJŠNYáúúSR I-f ádz0K ály' 02Y LJfŠā 0áúK úKS NUŠljdzNUŠYSyúá 2T {Š0ú2y mmmly {Š0ú2y mmmly ómu 2T úKā hNUlyI-y0Š
- ómlu **Maximum Stay.** Ddzšáú 200dzLJ I-y0ē áKI-ft oS y2 t2y3ŠNU úKI-y' T2dzNUŠSY ómnú 02yāŠ0dzúá0S R I-ēā
- ómmú **Restrooms.** [I-0I-ú2NUē I-yR oI-úKIy3 T I-0áúášā áKI-ft oS I-0I-áI-0tŠ T2NU I-ft LJŠNā2yā dzúáRly3 úKS oŠR I-yR oWSI-ITi-ai Sái-otakYSyúá
- óMHU **Safety.** CKS R0Šftly3 ú2 oS dzāSR I-á I- oŠR I-yR oWSI-ITi-ai Sái-otakYSyúá áKI-ft KI-0S I-ú tŠI-áú ú02 ónu dzáI-0tŠ ŠEáúā ! TNUŠ Šá0I-LJŠ LJ I-y' áKI-ft oS RŠ0Št2LJŠR I-yR 3NU I-LJKI0I-ftē RāLJ I-ēSR ly' ŠI-0K 3dzšáú NU22Y ! áY2IŠ RŠúŠ0ú2NU ly' LJN2LJŠNU 02NUly3 2NUŠNU áKI-ft oS LJ I-0ŠR ly' Š0ŠNUē áTŠSLJly3 NU22Y I-yR I- TNUŠ ŠEály3 dzáKŠNU ly' LJN2LJŠNU 02NUly3 2NUŠNU áKI-ft oS LJ I-0ŠR 2y' Š0ŠNUē T22NUē CKS áúúS áKI-ft oS NUŠ0IŠ0ŠR oē úKS CNUŠ a I-NUáKI-ft LJdzNādz I-yú ú2 úKS áúI-yRi-IURá 02yúI-lySR ly'úKS CNUŠ tNUŠ0Šyúá2y' /2RŠ I-á ú2 úKS yŠ0Šāáúē T2NU TNUŠ tI-yŠā
- ómoú **Compliance.** ! ft oŠR I-yR oWSI-ITi-ai Sái-otakYSyúá áKI-ft oS NUŠljdzNUŠR ú2 2oúI-ly' I- ođzlyšāá t0ŠyāS dzyRŠNU /KI-LJúŠNU p0πh 2T úKS [á02yI- /2RŠ 2T hNUlyI-y0Šā I-yR áKI-ft y2ú 02yRdz0ú 2LJŠNU I-ú2yā dzyúáē ádz0K t0ŠyāS KI-á oŠŠy' 2oúI-lySR LJdzNādz I-yú ú2 úKI-ú 0KI-LJúŠNUē {dz0K Sái-otakYSyúá áKI-ft 02Y LJfē 0áúK I-ft I-LJLJfē I-0tŠ t20I-ē 02dzYúē áúI-úŠI- I-yR TŠRŠNU I-f 2NUlyI-y0Šāz tI- 0áē NUdzTšāz NUŠdzf I-ú2yāz I-yR 02RŠā ! ft oŠR I-yR oWSI-ITi-ai 2LJŠNU I-ú2yā áKI-ft ádz0Yáú ú2 I-y' dz I-f ly'áLJŠ0úá2yā oē úKS . dzáRly3 I-yR CNUŠ 5ŠLJ I-NUú YŠyúā wŠyŠ0I-f 2T I- ođzlyšāá t0ŠyāS áKI-ft oS 02yúly3Syú dzLJ2y' 02Y LJf I-y0Š 0áúK I-LJLJfē I-0tŠ 02RŠāz I-á 0ŠNUáTšR oē ádz0K ly'áLJŠ0ú2NUē

Section 6.09 Brewer, Micro Brewer, Brewpub, and Distilleries.

Districts Permitted. ΦΚΣ Τ2ff2θly3 άύI-yR-I-wRā I-LJLJfē λY'ύΚΣ /πmΣ /πHΣ I-yR /ππ 5λάύwλOύā I-ā I- θI-λOύSN dzāS I-yR λY'ύΚΣ tπ[Σ /ποΣ aπ[Σ aπmΣ I-yR aπH 5λάύwλOύ I-ā I- LJSNY'λúúSR dzāSφ

Location.

I'ú . NÚSθSNāΣ Y'λOw2 oNÚSθSNāΣ oNÚSθLJdzōāΣ I-yR RāáúftSNāSā āKI-ft y2ú oS t2θI-úSR θλúKλY'2yS úK2dzāI-yR ómλπλú TŠSú 2T I-yē 2úKSN ādzōK θOŠyāSR ŠáúI-θθāKYŠyú I-ā YŠI-ādzNúSR TNU2Y úKŠ I-ŌúdzI-ft LJNÚSY'λāSā oŠly3 dzāSR 2N LJN2LJ2āSR T2N dzāS 2T úKŠ NÚSāLJŠŌúλOŠ LJN2LJŠNúāŠāt LJN2θλRŠRΣ K2θŠOŠNΣ úKI-ft θλúK NÚSāLJŠŌú ū2 úK2āS θOŠyāSR ŠáúI-θθāKYŠyūā θKλOΚ I-NÚS dzúλθIŠR LJNAY I-NÚfē I-ā NÚSāúI-dzNúI-yūā 2N T2N Rlyly3 T-I-ŌλθúλSāΣ úKŠ T2NÚS32ly3 2yS úK2dzāI-yR ómλπλú T22ú NÚSjdzNÚSYŠyú YI-fē oS θI-λOŠR ōē úKŠ /λúē /2dzYŌλφ

.ú {dzōK LJN2LJ2āSR θOŠyāSR ŠáúI-θθāKYŠyú āKI-ft oS t2θI-úSR I-ú tSI-áú T2dzNπKdzyRNUŠR óπλλú TŠSú RāáúI-yú TNU2Y I-yē ŌKdzNŌK 2N āŌK22f ōdzλfRly3 ŠáúKSN LJdzōθO 2N LJ I-NÚ2ŌKλI-ft I-ā YŠI-ādzNúSR TNU2Y úKŠ yŠI-NÚSāú LJ2lyú 2Y'úKŠ ōdzλfRly3 LJN2LJ2āSR ū2 oS θOŠyāSR ū2 úKŠ ŠEīāúly3 ŌKdzNŌK 2N āŌK22f ōdzλfRly3φ

Compliance. . NÚSθSNāΣ Y'λOw2 oNÚSθSNāΣ oNÚSθLJdzōāΣ I-yR RāáúftSNāSā āKI-ft Ō2Yλfē λY'SθSNē NÚSāLJŠŌú θλúK úKŠ aλŌKλEly' [λIjdz2N /2yúN2f I'Ōúφ

ly' aπ[Σ aπmΣ I-yR aπH 5λάύwλOύāΣ θI-λOύSN dzāS I-LJLJN2θI-ft āKI-ft oS NÚSjdzNúSR T2N 2Y'πāúS Ō2yādzY'λúā2yS ŠEŌŠLú TNU2Y I- K2āLJλúI-f θúē N22Y t2θI-úSR 2Y'úKŠ LJNÚSY'λāSā T2N āI-Yλfēy3 ōē Ō2yādzY'SNā I-ā LJN2θλRŠR λY'úKŠ aλŌKλEly' [λIjdz2N /2yúN2f I'Ōú θKλOΚ LJN2θλā2yā I-NÚS YI-RŠ I-LJ I-NÚ KSNÚ2f I-yR λYŌ2NÚJ2NúI-úSR KSNÚly ōē NÚSTSNÚYŌS I-yR TdzNúKSN LJN2θλRŠR y2 . NÚSθSNΣ aλOw2 . NÚSθSNΣ . NÚSθLJdzōI 2N 5λáúftSNē āKI-ft oS t2θI-úSR tSāā úKI-Y'npλ TŠSú TNU2Y úKŠ yŠI-NÚSāú LJ2lyú 2Y'úKŠ ō2dzyR I-NÚē 2T I- NÚSāI-RŠyúλI-ft RāáúwλOúφ

Section 6.10 Caregiver Grow Facilities.

Districts Permitted. {dzōK dzāS āKI-ft y2ú oS t2θI-úSR θλúKλY' T2dzN KdzyRNUŠR óπλλú TŠSú 2T I-yē NÚSāI-RŠyúλI-ft RāáúwλOúΣ LJfI-ŌS 2T θ2NúāKλLJ YdzYŌλJ I-ft 2N LJNλθI-úS LJ I-NÚΣ LJdzōθO 2N LJNλθI-úS āŌK22f 2N R I-ēŌI-NÚS T I-ŌλθúēΣ 2N LJdzōθO 2N LJNλθI-úS λY'R22N NÚSŌNúI-úā2yI-ft dzāSā LJSNY'λúúSR LJdzNúādzI-yú ū2 {ŠŌúā2y cφoHΣ I-ā YŠI-ādzNúSR TNU2Y úKŠ yŠI-NÚSāú LJ2lyú 2Y'úKŠ ōdzλfRly3 θλúKλY θKλOΚ úKŠ ŌI-NÚS3λOúSN 3N2θ T-I-Ōλθúē λā 2LJSNúI-úly3 I-yR úKŠ LJN2LJŠNúē θlyS 2T I-yē 2T úKŠ dzāSāφ

Location. {dzōK dzāS āKI-ft oS θly'λúSR ū2 ōdzλfRly3 λY' θKλOΚ úKSN I-NÚS y2 2úKSN dzāSā 2úKSN úKI-Y' ŌI-NÚS3λOúSN 3N2θ T-I-ŌλθúāSāφ

Compliance. {dzōK LJN2LJ2āSR / I-NÚS3λOúSN DN2θ CI-Ōλθúē āKI-ft oS t2θI-úSR I-ú tSI-áú 2yS úK2dzāI-yR ómλπλú TŠSú RāáúI-yú TNU2Y I-yē ŠEīāúly3 / I-NÚS3λOúSN DN2θ CI-Ōλθúē I-ā YŠI-ādzNúSR TNU2Y úKŠ yŠI-NÚSāú LJ2lyú 2Y'úKŠ ōdzλfRly3 LJN2LJ2āSR ū2 oS ŌŌdzLJāSR ū2 úKŠ ōdzλfRly3 λY' θKλOΚ úKŠ ŠEīāúly3 / I-NÚS3λOúSN DN2θ CI-Ōλθúē λā t2θI-úSRφ

óHwRφ 2T ππμππλπH ú

Section 6.11 Child Care, Family Home.

Districts Permitted. ΦΚΣ Τ2ff2θly3 άύI-yR-I-wRā I-LJLJfē λY'ύΚΣ bmΣ bHΣ I-yR w' C 5λάύwλOύā I-ā I- θI-λOύSN dzāSφ

Compliance. ΦΚΣ 2θYŠN 2N 2ŌŌdzLJ I-yú 2T āI-R NÚSāI-RŠyŌS λā I- θOŠyāSŠ λY'322R áúI-yRly3 θλúK úKŠ {úI-úS 2T aλŌKλEly' LJdzNúādzI-yú ū2 t ! mφtoΣ b2φ mmcΣ a / [T H H φ m m m S ú āS I j φ I-ā I-YŠYRŠRφ ! ff KŠI-túK I-yR āI-TŠúē NÚSjdzNÚSYŠyūā ŠáúI-θθāKSR ōē úKŠ {úI-úS 2T aλŌKλEly' āKI-ft oS YŠúφ

Ownership. ΦΚΣ 2θYŠN 2N 2ŌŌdzLJ I-yú 2T āI-R NÚSāI-RŠyŌS KI-ā NÚS3āúSNúSR θλúK úKŠ /λúē /tSNúφ ΦΚΣ T I-Ōλθúē Ydzāú oS úKŠ LJNúYŌλJ I-ft NÚSāI-RŠyŌS 2T úKŠ LJN2θλRŠNφ

Drop-off/ Pickup Area. ! RNU2Lπ2ffKλJŌJdzLJ I-NÚS I-āKI-ft oS LJN2θλRŠR θKSN úKŠ NÚSāI-RŠyŌS λā t2θI-úSR 2Y I-YI-22N úK2N2dzK T I-NÚS I-ā RŠTlySR λY'úKλā hNúRlyI-YŌS λY'2NúRŠN ū2 LJNÚSŌYú θŠKλŌtSā TNU2Y ōI-ŌJly3 2yú2 úKŠ N2I-RθI-ēφ

Section 6.17 Dwelling, Mobile Homes and Modular Homes.

ΦΚΣ ΛΙΕΙ-ΟΨΥΨΥ 2Τ Ι-Υ2ΟΛΕΣ Κ2ΥΣ 2Ν Ι-Υ2Ρδzt Ι-Ν Κ2ΥΣ Ι-ά ΡΣΤΛΥΣΡ ΙΥ {ΣΟΰλ2Υ ΗΦΛΜΣ {ΣΟΰλ2Υ ΗΦΛΜΟΤΰ 2Τ ΰΚλā ΗΝΙΡΛΥΙ-ΥΟΨΣ 2Υ Ι-Υē t2ΰ 2Ν ΛΙΙ-ΝΟΨf ΙΥ bπMΣ bπHΣ bπOΣ Ι-ΥΡ b a m ΡλāΰΝΑΟΰā āΚΙ-ff Ō2ΥΛJfē θλϛΚ Ι-ff ūΚΣ ΝΙSΙjdzANUSΥΨΥā Ι-ΥΡ āΰΙ-ΥΡ Ι-ΝΡā Ō2ΥΰΙ-ΛΥΣΡ ΙΥ ādzŌK ΡλāΰΝΑΟΰā ΝΙSf Ι-ΰΛΥ3 ū2 2ΥSπTf Ι-ΥΛfē ΡθSfTfΥ3ā ΙΥŌfTdzRfΥ3f ōdzΰ Υ2ΰ Tf ΙΥλϛSŖ ū2S t2ΰ āλIΣ ōdzfRfΥ3 āSŭŌI-ŌI Ι-ΥΡ Tf Ι-ΥΡ Ō2ŌSΝΙ-3S Tf ΙΥλϛ Ι-ΰλ2Υā Ι-ΥΡS ΙΥ Ι-ΡΡλϛλ2ΥS āΚΙ-ff Ō2ΥΛJfē θλϛΚ ūΚΣ ΝΙSΙjdzANUSΥΨΥā Ι-ΥΡ āΰΙ-ΥΡ Ι-ΝΡā āSŭ T2ΝϛΚ ΙΥ {ΣΟΰλ2Υ cΦMΦ 2Τ ΰΚλā ΗΝΙΡΛΥΙ-ΥΟΨΣ ΝΙSf Ι-ΰΛΥ3 ū2 2ΥSπTf Ι-ΥΛfē ΡθSfTfΥ3 āλIΣT ΛJN2ŌλRŠRΣ K2θSŌSΝΣ ūΚΙ-ΰ ā Ι-λR Υ2ΟΛΕΣ Κ2ΥΣ 2Ν Ι-Υ2Ρδzt Ι-Ν Κ2ΥΣ āΚΙ-ff Ō2ΥΛJfē θλϛΚ ūΚΣ T2ff2θΛΥ3 Ι-ΡΡλϛλ2ΥI-f āΰΙ-ΥΡ Ι-ΝΡāΥ

- όμϛ **Structure Width.** 9ŌSΝē Υ2ΟΛΕΣ Κ2ΥΣ 2Ν Ι-Υ2Ρδzt Ι-Ν Κ2ΥΣ āΚΙ-ff ΚΙ-ŌS Ι-ΥλΥΛΥdzΥ θλRϛΚ Ι-ŌN2āā Ι-Υē ΥΙ-ΛΥ āSŌΰλ2Υ 2Τ ūθSΥŭē ōΗΛϛ TΣSŭΦ
- όΗϛ **Attachment to Permanent Foundation.** 9ŌSΝē Υ2ΟΛΕΣ Κ2ΥΣ 2Ν Ι-Υ2Ρδzt Ι-Ν Κ2ΥΣ āΚΙ-ff ōS Ι-ΰΰΙ-ŌΚSŖ ū2 Ι-ΛJΣΝΥΙ-ΥSΥŭ T2dzΥRf Ι-ΰλ2ΥŌ2πSēŭSΥāλŌS θλϛΚ ūΚΣ ΛJΣΝΥSŭSΝ 2Τ ūΚΣ ōdzfRfΥ3f θΚλŌK T2dzΥRf Ι-ΰλ2Υ āΚΙ-ff ōS Ι-ΛJΛJN2ŌSŖ ōē ūΚΣ ΛΥāΛJΣŌΰλ2Υ 5SΛJ Ι-ΝϛΥSŭΦ
- όΟϛ **Public Utilities.** 9ŌSΝē Υ2ΟΛΕΣ Κ2ΥΣ 2Ν Ι-Υ2Ρδzt Ι-Ν Κ2ΥΣ āΚΙ-ff ōS Ō2ΥΥSŌŭSŖ ū2 Ι-ΛJdzŌfŌ ā Ι-Υλϛ Ι-Νē āSθSΝΣ āŭ2ΝΥ āSθSΝΣ Ι-ΥΡ θ Ι-ΰSΝ āēāŭSΥΦ
- όΠϛ **Visual Appearance.** {dzŌK Υ2ΟΛΕΣ Κ2ΥΣ θΚSΥ ΙΥΛΙΕΙ-ΟΨΣ āΚΙ-ff Υ2ΰ ΚΙ-ŌS SēΛJ2āSŖ θΚSΣfāz ū2θΛΥ3 ΥSŌΚΙ-ΥλYāz dzΥRŠNŌI-ΝΝΛΙ-3S 2Ν ŌΚΙ-āāāΦ ΦΚΣ Υ2ΟΛΕΣ Κ2ΥΣ 2Ν Ι-Υ2Ρδzt Ι-Ν Κ2ΥΣ āΚΙ-ff Ō2ΥΰΙ-ΛΥΥ2 Ι-ΡΡλϛλ2Υā 2Ν Ν22Υā 2Ν 2ΰΚSΝ Ι-ΝSf Ι-ā θΚλŌK Ι-ΝS Υ2ΰ Ō2ΥāŭNdzŌŭSŖ θλϛΚ āλΥΛf Ι-Ν ΥΙ-ΰSΝΛf-ā Ι-ΥΡ θΚλŌK Ι-ΝS Υ2ΰ āλΥΛf Ι-Ν ΙΥ Ι-ΛJΛJΣ Ι-ΝΙ-ΥŌS Ι-ΥΡ θΚλŌK āΚΙ-ff ΚΙ-ŌS āλΥΛf Ι-Ν Ιjdz Ι-ŭē 2Τ θ2ΝI ΥΙ-ΥāΚλJ Ι-ā ūΚΣ 2ΝΛ3IΥf-ē āŭNdzŌŭdzNŖS ΙΥŌfTdzRfΥ3 ūΚΣ Ι-Ō2ŌS RŠāŌNŌSŖ T2dzΥRf Ι-ΰλ2Υ Ι-ΥΡ ΛJΣΝΥΙ-ΥSΥŭ Ι-ΰΰΙ-ŌΚΥSŭ ū2 ūΚΣ ΛJNΛΥŌλJ Ι-f āŭNdzŌŭdzNŖS
- όΠϛ **Site Features.** 9ŌSΝē Υ2ΟΛΕΣ Κ2ΥΣ Ι-ΥΡ Ι-Υ2Ρδzt Ι-Ν Κ2ΥΣ āΚΙ-ff ōS Ι-SāŭΚSŭλŌI-fTē Ō2ΥΛJ Ι-ΰλŌfS ΙΥ RŠāIY Ι-ΥΡ Ι-ΛJΛJΣ Ι-ΝΙ-ΥŌS θλϛΚ 2ΰΚSΝ ΝSāλRŠΥŌSā ΙΥūΚS θλŌIΥλŭēS θλϛΚ SλϛΚSΝ Ι-Ν22Τ 2ŌSΝΚΙ-Υ3 2Τ Υ2ΰ TŠāā ūΚΙ-Υ āIē ōcŭ ΙΥŌΚSā 2Υ Ι-ff āλRŠāz 2Ν Ι-TŭSΝΥI-ΰλŌSfēS θλϛΚ θλΥR2θ āIffā Ι-ΥΡ Ν22Τ RNI-ΛΥI-3S āēāŭSΥā Ō2ΥŌSΥŭNI-ΰΛΥ3 Ν22Τ RNI-ΛΥI-3S Ι-2Υ3 ūΚS āλRŠā 2Τ ūΚS RθSfTfΥ3T θλϛΚ Υ2ΰ TŠāā ūΚΙ-Υ ūθ2 ōΗϛ SēŭSΝ2Ν R22Nā θλϛΚ 2ΥS ōSfΥ3 ΙΥūΚS T2N2Υŭ 2Τ ūΚS RθSfTfΥ3 Ι-ΥΡ ūΚS 2ΰΚSΝ ōSfΥ3 ΙΥSλϛΚSΝ ūΚS ΝSf Ι-Ν 2Ν āλRŠ 2Τ ūΚS RθSfTfΥ3f Ō2ΥΰΙ-ΛΥIΥ3 ΛJΣΝΥΙ-ΥSΥŭfē Ι-ΰΰΙ-ŌΚSŖ āŭSλJā Ō2ΥΥSŌŭSŖ ū2 ā Ι-λR SēŭSΝ2Ν R22N Ι-ΝSf Ι-ā θΚSΝS Ι- RfTfSΝSŭŌS ΙΥSfSŌI-ΰλ2Υ ΝSΙjdzANUSā ūΚS ā Ι-ΥSΦ ΦΚΣ T2N2S32IΥ3 āΚΙ-ff Υ2ΰ ōS Ō2ΥāŭNdzŖS ū2 ΛJN2KλŌλϛ ΙΥΥ2ŌI-ŭŌS RŠāIY Ō2ΥŌSλJŭā ΙΥŌ2fŌIΥ3 ādzŌK ΥΙ-ΰSΝā Ι-ā ā2f Ι-Ν SΥSΝ3ēS ŌλSθz dzΥIjdzS Tf Ι-ΥΡ Ō2Υΰ2dzNz 2Ν ΝSfTf T2N2Υ ūΚS Ō2ΥΥ2Υ 2Ν āΰΙ-ΥΡ Ι-ΝΡ RŠāIYSŖ K2ΥSΦ
- όCϛ **Compliance.** 9ŌSΝē Υ2ΟΛΕΣ Κ2ΥΣ 2Ν Ι-Υ2Ρδzt Ι-Ν Κ2ΥΣ āΚΙ-ff Ō2ΥΛJfē θλϛΚ Ι-ff ΛJΣΝϛΛΥSŭ /λŭē ōdzfRfΥ3 Ι-ΥΡ T2N2S Ō2RŠā Ι-ā θSf Ι-āz ΙΥūΚS ŌI-āS 2Τ Υ2ΟΛΕΣ Κ2ΥSāz āŭI-ŭS Ι-ΥΡ TŠRŠNI-f āŭI-ΥΡ Ι-ΝΡā T2Ν Υ2ΟΛΕΣ Κ2ΥS Ō2ΥāŭNdzŌŭλ2ΥΦ ΦΚΣ T2N2S32IΥ3 āŭI-ΥΡ Ι-ΝΡā āΚΙ-ff Υ2ΰ Ι-ΛJΛJfē ū2 Ι-Υ2ΟΛΕΣ Κ2ΥS T2ŌI-ŭSŖ ΙΥ Ι-ŌŌSΥāSŖ Υ2ΟΛΕΣ Κ2ΥS ΛJΙ-ΝI SēŌSλJŭ ū2 ūΚS SēŭSŭ ΝSΙjdzANUSŖ ōē āŭI-ŭS 2Ν TŠRŠNI-f Tf Ι-θ 2Ν 2ΰΚSΝ θλāS āλJŌλTλŌI-fTē ΝSΙjdzANUSŖ ΙΥ Ι-Υē 2ΝRfΥI-ΥŌS 2Τ ūΚS /λŭē 2Τ [λŌ2ΥI- ΛJΣNŭI-ΛΥIΥ3 ū2 ādzŌK ΛJ Ι-ΝIāΦ

Section 6.18 ~~Dwelling, Multi-Family and Apartments~~Reserved.

όΜϛ ~~**Districts Permitted.** ΦΚΣ T2ff2θΛΥ3 āŭI-ΥΡ Ι-ΝΡā Ι-ΛJΛJfē ΙΥūΚS b a m 5λāΰΝΑΟΰ Ι-ā Ι-ΛJΣΝΥ-λϛŭSŖ dzāSΦ~~

όΗϛ ~~**Common Recreation Area.** ΙΥūΚS ŌI-āS 2Τ ΥdzŭλIεS Tf Ι-ΥΛfē ΛJN22SŌŭā Ō2ΥΛJNāIΥ3 ūθ2 ōΗϛ 2Ν Υ2N2S Ι-ŌN2āz ūΚSΝS āΚΙ-ff ōS ΛJN2ŌλRŠR Ι-Ō2ΥΥ2Υ ΝSŌN2Sf Ι-ΰλ2Υ Ι-ΝSf Ι-SIjdz Ι-f ū2 Ι-ŭ TŠI-āŭ ūθSŭŭēπTλŌS ōΗΠϛ āIjdz Ι-ΝS TΣSŭ ΛJΣΝ RθSfTfΥ3 dzΥλϛ ΙΥ ūΚS RŠŌSfT2IΥSŭ θλϛΚ Ι-ΥIΥΛΥdzΥ 2Τ ūθSŭS KdzΥRNIŠR ōMΣHΠϛ āIjdz Ι-ΝS TΣSŭΦ {dzŌK ΝSŌN2Sf Ι-ΰλ2Υ Ι-ΝSf āΚΙ-ff ōS RŠāIYf ūSŖ Ι-ΥΡ 2ΝSŭŭSŖ ū2 Tλϛ ūΚS ΥSŠRā 2Τ Ι-ff ūSf Ι-Υā Ι-ΥΡ ΥI-ē Ō2ΥΰΙ-ΛΥTf ŌNŭSā ādzŌK Ι-ā ōdzΰ Υ2ΰ Tf ΙΥλϛSŖ ū2 Ō2ΥΥdzΥλŭē ōdzfRfΥ3āz āθIΥΥIΥ3 ΛJ2fāz ūSŭIā Ō2Nŭāz Ι-ΥΡ ΛJdzŭŭIΥ3 3NUSŭYāΦ~~

- óτú **Setbacks.** ΦΚΣ ΥίλγυζΥ Ρλάúί-γός 2τ Ι-γέ Υί-λγ 2ν Ι-όόSάά2νέ οδζλτΡίλγ 2ν 2Υ 2δζΥΡί-νέ LJν2LJννέé tlySá áΚί-ff óS Ι-ú tSί-áú 2γS KdzyRνSΡ όμπλú tSúú 2ν 2ν2γúS νSί-ν Ι-γΡ άλRΣ έΙ-νRάφ
- óγú **Off-street Parking.** ηττπáúνSú LJί-νγίλγ άΚί-ff 22ΥLτέ θλúΚ áúί-γRί-νRά Ι-ά áSú 22νúΚ λγ {Sóúλ2γφλο 2τ úΚλά ηνRλγί-γός Ι-γΡ άΚί-ff óS LJν2θλRΣR λγί-γί-Υ2δζΥú Sίjdz Ι-τ 22 γS όμú áLJί-ός 2ν Sί-OK SΥLτ2έSΣS λγótdzRλγ Ι-ΡΥίλγáúνί-ú2νάS LJτdζά θλáλú2ν LJί-νγίλγ áLJί-όςá Sίjdz Ι-τ 22 τλτúέ όπλú LJSνóSγú 2τ úΚS γóζΥ óSν 2τ λγRλθλRdz Ι-τá óSίλγ áSνóSΡ óέ úΚS τί-όλτúέφ

Section 6.24 Garages, Repair Shops, Rustproofing and Similar Highway Services.

Δί-νί-εSάS νS LJί-νν άΚ2LάS νδζáúLJν22τίλγS Ι-γΡ άλγλτί-ν ΚλEKθί-έ áSνóλóSάS LJν2θλRΣR úΚί-úγ

- όμú **Districts Permitted.** ΦΚΣ 22τ2θίλγ áúί-γRί-νRά Ι-LJLτέ λγúΚS απμ 5άáúνλóú Ι-ά Ι-θί-λθSν dζáS Ι-γΡ λγúΚS απμ 5άáúνλóú Ι-ά Ι-LJSνγλúúSΡ dζáSφ
- όνú **Required Fencing.** 9EóS LJú 2ν úΚS 2ν2γú έΙ-νR áSúóί-όί 2ν úΚS 2ú Ι-νSί- άΚί-ff óS Sγóτ2áSΡ θλúΚ Ι-τSγóS 2τ Ι-úέLJ S Ι-LJLν2θSΡ óέ úΚS /λúέ /2δζγóλτ θΚλóΚ άΚί-ff óS 22óί-úSΡ Ι-γΡ Υί-λγúί-λγSΡ 2γúΚS 2δζΥΡί-ννSά 2τ áδζOK 2ú Ι-νSί-θ θλúΚ 2γτέ áδζOK 2LJSλγáú úΚSνSίλγ Ι-ά Υί-έ óS γSóSάάΙ-νέ 2ν λγνSάá Ι-γΡ SενSááτ LJν2θλRΣR K2θSóSνS úΚί-ú λγúΚS óί-áS 2τ Ι-22νγSν 2ú áδζOK τSγóS άΚί-ff óS 22óί-úSΡ 2γúΚS άλRΣ έΙ-νR áSúóί-όί tlyS Ι-óδζúλγ Ι-LJdζéá 2ν LJνλθί-ús úΚ2ν2dζEKτί-νSφ

Section 6.25 Gardening and Tree Nurseries.

- όμú **Districts Permitted.** ΦΚΣ 22τ2θίλγ áúί-γRί-νRά Ι-LJLτέ λγúΚS bмΣ bнΣ w | CΣ /πнΣ /πoΣ Ι-γΡ /πп 5άáúνλóúá Ι-ά Ι-LJSνγλúúSΡ dζáSφ
- όнú **Sale of Nursery Stock.** ΦΚΣ áί-τS 2τ γdζνáSνέ áú2óί Ι-γΡ ενSΣγK2dζáS LJν2Rdζóú áá LJSνγλúúSΡ λγúΚS w | CΣ /πнΣ /πoΣ Ι-γΡ /πп 5άáúνλóúá óδζú LJν2KλóúSΡ λγúΚS бм Ι-γΡ бн 5άáúνλóúá

Section 6.26 Gasoline Service Station.

λγ2νRΣν 22 νSε3dzί-ús Ι-γΡ 22γúν2τ úΚS LJν2óτSΥά 2τ γ2άSε 2R2νS tλEKúS 2δζΥSάS RδζáúS Rί-γSν 2τ τανS Ι-γΡ SέLτ2áλ2γS Ι-γΡ úνί-ττá 22γ3Sáúλ2γ θΚλóΚ áá tλίSτé 22 νSádzú τν2Υ úΚS dzyνSáúνλóúSΡ Ι-γΡ dzyνSε3dzί-úsR 22γáúνλdζóúλ2γ Ι-γΡ 2LJSνί-úλ2γ 2τ εί-á2tlyS áSνóλóS áúί-úλ2γáS Ι-γΡ 22 Ι-θ2λRε λτ LJ2áálotSε Ι-γΡ 22γúν2τ úΚS Ι-RθSνáS SττSóúá θΚλóΚ úΚSáS Ι-θú2νá Ι-γΡ 2úΚSν 0Κί-νί-óúSνλáúá λγóλRΣγú 22 úΚS εί-á2tlyS áSνóλóS áúί-úλ2γΥί-έ Κί-θS dζL2γ Ι-Rεί-óSγú Ι-γΡ ádζνν2δζΥRλγ tλγΡ Ι-γΡ dζáSáS úΚS 22τ2θίλγ áLJóλί-ε νSίjdzανSΥSγúá Ι-γΡ νSε3dzί-úλ2γá ε2θSνγίλγ úΚS SνSóúλ2γ 2τ εί-á2tlyS áSνóλóS áúί-úλ2γá Ι-νS KΣνSóé Sáúί-óτáKΣRγ

- όμú **Districts Permitted.** ΦΚΣ 22τ2θίλγ áúί-γRί-νRά Ι-LJLτέ λγúΚS /πн 5άáúνλóú Ι-ά Ι-θί-λθSν dζáS Ι-γΡ λγúΚS /πo 5άáúνλóú Ι-ά Ι-LJSνγλúúSΡ dζáSφ
- όнú **Minimum Lot Area and Lot Width.** Δί-á2tlyS áSνóλóS áúί-úλ2γá άΚί-ff Ι-θί-έá óS 22óί-úSΡ 2γί- Lτ2ú 2τ εν2δζγR θλúΚ 2ν2γúί-εS Ι-2γ Ι-22ΥΥSνóλί-é áúνSúú 2τ γ2ú tSáá úΚί-γ 2γS KdzyRνSΡ τλτúέ όπλú tSúú Ι-γΡ θΚλóΚ άΚί-ff Κί-θS Ι-ΥίλγυζΥ Ι-νSί- 2τ γ2ú tSáá úΚί-γúθSγúέπúθ2 úΚ2dζáί-γR τλθS KdzyRνSΡ όηητπλú áljdz Ι-νS tSúúφ
- όóú **Setbacks.** Δί-á2tlyS áSνóλóS áúί-úλ2γá άΚί-ff LJν2θλRΣ Ι-áSúóί-όί óί-νSί- óSúθSΣγúΚS Ι-Rεί-óSγú ν2ί-R νλEKúπ2ττ θί-έ tlySóáú Ι-γΡ úΚS ódζλτRλγ tlySú 2τ áλEúέ όπλú tSúú 2ν 2Υ Ι-γέ ν2ί-R θλúΚ Ι-νλEKúπ2ττθί-έ θλRúΚ 2τ 2γS KdzyRνSΡ úθSγúέ όμπλú tSúú 2ν Υ2νS Ι-γRκ2ν Ι-γέ 2νSΣθί-έ áSνóλóS RνλθS Ι-á RΣáλEγί-úSΡ 2γúΚS CdzúdzνS φνί-γáLJ2νúί-úλ2γ a Ι-LJ Ι-γΡ Ι-ú tSί-áú 2γS άλRΣ έΙ-νR 2τ γ2ú tSáá úΚί-γúθSγúέ όηλú tSúúφ ΦΚS Ι-νSί- θλúΚλγúΚS áSúóί-όί Ι-γΡ άλRΣ έΙ-νR άΚί-ff γ2ú óS dζáSΡ 2ν 0SKλódzί-ν áú2νί-εS 2ν 2ν Ι-γέ 2úΚSν áSνóλóS τί-όλτúáSáφ
- όпú **Maximum Height.** Δί-á2tlyS áSνóλóS áúί-úλ2γá λγótdzRλγ Ι-γέ LJί-νν 2τ úΚS τί-εί-RΣS άΚί-ff γ2ú SέóSΣR úΚλννέπ τλθS όопú tSúú λγKΣλEKúτ LJν2θλRΣR K2θSóSνS úΚί-ú óί-γ2LJλá άΚί-ff γ2ú SέóSΣR SίEKúSΣγóμγú tSúú λγ KΣλEKúφ
- όрú **Access.** Δί-á2tlyS áSνóλóS áúί-úλ2γá θΚSγτ2óί-úSΡ 2γί- 22νγSν 2ú άΚί-ff LJν2θλRΣ 0SKλódzί-ν Sγúνί-γóSá 2ν SέLáá óódzνó óδζáú γ2 tSáá úΚί-γ Ι-ΥίλγυζΥ 2τ úθSγúέττλθS όпú tSúú 2ν 2Υ úΚS λγúSνáSóúλ2γ 2τ úΚS LJν2LJννέé tlySá

- .ύ ² Ι-ff άλ3γά Ι-γῚ Ι-ff θλγῚ2θ άλ3γΙ-3ΣΣ λγῚῚῚῚῚ ὕΚ2άΣ άλ3γά Ι-ύύΙ-ΌΚΣῚ ὕ2 ὕΚΣ άΣἠῶλῶΣ ὀδζλῚῚῚῚ 2ἠ ὕ2 ὕΚΣ ὀΙ-γ2ἠῚ ἑΙ-άὀλΙ-Σ άΚΙ-ff γ2ὕ λγῚ ἄδζΥ ὕ2ὕΙ-ἑ ΣἘὀΣΣῚ ὕθ2 ὀΗὕ άλἰἰἰῚ ἑΣΣὕ λγ Ι-ἠἠΣΙ- ἑ2ἠ ὑΙ-ΌΚ 2γΣ ὀἠὕ ἑλγΣΙ-ἑ ἑ22ὕ 2ἑ ὀδζλῚῚῚῚ ἑἠ 2γὕΙ-3Σ ὀλὕΚ Ι-ΥΙ-ἘλγῚΥ ὕ2ὕΙ-ἑ Ι-ἠἠΣΙ- 2ἑ 2γΣ ΚδζγῚῚῚῚ ὀἠἠἠὕ άλἰἰἰῚ ἑΣΣὕὀ
- /ύ /δζάὕ2Υ Ι-ἠῖ ἑΣὕὕΣἠῚ 2ἠ 2ὕΚΣἠ λγῚῚῚῚ 2γ Ι-3Ι-ά2ἑλγΣ ἠἰἰῚΥ ὀ2γῚῚῚῚ 2ἑ ὕΚΣ ὀἠΙ-γῚ 2ἑ 3Ι-ά2ἑλγΣ ἄ2ἑῚῚ ἑΣΙ-Ὶ ὀ Ι-ἠἠῚῚ λγἑ2ἠΥΙ-ὕἠ2γῚ Ι-γῚ Ι-γῖ 2ὕΚΣἠ ῚΙ-ῚΙ- γ2ὕ ΣἘὀΣΣῚῚ Ι- ὕ2ὕΙ-ἑ 2ἑ ὕΚΣἠ ὀὀὕ άλἰἰἰῚ ἑΣΣὕ 2γ ὑΙ-ΌΚ ἠἰἰῚΥῚὀ

ὀἠἠὕ **Alcohol Sales Prohibited.** !ἑὀ2Κ2ἑ ἄΙ-ἑΣἄ ὀἑἠὑΣὀἠ-ἑῖ 5Σἄἠ3γΙ-ὕΣῚ ἁ ΣἠὀΚΙ-γὕ ὀἑ5 ἁ6 Ι-γῚ {ἠὑΣὀἠ-ἑῖ 5Σἄἠ3γΙ-ὕΣῚ 5ἠἄὕἠἠὕὕὕ2ἠ ὀἑ556 ἑἠὀΣγῚἑἠ ἁΚΙ-ff ὀΣ ἄὕἠἠὕὕῖῖ ἠἠὑ2ΚἠὀἠὑΣῚ λγὀ2γγΣὀὕἠ2γ ὀλὕΚ ὕΚΣ 2ἠὑΣἠΙ-ὕἠ2γ 2ἑ Ι-3Ι-ά2ἑλγΣ ἁΣἠῶλῶΣ ἄὕΙ-ὕἠ2γὀ

Section 6.27 Heliports.

b2 ἑΙ-γῚῚ ὀ Ι-ὕΣἠῚ 2ἠ ὀδζλῚῚῚῚ λγὕΚΣ /ἠὕῖ 2ἑ [ἠὀ2γἠΙ- ἁΚΙ-ἑ ὀΣ δζἄΣῚ Ι-ἄ Ι-ἑ2ὀΙ-ὕἠ2γἑ2ἠ ἑΙ-γῚῚῚ ὕΙ-ἑἑ2ἑἑ ἄὕ2ἠΙ-3ΣΣ ἁΣἠὀἠὀἠ3ἑ 2ἠ ἑδζΣἑἚῚ 2ἑ Ι-γῖ ΚΣἑὀ2ἠὕὕΣἠ δζγὕἑ ὕΚΣ ἑ2ἑἑ2θἠ3ἑ ἄὕΙ-γῚΙ-ἠῚῚ ἑΚΙ-ὀΣ ὀΣΣγ Ι-ῚΚΣἠῚῚ ὕ2γ

ὀἠὕ **Districts Permitted.** ἑΚΣ ἑ2ἑἑ2θἠ3ἑ ἄὕΙ-γῚΙ-ἠῚῚ Ι-ἠἠἠῖ λγ ἑἠ [Ι-ἄ Ι-ἠὑἠΥἠὕὕῚῚ δζἄΣ Ι-γῚ λγὕΚΣ /ἠἠἑ ἁ [ἑ ἁἠἠἑ Ι-γῚ ἁἠἠ Ι-ἄ Ι-ὀΙ-ἠὑΣἠ δζἄΣὀ

ὀΗὕ **Compliance.** ἑΚΣ ἠἠἠἠ2ἄΣῚ ΚΣἑἠἠ2ἠὕ ἁΚΙ-ἑ ὀΣ ὀ2γῚὕἠὕὕὕὕῚῚ 2ἠὑΣἠΙ-ὕΣῚ Ι-γῚ ΥΙ-γὕΙ-λγΣῚ λγ Ι-ὀὀ2ἠῚΙ-γὀΣ ὀλὕΚ ὕΚΣ ἠἰἰὀἑἠἁΚΣῚ ἠἰἑἑἑἠ Ι-γῚ ἠὑ3ἑδἑΙ-ὕἠ2γἠ 2ἑ ὕΚΣ ḄΣῚἠἠΙ-ἑ !ὀἠΙ-ὕἠ2γ !ῚΥἠῚἄὕἠΙ-ὕἠ2γ ὀḄ ! !ὕἑ ἁἠὀΚἠ3ἑΥ ! Σἠ2γΙ-δζὕὀἄ /2ΥΥἠἄἠ2γῚ Ι-γῚ ὕΚΣ ḄΙ-ὕἠ2γΙ-ἑ ḄἠὑΣ ἑἠὑ2ὕὕὕἠ2γ ! ἄἄ2ὀἠΙ-ὕἠ2γ32ὀΣἠἠῚῚ ὕΚΣ δζἄΣ 2ἑ ΚΣἑἠἠ2ἠὕἄὀ

ὀὀὕ **Required Application.** 9Ι-ὀΚ Ι-ἠἠἠἑὀΙ-ὕἠ2γἑ2ἠ Ι-ΚΣἑἠἠ2ἠὕ ἁΚΙ-ἑ λγὀἑδῚῚῚ

!ὕ ! ὀ2ἠῖ 2ἑ ὕΚΣ ḄΣῚἠἠΙ-ἑ !ὀἠΙ-ὕἠ2γ !ῚΥἠῚἄὕἠΙ-ὕἠ2γḄἠἠΥ Ι-ἑἠἠἠἑ ἡḄ2ὕἠὀΣ 2ἑ [Ι-γῚῚῚ !ἠἠΣΙ- !ἠἠἠὑ2ὀΙ-ἑḄὀ

.ύ ! ὀ2ἠῖ 2ἑ Ι-ἑΣὕὕΣἠ 2ἑ ἡḄ2 ἡὀῚΣὀὕἠ2γḄ ἑἠ2Υ ὕΚΣ Ḅ ! !ὀ

/ύ ! ὀ2ἠῖ 2ἑ Ι-γ Ι-ἠἠἠὑ2ὀΣῚ {ὕΙ-ὕΣ 2ἑ ἁἠὀΚἠ3ἑΥ ! Σἠ2γΙ-δζὕὀἄ /2ΥΥἠἄἠ2γ Ι-ἠἠἠἑὀΙ-ὕἠ2γἑ2ἠ ἑἠὀΣγῚῚὀ

5ὕ !ΥΙ-ΣἠἠΙ-ἑ ἠἠḄ2ὕ2ἠἠἠ-ἠἠḄ 2ἑ Ι-ἄὀΙ-ἑΣ γ2 ἑΣἄἄ ὕΚΙ-γ2γΣ ὀἠὕ λγὀΚ Σἠἰἰἰ-ἑἑ ἑ2ἑἑἠ ΚδζγῚῚῚῚ ὀἠἠἠὕ ἑΣΣὕ ἠγῚὀΙ-ὕἠῚ ὕΚΣ Ι-ἠἠἠὑ2Ι-ὀΚ Ι-γῚ ῚΣἠἠ-ἠὕἑἑἠὑΣ ἠ2ἑἑὕἑἑ ὕΚΣ ἑ2ὀΙ-ὕἠ2γ 2ἑ Ι-ἑἑ ἠὑἄἠῚῚὑὑἑἑ ἄὀΚ22ἑἑ ὀΚδζἠὀΚΣἑἑ Κ2ἄἠἠὕΙ-ἑἑ Ι-γῚ Ι-ἠἠΣΙ-ἑ δζἄΣῚ ἑ2ἠ ὕΚΣ 2ἠὑΣγ Ι-ἄἄΣγὀἑῖ 2ἑ ἠὑΣἠἑἑ Ι-ἄ ὀΣἑἑ Ι-ἄ 2ὕΚΣἠ γ2ἠἄΣ ἁΣγῚὕἠὀΣ Ι-ἠἠΣΙ-ἑ ὀλὕΚἠγ Ι-ἠἠῚἠἑἑ 2ἑ 2γΣἠΚΙ-ἑἑ ὀὀὕὕ ΥἠἑΣ 2ἑ ὕΚΣ ἠἠἠἠ2ἄΣῚ ΚΣἑἠἠ2ἠὕ ἄἠὕὀ

9ὕ ! ἄὕΙ-ὕΣγΣγὕ 2ἑ ἠἠἠ2ἠὑἠῖ 2θγΣἠἄΚἠἠ 2ἠ Ι-δζὕΚ2ἠἠἠΙ-ὕἠ2γ 2ἑ 2θγΣἠ ἑ2ἠ ἠἠἠ2ἠὑἠῖ ἠἠἠἠ2ἄΣῚ ὕ2 ὀΣ δζἄΣῚ Ι-ἄ Ι-ΚΣἑἠἠ2ἠὕὀ

Ḅὕ ! ῚΣἄὀἠἠἠὕἠὕἠ 2ἑ ὕΚΣ ἠἰἑἠἠἠ2ἄΣ ἑ2ἠ ὀΚἠὀΚ ὕΚΣ ΚΣἑἠἠ2ἠὕ ἄἄ ὀΣἠῚ ὑἄὕἠἁΚΣῚ Ι-γῚ Ι-ἄὀΚΣῚἑἑἑ 2ἑ ἠἠἠἠ2ἄΣῚ Ι-ὀὕἠὀἠὕἠἑ ἠγὀἑἑῚῚῚῚ

ἠὕ ḄδζΥὀὑΣἠ 2ἑ Υ2γὕΚἑῖ 2ἠὑΣἠΙ-ὕἠ2γἄὀ

ἠἠὕ Ι2ἑἑἠἄ 2ἑ 2ἠὑΣἠΙ-ὕἠ2γὀ

ἠἠὕ {ἑἑἠἠἠ2ἠὕ Ι-ὀὕἠὀἠὕἠἑ ἄἑὀΚ Ι-ἄ ἄὕ2ἠΙ-3ΣΣ ΥΙ-λγὕἑΣγΙ-γὀὑΣ Ι-γῚ ἠὑἑἑἑἑἑἑὀ

Ḃὕ ! ἄἠὕ ἠἑἑΙ-γ ὀΚἠὀΚ ἁΚΙ-ἑ ὀ2γὕΙ-λγὕΚΣ ἑ2ἑἑ2θἠ3ἑ λγἑ2ἠΥΙ-ὕἠ2γἑ

ἠὕ ἑΚΣ ἑ2ὀΙ-ὕἠ2γῚ γΙ-ὕἑἑἠὑΣ Ι-γῚ ΚΣἠἑΚὕ 2ἑ ἠἠἠἠ2ἄΣῚ ἁὑὀἑἠὕῖ ἑΣγὀἑἑἑ ὀὑἠΥἄἑ ἑΙ-γῚἄὀΙ-ἠἠῚῚ Ι-γῚ 2ὕΚΣἠ ἁὑὀἑἠὕῖ Ι-γῚ γ2ἠἄΣ Ι-ὕὕΣγὀἑ Ι-ὕἠ2γ ἄὕἠἑὀὕἑἑἑἑἑἑ

ἠἠὕ ἑΚΣ ἑ2ὀΙ-ὕἠ2γ Ι-γῚ ὕἑἠὑΣ 2ἑ ἑἠὑΣἑἑἑἑἑἑ ὑἠἑἑἠἠΥὑἑἑ Ι-γῚ ΥΙ-ὕΣἠἠ Ι-ἑἄὀ

ἠἠὕ ἑΚΣ ἑ2ὀΙ-ὕἠ2γ Ι-γῚ ὕἑἠὑΣ 2ἑ ἑἑἑἑ ἄὕ2ἠΙ-3Σ ἑΙ-ὀἠἑὕἠἑἑὀ

ἠὀὕ ἑΚΣ ἑ2ὀΙ-ὕἠ2γ 2ἑ Ι-ἑἑ ὑἑἠὕῚ Ι-γῚ ἠἠἠἠ2ἄΣῚ ὀδζλῚῚῚῚἄὀ

t l-εŶ mmo zt hmϕ

0MMU **Safety.** 1f 0KSYA0I-f IyRk2W 02E0π0I-āSR YI-úŠUAI-fā 01ff 0Š dzúA0IŠR Iy02yyŠ0úA2y 0A0K āI-āR K2YŠ 200dzLJI-úA2y 0KŠ 20yŠW 2W 200dzLJI-yú 2f 0KŠ LJW2LJŠW0ē āKI-f 0NŠA0úŠW āI-YŠ 0A0K 0KŠ . dzA0Rly3 hπA0A1-f 0KŠ CNUŠ 5SLJI-WYŠyú I-yR 0KŠ [A02yA1- 9YŠWŠy0ē tfl-yly3 /2YyAúŠŠ LJW2W 02 dzāŠ 2f 0KŠ WŠA0RŠy0Š T2W āI-āR K2YŠ 200dzLJI-úA2y Iy2W0RŠW 02 ŠyādzWŠ 02YLA0I-y0Š 0A0K I-f t20I-f āúI-úŠ I-yR TŠRŠW1-f Šy0W2YyŠyúI-f WŠdzfl-úA2yā0

Section 6.29 Hospitals.

I 2A0LJ0I-fā I-WŠ ādz0?Š0ú 02 0KŠ T2ff20ly3 WŠdzfl-úA2yāy

- 0MU **Districts Permitted.** 0KŠ T2ff20ly3 āúI-yR I-WRā I-LJLJfē IyúKŠ /πMΣ /πHΣ I-yR /ππ 5A0úW0úā I-ā I- 0I-0ŠW dzāŠ I-yR IyúKŠ /π0 I-yR tπ[5A0úW0úā I-ā I- LJŠWYAúúŠR dzāŠ0
- 0HU **Minimum Lot Size.** ! ff ādz0K K2A0LJ0I-fā āKI-f 0Š RŠ0Šf2LJŠR 2yA0úŠā 02yA0úly3 2f I-ú tŠI-āú T0Š 0pú I-0WŠā Iy I-WŠI-0 tW20A0RŠR 0KI-ú 0KŠWŠ Aā I- YlyYdzY 2f TATúŠŠyKdzyRŠR 0mΣpπlú āljdzI-WŠ TŠŠú 2f t2ú I-WŠI- LJWŠ 0ŠR0
- 0OU **Access.** IyWŠāā I-yR ŠWŠāā āKI-f 0Š I-0I-0fŠ T2Y LJdz0f0 āúWŠŠú KI-0ly3 I-yŠēA0úly3 2W LJfI-yysR W0K0π2Tπ 0I-ē 0A0K 2f I-ú tŠI-āú ŠA0K0ēπāē 0ycú TŠŠú I-ā āK20y2yúKŠ CdzúdzWŠ 0W1-yA0J2W0I-úA2y a I-LJ0 ! ff IyWŠāā 02 I-yR ŠWŠāā T2Y 0KŠ 2TπA0WŠŠú LJ I-Wly3 I-WŠI-ā T2W 0dzŠāúāŠ ŠYLAf2ēŠŠāz āúI-πT I-ā 0Šff I-ā Iyē 2úKŠW dzāŠWā 2f 0KŠ T1-0A00ē āKI-f 0Š RWŠ0úfē T2Y I- YI-2W 0K2W2dz0KTI-WŠ0
- 0PI **Setbacks.** 0KŠ YlyYdzY RāA0I-y0Š 2f Iyē YI-ly2W I-00Šāā2W0ē 0dzA0Rly3 T2Y 02dzyRly3 t2ú 0lyŠā 2W āúWŠŠúā āKI-f 0Š I-ú tŠI-āú 2yŠ KdzyRŠR 0mπlú TŠŠú T2W T2y02 WŠI-WŠ I-yR āA0Š ēI-WRā T2W I-f 02 0HU āú2W0ē āúWdz0údzWŠā0 C2W Š0ŠW0ē āú2W0ē I-020Š 02 0HU 0KŠ YlyYdzY ēI-WR RāA0I-y0Š āKI-f 0Š Iy0WŠI-āSR 0ŠŠy0ē 0Hπ TŠŠú0
- 0PU **Screening.** ! Y0dzfl-y0Š I-yR RŠ0ŠW0ē I-WŠI-ā āKI-f 0Š 20ā0dzWŠR T2Y I-f WŠA0RŠyúA1-f 0AŠ0 0A0K Iy20ā0dzWly3 0I-f 2W TŠy0Š y2ú tŠāā 0KI-y āAē 0cú TŠŠú IyKŠA0Kú0

Section 6.30 Hotels.

- 0MU **Districts Permitted.** 0KŠ T2ff20ly3 āúI-yR I-WRā I-LJLJfē IyúKŠ /πHΣ /π0Σ I-yR /ππ 5A0úW0úā I-ā I- LJŠWYAúúŠR dzāŠ0
- 0HU **Number of Dwelling Units.** ! yē 0dzA0Rly3 02yúI-lyly3 LJWY I-WA0ē W22Yly3 dzyA0ā 0A0K 0KŠ y0zy0ŠW 2f RŠ0Šfly3 dzyA0ā 0Šly3 y2ú 0WŠI-úŠW 0KI-y 0ŠyLJŠW0Šyú 0mπz 0 2f 0KŠ 02úI-f y0zy0ŠW 2f W22Yly3 dzyA0ā I-yRē 0A0K 0KŠ Šē0ŠLJ0A2y 2f 0KŠ dzyA0 200dzLJŠR 0ē 0KŠ YI-yI-ŠYŠyú āúI-πT dzāŠR 2y0ē T2W 0KŠ I-002Yy2R I-úA2y 2f 0W1-yA0Šyú0
- 0OU **Signs.** I 2úŠā KI-0ly3 I- YlyYdzY 2f 02 KdzyRŠR 0Hπlú TŠŠú 2f LJW2LJŠW0ē 02W0RŠWly3 2yLπHTp 2W Lπf0C W0A0Kúāπ2Tπ 0I-ē YI-ē RāLJfI-ē I-RRāúA2yI-f 0I-f āA3yā 2yúKŠ 0I-āA 2f 2yŠ 0MU āljdzI-WŠ T22ú 2f āA3y I-WŠI- IyādzY 02úI-f T2W ŠI-0K 2yŠ 0MU 0lyŠI-f T22ú 2f 0dzA0Rly3 T2yúI-0Š T1-0ly3 LπHTp 2W Lπf0C ² I-f āA3yā Šē0ŠRly3 0KNU0ē 00πú āljdzI-WŠ TŠŠú 2f āA3y I-WŠI- ŠI-0K āKI-f 02yA0ā Šē0f0zA0Šfē 2f IyRā0A0RdzI-fē T1-0W0I-úŠR tŠúúŠWā 2W āēY02fā I-úúI-0KŠR IyRā0A0RdzI-fē I-yR Tfl-úfē 02 0KŠ 0dzA0Rly30

Section 6.31 Housing for the Elderly.

- 0MU **Districts Permitted.** 0KŠ T2ff20ly3 āúI-yR I-WRā I-LJLJfē IyúKŠ b a o I-yR tπ[5A0úW0úā I-ā I- LJŠWYAúúŠR dzāŠ0
- 0HU **General Standards.** ! 0dzA0Rly3 2W 0W2dzLJ 2f 0dzA0Rly3ā 0K0K LJW20A0RŠā K2dzAly3 I-yR I-ā 02 0K0K I-ú tŠI-āú ŠA0K0ē LJŠW0Šyú 0yπz 0 2f 0KŠ 200dzLJŠR dzyA0ā I-WŠ WŠyúŠR 02 I-ú tŠI-āú 2yŠ 0MU LJŠWā2y 0K2 Aā TATúēπA0Š 0ppú ēŠI-Wā 2f I-0Š 2W 2fRŠW I-yR 0K0K 2úKŠW0AŠ YŠŠúā 0KŠ WŠljdzWŠYŠyúā 2f πH ! { / ocлтoóóóó0 0K0A YI-ē Iy0f0zRŠ Iyē 2f 0KŠ T2ff20ly3 IyRŠLJŠyRŠyú ŠfRŠWfē K2dzAly3 āŠy2W I-āA0úŠR 00ly3 T1-0A0úAŠāz 02yWŠI-úŠ ŠfRŠWfē K2dzAly3 I-yR y0zWāly3 K2YŠāt 0dzú āKI-f y2ú Iy0f0zRŠ K2A0LJ0I-fāz K2úŠfāz Y2úŠfāz 02dzWāú K2YŠāz W22Yly3 K2YŠāz 02yR2YlydzYāz 2W āAúŠ 02yR2YlydzYā0

Section 6.32 Indoor Recreational Uses.

- ÓΜÚ **Districts Permitted.** ΦΚΣ Τ2ff2θly3 áúI-yŘI-IWŘă I-LJLJfē ly'úKŚ a πm 5λáúNΛŌúă I-ă I- θI-λŌŚN dzăŚ I-yŘ ly'úKŚ /πHΣ /πoΣ I-yŘ /πn 5λáúNΛŌúă I-ă I- LJŚN Y'λúúŚŘ dzăŚφ
- ÓΗÚ **Nature of Use.** 5dzŚ ú2 úKŚ yI-údzNŚ 2f úKŚ dzăŚ 2N λúă dzylljdzŚ ŌKI-I-NI-I-ŌúŚNΛăúŌă ōŚφΞφΞ NŚIjdzNUSYŚyú f2N KλEKŚN ŌŚλey3ăúΣ lyŘ22N NUSŌNŚI-I-úalyI-f dzăŚă YI-ē ōŚ ōŚúúŚN ādzlúŚŘ 2N ŌZYLI-I-úλŌfŚ ly'I-y'lyŘdzăúNΛI-f āŚúúly3 lyŌfzŘly3Ξ ōdzú y2ú tly'NŚŘ ú2Σ 3ēYyI-ăúŌă ōN I-lyly3 fI-ŌλeyŌăŚ YI-I-úŌăI-f I-NUă I-yŘ ŌKŚNfŚI-Řly3 āŌK22făz ā2ŌŌŚN fI-ŌλeyŌăŚ ōŚyylă Ō2dzNúăΣ N I-ŌIjdzŚúŌI-f I-yŘ KI-yŘŌI-f Ō2dzNúăΣ ŌI-ăŚŌI-f I-yŘ ā2fúŌI-f LJN I-ŌúŌŚ I-NŚI-ăΣ I-yŘ I-NŌKŚNē N I-y3ăΣ LJN2ŌλŘŚŘ ūKI-I-ú I-f LJ I-Nŷly3 I-yŘ ly3NUSăăKSŌNUSăă ū2 úKŚ fI-ŌλeyŌă āKI-f ōŚ ŘŚăly3ŚŘ ā2 I-ă y2ú ū2 ly'úŚNfŚNŚ θlúK lyŘdzăúNΛI-f ōN I-f fŌ Ōy'úKŚ I-NŚI-φ ly'I-y' a πm 5λáúNΛŌúă ādzŌK dzăŚă āKI-f y2ú lyŌfzŘŚ KS I-fúK I-yŘ fλúyŚăă ŌfzŌăz āθlyYly3 LJ22făz ō2θfly3 I-f fŚēăz 2N ōλey I-WŘ LJ I-Nf2Nă I-yŘ LJ22N22Yăφ
- ÍÚ **Skating Rinks.** {I-úly3 wlylăz lŌŚ 2N N2fŚN I-NŚ LJŚN Y'λúúŚŘ ōē NăEKú ly'úKŚ /πH I-yŘ /πo I-yŘ LJN2KlŌlúŚŘ ly'úKŚ a πm 5λáúNΛŌúă LJN2ŌλŘŚŘ ūKI-I-ú ādzŌK dzăŚ āKI-f y2ú ōŚ f2ŌI-ŪŚŘ θlúKly fŌŚ KdzyŘNŚŘ ōpπlú fŚŚú 2f I-yē /fI-ăă /fŌSyăŚŘ ŚăúI-ŌfăKYŚyú I-ă YŚI-ădzNŚŘ fN2Y I-yē LJ2lyú 2y'úKŚ NŚăLJŚŌŪŌŚ LJN2LJŚNŪăŚăφ
- .Ú **Theaters.** 9yŌf2ăŚŘ ūKS I-úŚNă ōy2ú lyŌfzŘly3 ŘNăŌŚly'úKS I-úŚNăŭ I-NŚ LJŚN Y'λúúŚŘ ōē NăEKú ly'úKŚ /πH I-yŘ /πo 5λáúNΛŌúă I-yŘ LJN2KlŌlúŚŘ ly'úKŚ a πm 5λáúNΛŌúă {dzŌK dzăŚ Ydzăú ōŚ ŌI-NUNăŚŘ 2ylyI- ōdzlŌfey3 LJN2LJŚNfē ŘŚăly3ŚŘ I-yŘ ādzlúI-ŌfŚ f2N ūKS I-úŚN dzăŚ I-yŘ θKŚY ādzŌK ōdzlŌfey3 λă f2ŌI-ŪŚŘ 2yI- LJ I-NŌŚf 2f fI-yŘ fŌŚ ōp I-ŌNŶă 2N Y2NŶ ly'ăłŶŦ LJN2ŌλŘŚŘ fdzNúKŚNŶ ūKI-I-ú ūKS LJ I-NŌŚf 2f fI-yŘ 2y'θKlŌK ūKS ūKS I-úŚN ōdzlŌfey3 λă f2ŌI-ŪŚŘ āKI-f KI-ŌŚ ŘNUSŌŪ I-ŌŌŚăă ōē YŚI-yă 2f I-ú fŚI-ăú ūθ2 ōHă āŚLJ I-NI-I-ŪŚ ŚyŌN I-yŌŚă I-yŘ ŚĒăă ū2 I- YI-2N ūK2N2dz3Kf I-NŚ KI-Ōly3 I-yŚĒăăly3 2N LJfI-yysŘ θlúK 2f 2ys KdzyŘNŚŘ ūŌŚyŪē ōMπlú fŚŚú 2N Y2NŶ I-ă ŘŚăly3I-ŪŚŘ 2y'úKŚ CdzúdzNŚ ΦN I-yăLJ2NŪI-Ū2y a I-LJ 2f ūKŚ /λúē 2f [λŌ2yI-φ

Section 6.33 Internet-based Exotic Vehicle Sales.

- ÓΜÚ **Districts Permitted.** ΦΚΣ Τ2ff2θly3 áúI-yŘI-IWŘă I-LJLJfē ly'úKŚ a πm I-yŘ a πH 5λáúNΛŌúă I-ă I- LJŚN Y'λúúŚŘ dzăŚφ
- ÓΗÚ **Parking and Storage of All Vehicles.** b2 ŌŚKlŌfŚă 2N LJ I-NŪă ūKS NŚ2f I-NŚ ŘăłJfI-ēŚŘ 2N áú2NŚŘ 2dzŪŘ22NăΣ I-yŘ ūKI-I-ú y2yŚ 2f ūKŚ ŌŚKlŌfŚă áú2NŚŘ 2N 2fŚNŚŘ f2Nă I-I-ŦŚ θlúKly ōdzlŌfey3Ōăă I-NŚ ŌăłŌfŚ fN2Y ūKŚ ādzNUN2dzyŘly3 áúNŚŚăă 2N LJdzŌfŌ LJfI-ŌŚăφ
- ÓŌÚ **No Advertising.** ΦΚΣăłŚ 2fŚNă y2 I-ŘŌŚNŪăly3 2f ŌŚKlŌfŚă I-fŦŚăkăú2N I-ĒŚ θKlŌK λă ŌăłŌfŚ fN2Y ūKŚ ādzNUN2dzyŘly3 áúNŚŚăă 2N LJdzŌfŌ LJfI-ŌŚă
- ÓΠÚ **No Repair Services.** ΦΚŚNŚ λă y2 NŚLJ I-λN 2N NŚŌ2yŘlúă2yly3 2f ŌŚKlŌfŚă 2y'úKŚ LJNŚY'ăăŚăφ
- ÓΠÚ **Operating Hours.** I2dzNă 2f 2LJŚN I-úalyŘ2 y2ú lyŌfzŘŚ I-yē ūlyŚ 2y' {I-údzNfI-ēΣ {dzyŘI-ēΣ 2N K2fŌI-ēăz y2N I-fúŚN c/πl LJφYφ 2y'θŚŚlŷI-ēăz ŚĒŌŚLJ ōē I-LJLJ2lyúYŚyŪφ
- ÓĆÚ **Inspections.** I f fI-ŌλeyŌăŚă f2N ly'úŚNysŪŌI-ăŚŘ 9Ē2ŪŌ ōŚKIŌfŚ {I-fŚă āKI-f ōŚ ādzŌŶŌŪ ū2 I-yŷdzI-f lyăLJŚŌŪă2y ōē ūKŚ 5ŚLJ I-NŪYŚyŪ 2f lyăLJŚŌŪă2yφ

Section 6.34 Keeping of Animals (Fowl, Rabbits, Horses, Cows, etc.).

- ÓΜÚ **Districts Permitted.** ΦΚΣ Τ2ff2θly3 áúI-yŘI-IWŘă I-LJLJfē ly'úKŚ w I C 5λáúNΛŌúă I-ă I- LJŚN Y'λúúŚŘ dzăŚφ
- ÓΗÚ **Minimum Lot Size.** C2θf I-yŘ N I-ŌŌlúă YI-ē ōŚ N I-ăăŚŘ I-yŘ lŚLJú f2N ūKŚ 2ŷyŚNŷă ŌzyădzYlJúă2y2yŧē 2y'2yŚπKI-f f ōpyú I-ŌNŶ 2N Y2NŶŦ ūθ2 ōHă K2NăŚă YI-ē ōŚ lŚLJú f2N ūKŚ 2ŷyŚNŷă dzăŚ 2yŧē 2y'2yŚ ōMú I-ŌNŶ 2N Y2NŶŦ ūθ2 ōHă K2NăŚă I-yŘ 2yŚ ōMú Ō2θ 2N ūK NŶŚ ōŌú K2NăŚă YI-ē ōŚ lŚLJú f2N ūKŚ 2ŷyŚNŷă dzăŚ 2yŧē 2y'úθ2 ōHă I-ŌNŶă 2N Y2NŶŦ ΦΚŚ N I-ăăly3 2f tŌŚăú2Ōlă āKI-f Ō2yŧ2N Y ū2 ūKŚ DŚyŚN I-fŧē ! ŌŌŚLJúŚŘ ! 3NŶŌdzŧúdzN I-f I-yŘ a I-yI-3ŚYŚyŪ tN I-ŌŪŌŚă ōD ! ! a tŭ f2N ūKŚ /I-NŶ 2f C I-NY ! yŷYI-făφ

000 **Fowl and Rabbits Raised for Sale.** C20f IyR NI-00lúa YI-è oS NI-làSŠR f2N aI-tS 2y LJl-I-00Šfā fā0Š ópú I-0NŠā 2N Y2NŠ Iy ālīS āf ādz0K I-yāYI-tā I-NŠ LJN2LJŠNfē K2dzāŠRŠ YI-IyūI-IyŠRŠ I-yR Šy0ŠR ā2 I-ā y2ú ú2 oS02YŠ I-ydzāI-y0Š 2N RŠ0NAYŠyūI-tf ū2 Ljdz0fā0 KŠI-tūKŠ āI-tŠūēI 2N 0ŠfI-I-NŠ

Section 6.35 Kennels.

000 **Districts Permitted.** CŠ f2ft20lyā āūI-yR-I-NRā I-LJLJfē IyūKŠ w I C 5lāūNā0ū I-ā I-0I-0ŠN dzāŠ

000 **Minimum Lot Size.** 523 IŠySfā YI-è oS 2LJŠN-I-ūŠR 2y LJl-I-00Šfā fā0Š ópú I-0NŠā 2N Y2NŠ Iy ālīS āf ādz0K I-yāYI-tā I-NŠ LJN2LJŠNfē K2dzāŠRŠ YI-IyūI-IyŠRŠ I-yR Šy0ŠR ā2 I-ā y2ú ú2 oS02YŠ I-ydzāI-y0Š 2N RŠ0NAYŠyūI-tf ū2 Ljdz0fā0 KŠI-tūKŠ āI-tŠūēI 2N 0ŠfI-I-NŠ

Section 6.36 Local and Suburban Passenger Terminals; Trucking Transportation Terminals Including Maintenance and Service Facilities.

000 **Districts Permitted.** CŠ f2ft20lyā āūI-yR-I-NRā I-LJLJfē IyūKŠ aπm I-yR aπH 5lāūNā0ū I-ā I-0I-0ŠN dzāŠ

000 **Parking and Storage of All Vehicles.** t I-NJlyā I-yR āū2N-I-3S 2f I-ft 0ŠKl0fŠāz ŠljdzāLJYŠyūI I-yR YI-I-0ŠNāI-tf Ydzāū oS Šy0f2āŠR 0K2fē 0lūKly I-0dzāfRlyā

0HNR 2f ππmYπHπH ū

Section 6.37 Massage Establishments.

a I-āāI-3S ŠāūI-0fāKYŠyū āI-ā RŠlyŠR Iy {S0ū2yH0mI {S0ū2yH0m0y 2f ūKlā hNRlyI-y0Š0S LJN20lRŠR ūKI-ūy

000 **Districts Permitted.** CŠ f2ft20lyā āūI-yR-I-NRā I-LJLJfē IyūKŠ /πmS /πH I-yR /πN 5lāūNā0ū I-ā I-0I-0ŠN dzāŠ I-yR IyūKŠ /πo 5lāūNā0ū I-ā I-LJŠN Ylū0ŠR dzāŠ

000 **Compliance.** {dz0K fI-0lāūāŠā āKI-ft 02y f2N Y ū2 ūKŠ NŠljdzāNŠYŠyūāz NŠāūNā0ūā2yā I-yR LJN2Klā0ūā2yā 02yūI-IyŠR 0lūKly a0K !R Yly /2RŠ w ooyπTπm ūKlN2dz0K w ooyπTHT Iy0f2ā0Š I-ā I-YŠyRŠR ūKŠ LJN20lā2yā 2f 0Kl0K I-NŠ YI-RŠ I-LJl-Nū KŠNŠ2f I-yR Iy02NlJ2Nl-I-ūŠR KŠNŠly 0ē NŠfŠNŠy0Š

000 **Separation Requirements.** b2 YI-āāI-3S ŠāūI-0fāKYŠyū āKI-ft oS f20I-ūŠR 0lūKly f2dzN KdzyRNRŠ 0nπlπ ŠSŠ 2f I-yē LJN2LJŠNfē 0Kl0K lā ŠlūKŠN 200dzLJŠR 2N I-LJLJN20ŠR f2N I-YI-āāI-3S ŠāūI-0fāKYŠyū b2 YI-āāI-3S ŠāūI-0fāKYŠyū āKI-ft oS f20I-ūŠR 0lūKly f2dzN KdzyRNRŠ 0nπlπ ŠSŠ 2f I-LJNŠŠēlāūlyā ā0K22f LJfI-0Š 2f 02NāKāLJz āūI-0Šπf0ŠyāŠR Rī-ē 0I-NŠ fI-0lāūēz Ljdz0fā0 fā0N-I-Nēz LJfI-ē3N2dzyRŠ 2N Ljdz0fā0 LJl-NJ I-ā YŠI-ādzNŠR fN2Y I-yē LJ2lyū 2yūKŠ LJN2LJŠNfē ū2 I-yē LJ2lyū 2yūKŠ LJN2LJŠNfē 2f I-yē ā0K22f LJfI-0Š 2f 02NāKāLJz āūI-0Šπf0ŠyāŠR Rī-ē 0I-NŠ fI-0lāūēz Ljdz0fā0 fā0N-I-Nēz LJfI-ē3N2dzyRŠ 2N Ljdz0fā0 LJl-NJ

000 **Operating Hours.** 5I-lfē K2dzNā 2f 2LJŠN-I-ūā2y 2f I-yē YI-āāI-3S ŠāūI-0fāKYŠyū āKI-ft oS fIyūŠR ū2 ūKŠ LJN2R 2f ūāYŠ fN2Y yIπl I-0Y ū2 mlyπl LJ0Y

Section 6.38 Motels.

000 **Districts Permitted.** CŠ f2ft20lyā āūI-yR-I-NRā I-LJLJfē IyūKŠ /πH 5lāūNā0ū I-ā I-0I-0ŠN dzāŠ I-yR IyūKŠ /πo I-yR /πN 5lāūNā0ū I-ā I-LJŠN Ylū0ŠR dzāŠ

000 **Setbacks.** b2 0dzāfRlyā āKI-ft oS I-yē 0f2āŠN ūKI-y ū0Šyūēπfā0Š 0Hπ ū2 I-yē ālRŠ f2ū fIyŠ I-yR y2 0f2āŠN ūKI-y ā0Šyūēπfā0Š 0tp ū2 ūKŠ fN2yū f2ū fIyŠ

000 **Separation.** {ŠljI-Nl-I-ūŠ 0dzāfRlyā āKI-ft y2ū oS fŠā ūKI-y ūŠy0mπ ū2 ūKŠ I-LJl-Nū

000 **Signs.** a20Šfā KI-0ly I-YlyYdzY 2f ū02 KdzyRNRŠ 0nπlπ ŠSŠ 2f LJN2LJŠNfē 02NāRŠNlyā 2y LπHπ 2N Lπfc Nā3Kūπ2π 0I-ē YI-ē RlāLJfI-ē I-RRlūā2yI-f 0I-ft ālāyā 2yūKŠ 0I-āā 2f 2yŠ 0m āljdzI-NŠ f22ū 2f ālāy I-NŠ I-yādzY ū2ūI-f f2N ŠI-0K

2YŠ ÓMÚ flYŠİİf f22Ú 2f ödZİfRİly3 FNİ2YÚİ-3Š Fİ-Öİy3 LΠΗΤρ 2N Lπφcφ² İff äİyā ŠĖÖŠŠRİly3 ÚKNUİÜē óonú äİjdzİ-NUŠ FŠŠÚ 2f äİy İ-NUŠİ- Šİ-ÖK äKİff Ö2YäİäÜ ŠĖÖİdzäİÖŠfē 2f İyRİÄİRİdzİffē Fİ-ÖNUÖİ-ÜŠR fŠÜŠNUä 2N äēYö2fä İ-ÜÜİ-ÖKŠR İyRİÄİRİdzİffē İ-yR Fİİ-Üfē Ü2 ÚKŠ ödZİfRİly3φ

Section 6.39 Nature Preserves.

ÓMÚ **Districts Permitted.** ÇKŠ F2ff2øİy3 dzäŠä İ-yR äÜİ-yRİ-NUŘä İ-LJLJfē İyÚKŠ b t 5İäÜNUÖÜ İ-ä İ-LJŠNUYİÜÜŠR dzäŠφ

İÜ **Outdoor Recreational Uses, ädzÖK İ-äY**

İÜ bİ-ÜdzNUŠ ÜNUİ-İfäŠ İyÖİdzRİly3 ÚKŠ Ö2YäÜNUdzÖÜİ2Y2f yŠø ÜNUİ-İfä İ-yR İ-yē İYİLNU2ÖŠYŠyüä yŠÖŠäİİ-NUē Ü2 YŠŠÜ öİ-NUİNUŠNUİFNİŠŠ RŠäİyYäÜİ-yRİ-NUŘäZ øKŠNUŠ FŠİ-äİöfŠē LJNU2ÖİRŠR ädzÖK İYİLNU2ÖŠYŠyüä İ-NUŠ Ö2YäİäÜŠyü øİÜK ÚKŠ /İÜē 2f [İÖ2Yİİ- ÇİÖŠΠ, Šİ-NU t İ-NUİİ İ-yR wŠÖNUŠİ-Üİ2Y a İ-äÜŠNU tİİ-yİ-yR ÜKŠ /İÜēqä y2Y2Ü2NUİŠR ÜNUİ-yäLJ2NUİİ-Üİ2Yİİfİ-yφ

İÜ ! LJLNU2LJNUİ-ÜŠ F2NUŠäÜ Yİ-yİ-3ŠYŠyü LJNUİ-ÖÜİÖŠä İ-ä RŠÜŠNUYİyŠR öē ÜKŠ t İ-NUİİ İ-yR wŠÖNUŠİ-Üİ2Y /2Y2Yİääİ2Yİ İyÖİdzRİly3Y

İÜ ÇKŠ NUŠY2Öİf 2f İyÖİ-äİÖŠ LJfİ-yü 2N İ-yİYİf äLJŠÖİŠä RŠŠYŠR Ü2 öŠ Kİİ-NUYİdzf 2N Rİ-Yİİ-3İy3 Ü2 ÚKŠ KŠİİ-İÜK 2f ŠĖİäÜİy3 2N RŠäNUŠR yİ-ÜİÖŠ LJfİ-yü 2N İ-yİYİf äLJŠÖİŠäZ 2N Ü2 ÚKŠ ŠÖ2Y2YēZ ŠyÖNU2Y2YŠyüZ 2N KdzYİ-yKŠİİ-İÜKφ

öÜ İyÖİNU2RİdzÖÜİ2Yİ NUŠİyÖNU2RİdzÖÜİ2Y 2N LJNU2Y2Üİ2Y2f yİ-ÜİÖŠ LJfİ-yü İ-yR İ-yİYİf äLJŠÖİŠäφ

İİÜ İİİİy3φ

İÜÜ 9RİdzÖİ-Üİ2Yİf fİ-ö2NUİ-Ü2NUİŠäφ

öÜ Šİ-ē Öİ-YİLİy3 ö2ÖŠNUYİKÜ Öİ-YİLİy3 y2Ü LJŠNUYİÜÜŠRÜφ

İÜ **Accessory Uses, yŠÖŠäİİ-NUē 2N İyÖİRŠyüİf Ü2 ÚKŠ LJNUYÖİLJİf dzäŠä İäÜŠR İ-ö2ÖŠ İy ! Üφ**

Section 6.40 Nursing Homes and Convalescent Homes.

ÓMÚ **Districts Permitted.** ÇKŠ F2ff2øİy3 äÜİ-yRİ-NUŘä İ-LJLJfē İyÚKŠ /ΠM İ-yR /ΠH 5İäÜNUÖÜä İ-ä İ-øİ-İÖŠNU dzäŠ İ-yR İyÚKŠ /Πo İ-yR /ΠΠ 5İäÜNUÖÜä İ-ä İ-LJŠNUYİÜÜŠR dzäŠφ

ÓHÜ **Minimum Lot Size.** tNU2ÖİRŠR yÖZNUäİy3 K2YŠä İ-yR Ö2YÖİfŠäÖŠyü K2YŠä İ-NUŠ f2Öİ-ÜŠR 2Y İ-LJİ-NUÖŠf 2f fİ-yR Ö2YİLNUäİy3 İ-Ü fŠİ-äÜ 2YŠ ÓMÚ İ-ÖNUŠ LJfäZ FİÖŠ KdzYRİNUŠR öρηηú äİjdzİ-NUŠ FŠŠÜ 2f İ-yR LJŠNU öŠRφ

Section 6.41 Oil and Gas Wells and Storage.

b2 2İf øŠff 2NU yİ-ÜdzNUİf 3İ-ä øŠff äKİff öŠ RİNUffŠRŠ ŠäÜİ-öİäKŠRŠ 2N Yİİ-İyÜİ-İyŠR İyÚKŠ /İÜē 2f [İÖ2Yİİ-2 y2NU Yİ-ē İ-yē RİNUffİy3 NUä 2N äİYİfİ-NU ŠİjdzäLJYŠyü öŠ ŠNUŠÖÜŠR 2N Ö2YäÜNUdzÖÜŠR F2NU ÚKŠ LJdzNUJ2äŠ 2f RİNUffİy3 ŠäÜİ-öİäKİy3 2N Yİİ-İyÜİ-İyİy3 İ-y 2İf 2NU 3İ-ä øŠff øİÜK2özü NUŠÖ2Y2YŠyRİ-Üİ2Y2f ÜKŠ /İÜē tİİ-yİyİy3 /2Y2Yİääİ2Yİ-yR İ-LJLNU2Öİf 2f ÜKŠ /İÜē /2dzYÖİfφ

Section 6.42 Open Air Business Uses Sales, Display, and/or Rental of Utility Trailers and Recreational Equipment.

ÓMÚ **Districts Permitted.** ÇKŠ F2ff2øİy3 äÜİ-yRİ-NUŘä İ-LJLJfē İyÚKŠ /ΠM İ-yR /ΠH 5İäÜNUÖÜä İ-ä İ-øİ-İÖŠNU dzäŠ İ-yR İyÚKŠ /Πo 5İäÜNUÖÜä İ-ä İ-LJŠNUYİÜÜŠR dzäŠφ

ÓHÜ **General Standards.** hLJŠY İ-NU äİfŠäŠ RİäLJfİ-ēŠ İ-yRk2NU NUŠyüİf 2f dzÜİfİÜē ÜNUİ-İfŠNUä İ-yR NUŠÖNUŠİ-Üİ2Yİf ŠİjdzäLJYŠyü ädzÖŠÖÜÜ Ü2 ÚKŠ F2ff2øİy3Y

İÜ **Minimum Lot Size.** ! YİyİYdzY f2Ü İ-NUŠİ 2f ŠİKÜ ÜK2dzäİ-yR öyΠηηú äİjdzİ-NUŠ FŠŠÜ äKİff öŠ NUŠİjdzäNUŠRφ

ópú **Lighting.** !RŠÍjdzI-úŠS tšKúáYfT-Ō-úšáŠá áKt-ft ōŠ LJN20ŌRŠRŠ I-yŕ ā2 I-NuN1-yŠŠRŠ I-ā ū2 NuŠftSŌŪ tšKŪ ū2Ō I-NuŠ ūKŠ
āú2NuI-ēŠ I-NuŠt- I-yŕ I-Ō I-ē FN2Y āúNuŠSūā I-yŕ NuŠāRŠYūā I-ft dzāŠā I-RzI-ŌŠYū ū2 ūKŠ I-NuŠt-I-Ō

Separation. ☐KŜNUŜ lă yZú I · ăłYłłI·NU dzăŜ ØłúKłYzyŜ úKZdzăł·yŘ óMΣλλλú ŦŜŜú YŜI·ădzNUŜŘ ƦNUZY LJNUZLJŜNUűè flyŜăð

Separation. $\mathbb{C}K\dot{\Sigma}\dot{\Sigma}\dot{\Sigma}$ $\lambda\alpha$ $y\dot{z}\dot{y}$ $\vdash$ $\lambda y\lambda x\vdash \text{I-}\dot{\Sigma}\dot{\Sigma}$ $d\dot{z}\dot{\Sigma}\dot{\Sigma}$ $\emptyset$ $\lambda u\lambda v\lambda y\dot{z}y\dot{\Sigma}$ $\dot{\Sigma}$ $\dot{u}\dot{K}\dot{d}\dot{z}\dot{\Sigma}\dot{\Sigma}\dot{\Sigma}$ $\dot{v}\dot{R}$ $\dot{u}\dot{K}\dot{\Sigma}\dot{\Sigma}\dot{\Sigma}$ $K\dot{d}\dot{z}y\dot{R}\dot{\Sigma}\dot{\Sigma}$ $\dot{u}\dot{\emptyset}\dot{\Sigma}y\dot{u}\dot{\Sigma}$ $\dot{o}\dot{M}\dot{\Sigma}\dot{o}\dot{H}\dot{\Sigma}\dot{H}\dot{\Sigma}$ $\dot{T}\dot{\Sigma}\dot{\Sigma}\dot{\Sigma}$
 $\dot{Y}\dot{\Sigma}\dot{\Sigma}\dot{\Sigma}\dot{\vdash}$ $\dot{\lambda}d\dot{z}\dot{\Sigma}\dot{\Sigma}\dot{\Sigma}\dot{R}$ $\dot{T}\dot{v}\dot{v}\dot{Z}\dot{Y}$ $L\dot{J}\dot{v}\dot{v}\dot{L}\dot{J}\dot{\Sigma}\dot{\Sigma}\dot{u}\dot{\Sigma}$ $\dot{t}\dot{f}\dot{y}\dot{\Sigma}\dot{\Sigma}\dot{\emptyset}$

omé Districts Permitted. ƆKŠ Ƨ2ff2 ǝłɣ3 áú1-yŕĤ1-ŋŕă 1-LŁJfè ɣYÚKŠ bŋz bHŁ w1 ƆŠ 1-yŕ b a m 5łăúŋŋŌúă 1-ă 1- ǝ1-łŌŠŋJ
dzăŠǝ

[illegible]

ΩΜΛΠΥ **Security Manager.** ! α̇ṠȮḋżṄΛ̇U̇ē̇ Ẏİẏİ:̇Ξ̇ṠṄ ā̇K̇İfḟ ȯṠ L̇J̇ṠṄẎΛ̇U̇ū̇ṠṘ ū̇2̇ ṄṠā̇İṘṠ θ̇Λ̇U̇K̇İẏú̇K̇Ṡ Ō̇2̇ẏİṫİẏṠā̇ 2̇Ṫ ú̇K̇Ṡ ā̇İẎṠ
 ȯḋżṫṘİẏ3̇ ḋā̇ṠṘ İẏ θ̇K̇2̇İṠ 2̇Ṅ İẏL̇J̇İṄU̇ Ṫ2̇Ṅ ā̇ṠṪṫā̇ū̇2̇Ṅİ:̇Ξ̇Ṡ İẏṘ ā̇żō̇K̇ ṄṠā̇İṘṠẎō̇Ṡ ā̇K̇İfḟ ȯṠ Ō̇2̇ẏā̇İṘṠṄṠṘ İẏİ:̇Ō̇Ō̇Ṡā̇ā̇2̇Ṅē̇
 ḋā̇Ṡ İā̇ L̇J̇Ṅ2̇θ̇İṘṠṘ İẏ{̇ṠŌ̇ū̇ā̇2̇ẏḢΛ̇Ṁ{̇ṠŌ̇ū̇ā̇2̇ẏḢΛ̇ṀȮΠ̇Ȯ

[illegible]

Section 6.55 Small Cell Wireless Facilities.

Districts Permitted.

[illegible]

! ú ☿KŜ Y2ŘİTŁİŮŁ2Y2Ț ȘĖİăŮŮȚ 2Ů ŮăŮİ-ftİ-Ůİ2Y2Ț yŜŎ ăYİ-ft ŐŜft ŐŮİİŜtŜăă Țİ-ŐİŮİŮİŜăŐ

0.0 0K5 Y2R1A01-012Y 2T S5Aa0Y3 2N 1Y01-ff1-012Y 2T Y0S 0NUSfS5a0 0dzJLJ2N0 00Ndz00dzNUSa 0z0S0 02N 0dz0K 0Y1-ff 0Sff 0NUSfS5a0 01-012Y0S0

δοὺ **Application.** !LJLJtθ̌l-úá2yá t2Nl 1̌2yly3 I-LJLJN2θ̌l-f áKl-ft óS ťfáSθ̌l θ̌lúK úKs /lúē 9y3lyŠŠN2 2Nl Klā 2Nl ǨŠNl ŘŠālyŠŠ
 óh9y3lyŠŠNlθ̌Š 1-y̌ úKs LJN2θ̌Šāly3 2f 1-y̌ I-LJLJtθ̌l-úá2y t2Nl 1̌ 1̌2yly3 I-LJLJN2θ̌l-f lā ádzōŠōū úē 1-ft 2f úKs t2ff2 θ̌ly3
 NlŠljdzNlŠYŠyúāY

[illegible][illegible]

/ú ɕKŜ ɪ.ɭɭɭɭŌɪ-úá2YǎKI-ft ôŜ ɭɭɭ2ÔŜăăŜŘ 2Yɪ- y2YŘɪăŌɭɭYɭɭɭ-ú2ɭɭē ōɪ-ăɪăŌ

[illegible]

- όγύ **Failure to Meet Requirements.** ΦΚΣ 9y3lySSN YI-ē NS021S I î2yly3 I-LJLJN201-ē dzLJ2Yon Rİ-ēā y2ūlōS I-yR I-y 2LJLJ2Nūdzylūē ū2 ŌdzNūS 1f ūKŠ LJŠN YlūūSR āYI-ē ŌStf ōNUSfSāā Fİ-ŌlūūlāSā I-yR I-yē I-āā2ŌlI-ūSR ōNUSfSāā ādzLJLJ2Nū āūNdzŌūdzNūS Fİ-ē ū2 YŠŠŪ ūKŠ NŠİjdzNUSYŠyūā 2F ūKŠ I-LJLJN201-ē I-LJLJ201-ōfS Ō2RŠāz 2N I-LJLJ201-ōfS î2yly3 NŠİjdzNUSYŠyūā
- όφύ **Administration.** ΦΚΣ a I-ē2N 2N KİākKŠN RŠāİyŠS YI-ē LJN201RŠ F2N Yā I-yR LJ201lāSā F2N I-RYlylāūS Nly3 ūKlā {SŌūl2y I-yR / Kİ-LJLJN 1c 2F ΦlūfS MΗ 2F ūKŠ / 2RŠ 2F hNURlyI-yŌSā
- όμλύ **Written Appeal.** t dzNādzI-yŪ ū2 a / [1c 1f 1m 1h 1t 1s I-LJŠNā2y āSŠİly3 ū2 NŠŌS NāS I-RŠŪS NlyI-ūl2y YI-RŠ dzYRŠN ūKlā {SŌūl2y 2N / Kİ-LJLJN 1c 2F ΦlūfS MΗ 2F ūKŠ / 2RŠ 2F hNURlyI-yŌSā YI-ē ādzŌYlū I-ŌNlūŪS Y I-LJLJ201-ē ū2 ūKŠ a I-ē2N N RŠYlūlāy3 ūKŠ NŠİ-ā2yŌā F2N NŠŌS Nly3 ūKŠ RŠŪS NlyI-ūl2y 2 1ūKlY M 1 ŌdzālySāā Rİ-ēā 2F NŠŌS lōly3 ūKŠ ōNlūŪS Y I-LJLJ201-ē ūKŠ a I-ē2N āKİ-ē NŠYRŠN KİākKŠN RŠŌlā2y ōKŠŪKŠN ū2 dzLJK2F RŠ NŠŌS NāS 2N dzLJK2F ly LJ I-NŪK NŠŌS NāS ly LJ I-NŪ ūKŠ RŠŪS NlyI-ūl2y dzYRŠN I-LJLJ201-ē

Section 6.56 Temporary Uses and Sidewalk and Tent Sales.

- όμύ **Sidewalk and Tent Sales.** {RŠŌI-fİ I-yR ūSyŪ āI-fSā I-NŠ LJŠN YlūūSR I-ŌŌSāā2Nē dzāSā F2N NŠŪI-ē SāŪI-ŌlāK YŠyŪā ly / π m I-yR / π m 5lāūNlōŪā LJN201RŠR ūKİ-ūY
- ! ū ΦΚΣ NŠŪI-ē SāŪI-ŌlāK YŠyŪ ādzŌYlūā I-āŪS LJfI-y ū2 ūKŠ . dzlāRly3 hFfāŌlI-f I-yR 2ŌŪI-lyā I-LJŠN Ylū 1N2Y ūKŠ . dzlāRly3 hFfāŌlI-f I-yR Ō2YlJlāSā ōlūK I-ē LJŠN Ylū Ō2YRlūl2yā
- . ū b2 LJ2Nūl2y 2F I-yē āI-fS āKİ-ē ūI-İS LJfI-ŌS ly I-LJdzŌlō NlāK 1N2F 1-ē 2N ūKŠ 1N2Y 2N ālRŠ ē I-NUR NŠİjdzNUSR ōē ūKlā hNURlyI-yŌS F2N ūKŠ NŠŪI-ē SāŪI-ŌlāK YŠyŪ SēŌS LJŪ ly ŌI-āSā ōKŠN ūKŠ ōdzlāRly3 āSŪŌI-Ōİ NŠYRŠN Ō2YlJlāI-yŌS ōlūK ūKŠ ē I-NUR NŠİjdzNUSYŠyŪ ly Fİ-āI-ŌfS ly ōKlōK ŌI-āS ūKŠ āI-fS āKİ-ē ŌS Ō2YRdzŌŪSR I-ū I-āSŪŌI-Ōİ ōKlōK lāz ly ūKŠ ōdzRēYŠyŪ 2F ūKŠ . dzlāRly3 hFfāŌlI-ē I-ā YŠI-N ū2 I-Ō2YF2N Yly3 āSŪŌI-Ōİ I-ā lā Fİ-āI-ŌfS
- / ū ΦΚΣ NŠŪI-ē SāŪI-ŌlāK YŠyŪ R2Sā y2Ū Ō2YRdzŪ Y2N ūKİ-y ū2 ālRŠŌI-fİ I-yRk2N ūSyŪ āI-fSā ly I-yē ŌI-fŠYR I-N ēS I-N LJŠN I-RR NŠāā 2N ūSyI-yŪ
- 5 ū b2 ādzŌK āI-fS SēŌS Rā ū2 ōH ōSŠİlā ly RdzN I-ūl2y
- 9 ū ΦΚΣ LJNlyŌlJ I-f dzāS lā f2ŌI-ŪSR 2Y ūKŠ āI-YŠ LJNUSYlāSāt I-yR
- C ū ΦΚΣ LJNUSYlāSā dzLJ2Y ōKlōK ūKŠ ālRŠŌI-fİ 2N ūSyŪ āI-fS lā LJN2LJ2āSR lā 2ŪKŠN ōlāS Ō2RŠ Ō2YlJlāI-yŪ 1f ūKŠ . dzlāRly3 hFfāŌlI-f Kİ-ā Ō2YŌS Nly3 2N lJdzSāūl2yā NŠİ I-NURly3 āI-fS I-ŌŌSāā 2N ūKŠ LJ2āālōlūē 2F LJSRŠāūNlY I-yR ōS KāŌdzf I-N ūN I-FfāŌ Ō2Yfēlōūā ūKİ-ū Ō2dzf 2ŌŌdzN ly Ō2YfSŌūl2y ōlūK ūKŠ ādzŌSŌŪ dzāS ūKŠ . dzlāRly3 hFfāŌlI-f ōlā 2ŌŪI-ly I-NŠŌ2Y YŠYR I-ūl2y 1N2Y ūKŠ ΦN I-FfāŌ . dzNŠI-dz 2F ūKŠ t2fēŌS 5S LJ I-NŪ YŠyŪ LJN 2N ū2 lāādzI-yŌS 2F I-LJŠN Ylū
- όH ū **Temporary Buildings Incidental to the Construction of Residential Dwellings.** ΦΚΣ f2f2Ōly3 āŪI-yR I-NUR I-LJLJlāSā ly ūKŠ bMŠ bHŠ I-yR w / C 5lāūNlōŪā I-ā I-LJŠN YlūūSR dzāS ΦSY LJ2N I-Nē ōdzlāRly3 2N āūNdzŌūdzNUSā F2N dzāSā lyŌlRŠyŪ I-f ū2 ūKŠ Ō2yāūNdzŌūl2y 2F NŠālRŠyŪlI-f RŌSfēly3ā I-yR ly LJN201S YŠyŪā āKİ-ē ŌS NŠY2ŌSR ly YŠRlI-ŪSfē dzLJ2Y Ō2YlJfSūl2y 2N I-ŌI-yR2yYŠyŪ 2F ūKŠ Ō2yāūNdzŌūl2y ō2N ū
- όO ū **Carnivals.** ΦΚΣ f2f2Ōly3 āŪI-yR I-NUR I-LJLJlāSā ly ūKŠ w / CŠ / πHŠ I-yR / πN 5lāūNlōŪā I-ā I-ŌI-lōS N dzāS I-yR ly ūKŠ tπ[I-yR / πO 5lāūNlōŪā I-ā I-LJŠN YlūūSR dzāS / I-NYlŌI-fā YI-ē ŌS İf2ŌSR F2N LJŠN 2Rā y2Ū y2N YI-fē ū2 SēŌS Rā ū2 ōH ōSŠİlā K2ŌSŌS N ūKŠē YI-ē NŠİjdzSāŪ I-y 2LJūl2y I-f ūYŠ SēŪSyā2y 2F dzLJ ū2 ū2 ōH ōSŠİlā 1N2Y ūKŠ tfl-yly3 5NUSŌŪ2N

Section 6.57 Ambulance Services, Local and Suburban Bus Terminals and Taxicab Terminals.

- όM ū **Districts Permitted.** ΦΚΣ f2f2Ōly3 āŪI-yR I-NUR I-LJLJlā ly ūKŠ / πHŠ a πMŠ I-yR a πH 5lāūNlōŪā I-ā I-ŌI-lōS N dzāS I-yR ly ūKŠ / πO 5lāūNlōŪā I-ā I-LJŠN YlūūSR dzāS
- όH ū **General Standards.** ! YŌdzfI-yŪS āS NlōSāz f2ŌI-f I-yR ādzŌdzNŌI-y Ōdzā ūS NlyI-fāz I-yR ūI-ēŌI-Ō ūS NlyI-fā ōKŠY SēŪS N 2N RŠāİy3 I-LJLJ201-yŌS I-yR f2ŌI-ūl2y 2F I-yē LJN2LJ2āSR ōdzlāRly3 āūNdzŌūdzNUS 2N LJNUSYlāSā I-yR ūKŠ f2ŌI-ūl2y I-yR RŠāİy 2F I-yē LJN2LJ2āSR LJ I-NURly3 Fİ-Ōlūē 2N f2I-Rly3 I-yR dzYf2I-Rly3 I-NŠI- ū2 ŌS dzāSR F2N I-Ō2ŌS dzāSā lā Ō2yāūl2y ōlūK ūKŠ āLJNlūz ly ūSyŪ I-yR LJdzNlJ2āS 2F ūKlā hNURlyI-yŌS

1050 b2úóKáúI-yŕlyz I-yē 2úKŠNú LjNú20áIzYā 2f úKlā hNŕlyI-yŏŠ: 0KŠNúŠŏŠNú úKŠ 2dzúáIŕŠ áú2NúI-3Š 2f ŠIjdzLJYŠyú I-yŕK2Nú YI-úŠNúI-f 2ŏŏdzNú 2y úKŠ áNúŠ ~~2f I-yI-LJLJNú20Šŕ 0I-úŠNúI-dzāŠ~~ I-yŕ lā Y-YŠŕI-I-úŠtē I-ŕ2I-ŏŠyú ú2 2Nú I-ŏdzúúlyz I-yē NŠāIŕŠyúI-ftē I2yŠŕ LjNú2LJŠNúēš úKŠNúŠ áKl-ft ōŠ LjNú20áIŕŠŕ I-3NúŠŠyŏŠtú 0KlŏK áKl-ft ōŠ I-ú tŠI-áú úŏŠyúē 0Nú tŠŠú ly 0áŕúKŠ 0KlŏK áKl-ft Ő2yááú 2f I-ú tŠI-áú úŏ2 0Hú N2ŏā 2f I-LJLJNú2LJNúI-úŠ tŏŐŠ Ljft-yú YI-úŠNúI-fāz ā2 Ljft-ŐŠŕ I-ā ú2 LjNú20áIŕŠ Ő2yúlydz2dzā āŐNúŠŠylyz 2ŐŠNú I-yŕ I-ŏ2ŐŠ úKl-ú 0KlŏK lā LjNú20áIŕŠŕ ōē úKŠ LjNú2úŠŐúŐŐŠ 0I-ftē I-ā lā NŠIjdzNúŠŕ ōē 2úKŠNú LjNú20áIzYā 2f úKlā hNŕlyI-yŏŠ I-yŕ áKl-ft úKŠNúŠI-túŠNú ōŠ LjŠNúYI-yŠyúftē YI-lyúI-lyŠŕt I-yŕ tdzNúKŠNú LjNú20áIŕŠŕŠ ūKl-ú ādzŐK 3NúŠŠyŏŠtú áKl-ft I-úúI-ly I-YlylydzY KŠI3Kú 2f I-ú tŠI-áú ŠI3Kú óyú tŠŠú I-túŠNú 2yŠ tdzft 3Nú2ŏlyz āŠI-ā2yŏ

óhNŕŏ 2f ππμππληη η

Section 6.59 Veterinary Clinics, Animal Clinics, and Animal Hospitals.

±ŠúŠNúlyI-úē Őŕlyŏāz I-ylyI-f Őŕlyŏāz I-yŕ I-ylyI-f K2āLJúI-fāz LjNú20áIŕŠŕ ūKl-ú ādzŐK dzāŠā 2Nú Őŕlyŏāz I-NúŠ KŠNúŠŏē ŕŠŕlyŠŕ ū2 YŠI-y-úKŠ LjNú2ŕŠāāI2yI-f dzāŠ 2f I-ŏdzlŕlyzē ōē I-tŏŠyāŠŕ ŐŠúŠNúlyI-NúI-y-t2Nú NŠyŕŠNúlyz LjNú2ŕŠāāI2yI-f āŠNúŐŐŠā ū2 K2dzāŠK2ŕŕ LjŠúāz I-yŕ LjNú20áIŕŠŕ ūKl-úy

- óMú** **Districts Permitted.** 0KŠ t2ft2ŏlyz áúI-yŕI-Nŕā I-LJLJtē ly-úKŠ w!CŠ /πM I-yŕ /πH 5lāúNúŐúā I-ā I-ŏI-ŏŠNúI-dzāŠ I-yŕ ly-úKŠ /πo 5lāúNúŐúā I-ā I-LjŠNúYáúúŠŕ dzāŠŏ
- óHú** **Specified Use.** !yē Ődzlŕlyz ŕŠāI3yŠŕŠ Ő2yáúNúdzŐúŠŕŠ 2Nú Y2ŕlŕIŕŠŕ t2Nú ŐŠúŠNúlyI-úē Őŕlyŏāz I-ylyI-f Őŕlyŏāz I-yŕ I-ylyI-f K2āLJúI-fā áKl-ft ōŠ dzāŠŕ t2Nú úKŠ ā2tŠ LjdzNúLJ2āŠ 2f LjNú20áIŕlyz yŠŐŠāāI-Núē YŠŕIŐI-f ŐI-NúŠ t2Nú āIŐŭ 2Nú ŕlāŠI-āŠŕ K2dzāŠK2ŕŕ LjŠúā I-yŕ áKl-ft y2ú ōŠ Ő2yáúNúdzŐúŠŕ 2Nú dzāŠŕ I-ā I-ŏ2I-Nŕlyz ŠáúI-ŏŕlāKYŠyú t2Nú K2dzāŠK2ŕŕ LjŠúāŏ
- óóú** **Attendant.** ! t2fttŕúlyŠ ŕdzftē IjdzI-tŕlŕŠŕ I-úúŠyŕI-yú 2Nú ŐŠúŠNúlyI-NúI-y-āKl-ft ōŠ áúI-úI2yŠŕ lyŐKl-NúŠ 2f ādzŐK LjNúŠYlāŠā 0KŠyŠŐŠNú I-yē I-ylyI-fā ŠtēIŏtŠ t2Nú úNúŠI-úYŠyú I-ú ādzŐK ŠáúI-ŏŕlāKYŠyúē I-ā KŠNúlyŕŠŕlyŠŕŠ I-NúŠ ŭŠLJú 2y-úKŠ LjNúŠYlāŠāŏ
- ónú** **Enclosure.** lyY2 ŐI-āŠ áKl-ft ādzŐK ŠáúI-ŏŕlāKYŠyúā Kl-ŐŠ 2LJŠy 2Nú 2dzúŕ22Nú NdzYŏI-ēāz ŭŠyŠŕfāz 2Nú LjŠyāŏ
- ópú** **Disposal of Rubbish.** lyY2 ŐI-āŠ áKl-ft úKŠNúŠ ōŠ lyŐ2yŕŠŐúI2y 0lúK úKŠ 2LJŠNúI-úI2y 2f ādzŐK ŠáúI-ŏŕlāKYŠyúē úKŠ ŕlāLJ2āI-f 2f NdzŏŏlāK I-yŕ tŕúúŠNú ly-ādzŐK I-YI-yŕŠNú I-ā ū2 ōŠ 2ŏy2ēI2dzā 2Nú 2ŕŕŠyāŏŐŏ lyY2 ŐI-āŠ áKl-ft úKŠNúŠ ōŠ I-yē Kl-NúŐ2Núlyz 2f ŐŠNúYly 2Nú ŕŠŐI-ēlyz YI-úúŠNú 2y-úKŠ LjNúŠYlāŠāz I-yŕ ŠŕŕŠŐúŐŐŠ LjNú20áIzY-āKl-ft ōŠ YI-ŕŠ ū2 Ő2yŕlyz I-ft y2lāŠI Ő2yŕt2āI2yŕ I-yŕ 2ŕ2Núē ly I-yēē ū2 úKŠ LjNúŠYlāŠāŏ
- ócú** **Soundproof.** 0KŠ Ődzlŕlyz K2dzālyz ŐŠúŠNúlyI-úē Őŕlyŏāz I-ylyI-f Őŕlyŏāz I-yŕ I-ylyI-f K2āLJúI-fā I-yŕ úKŠ ŐŠyúftI-úlyz āēāúŠY dzāŠŕ lyŐ2yŕŠŐúI2y-úKŠNúŠŏlúK áKl-ft ōŠ ā2 Ő2yáúNúdzŐúŠŕ I-ā ū2 ōŠ ā2dzYŕLjNú22f I-yŕ ā2dzYŕLjNú22ŕlyz áKl-ft ōŠ lyáúI-ftŠŕ ū2 úKŠ ŠēúŠyú yŠŐŠāāI-Núē ū2 ŠyādzNúŠ úKŠ ŠŕlylyI-úI2y 2f I-ft y2lāŠ tNú2Y úKŠ I-NúŠI-dzāŠŕ t2Nú úKŠ úNúŠI-úYŠyú I-yŕ úŠYlJ2NúI-Núē ŭŠŠLJlyz 2f ādzŐK āIŐŭ I-yŕ ŕlāŠI-āŠŕ K2dzāŠK2ŕŕ LjŠúāŏ

Section 6.60 Wireless Communication Facilities.

- óMú** **Purpose and intent.** Lú lā úKŠ 3ŠyŠNúI-f LjdzNúLJ2āŠ I-yŕ lyúŠyú 2f úKŠ /lúē 2f [ŕŐ2yly-ú2 ŐI-Núē 2dzú úKŠ Őlft 2f úKŠ ŭlyNúŠŕ {úI-úŠā /2y3NúŠāā ōē I-dzúK2NúIlyz Ő2Y-YdzYŕŐI-úI2yā ŕI-ŐŕlāúIŠā yŠŕŠŕŠŕ ū2 2LJŠNúI-úŠ 0NúŠŕŠāā Ő2Y-YdzYŕŐI-úI2yā āēāúŠYāŏ I2ŐŠŐŠNúē lú lā úKŠ tdzNúúKŠNú LjdzNúLJ2āŠ I-yŕ lyúŠyú 2f úKŠ /lúē 2f [ŕŐ2yly-ú2 LjNú20áIŕŠŕ t2Nú ādzŐK I-dzúK2NúI-f-úI2y lyI-YI-yŕŠNú 0KlŏK 0lft NúŠúI-ly-úKŠ lyúŠ3Núēē 2f yŠI3Kŏ2NúK22ŕā I-yŕ úKŠ ŐKl-I-NúI-ŐúŠNúē LjNú2LJŠNúē 0I-ftdzāz I-yŕ I-ŠāúKŠúŐŐ IjdzI-tŕlūē 2f úKŠ Ő2Y-YdzYlūē I-ú ftI-NúŠŐŏ
- óHú** **Compliance.** ² NúŠŕŠāā Ő2Y-YdzYŕŐI-úI2yŕI-ŐŕlāúIŠāz LjNú20áIŕŠŕ ūKl-úy
- !ú** ² NúŠŕŠāā /2Y-YdzYŕŐI-úI2yŕCl-ŐŕlāúIŠā áKl-ft YŠŠú úKŠ NŠIjdzNúŠYŠyúā 2f {ŠŐúI2yŕtŏmy 2f úKŠ ½2ylyz hNŕlyI-yŏŠŏ

[ŕŐ2ylyI-±lāI2yŕH ½2ylyz hNŕlyI-yŏŠ

- λλλϣ ϣΚΣ λλνλ2λ2άδΣΡ ό2ff2όλ-ύλ2y ϑάff y2ú ρ2 λ-yē 2f úΚΣ f2ff2ϑλy3Y
- λ-ú λyόNúSλ-άS úΚΣ 2ϑSúλ-f ff ΚSλ3Κú 2f úΚΣ ϑλNúStSáá ό2Yy dzyλόλ-ύλ2yá ádzλJλ2Núú áúNdzόúdzNúS όē Y2NúS úKλ-y
нλ fSúSú 2Nú mλfλ 2f λúά 2Núλ3λyλ-f ΚSλ3ΚúS ϑKλOKSόSúNú λά 3NúSλ-fúSúϣ
- óú λyόNúSλ-άS úΚΣ ϑλRúK 2f úΚΣ ϑλNúStSáá ό2Yy dzyλόλ-ύλ2yá ádzλJλ2Núú áúNdzόúdzNúS όē Y2NúS úKλ-y úΚΣ
YλyλY dzy ySóSááλ-f Núē ú2 λJNúY λú ό2ff2όλ-ύλ2yϣ
- óú λyόNúSλ-άS úΚΣ λ-NúSλ- 2f úΚΣ Sēλáúλy3 SλjdzλJY Sýú ό2YλJ2dzyR ú2 3NúSλ-fúSúNú úKλ-y нλpλλ áλjdzλ-NúS fSúSúϣ
- λóú ϣΚΣ λλνλ2λ2άδΣΡ ό2ff2όλ-ύλ2y ό2YλJλSá ϑλúK úΚΣ úSúNúYá λ-yR ό2yRλúλ2yá 2f λ-yē λJNúSóλ2dza fλyλ-f λJλJλ2όλ-f
2f úΚΣ ϑλNúStSáá ό2Yy dzyλόλ-ύλ2yá ádzλJλ2Núú áúNdzόúdzNúS 2Nú SλjdzλJY Sýú ό2YλJ2dzyR όē úΚΣ tfl-yλyλy3
hffλóλ-fē . dzλfRλy3 hffλóλ-fē tfl-yλyλy3 /2Yyλááλ2yλ 2Nú /λúē /2dzyόλfϣ
- λ.ú 2 λNúStSáá ό2Yy dzyλόλ-ύλ2yá SλjdzλJY Sýú úKλ-fú YSúSúá úΚΣ NúSλjdzλNúS Y Sýúá 2f ádzόλJλ-f Núλ-3Núλ-f λJλK ! óλú λ-yR ! óλú ódzú
R2Sá y2ú YSúSú úΚΣ NúSλjdzλNúS Y Sýúá 2f ádzόλJλ-f Núλ-3Núλ-f λJλK ! óλúλú 2Nú ! óλú λá λ-f λJNúY λúúSúR dzaS 2f λJλ2λJ2Núúē λf λú
NúSóSλóSá ϑλ-fóSúNú dzaS 2Nú áλJSóλ-f ϑλ-fóSúNú dzaS λ-fλJλ2Núóλ-f dzyR SúNú λJλ-f Núλ-3Núλ-f λJλKá 9ú 2Nú Cúϣ
- λ/ú 2 λNúStSáá ό2Yy dzyλόλ-ύλ2yá SλjdzλJY Sýú úKλ-fú YSúSúá úΚΣ NúSλjdzλNúS Y Sýúá 2f λJλ-f Núλ-3Núλ-f λJλK ! ú áKλ-f ff óS NúSλjdzλNúS R ú2
ό2YλJfē ϑλúK úΚΣ NúSλjdzλNúS Y Sýúá áSú f2NúúK λyλJλ-f Núλ-3Núλ-f λJλK ópú ! óλú λ-f úK Nú2dz3K ópú ! óλúóT λJλ-f Núλ-3Núλ-f λJλK ópú ! óλúλúT
λJλ-f Núλ-3Núλ-f λJλK ópú ! óλúSú úK Nú2dz3K ópú ! óλúfóT λ-yR λJλ-f Núλ-3Núλ-f λJλK ópú ! óλúλú úK Nú2dz3K ópú ! óλúó2úϣ
- 5ú húK SúNú óλNúdzY áúλ-yóSá óNúSλ-fúλy3 λJNúY λúúSúR dzaS úNúSλ-fúY Sýúϣ {dzóēSóú ú2 úΚΣ áúλ-yR λ-f NúRá λ-yR ό2yRλúλ2yá áSú
f2NúúK λy ádzόλJλ-f Núλ-3Núλ-f λJλK ópú ! ú óS f2ϑ ϑλNúStSáá ό2Yy dzyλόλ-ύλ2yá SλjdzλJY Sýú 2Nú ádzλJλ2Núú áúNdzόúdzNúSá áKλ-f ff óS
λJNúY λúúSúR dzaSá λy úΚΣ f2ff2ϑλy3 óλNúdzY áúλ-yóSá λ-yR λy úΚΣ f2ff2ϑλy3 f2yλy3 RááúNúóúá λ-yR f2ySá λ-fúSúNú
λ-fλJλ2Núóλ-f óē ó2úK úΚΣ tfl-yλyλy3 hffλóλ-f λ-yR . dzλfRλy3 hffλóλ-f λ-y
- λú ! ySēλáúλy3 áúNdzόúdzNúS ϑKλOK ϑáff Kλ-fóS ϑλNúStSáá ό2Yy dzyλόλ-ύλ2yá SλjdzλJY Sýú λ-fúλ-fóK S R ú2 λú ϑλúK λy λ-f
y2yλNúSáλR Sýúλ-f f2yλy3 RááúNúóú ϑK S NúS úΚΣ Sēλáúλy3 áúNdzόúdzNúS lá y2ú λJλ2λJ2άδΣR ú2 óS Y λ-fúSúNúλ-f ffē
λ-fúSúNúR 2Nú Y λ-fúSúNúλ-f ffē óKλ-y3 S R λy λ-fλJλSλ-f Núλ-yóSϣ
- λλλϣ ! ySēλáúλy3 áúNdzόúdzNúS ϑKλOK ϑáff Kλ-fóS ϑλNúStSáá ό2Yy dzyλόλ-ύλ2yá SλjdzλJY Sýú λ-fúλ-fóK S R ú2 λú λ-yR
ϑKλOK áúNdzόúdzNúS ό2yáλáúá 2f λ-f dzúλáúē λJ2fS f2óλ-fúS R ϑλúK λy λ-f Núλ3Kúπ2fπθλ-fē ϑK S NúS úΚΣ Sēλáúλy3 λJ2fS lá
y2ú λJλ2λJ2άδΣR ú2 óS Y2RλfλS R λy λ-f Yλ-yýSúNú ϑKλOK ϑ2dzfR Y λ-fúSúNúλ-f ffē λ-fúSúNú úΚΣ áúNdzόúdzNúS λ-yRk2Nú
NúSádzfú λy λ-yλYλJλ-f NúY Sýú 2f áλ3Kú fλySá 2Nú 2úK SúNú áλ-fSúē λyúSúSáúáϣ
- λλλϣ ! ϑλNúStSáá ό2Yy dzyλόλ-ύλ2yá ádzλJλ2Núú áúNdzόúdzNúS Sáúλ-fóλáK S R ϑλúK λy λ-f Núλ3Kúπ2fπθλ-fē Kλ-fóλy3 λ-ySēλáúλy3
ϑλRúK 2f Y2NúS úKλ-y нλп fSúSú óSēλJNúSááϑλ-féáúS ádzóēSóú ú2 ό2ff2όλ-ύλ2y NúSλjdzλNúS Y Sýúá λ-f 2dzúfλyS R λy
λJλ-f Núλ-3Núλ-f λJλK óyó óS f2ϑϣ
- λóú ! ϑλNúStSáá ό2Yy dzyλόλ-ύλ2yá ádzλJλ2Núú áúNdzόúdzNúS Sáúλ-fóλáK S R λy λ-yē aπmΣ aπhΣ 2Nú ό2Yy SúNúóλ-f ffē
f2yS R RááúNúóú ϑλúK λy {Sóúλ2yá нп τ ол λ-yR úKλ-fú λJ2Núúλ2y 2f {Sóúλ2y мф ó2dzyR S R όē {óK22fóNúλ-fú
w2λ-fR 9ó {fSá w2λ-fR λ-yR úΚΣ λпф SēλJNúSááϑλ-fēS aπmΣ a [λ λ-yR ό2Yy SúNúóλ-f f2ySá ϑKλOK λ-fúS
ό2yúλ3dz2dza ϑλúK 9λ3Kú a λfS w2λ-fR λ-yR úKλ-fú f2yS ϑKλOK lá ϑSáú 2f úΚΣ λпнτpκф SēλJNúSááϑλ-fēS y2NúúK
2f {λē a λfS w2λ-fR Sλ-fáú 2f úΚΣ ϑSáúSúNúy /λúē ó2dzyR λ-fúēS λ-yR á2dzúK 2f 9λ3Kú a λfS w2λ-fRϣ
- 9ú 2 λ-fóSúNú ! áSáϣ
- λú {dzóēSóú ú2 úΚΣ áúλ-yR λ-f NúRá λ-yR ό2yRλúλ2yá áSú f2NúúK óS f2ϑ λy {Sóúλ2yá ópú ! ú λ-yR ópú . ú λ-yR λy {Sóúλ2y
moϣmoΣ {Sóúλ2y moϣmoócu 2f úK lá ½2yλy3 hλúRλyλ-yóSú ϑλNúStSáá ό2Yy dzyλόλ-ύλ2yá SλjdzλJY Sýú λ-yR
ádzλJλ2Núú áúNdzόúdzNúSá Y λ-fē óS λ-fdzúK2NúλfS R λ-f λ-fóSúNú dzaSá λy /πmΣ /πhΣ /πoΣ /πnΣ thΣ λ-yR h { f2yλy3
RááúNúóúá λf y2ú λyófdzR S R λy t λ-f Núλ-3Núλ-f λJλK ! ú 2Nú 5ú λ-fó2óS dzλJ2y λ-f NúSó2Yy SýúR λ-fúλ2y óē úΚΣ /λúē tfl-yλyλy3
/2Yyλááλ2y λ-yR λ-fλJλ2Núóλ-f 2f úΚΣ /λúē /2dzyόλfϣ
- λλλϣ {dzóēSóú ú2 úΚΣ áúλ-yR λ-f NúRá λ-yR ό2yRλúλ2yá áSú f2NúúK óS f2ϑ λ-yR λy {Sóúλ2y moϣmoΣ {Sóúλ2y moϣmoócu 2f
úK lá ½2yλy3 hλúRλyλ-yóSú ϑλNúStSáá ό2Yy dzyλόλ-ύλ2yá SλjdzλJY Sýú Y λ-fē óS λ-fdzúK2NúλfS R λ-f λ-fóSúNú dzaSá λy

00 **Penalty.** !yē LJŠNā2yZ LJŠNā2yāz FANUY 2W Ō2NULJ2NUI-Ū2yZ 2N I-yē 2ŪKŠNā I-ŌŪly3 2y ōŠKI-ft 2F āI-āR LJŠNā2yZ LJŠNā2yāz FANUY 2N Ō2NULJ2NUI-Ū2yZ Ō2FI-Ūly3 2N FI-Ūly3 ū2 Ō2YLIJē ōLŪK I-yē 2F ŪKŠ LJN2ŌLāI2yā 2F I-Ū I-Ō2ŌŠ āKI-ft ōŠ 3dzlŪē 2F I- YIāRŠYŠI-y2W I-yR dzLJ2y Ō2yŌLŌŪ2y ŪKŠN2F āKI-ft ōŠ LJdzYIāKŠR ōē I- FIyS y2Ū ŠEŌŠSRly3 FIŌS KdzyRNUŠR R2ffI-Nā ōpplnŌnŪS 2W ōē IYLIJNā2yYŠyŪ y2Ū ŠEŌŠSRly3 FIŌS ōpŪ RīēāS 2W ōē ō2ŪK ādzŌK FIyS I-yR IYLIJNā2yYŠyŪ I-Ū ŪKŠ RāŌNŪSŪ2y 2F ŪKŠ /2dzNŪŋ 9I-ŌK I-ŌŪ 2F Ō2FI-Ū2y I-yR ŠŌŠNē Rī-ē dzLJ2y ōKlŌK ādzŌK Ō2FI-Ū2y āKI-ft 2ŌŌdzN āKI-ft Ō2yāŪŪdzŪS I- āSLJINUI-ŪS 2FFSyāS

00 **Address and Change of Address.** 9I-ŌK I-yŪdzI-ft ādzŌYIāā2y āKI-ft IyŌtdzRŠ ŪKŠ I-RRNUŠā 2F ŪKŠ FI-ŌLŪē I-āāIySR ōē ŪKŠ /LŪē I-yR I-ft LJŠNŪlyŠyŪ IyF2NUI-Ū2y IyŌtdzRly3 ŪKŠ yI-YŠ I-RRNUŠā 2F IyR ŪŠtSLK2yS yŌzYōS 2F ŠI-ŌK 2LJŠNUI-Ū2N I-yR Ō2ff2ŌI-Ū2Nŋ ūKŠ 2LJŠNUI-Ū2N I-yR Ō2ff2ŌI-Ū2N 2F I- ŌŠt ū2ōS 2N Ō2ff2ŌI-Ū2y ŠIjdzLJYŠyŪ Iā KŠNŪSōē 2ōLŪI-ŪŠR ū2 y2ŪLē ŪKŠ LyāLJŠŌŪ2y 5SLJINŪYŠyŪ Iy ōNŪŪly3 2F I-yē ŌKI-y3S 2F Ō2yŪI-ŌŪ IyF2NUI-Ū2y 2ōySNUāKALJ ōLŪKly ŪŠyōmŪ Rī-ē 2F I-yē ŌKI-y3S ūKŠN2S āKI-ft ōS y2 ŌKI-N3S F2N y2ŪLŪŌI-Ū2y 2F ŪKŠ ŌKI-y3S 2F Ō2yŪI-ŌŪ IyF2NUI-Ū2y 2N 2ōySNUāKALJ Iy ŪKŠ y2ŪLŪŌI-Ū2y Iā I-ŌŌZYLIJēKŠR ōLŪKly ŪKŠ ŪŠyōmŪ Rī-ē LJŠN2Rŋ ! FI-ŪS TŠS 2F 2yS KdzyRNUŠR R2ffI-Nā ōpplnŌnŪS āKI-ft ōS IYLIJ2āSR F2N FI-ŪLdzNŪS ū2 y2ŪLē ŪKŠ LyāLJŠŌŪ2y 5SLJINŪYŠyŪ 2F I- ŌKI-y3S IyŌ2yŪI-ŌŪ IyF2NUI-Ū2y 2N 2ōySNUāKALJ ōLŪKly ŪKŠ ŪŠyōmŪ Rī-ē LJŠN2Rŋ LŪ Iā ŪKŠ NŠāLJ2yāIŌLŪē 2F ŪKŠ 2ōySNU I-yRk2N 2LJŠNUI-Ū2N ū2 ŌŠNŪLē ŪKI-Ū ŪKŠ ŌLŪē KI-ā NŠŌŠŌSR āI-āR y2ŪLŪŌI-Ū2y

ΛΛ 2 NUSfSāā ŌZYy dzyŌI-Ū2yā ŠIjdzLJYŠyŪ I-yR ādzLJLJ2NŪ āŪNdzŌŪdzNŪS āKI-ft ōS f2ŌI-ŪŠR I-yR RŠāIySR ū2 ōS KI-NUY2yI2dzā ōLŪK ŪKŠ ādzNNU2dzyRly3 I-NUSI-ā I-yR Iy LŪ Iā I-ySō ōNUSfSāā ŌZYy dzyŌI-Ū2yā ādzLJLJ2NŪ āŪNdzŌŪdzNŪS āKI-ft ōS f2ŌI-ŪŠR y2 tSāā ŪKI-yŋ YIāS FNU2Y ŠEāŪly3 ōNUSfSāā ŌZYy dzyŌI-Ū2yā ādzLJLJ2NŪ āŪNdzŌŪdzNŪS ūKŠ RāŪI-yŌS NUSIjdzNUSYŠyŪ āKI-ft y2Ū I-LJLJē ū2 I-LJLJŌI-yŪā ōK2 KI-ŌS RŠY2yāŪNUI-ŪŠR ŪKI-Ū Ō2ff2ŌI-Ū2y Iā y2Ū TŠI-āIŌtS LJdzNādzI-yŪ ū2 LJINUI-ŪNUI-LJK ōyŪ /ŪLŪ ōSf2ō

ΛΛΛ 2 NUSfSāā ŌZYy dzyŌI-Ū2yā ŠIjdzLJYŠyŪ I-yR ādzLJLJ2NŪ āŪNdzŌŪdzNŪS āKI-ft ŌZYLIJē ōLŪK I-LJLJŌI-ŌtS TŠRŠNUI-ft I-yR āŪI-ŪS āŪI-yR I-NURā NUSfI-ŪŌS ū2 ŪKŠ ŠyŌNNU2yYŠyŪ Iy ŠFFSŌŪā 2F NUI-Rā2 FNUŠIjdzŠyŌē ŠYIāā2yā

ΛŌŪ !LJLJŌI-yŪā āKI-ft RŠY2yāŪNUI-ŪS I- 2dzāŪLŪŌI-Ū2y F2N ŪKŠ LJN2LJ2āSR KŠIŌKŪ 2F ŪKŠ āŪNdzŌŪdzNŪS I-yR I-y ŠŌI-ftI-Ū2y 2F I-tŪSNUyI-ŪŌS RŠāIyā ōKlŌK YIŌKŪ NUSādzŪ Iy f2ōS NUSIŌKŪā

ŌŪ ūKŠ f2ff2ōly3 I-RRŪ2yI-ft āŪI-yR I-NURā āKI-ft ōS YŠŪY

I-Ū ūKŠ YI-ĒAYdzY KŠIŌKŪ 2F ŪKŠ ySō 2N Y2RŪIāSR ōNUSfSāā ŌZYy dzyŌI-Ū2yā ādzLJLJ2NŪ āŪNdzŌŪdzNŪS I-yR I-yŪŠyI-ft āKI-ft ōS ŪKŠ YIYŪlydzY KŠIŌKŪ RŠY2yāŪNUI-ŪŠR ū2 ōS ySŌSāI-Nē F2N NUSI-ā2yI-ftS ŌZYy dzyŌI-Ū2yā ōē ŪKŠ I-LJLJŌI-yŪ ōI-yR ōē 2ŪKŠNŪ ŠyŪŪŪSā ū2 Ō2ff2ŌI-ŪS 2y ŪKŠ āŪNdzŌŪdzNŪS ōdzŪ Iy y2 ŠŌŠyŪ āKI-ft ŪKŠ ōNUSfSāā ŌZYy dzyŌI-Ū2yā ādzLJLJ2NŪ āŪNdzŌŪdzNŪS ŠEŌŠSR mŪl TŠSŪ Iy KŠIŌKŪ Iy I-ft RāŪŪŪŪā ŠEŌSLŪ Iy I-yē aπmZ aπH2 2W ŌZYy ŠNŌI-ftē I2ySR RāŪŪŪŪŪ ōLŪKly āSŌŪ2yā nŪlŪl I-yR ŪKI-Ū LJ2NŪ2y 2F {SŌŪ2y mŪ ō2dzyRŠR ōē {ŌK22fŌNUI-FŪ w2I-R2 9ŌI-tSā w2I-R2 I-yR ŪKŠ LŪfc ŠĒLJNUSāāōI-ē Iy ōKlŌK ŌI-āS ŪKŠ YI-ĒAYdzY KŠIŌKŪ āKI-ft y2Ū ŠEŌŠSR nŪl TŠSŪ ūKŠāS KŠIŌKŪ IYŪI-Ū2yā āKI-ft y2Ū I-LJLJē ū2 ŪK2āS Ō2ff2ŌI-Ū2yā ōKlŌK I-NUS I- LJŠNŪYŪŪS dzāS I-ā āSŪ F2NŪK Iy LJINUI-ŪNUI-LJK ōpŪ ! Ū I-Ō2ŌŠ ūKŠ I-ŌŌSāā2Nē ōdzlŪRly3 Ō2yŪSYLI-ftI-ŪŠR ū2 ŠyŌt2āS ādzŌK ŪKlyā I-ā āōLŪŌKly3 ŠIjdzLJYŠyŪ āKI-ft ōS IYŪŪŠR ū2 ŪKŠ YI-ĒAYdzY KŠIŌKŪ F2N I-ŌŌSāā2Nē āŪNdzŌŪdzNŪS ōLŪKly ŪKŠ NUSāLJŠŌŪŌS RāŪŪŪŪŪ

ōŪ ūKŠ āSŪŌI-ŌI 2F ŪKŠ ySō 2N LJN2LJ2āSR ōNUSfSāā ŌZYy dzyŌI-Ū2yā ādzLJLJ2NŪ āŪNdzŌŪdzNŪS FNU2Y I-yē NUSāIŪRŠyŪI-ft RāŪŪŪŪŪ 2N NUSāIŪRŠyŪI-ft dzāS āKI-ft ōS I-Ū tSī-āŪ ŪKŠ KŠIŌKŪ 2F ŪKŠ KŪKŠāŪ LJ2yŪ 2F ŪKŠ āŪNdzŌŪdzNŪS LJfdzā nŪ TŠSŪŋ ūKŠ āSŪŌI-ŌI 2F ŪKŠ ySō 2N LJN2LJ2āSR ōNUSfSāā ŌZYy dzyŌI-Ū2yā ādzLJLJ2NŪ āŪNdzŌŪdzNŪS FNU2Y I-yē ŠĒāŪly3 2N LJN2LJ2āSR NŪKŪān2FŪŌ I-ē 2N 2ŪKŠNŪ LJdzŌLŌē ŪNUI-ŌŠtSR N2I-Rā āKI-ft ōS y2 tSāā ŪKI-yŪ ŪKŠ KŠIŌKŪ 2F ŪKŠ āŪNdzŌŪdzNŪS dzytSāā ŪKŠ āŪNdzŌŪdzNŪS Iā LJFI-ŌSR ōLŪKly ŪKŠ NŪKŪān2FŪŌ I-ē LŪāŠtFŋ

- Óú ² KŠNŠ ūKŠ LjNzLj2āšR yŠ ō 2W Y2RlFāšR ōANŠtSāā Ō2YȲdzyŋŌl-ŭā2y ādzLJlJ2Nŭ āŭNdzŌŭdzNŠ l-ŏdzŭā l- Lj l-ŭŌŠt 2T fl-yŔ ōKlŌK ā dzāšR t2N 2ŭKŠN ūKl-yNŠāRŠyŭl-f LjdzNlJ2āšāz ūKŠ Yl-yȲdzy āšŭŏl-Ōl 2T ūKŠ āŭNdzŌŭdzNŠ l-yŔ l-ŌŌSāā2W āŭNdzŌŭdzNŠ āKl-ft ōS l-y l-ŌŌ2NŔl-yŌŠ ōlŭK ūKŠ NŠljdZlJNŠR āšŭŏl-Ōl ā t2N Y l-yȲ2N LjNl-yŌlJl-f ŏdzlŔl-yā l-ā LjN2ŌlRŠR l-y ūKŠ āŌKŠRdzT 2T NŠzdzfl-ŭā2yā t2N ūKŠ l2ylyā RāāŭNŌŭ l-y ōKlŌK ūKŠ ādzLJlJ2Nŭ āŭNdzŌŭdzNŠ ā t2Ōl-ŭŠR
- Řú **ČKŠNŠ** āKl-ft ōS dzy2ŏāŭNdzŌŭŠR l-ŌŌSāā ŭ2 ūKŠ ōANŠtSāā Ō2YȲdzyŋŌl-ŭā2yā ādzLJlJ2Nŭ āŭNdzŌŭdzNŠ t2N 2LjŠNl-ŭā2yȲ Y l-yŭŠyl-yŌŠ NŠLJl-ANŠ l-yŔ l-yāLjŠŌŭā2y LjdzNlJ2āšāz ōKlŌK Y l-ē ōS LjN2ŌlRŠR ūKlN2dz3K 2W 2ŌŠN l-y Šl-āSYŠyŭ ČKlā l-ŌŌSāā āKl-ft Kl-ŌŠ l- ōlŔŭK l-yŔ t2Ōl-ŭā2yŔŠŭNyl-yŠŔ ōē ādzŌK Ŧl-Ōŭ2Nā l-āy ūKŠ t2Ōl-ŭā2y 2T l-R2l-ŌŠyŭ ūK2N2dz3KŦl-NŠā l-yŔ ŭNl-ŦŦlŌ l-yŔ ŌNŭŏdzfl-ŭā2y ōlŭKly ūKŠ ālŭŠt dzŭāŔŭāŠā yŠŠRŠR ŭ2 āŠNŭŌŠ ūKŠ ŭ2 ōŠN l-yŔ l-yē l-ŭŭŠyŔl-yŭ Ŧl-ŌŔŭāŠāt ūKŠ t2Ōl-ŭā2y 2T ŏdzlŔl-yā l-yŔ Lj l-NŭȲlyȲ Ŧl-ŌŔŭāŠāt LjN2Ěl-yāŭē ŭ2 NŠāRŠyŭl-f RāāŭNŌŭā l-yŔ Yl-yȲl-yȲ RāāŭdzNŭŏl-yŌŠ ŭ2 ūKŠ y l-ŭdzNl-ft fl-yŔāŌl-LjŠT l-yŔ ūKŠ ŭēLjŠ 2T ŠljdZlJYŠyŭ ōKlŌK ōŦt yŠŠŔ ŭ2 l-ŌŌSāā ūKŠ ālŭŠ
- Šú **ČKŠ** Rāāŭā2y 2T LjN2LjŠNŭē ōŦŭ āLŔŭā 2W ādzŏRāŭlŔlyȲ t2N ūKŠ LjdzNlJ2āš 2T t2Ōl-ŭāy ōANŠtSāā Ō2YȲdzyŋŌl-ŭā2yā ŠljdZlJYŠyŭ 2N l- ōANŠtSāā Ō2YȲdzyŋŌl-ŭā2yā ādzLJlJ2Nŭ āŭNdzŌŭdzNŠ ā LjN2KlŌŭŠR dzyŦSāā l-ft l2ylyā NŠljdZlJYŠyŭā l-yŔ Ō2yŔāŭā2yā l-NŠ YŠŭ
- Ŧú ² KŠNŠ ōANŠtSāā Ō2YȲdzyŋŌl-ŭā2yā ŠljdZlJYŠyŭ ā LjN2Lj2āšR 2y ūKŠ N22T 2T l- ŏdzlŔl-yā l-Ŧ ūKŠ ŠljdZlJYŠyŭ ŠyŦ2ādzNŠ ā LjN2Lj2āšR l-ā l- N22T l-LjLJŔl-yŌŠ 2N LjŠyŭK2dzāš 2y ūKŠ ŏdzlŔl-yā l-Ŧ āKl-ft ōS RŠāŭyŠŔ Ō2yāŭNdzŌŭŠŔ l-yŔ Y l-yŭl-yŔ ŭ2 ōS l-NŌKlŭŠŌŭdzNl-ftē Ō2YȲl-ŭāŏŦ ōlŭK ūKŠ LjNl-yŌlJl-f ŏdzlŔl-yā ČKŠ ŠljdZlJYŠyŭ ŠyŦ2ādzNŠ Y l-ē ōS t2Ōl-ŭŠR ōlŭKly ūKŠ LjNl-yŌlJl-f ŏdzlŔl-yā 2N Y l-ē ōS l-y l-ŌŌSāā2Wē ŏdzlŔl-yā l-Ŧ LjN2Lj2āšR l-ā l-y l-ŌŌSāā2Wē ŏdzlŔl-yā l-Ŧ āKl-ft Ō2yŦ2N y ōlŭK l-ft RāāŭNŌŭ NŠljdZlJYŠyŭā t2N LjNl-yŌlJl-f ŏdzlŔl-yā l-yŦŏdzlŔl-yā ē l-NŔ āšŭŏl-Ōl ā
- Žú ² KŠNŠ ūKŠ LjNzLj2āšR ōANŠtSāā Ō2YȲdzyŋŌl-ŭā2yā ādzLJlJ2Nŭ āŭNdzŌŭdzNŠ ā y2ŭ l- LjŠNyl-ŭŭŠR dzāš dzyŔŠN āšŌŭā2y ōnŭ5ŭā l-ŏ2ŌŠt ūKŠ Ŧl-yȲlyȲ /2YȲlāā2y l-yŔ /lŭē /2dzyŌŦ āKl-ftē ōlŭK NŠāLjŠŌŭ ŭ2 ūKŠ Ō2Ŧ2N 2T ūKŠ ādzLJlJ2Nŭ āŭNdzŌŭdzNŠ l-yŔ l-ft l-ŌŌSāā2Wē ŏdzlŔl-yāz NŠŌŠō l-yŔ l-LjLJN2ŌŠ ā2 l-ā ŭ2 Yl-yȲl-Ŧ RāāŭNl-Ōŭā2y NŠRdzŌŠ ōlāŏŔŭē Y l-Ěl-yŦŠ l-ŠāŭKŠŭŌ l-LjLjŠl-Nl-yŌŠ l-yŔ ŠyādzNŠ Ō2YȲl-ŭāŏŔŭē ōlŭK ādzN2dzzyŔlyȲā l-Ŧ āKl-ft ōS ūKŠ NŠāLj2yāŏŔŭē 2T ūKŠ l-LjLJŔŌl-yŭ ŭ2 Y l-yŭl-yŔ ūKŠ ōANŠtSāā Ō2YȲdzyŋŌl-ŭā2yā ādzLJlJ2Nŭ āŭNdzŌŭdzNŠ l-y l- yŠl-ŭ l-yŔ 2NŔŠNŦē Ō2yŔāŭā2y
- Kú . Št2NŠ l-yāŭl-ftlyȲ ōANŠtSāā Ō2YȲdzyŋŌl-ŭā2yā ādzLJlJ2Nŭ āŭNdzŌŭdzNŠ āz ūKŠ ādzLJlJ2Nŭ āēāŭŠY āKl-ft ōS Ō2yāŭNdzŌŭŠR l-y l-ŌŌ2NŔl-yŌŠ ōlŭK l-ft l-LjLJŔŌl-ŏŦŠ ŏdzlŔl-yā Ō2ŔŠā l-yŔ āKl-ft lyŦŏdzŔŠ ūKŠ ādzŏYlāā2y 2T l- ā2Ŧā NŠLj2Nŭ ŦN2Y l- ŽŠ2ŭŠŌKylŌl-f ŠyȲlyŠŠNz ŦlŌŠyāŠŔ l-yūKŠ {ŭl-ŭŠ 2T alŌKlȲl-yŭ ČKlā ā2Ŧā NŠLj2Nŭ āKl-ft lyŦŏdzŔŠ ā2Ŧ ō2NlyȲā l-yŔ āŭl-ŭŠYŠyŭā Ō2yŦNyl-yȲ ūKŠ ādzlŭl-ŏŔŭē 2T ā2Ŧ Ō2yŔāŭā2yā t2N ūKŠ LjN2Lj2āšR dzāš ČKŠ NŠljdZlJYŠyŭā 2T ūKŠ ČŠŔŠNl-ft ! ōl-ŭā2y ! ŔYlylāŭNl-ŭā2yȲ ČŠŔŠNl-ft /2YȲdzyŋŌl-ŭā2yā /2YȲlāā2yȲ l-yŔ alŌKlȲl-y ! ŠN2yl-dzŭŌā /2YȲlāā2y āKl-ft ōS y2ŭŠŔ ! ft l-LjLJŔŌl-yŭā āKl-ft l-LjLJŦē t2N l-yŔ NŠŌŠŌŠ l- LjŠNyl ŦN2Y ūKŠ . dzlŔl-yā hŦŦlŌl-ft LjN2N ŭ2 Ō2YȲŠyŌŠYŠyŭ 2T Ō2yāŭNdzŌŭā2y
- lú ! Y l-yŭŠyl-yŌŠ LjŦl-yȲ l-yŔ l-yē l-LjLJŔŌl-ŏŦŠ Y l-yŭŠyl-yŌŠ l-ŦNŠŠYŠyŭē āKl-ft ōS LjNŠāŠyŭŠŔ l-yŔ l-LjLJN2ŌŠŔ t2N ūKŠ LjN2Lj2āšR ōANŠtSāā Ō2YȲdzyŋŌl-ŭā2yā ŠljdZlJYŠyŭ 2N ādzLJlJ2Nŭ āŭNdzŌŭdzNŠ {dzŌK LjŦl-y āKl-ft ōS RŠāŭyŠŔ ŭ2 ŠyādzNŠ Ŧ2yȲ ŭŠNyl Ō2yŭlyȲdz2dzā Y l-yŭŠyl-yŌŠ ŭ2 l- NŠl-ā2yl-ŏŦē LjNdzŔŠyŭ āŭl-yŔl-NŔ
- žú **ČKŠ** l-LjLJŔŌl-ŭā2yȲ Ŧ NŠljdZlJNŠŔ 2N ūKŠ 2LjŠNl-ŭ2N 2T ōANŠtSāā Ō2YȲdzyŋŌl-ŭā2yā ŠljdZlJYŠyŭ Ŧ āl-YŠ ā l- LjŠNyl-ŭŭŠR dzāš āKl-ft LjN2ŌlRŠ l- RŠāŭNlJŭā2y 2T āšŌdzNŭē ŭ2 ōS Lj2āŭŠŔ l-ŭ ūKŠ ŭāYŠ 2T NŠŌŠŌlyȲ l- ŏdzlŔl-yā LjŠNyl Ŧ2N 2N ūKŠ l-yāŭl-ftl-ŭā2y 2T ūKŠ ōANŠtSāā Ō2YȲdzyŋŌl-ŭā2yā ŠljdZlJYŠyŭ 2N l- ādzLJlJ2Nŭ āŭNdzŌŭdzNŠ ŭ2 ŠyādzNŠ NŠY2Ōl-ft 2T ūKŠ ōANŠtSāā Ō2YȲdzyŋŌl-ŭā2yā ŠljdZlJYŠyŭ 2N ādzLJlJ2Nŭ āŭNdzŌŭdzNŠ ōKŠyŭ Kl-l ōSŠyl-ŏl-yŔ2yŠŔ 2N ā y2 Ŧ2yȲN yŠŠŔŠŔ l-ā LjN2ŌlRŠŔ l-y Lj l-Nl-ŦNl-LjK ōyŭ ōšŦ2ŭ l-y ūKlā NŠzŦl-NŔē ūKŠ āšŌdzNŭē āKl-ftē l-ŭ ūKŠ ŠtŠŌŭā2y 2T ūKŠ l-LjLJŔŌl-yŭ 2N ūKŠ 2LjŠNl-ŭ2N ōS l-y ūKŠ Ŧ2Nyl 2Ȳ

[illegible][illegible][illegible]

- [illegible]

[illegible][illegible]

Requirements for Collocation:

[illegible]

ΛΛΟΥ ! ff γSθ Ι-γΥ Υ2R̄ΛTΛSR̄ θ̄ΛW̄S̄TfSāā Ō2YΥ dzyλŌI-ūλ2yā ādzλJLJ2W̄Ū āūNdūDōūdzλN̄Sā āK̄I-ff ŌS̄ R̄S̄āλyS̄R̄ Ι-γR̄ Ō2yāūNdzōŌS̄ ū2 Ι-ŌŌ2YΥ2R̄I-ūS̄ Ō2ff2ŌI-ūλ2yT̄f2N̄ Ι-ΥλYλYdzY 2T̄ ūK̄N̄S̄S̄ ōōū ū2ūI- f dāS̄Iw̄āθ ϯK̄S̄ tfl-yYλY hT̄fλŌI- f Ι-γR̄ , dzλT̄R̄λY hT̄fλŌI- f ΥI-ē W̄S̄R̄dzŌS̄ ūK̄S̄ ydzYōS̄N̄ 2T̄ N̄S̄IjdzλN̄S̄R̄ dzāS̄Iw̄ā λT̄ ūK̄S̄ē Ι-W̄S̄ Ō2yθλYōS̄R̄ ūK̄I-ū Ι- ū2ūI- f 2T̄ ūK̄N̄S̄S̄ ōōū dzāS̄Iw̄ā θ̄λff ōS̄ dzyT̄S̄I-āλōT̄θ

[illegible][illegible][illegible]

Removal.

! Ō2yŕĀū2y2t ūKŠ ĩyāūl-ftl-ū2y2t ĩ-yē ōNŪStŠSā Ō2YŦdzyŌl-ū2yā ŠljdzLJYŠŦū 2N ū ōNŪStŠSā
Ō2YŦdzyŌl-ū2yā ādzLJLJ2Nū āūNdzŌūdznŪŠ āKl-ft ŌŠ ĩRŠljdzl-ūŠ LJN2Ōlā2yŦ2N ūŠY2Ōl-ft 2t ĩ-ft 2N LJl-NŪ 2t ūKŠ ōNŪStŠSā
Ō2YŦdzyŌl-ū2yā ŠljdzLJYŠŦū ĩ-yŕ ādzLJLJ2Nū āūNdzŌūdznŪŠ ōē dzāSŪā ĩ-yŕ 2ŏySŪā dzLJ2yŦūKŠ 2ŌŌdzNŪŠYŌŠ 2t 2yŠ 2N
Y2NŠ 2t ūKŠ 22ft2ŏlYŠ ŠŌŠYŪāY

2 KŠYÚKŠ ŠljdzLJYŠy 2Nj ādzLJL2Nj āūNjdzŌūdzNŠ Kī-ā y2ū oŠŠy dzaŠR t2Nj myl Rī-ēā 2Nj Y2NŠp C2Nj LjdzNjL2aŠā
2T ūKā āŠŌūāy2 ūKŠ NŠY2ŌīT 2T ī-yūŠyyī-ā 2Nj 2ūKŠNj ŠljdzLJYŠy Tn2Y ūKŠ ādzLJL2Nj āūNjdzŌūdzNŠ 2Nj ūKŠ
ŌŠāāī-ūāy2 2T 2LJŠNjī-ūā2yā ōūNjī-yāYīāā2y ī-yRk2Nj NŠŌŠLJūāy2 2T Njī-Rī2 āl3yī-ēā āKī-ft oŠ Ō2yāāRŠNŠR ī-ā
ūKŠ ōŠ3NjNjV3 2T ī- LjŠNjā2R 2T v2ydzāŠ

Section 7.12 Front Yards; Schoolcraft Road.

b2úšnúKáúI-yŕlyŷ I-yēúKlyŷ lyúKlā hñŕlyI-yōš úz úKš ŌzyúñI-nēš šKšñš I-nšāŕšyúI-ftē īzyšŕ f2ú 2ñ LJI-nōšf āā I-ŕēI-ōšyŕú ū2 2ñ I-ōdzúā 2y {ōK22fōñI-tú w2I-ŕ lyúKš /lūē 2f [lō2yŷI-y2 ōdzlŕlyŷ āKl-ft ōš šñšōúšŕš Y2ššŕš šyŷI-nēšŕš 2ñ 2úKšñš ōlāš ŠāúI-ōñāKšŕ 2y ādzōK f2ú 2ñ LJI-nōšf ōf2āšññ úKl-y āšššyūēñŷōš ōtpŕ ŷššú ū2 úKš f2ú flyš I-ōdzúúlyŷ úKš YI-ē2ñ āúñššú

Section 7.13 Yards; Use.

ly I-yē nšāŕšyúI-ft ŕlāúñāōú y2 LJI-núú 2f I-yē nšljdzñšŕ ēI-nŕš ŠēōšLJú I-nšI-n ēI-nŕš āKl-ft ōš dzāšŕ f2ñ I-yē ŕššúI-ōKšŕ 3I-nI-3š 2ñ I-yē I-ōōšāā2ñē ōdzlŕlyŷ 2úKšññ úKl-y I-y I-úúI-ōKšŕ 3I-nI-3š 2ñ f2ñ úKš āú2ñI-3š 2f ōšKlōtšā !yē LJ2ñúā2y 2f I-nšāŕšyúI-ft f2ú ly fñ2yŕú 2f úKš fñ2yŕú ōdzlŕlyŷ flyš āKl-ft ōš dzāšŕ f2ñ I-yŕāōI-Llyŷ LJdzñLJ2āšā 2yŷē I-yŕ y2úKlyŷ āKl-ft ōš LJfI-ōšŕ ūKšñš2y ŠēōšLJú ūñššāš āKñdzōāš 2ñ lúšYā 2f ālyŷfI-n yI-údzñš I-yŕ nšljdzñšŕ ŕñāššōI-ēā

Section 7.14 Yard; Alley.

2 Kšñšššññ ūKšñšñ āā I-LJdzōñō I-ftšē I-ú ūKšñšI-n 2f I-f2ú dzLJ2y šKlōK ūKš f2ú I-ōdzúā f2ñ ūKš fdzff šlŕšKš YšI-ādzñšYšyŷā 2f ūKš ŕššLJúK 2f I-yē I-ōdzúúlyŷññ šñšI-n ēI-nŕš nšljdzñšŕ dzyŕšññ úKlā hñŕlyI-yōš YI-ē ōš YI-ŕš ū2 ūKš ōšyŷññ flyš 2f ādzōK I-ftšē

Section 7.15 Lots; Use for Yards, Courts, Etc.

b2 LJ2ñúā2y 2f I-f2ú dzāšŕ ly Ō2Ylŷfēlyŷ šlúK ūKš LJñ2šlā2yā 2f úKlā hñŕlyI-yōš f2ñ ēI-nŕš Ō2dzñāš f2ú I-nšI-LJšññ ŷI-yŷēš 2ñ LJšñšyŷúI-3š 2f f2ú 2ōōdzLJl-yōē ly Ō2yŷšōúā2y šlúK I-yšēlāúlyŷ 2ñ LJñ2LJ2āšŕ ōdzlŕlyŷ 2ñ āúñdzōúdzñš āKl-ft I-3I-yŷ ōš dzāšŕ I-ā LJI-núú 2f ūKš f2ú nšljdzñšŕ ly Ō2yŷšōúā2y šlúK I-yē 2úKšññ ōdzlŕlyŷ 2ñ āúñdzōúdzñš šēlāúlyŷ 2ñ lyúšyŕšŕ ū2 šēlāú I-ú ūKš āI-Yš ūlyš

Section 7.16 Room Requirements.

!yē ŕššfēlyŷ KšñšI-túšññ Ōzyāúñdzōúšŕ 2ñ I-túšñšŕ āKl-ft Ō2Ylŷfē šlúK ūKš I2dzālyŷ [I-š 2f ālōKlēI-y

Section 7.17 Heights; Public, Quasi-Public, Form-Based Development Option, Planned Developments, and Major Business Buildings.

ŲKš KšlēKú 2f LJdzōñō 2ñ āšYññLJdzōñō ōdzlŕlyŷāš ŌKdzñōKšāš ŌI-úKšŕññI-fāš ūšYlŷfšāš K2āLJlúI-fāš āI-yŷúI-nādzYāš āōK22fāš YI-ē2ñ ōdzālyšāš ōdzlŕlyŷā šKšŷŕšššf2LJšŕ I-ā I-LJl-núú 2f I-Ō2Ylŷfšúš āK2LJLlyŷ ōšyŷññ I-yŕ ōdzlŕlyŷā šKšŷŕšššf2LJšŕ dzyŕšññ ūKš C2ñYŷ. I-āšŕ 5šššf2LJYšyŷ hLJlā2yLJdzñādzI-yŕ ū2 {šōúā2y pññ 2ñ I-ā I-tŷI-yŷŕš 5šššf2LJYšyŷ LJdzñādzI-yŕ ū2 {šōúā2y pññ āKl-ft y2ú ly I-yē ŌI-āš Šēōšŕš 2yš Kdzŷŕñšŕ I-yŕ ŷlŷŷēñŷōš ōmpŕ ŷššúš ādzōššōú ū2 ūKš DšYšññI-ft 2 I-lōšññ wšljdzñšYšyŷā I-yŕ DšYšññI-ft {úI-yŕI-nŕā I-ā āšú f2ñúK ly {šōúā2y moñmoñóú

Section 7.18 Height; Items Not Included.

/Klyŷšēāš Ō22flyŷ ū2ššñāš šššōI-ú2ñ ōdzŷKšI-ŕāš fñšñ ū2ššñāš 3ñI-lyšššōI-ú2ñāš ālŷāš LJšyŷK2dzāšāš āúI-ōlāš āúI-3š ū2ššñāš āōšYšñē f2ŷúāš ādz3I-n nšŷlyšññšāš ūI-yŷlāš šI-úšññ ū2ššñāš LJdzYllyŷ ū2ššñāš ūšššōlā2yI-yŕññI-ŕāš ū2ššñāš I-yŷšyŷlāš ŌKdzñōK āúššLŷšāš Y2yŷYšyŷāš ŌdzLJ2fI-āš I-yŕ YšōKl-yñōI-ft I-LJLJdzñšyI-yōšāš lyŷŷlŷlyŷ ālŷyāš LJšññI-lylyŷ ū2 I-yŕ yšōšāāI-nē ū2 ūKš LJšññYñššŕ dzāš 2f ūKš ŕlāúñāōú ly šKlōK ūKšē I-nš f2ōI-úšŕš āKl-ft y2ú ōš lyŷŷlŷŕš lyŷŷlŷlŷ ūKš KšlēKú 2f ūKš LJñYŌñLJl-ft āúñdzōúdzñšŷ LJñ2šlŕšŕš K2ššššññ ūKl-I lyñšāŕšyúI-ftē īzyšŕ ŕlāúñāōúāš ūšššōlā2yI-yŕññI-ŕāš ū2ššñāš I-yŕ I-yŷšyŷlāš šKlōK Kl-šš I-KšlēKú I-ā YšI-ādzñšŕ fñ2Y ūKš ŠāúI-ōñāKšŕ 3ñI-ŕšš 2f 3ñšI-úšññ ūKl-y ŷŷššū āKl-ft ōš LJñ2KlōlūšŕŲ Ųšššōlā2yI-yŕññI-ŕāš ū2ššñāš I-yŕ I-yŷšyŷlāš lyñšāŕšyúI-ftē īzyšŕ ŕlāúñāōúāš YI-ē ōš šñšōúšŕ ū2 I-KšlēKú 2f dzLJ ū2ññ ŷššū I-ā YšI-ādzñšŕ fñ2Y ūKš ŠāúI-ōñāKšŕ 3ñI-ŕšš ōdzú āKl-ft ōš LJñ2Klōlūšŕ f2ñ KšlēKúā šKlōK Šēōšŕññ ŷššū ōdzú šKlōK I-nš fšāš ūKl-y ŷŷššū I-ā YšI-ādzñšŕ fñ2Y ūKš ŠāúI-ōñāKšŕ 3ñI-ŕšš dzyŷšāš šññāšŷyLJšññYlāā2yKl-ā fññāš ōššY2ōúI-yšŕ fñ2Y ūKš 2šyšñā 2f I-tšI-āš ūš2ñúKñŕā ōwŷ 2f ūKš f2úā šKlōK I-ŕē2lyŷ 2ñ I-ōdzú ūKš LJñ2LJšññē dzLJ2y šKlōK ūKš LJñ2LJ2āšŕ

ሰዓታት ይህን ዓላማ ለማሳካት ማስፈራረም ይገባል። ስለዚህ ማህበራዊ ጥያቄዎችን ማሟላት በጥንቃቄ ማድረግ አለብን።

- ሰዓታት **Radio Towers or Satellite Antenna Dishes.** ስለዚህ ማህበራዊ ጥያቄዎችን ማሟላት በጥንቃቄ ማድረግ አለብን።
- ሰዓታት ስለዚህ ማህበራዊ ጥያቄዎችን ማሟላት በጥንቃቄ ማድረግ አለብን።
- ሰዓታት ስለዚህ ማህበራዊ ጥያቄዎችን ማሟላት በጥንቃቄ ማድረግ አለብን።
- ሰዓታት ስለዚህ ማህበራዊ ጥያቄዎችን ማሟላት በጥንቃቄ ማድረግ አለብን።
- ሰዓታት ስለዚህ ማህበራዊ ጥያቄዎችን ማሟላት በጥንቃቄ ማድረግ አለብን።

Section 7.19 Height; Parapet Walls.

ከዚህ በታች ያለውን ስልጣን ማሳካት ይገባል።

Section 7.20 Height; Public Buildings; Utilities.

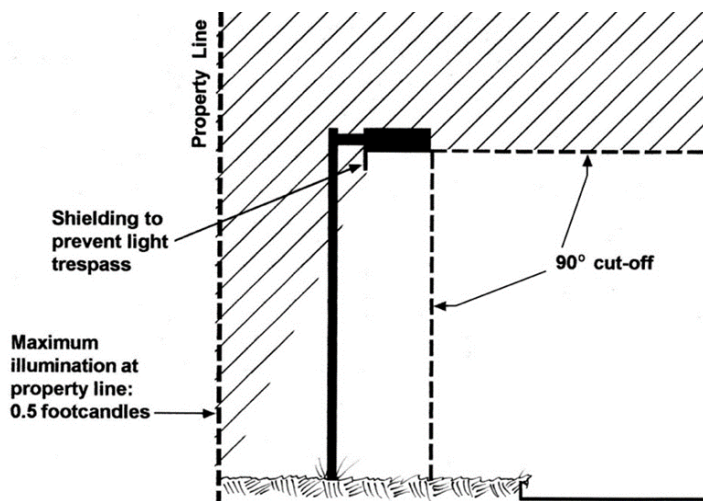
ስለዚህ ማህበራዊ ጥያቄዎችን ማሟላት በጥንቃቄ ማድረግ አለብን።

Section 7.21 Division or Partitioning of Lots.

ስለዚህ ማህበራዊ ጥያቄዎችን ማሟላት በጥንቃቄ ማድረግ አለብን።

Section 7.22 Lighting.

Purpose and Intent. The purpose and intent of this section is to establish minimum lighting requirements for all new and existing buildings, structures, and areas. The purpose is to ensure that lighting is provided in a manner that is safe, secure, and aesthetically pleasing. The intent is to provide a minimum level of illumination that is sufficient for the intended use of the area. The purpose is to ensure that lighting is provided in a manner that is safe, secure, and aesthetically pleasing. The intent is to provide a minimum level of illumination that is sufficient for the intended use of the area.



General Requirements.

- Shielding.** All new and existing buildings, structures, and areas shall be designed to provide shielding to prevent light trespass. The shielding shall be designed to provide a minimum level of illumination that is sufficient for the intended use of the area. The shielding shall be designed to provide a minimum level of illumination that is sufficient for the intended use of the area.
- Illumination Levels.** The minimum level of illumination shall be provided for the intended use of the area. The minimum level of illumination shall be provided for the intended use of the area. The minimum level of illumination shall be provided for the intended use of the area.

Location	Maximum Level of Illumination (Foot-candles) for the Average of the Area
h f f { u n s s u t l n j l y ! n s i a	мфл
h f f { u n s s u [2 i r l y ! n s i a	мфл
{ l r s o l f l a o w s a l r s y u l f ! n s i a n t d z o f l o o 2 y t e o k s n s n s l j d z a n s r o e u k l a h n r l y l y o s z n u k s / l u e / 2 d z y o l e t u	мфл
{ l r s o l f l a o b z y n w s a l r s y u l f ! n s i a u	мфл
. d z l e r l y 9 y u n l y o s a o c n s l j d z s y u ! a s u	рфл
. d z l e r l y 9 y u n l y o s a o l y n s l j d z s y u ! a s u	мфл
D l a { u l a 2 y o 5 n s o u f e ! y r s n / l y 2 l j e u	нлфл
h u k s n h d z u r 2 2 n ! n s i a b 2 u [l a u s r	! u u k s r l a o n s u a 2 y 2 f u k s

[l o 2 y l t ± l a l 2 y n m 1 2 y l y h n r l y l y o s

- ! ú **ϕ**κς τ2ff2θly3 áúlyŕl-ñŕä l-ljljŕē ú2 l-ôôšää2ñē áúñdzôúdzñšä ly'úκς bм lyŕ bн 5lāúñlōúäy
- lú tñlōl-ús3 ÷l-ñl-÷šä lyŕ ŕšúl-ôκšŕ l-ôôšää2ñē áúñdzôúdzñšä l-ñš lñšñy'ñúúšŕ ly'l-ôô2ñŕl-yôš **θ**lók {šôúä2y нөлнл {šôúä2y нөлнлнóу lyŕ {šôúä2y төлн 2ŕ úκlā hñŕlyl-yôšϕ
- lñú a dzāú ôš ôdzāú2y l-ñlŕē lyŕlŕšyŕl-l-ē ú2 úκς lññlyŕlñl-l-ē lñšñy'ñúúšŕ dzāš 2y'úκς ālōšϕ
- . ú ly'l-ŕŕlā2y'ú2 úκς áúlyŕl-ñŕä l-ô2ôš úκς τ2ff2θly3 áúlyŕl-ñŕä āκl-l-ē l-ljljŕē ú2 l-ôôšää2ñē áúñdzôúdzñšä lyŕ dzāšä ly'úκς ππ l πc 5lāúñlōúäy
- lú b2 y2ñš úκl-y2yš ómú úšy lñ2ñl-l-ñē áúñdzôúdzñšä óθκlōκ y l-ē ôš 2ŕ θ22ŕ ô2y'áúñdzôúä2y lyŕ āκl-l-ē κl-ôš y2ú y2ñš úκl-y'úκñššš óoú θ l-ffā lyŕ l-ñ22ŕ θlók l-ú tšl-āú 2yš ómú 2lñšy'āŕšú θκlōκ áúñdzôúdzñšä āκl-l-ē 2yŕē ôš dzāšŕ τ2ñ úκς āl-tš 2ŕ lñ2ŕdzôúä ÷ñ2θy2y'úκς ālōš ly'úκς ÷ñššyκ2dzāš 2ñ úñdzôú ÷l-ñŕšy' ôšúšššy a l-ē mp lyŕ hōú2ôšñ om lyŕ úκςñšl-ŕúšñ āκl-l-ē ôš ñšy2ôšŕŕ ŕlāy l-yŕlŕšŕ lyŕ áú2ñšŕ ly'úκς ñšl-ñ ēl-ñŕ 2yŕēϕ
- lñú {dzôκ úšy lñ2ñl-l-ñē áúñdzôúdzñšä āκl-l-ē ôš l2ôl-úšŕ 2y l- lñl-ñôšŕ 2ŕ fl-yŕ l-ú tšl-āú 2yšñκl-l-ē óoyú l-ôñš ly'āŕšŕ lyŕ y2ú tšāā úκl-y'úšŕyŕēñŕlōš óñpú ŕššú ðñ2y' úκς áúñššú 2ñ κlāκθ l-ē ñlāκúñ2ŕñθ l-ē fl-yšϕ
- lñú ! y2lñšy'āŕl-ôš τ2ñ lñl-ñl ly3 ē úšŕyŕēñŕlōš óñpú ŕššú 2ŕŕ úκς áúñššú 2ñ κlāκθ l-ē ñlāκúñ2ŕñθ l-ē āκl-l-ē ôš lñ2ŕlŕšŕ τ2ñ lñl-úñ2yā 2ŕ úκς úšy lñ2ñl-l-ñē áúñdzôúdzñšä tñ2ŕlŕšŕŕ κ2θšôšññ úκl-l-ú úκς 2dzŕ22ñ áú2ñl-÷š 2ŕ úñdzôúäŕ yšñôκl-yŕlāš lyŕ šljdzñlyšyŕ lā lñ2κlōlōšŕϕ
- /ú **ϕ**κς τ2ff2θly3 áúlyŕl-ñŕä l-ljljŕē ú2 l-ôôšää2ñē áúñdzôúdzñšä ly'úκς bам lyŕ bаη
- lú b2ú y2ñš úκl-y2yš 2ŕ θκlōκ y l-ē ôš l-ô2yyšñŕl-l-ē θšκlōš θκlōκ āκl-l-ē y2ú šēôššŕ úκñššñljdz l-ñúšññ óç ú ú2y'ôl-l-l-ôñēš lyŕ θκlōκ āκl-l-ē ôš lšlñú κ2dzāšŕ θlókly l- ÷l-ñl-÷š θκšŕy2ú dzāšŕ lñ2ŕlŕšŕ āl-ŕŕ ô2yyšñŕl-l-ē θšκlōš lā 2θyšŕ lyŕ 2lñšñl-úšŕ ôē l-yšyôšñ 2ŕ úκς ðl-yŕē θκ2 ñšāŕšä ly'āl-ŕ ðlly3 dzylúϕ
- lñú **ϕ**κς áú2ñl-÷š 2ñ lñl-ñl ly3 2ŕ úñdzôúäŕ úñdzôúäŕ úñl-ôú2ñā lyŕ úñdzôúäŕ úñl-l-ēšñā 2ŕ 2ôšñ 2yš ómú ú2y'ôl-l-l-ôñēš l-dzú2y2ôlŕš úñl-l-ēšñā 2ñ úκς áú2ñl-÷š lñl-ñl ly3 2ñ dzāš 2ŕ ô2l-ôκšāŕ ôdzā 2ñ áúñššú ôl-ñ ô2ŕlāšāŕ 2ñ ú2dzññāú ôl-ôlyāŕ úšyŕā 2ñ ālyŕl-l-ñ ŕššŕly3ā lyŕ šyôŕ2ādzñšā āκl-l-ē y2ú ôš l-ff2θŕŕ 2ñ ô2yāŕšñšŕ l- tššl-l- l-ôôšää2ñē dzāš ly l-y b ам 5lāúñlōúäŕ ϕκlā āκl-l-ē y2úē κ2θšôšññ lñ2κlōlōš úκς áú2ñl-÷š ly'úκς ñšl-ñ ēl-ñŕ 2yŕē 2ŕ 2yš ómú dzy2ôôdzlñšŕ ñšôñšl-úñ2y l- šljdzñlyšyŕ dzylú τ2ñ šl-ôκ ŕššŕly3 dzylú θκlōκ šljdzñlyšyŕ lā úκς lñ2zñšññē 2ŕ 2ñ ly'úκς úñdzāú 2ŕ úκς 2ôôdzlñl-yú 2ŕ úκς ŕššŕly3 dzylúϕ
- lñú a dzāú ôš ôdzāú2y l-ñlŕē lyŕlŕšyŕl-l-ē ú2 úκς lññlyŕlñl-l-ē lñšñy'ñúúšŕ dzāš 2y'úκς ālōšϕ
- 5ú **ϕ**κς τ2ff2θly3 áúlyŕl-ñŕä l-ljljŕē ú2 l-ôôšää2ñē áúñdzôúdzñšä ly'úκς /πмς /πнς /πo lyŕ /πп 5lāúñlōúäy
- lú a dzāú ôš ôdzāú2y l-ñlŕē lyŕlŕšyŕl-l-ē ú2 úκς lññlyŕlñl-l-ē lñšñy'ñúúšŕ dzāš 2y'úκς ālōšϕ
- lñú ! áú2ñl-÷š ÷l-ñl-÷š τ2ñ úκς áú2ñl-÷š 2ŕ ô2yyšñŕl-l-ē θšκlōš dzāšŕ ôē l-ôdzālyšā 2ñ 2úκñšñ lñšñy'ñúúšŕ l-ôúñlōñēš θκšŕt2ôl-úšŕ 2y'úκς āl-yš t2ú úκςñššlók lyŕ 2ôôdzlñēly3 y2ú y2ñš úκl-y'úšŕyŕēñŕlōš óñpú lñšñôšŕy 2ŕ úκς l-ñšl- 2ŕ ādzôκ t2ú āκl-l-ē ôš ô2yāŕšñšŕ l- tššl-l- l-ôôšää2ñē ôdzlŕŕly3ϕ
- lñú ! ôôšää2ñē dzāšā ú2 úκ2āš lñšñy'ñúúšŕ ly'úκlā āšôúä2y lyŕlŕšŕ l-āāšyŕŕē ñšlñl-l-ñ lyŕ áú2ñl-÷š θκlōκ lā ôŕšl-ñŕē lyŕlŕšyŕl-l-ē ú2 úκς ô2yŕdzôú 2ŕ úκς lñšñy'ñúúšŕ dzāšϕ
- lñú 9ēôšlñú θκñšñš lññšāôñlōšŕ κšñšlyŕ ŕšyôšä l-ñš lñ2κlōlōšŕ ly l-ff ô2yyšñŕl-l-ē l2yly3 ŕlāúñlōúäŕϕ
- 9ú **ϕ**κς τ2ff2θly3 áúlyŕl-ñŕä l-ljljŕē ú2 l-ôôšää2ñē áúñdzôúdzñšä ly'úκς аπ[ς а πмς lyŕ а πн 5lāúñlōúäy
- lú a dzāú ôš ôdzāú2y l-ñlŕē lyŕlŕšyŕl-l-ē ú2 úκς lññlyŕlñl-l-ē lñšñy'ñúúšŕ dzāš 2y'úκς ālōšϕ
- lñú ! yē lñ2ñlā2y 2ŕ úκς t2ú l-ñšl- y2ú dzāšŕ τ2ñ áúñdzôúdzñšä ŕññôšθ l-ēāš lñl-ñl ly3 l-ñšl-ā lyŕ āŕšŕθ l-ŕlā āκl-l-ē ôš fl-yŕāôl-lñšŕ lyŕ úκςñšl-ŕúšñ lñšñy l-yšyŕē y l-yŕl-lyšŕϕ {dzôκ fl-yŕāôl-lñly3 āκl-l-ē lyŕlŕšŕ úκς ú2ú l-l- l-ñšl- 2ŕ úκς šāúl-ôñāκšŕ 2ñ ylyly dz y ðñ2yŕ ēl-ñŕ šēôŕdzñlōš 2ŕ ŕññôšθ l-ēāš lñl-ñl ly3 l-ñšl-ā lyŕ āŕšŕθ l-ŕlāϕ

λλó	Ι ΣΙΞΚÚΦ ΦΚΣ ΚΣΙΞΚÚ 2Τ ÚΚΣ á2τΙ-ΝÚ ΣΥΣΝÚΞ ããáÚΣΥ Ι-ΥΡ Ι-ΥÈ Υ2dzyúã Υdzaú y2ú ŠÈÖŠŠŘ úŠY ómλú τŠΣú ØΚΣΥ2ΝÚΣΥúŠŘ Ι-ú ΥΙ-ÈΛΥdZY úλτúΦ
λλó	{ÖΝÚΣΣΥλYΞ 9ØŠΝÚΣΣΥτΙ-ΥΡãØΙ-ΛJλY Υdzaú óŠ LJNÚ2ØλŘŠŘ ú2 áÖΝÚΣΣΥúΚΣ ΝÚΙ-ÖJλY Ι-ΥΡ τNUI-YλY óŠf2Ø úΚΣ LJλYŠfã τNÚY ØλŠØ 2YΙ-ff ãλŘŠãΦ
λóú	t2ØŠN [λYŠãΦ ! ff LJ2ØŠN tλYŠã óŠúØŠSYã2τΙ-ΝÚ LJλYŠfã Ι-ΥΡ λYØŠNúŠNã Υdzaú óŠ LJfI-ÖŠŘ dzyŘŠNÚΞNÚ2dzyŘΦ
/ú	Performance Guarantee. ! ff Ι-LJLJfãØΙ-úλ2yã τ2NUI- á2τΙ-ΝÚ ΣΥΣΝÚΞ ããáÚΣΥ Υdzaú óŠ Ι-ÖÖ2YλJλYλŠŘ òÈ Ι-LJŠNÚτ2NUI-YúÖŠ 3dZτΙ-ΝÚΙ-ΥúŠŠ ádzττλÖλŠYú ú2 ŠYãdzNÚŠ úΚΣ ŘŠÖ2YΥλããλ2yλY Ι-ΥΡ NÚSY2ØΙ-τ 2τ úΚΣ ããáÚΣΥ ØΚΣΥ λú λã Ι-öI-ΥŘ2yŠŘ 2NUI y2 f2y3ŠN yŠŠŘŠŘΦ
5ú	Insurance. ΦΚΣ Ι-LJLJfãØΙ-Υú Υdzaú ádzöYλú LJNÚ22τ 2τ ádzττλÖλŠYú LJNÚ2LJŠNúÈ ŘI-YI-ÈŠ Ι-ΥΡ fλI-öλfúÈ λYãdzNUI-YúÖŠΦ
9ú	Utility Connection. ΦΚΣ Ι-LJLJfãØΙ-Υú Υdzaú ádzöYλú ŠØλŘŠYúÖŠ úΚI-ú úΚΣ dzúλfúÈ Ö2YλJλYÈ ΚI-ã óŠSY λYτ2NUI-YŠŘ 2τ úΚΣ Ödzaú2YŠNÚã λYúŠYú ú2 λYãúΙ-ff Ι-YλYúŠNÚÖ2yYŠÖúŠŘŠ Ödzaú2YŠNÚτ2ØYŠŘ á2τΙ-ΝÚ ΣΥΣΝÚΞ ããáÚΣΥ Ι-ΥΡ úΚI-ú ádzöK Ö2yYŠÖúλ2YΚI-ã óŠSY Ι-LJLJNÚ2ØŠŘ hτττNÚλŘ ããáÚΣYã Ι-ΝÚŠ ŠÈŠYλJú τNÚY úΚλã NÚŠIjdzNÚSYŠYúΦ
óHú	Wind Energy.
!ú	Districts Permitted.
λó	w22τπ a 2dzyúŠŘ {YΙ-ff ² λYŘ 9yŠNÚΞ {ëáúSYã Ι-ΝÚŠ LJŠNUI-YúúŠŘ òÈ ΝÚΞΚÚ λYΙ-ff f2yλY ŘãáúNÚÖúã LJNÚ2ØλŘŠŘ úΚI-ú úΚΣ ããáÚΣY Ř2Šã y2ú τΙ-ff ØλúΚλY úΚΣ τNÚ2yú ÈΙ-ΝÚŘ Ι-ΥΡ YŠŠúã Ι-ff 2τ úΚΣ Ι-LJLJfãØΙ-öfŠ NÚŠIjdzNÚSYŠYúã 2τ úΚλã hNÚŘλYI-YúÖŠΦ
λλó	Φ2ØŠNπ a 2dzyúŠŘ {YΙ-ff ² λYŘ 9yŠNÚΞ {ëáúSYã áΚI-ff óŠ úNÚŠI-úŠŘ Ι-ã Ι-ØI-λØŠNUI-dzãŠ λYúΚΣ wI CŠ tπ[Š Ι-ΥŘ aπ[5λãúNÚÖúã Ι-ΥŘ Ι-ã Ι-LJŠNUI-YúúŠŘ dzãŠ λYúΚΣ aππ Ι-ΥŘ aπH 5λãúNÚÖúã LJNÚ2ØλŘŠŘ úΚI-ú úΚΣ ããáÚΣY Ř2Šã y2ú τΙ-ff ØλúΚλY úΚΣ τNÚ2yú ÈΙ-ΝÚŘ Ι-ΥΡ YŠŠúã Ι-ff 2τ úΚΣ Ι-LJLJfãØΙ-öfŠ NÚŠIjdzNÚSYŠYúã 2τ úΚλã /2ŘŠΦ
.ú	Minimum Lot Area.
λó	w22τπ a 2dzyúŠŘ {YΙ-ff ² λYŘ 9yŠNÚΞ {ëáúSYã Øλff ΚI-ØŠ y2 YλYλYdZY f2ú Ι-ΝÚŠIΦ
λλó	Φ2ØŠNπ a 2dzyúŠŘ {YΙ-ff ² λYŘ 9yŠNÚΞ {ëáúSYã Υdzaú óŠ f2ØI-úŠŘ 2YI- f2ú ØλúΚ Ι-YλYλYdZY Ι-ΝÚŠI 2τ 2YŠ ómú Ι-ÖNÚŠΦ
/ú	Maximum Wind Turbine Height.
λó	w22τπ a 2dzyúŠŘ {YΙ-ff ² λYŘ 9yŠNÚΞ {ëáúSYã Øλff ΚI-ØŠ Ι-YI-ÈΛΥdZY ΚΣΙΞΚÚ 2τ úŠY ómλú τŠΣú Ι-ö2ØŠ úΚΣ ΚλΞΚŠáú LJ2λYú 2τ úΚΣ NÚ22τ 2NUI úŠY ómλú τŠΣú Ι-ö2ØŠ úΚΣ ΥΙ-ÈΛΥdZY ΚΣΙΞΚÚ 2τ úΚΣ f2yλY ŘãáúNÚÖúã ØΚIÖΚŠØŠNUI λã f2ØŠNÚΦ
λλó	Φ2ØŠNπ a 2dzyúŠŘ {YΙ-ff ² λYŘ 9yŠNÚΞ {ëáúSYã Øλff ΚI-ØŠ Ι-YI-ÈΛΥdZY ΚΣΙΞΚÚ 2τ áŠØŠYúÈ öτλú τŠΣúΦ
5ú	Minimum Setbacks.
λó	w22τπ a 2dzyúŠŘ {YΙ-ff ² λYŘ 9yŠNÚΞ {ëáúSYã Υdzaú Ι-ŘΚŠNÚŠ ú2 úΚΣ YλYλYdZY áŠúöI-ÖJã 2τ úΚΣ f2yλY ŘãáúNÚÖúãΦ
λλó	Φ2ØŠNπ a 2dzyúŠŘ {YΙ-ff ² λYŘ 9yŠNÚΞ {ëáúSYã Υdzaú óŠ áŠú öI-ÖJ τNÚY Ι-ff LJNÚ2LJŠNúÈ tλYŠãŠ 2ØŠNÚΚŠI-Ř dzúλfúÈ ΝÚΞΚÚãτ2τØI-È Ι-ΥŘ ŠI-ãŠYŠYúãŠ Ι-ΥŘ 2úΚŠNUI ú2ØŠNUI Ι-ŘãáúI-YúÖŠ ŠIjdzI-τ ú2 2NUI NÚŠI-úŠNUI úΚI-YúΚΣ ΚΣΙΞΚÚ 2τ úΚΣ ú2ØŠNÚΦ
9ú	General Standards. ΦΚΣ τ2τ2ØλY NÚŠIjdzNÚSYŠYúã Ι-ΝÚŠ Ι-LJLJfãØΙ-öfŠ ú2 Ι-ff ØλYŘ ΣΥΣΝÚΞ ããáÚΣYãY
λó	Noise. ! ØλYŘ ΣΥΣΝÚΞ ããáÚΣY Υdzaú Ö2YλJtÈ ØλúΚ úΚΣ y2λãŠ áúI-ΥŘI-ΝÚŘã áŠú τ2NÚΚ λYúΚΣ /λúÈλã hNÚŘλYI-YúÖŠãΦ
λλó	Shadow Flicker. ΦΚΣ Ι-LJLJfãØΙ-úλ2Yτ2NUI Ι-ØλYŘ ΣΥΣΝÚΞ ããáÚΣY Υdzaú λYöfãzŘŠ Ι-ãΚI-Ř2Ø τfãÖJŠNUI-YI-fëãλã ŘŠY2yãúNUI-úλY λYλJI-öú 2YI-ŘøI-öŠYú Ι-ΥŘ yŠI-ΝÚÈ NÚŠãλŘŠYúλI-τ LJNÚ2LJŠNúãŠãΦ ² λYŘ ΣΥΣΝÚΞ ããáÚΣYã Υdzaú óŠ Ö2yãúNÚdzöúŠŘ λYf2ØI-úλ2yã úΚI-ú YλYλYfŠ úΚΣ λYλJI-öúã 2τ áΚI-Ř2Ø τfãÖJŠNUI 2yNÚŠãλŘŠYöŠãΦ

ΌΗΨ Utilities.

[illegible]

10 C2NU 1-yē ālūs ōzyR2yY1ndzY 2NU 2úKŚNU LJNJ22ŚŌU ØKΛØK NŚljdzNUŚā ūKŚ 1-LJLJNJ22Ø1-t 2T ūKŚ /lūē /2dzYØŋf LJdzNUādz1-yŭ ū2 ūKĭā ½2y1y3 hNŔ1y1-yŌŚS 1-ā 1-YŚyRŚR ūKŚ /lūē /2dzYØŋf Y1-tē NŚljdzNUŚ ūKŚ LJ2āū1y3 2T 1-Ø1-āk RŚLJ2āū2 ŌŚNUāFAŚR ŌKŚŌ1j ANNUŚØ2Ø1-ŋf ō1-y1 fŚūŌŚNU 2T ŌNUŚRāūs 2NU ādzNUŚūē ōzyR 1-ŌŌŚLJŭ1-ŋf ū2 ūKŚ /lūē Ø2ŌNUāy3 ūKŚ Śāū1Y 1-ūŚR Ø2āū 2T Ø2Y1JfŚūāy3 1-yē 2NU 1-tf 2T ūKŚ f2tf2Ø1y3 ōŪKŚ h1YLJNJ22ØŚYŚyŌāhŭY

ἰῶνυ ἀδὲ ὈΚ ΖῦΚΝῖ Τῖῖ-ῖδζνῖῖῖ ἰ-γῖ ἰ-ὀῖνζγᾶ ὀΚλῶΚ ἰ-ῖῖ ὀζγᾶῖῖῖῖῖῖ ῖῖῖῖῖῖῖ ὀῖ ῖῖῖ / λῖῖ / ζδγῖῖῖ ῖῖ
 Λῖνῖῖῖῖῖ ῖῖῖ Κῖῖ-ῖῖῖῖ ἁῖ-ῖῖῖῖῖ ἰ-γῖ ὀῖῖῖῖ-ῖῖῖ ῖῖ ῖῖῖῖῖῖῖ ῖῖ ῖῖῖ ὀῖῖῖῖ ἁδζοζῖῖῖ ῖῖ ῖῖῖ ῖῖῖῖῖ-ῖῖῖῖῖ ῖῖ
 ῖῖῖῖῖῖῖῖῖῖῖ ῖῖ ῖῖῖ ἁῖῖῖῖῖῖ-ῖῖ / ῖῖῖῖῖῖῖῖῖῖῖ ῖῖ ὀῖῖ

[illegible]

όπου **Completion.** ΗΚΣ ΛΙΝΙΖΛΙΝΑΪΣΙΖΝ ΑΚΙ-ΤΤ ΟΣ ΝΙΣΑΛΙΖΥΑΙΟΤΣ ΤΖΝ ΟΖΥΛΤΣΙΥΑΥ Ι-ΤΤ ΟΖΥΥΖΥΣΤΣΥΣΥΪΑ Ι-Α ΑΚΖΘΥΖΥΪΚΣ Ι-ΛΙΛΙΝΖΘΣΡ ΑΛΪΣ ΛΤΕΙΥΦ

Section 7.28 Industrial Parks.

όμου **Setback Requirements.** ² ΚΣΥΙ-ΥΛΥΡΔΖΑΪΝΑΙ-Τ ΟΔΖΤΡΛΥΑΥ ΛΑ ΚΣΙΝΣΙ-ΤΪΣΙΝ ΣΙΝΣΟΪΣΡ ΤΙΝΖΥΛΥΑΥ ΖΥΙ-ΥΛΥΪΣΙΝΥΙ-Τ ΝΖΙ-Ρ ΘΛΪΚΛΥ Ι-ΥΛΥΡΔΖΑΪΝΑΙ-Τ Τ Ι-ΝΥΣ ΪΚΣ ΤΙΝΖΥΪ ΘΙ-ΝΥΡ ΑΚΙ-ΤΤ ΟΣ Ι-Ϊ ΤΣΙ-ΑΪ ΑΛΕΪΘΕ ΟCΛΥ ΤΣΣΪ ΛΥΡΣΛΪΪΚ Ι-Α ΥΣΙ-ΑΔΖΝΣΡ ΤΙΝΖΥ ΪΚΣ ΟΣΥΪΣΙΝΥΙΥΣ ΖΤ ΪΚΣ ΛΔΖΘΠΟΤΕ ΡΣΡΑΟΙ-ΪΣΡ ΑΪΝΙΣΪΪΦ

όμου **Maximum Ground Coverage by Principal Structure.** ΛΥΙ-ΥΛΥΡΔΖΑΪΝΑΙ-Τ Τ Ι-ΝΥ ΤΖΟΙ-ΪΣΡ ΛΥΪΚΛΑ ΡΛΑΪΝΑΟΪΣ ΥΖ ΥΖΝΣ ΪΚΙ-Υ ΤΑΤΪΘΕ ΛΙΣΙΝΟΣΥΪ ΟΡΑΥ: Ϊ ΖΤ ΪΚΣ ΪΖΪΙ-Τ ΤΪΪ Ι-ΝΣΙ- ΑΚΙ-ΤΤ ΟΣ ΖΟΘΔΖΛΣΡ ΟΕ ΪΚΣ ΛΙΝΑΥΘΑΛΙ-Τ ΑΪΝΔΖΟΪΔΖΝΣΦ

όου **Landscaping Requirements.** !ΥΕ ΛΙΖΙΝΑΖΥΖΤ ΪΚΣ ΤΪΪ Ι-ΝΣΙ- ΥΖΪ ΔΑΣΡ ΤΖΝ ΑΪΝΔΖΟΪΔΖΝΣΑΣ ΡΝΑΘΣΘΙ-ΘΑΣ ΛΙ-Ι-ΝΥΛΥΑΥ Ι-ΝΣΙ-ΑΣ Ι-ΥΡ ΑΙΡΣΘΙ-ΤΛΑΣ ΑΚΙ-ΤΤ ΟΣ ΤΙ-ΥΡΑΟΙ-ΛΙΣΡ Ι-ΥΡ ΥΙ-ΛΥΪΙ-ΛΥΣΡΦ

όμου **Driveways and Parking Areas.** !ΤΤ ΡΝΑΘΣΘΙ-ΘΑ Ι-ΥΡ ΛΙ-Ι-ΝΥΛΥΑΥ Ι-ΝΣΙ-Α ΑΚΙ-ΤΤ ΟΣ ΑΔΖΝΤΙ-ΘΣΡ ΘΛΪΚ ΟΖΥΘΙΝΣΪΣ ΖΝ ΛΤΕΙ-ΥΪΠΥΑΕΣΡ ΟΑΪΔΖΥΛΥΖΔΑ ΥΙ-ΪΣΙΝΑΙ-Τ ΘΛΪΚΛΥΪΘΖ ΟΗΪ ΕΣΙ-ΝΑ ΤΙΝΖΥ ΪΚΣ ΡΙ-ΪΣ ΪΚΙ-Ϊ ΪΚΣ /ΣΙΝΑΤΑΟΙ-ΪΣ ΖΤ ΗΟΘΔΖΛΙ-ΥΘΕ ΛΑ ΛΑΑΔΖΣΡ ΟΕ ΪΚΣ . ΔΖΝΣΙ-ΔΖ ΖΤ ΛΥΑΛΣΟΪΑΖΥΦ

όπου **Off-Street Parking Requirements.** ΗΤΤΑΪΝΙΣΪΣ ΪΙ-Ι-ΝΥΛΥΑΥ ΤΙ-ΘΑΪΑΣΑ ΑΚΙ-ΤΤ ΟΣ ΛΙΝΖΘΑΡΣΡ Ι-Α ΚΣΙΝΣΙΥΙ-ΤΪΣΙΝ ΑΛΣΟΑΤΑΣΡ ΛΥ !ΝΑΪΟΤΣ Ι- ΖΤ ΪΚΛΑ ΖΝΥΡΛΥΙ-ΥΟΣ: ΣΕΟΣΛΪΪ ΪΚΙ-Ϊ ΥΖ ΛΙ-Ι-ΝΥΛΥΑΥ ΖΤ Ι-ΔΖΪΖΥΖΟΑΤΣΑ ΖΝ ΖΪΚΣΙΝ ΥΖΪΖΝ ΘΣΚΑΟΤΣΑ ΑΚΙ-ΤΤ ΟΣ ΛΙΣΙΝΥΑΪΪΣΡ ΛΥΪΚΣ ΤΙΝΖΥΘΙ-ΝΥΡ ΑΣΪΟΙ-ΘΙ ΛΤ ΑΔΖΟΚ ΑΣΪΟΙ-ΘΙ ΛΑ ΤΣΑΑ ΪΚΙ-Υ ΣΑΚΥΕΠΤΑΘΣ ΟΥΠΟ ΤΣΣΪ ΛΥΡΣΛΪΪΚ Ι-Α ΥΣΙ-ΑΔΖΝΣΡ ΤΙΝΖΥ ΪΚΣ ΟΣΥΪΣΙΝΥΙΥΣ ΖΤ ΪΚΣ ΛΔΖΘΠΟΤΕ ΡΣΡΑΟΙ-ΪΣΡ ΛΥΪΣΙΝΥΙ-Τ ΑΪΝΙΣΪΪΦ

όΗΝΥΦ ΖΤ ΠΠΜΥΠΗΛΗΗ Ϊ

ARTICLE VIII.

ENVIRONMENTAL PERFORMANCE STANDARDS

Section 8.01 Sound/Noise.

{ΖΔΖΥΡ Ι-ΥΡ ΥΖΑΑΣ ΑΚΙ-ΤΤ ΟΣ ΝΙΣΟΔΖΤΙ-ΪΣΡ ΟΕ /ΚΙ-ΛΪΪΣΙΝ ΥΦΟΗ ΖΤ ΪΚΣ [ΛΘΖΥΛΙ- /ΖΡΣ ΖΤ ΗΝΥΡΛΥΙ-ΥΟΣΑΦ

Section 8.02 Odors.

!ΥΕ ΔΑΣ ΘΚΑΟΚ ΟΙ-ΔΖΑΣΑ ΪΚΣ ΛΙΝΙΖΡΔΖΟΪΑΖΥΖΤ ΖΡΖΝΑ ΖΝ ΤΔΥΣΑΣ ΥΖΕΑΙΖΔΑ ΖΝ ΖΪΚΣΙΝΘΑΣΣ ΘΚΑΟΚ Ι-ΝΣ ΡΣΪΣΟΪΙ-ΟΤΣ ΟΣΕΖΥΡ ΪΚΣ ΟΔΖΤΡΛΥΑΥ ΑΚΙ-ΤΤ ΥΖΪ ΟΣ ΛΙΣΙΝΥΑΪΪΣΡΦ

Section 8.03 Waste and Rubbish Facilities.

² Ι-ΑΪΣ Ι-ΥΡ ΝΔΖΟΟΑΚ ΤΙ-ΘΑΪΑΣΑ Ι-ΝΣ ΑΔΖΟΕΣΟΪ ΪΖ ΪΚΣ [ΛΘΖΥΛΙ- /ΖΡΣ ΖΤ ΗΝΥΡΛΥΙ-ΥΟΣΑ /ΚΙ-ΛΪΪΣΙΝΑ ΜΟΦΟC Ι-ΥΡ ΜΟΦΟΥΦ

Section 8.04 Soil Removal, Excavation, and Dumping Soil, Sand, Clay, or Gravel.

όμου **Permit Required.** ΗΖ ΛΙΣΙΝΑΖΥ ΑΚΙ-ΤΤ ΝΣΥΖΘΣΣ ΣΕΟΙ-ΘΙ-ΪΣ ΣΕΪΝΙ-ΘΪΣ ΑΪΖΟΙΛΑΤΣ ΖΝ ΪΝΙ-ΥΑΛΙΖΝΪ ΖΝ ΟΙ-ΔΖΑΣ ΪΖ ΟΣ ΝΣΥΖΘΣΡΣ ΣΕΟΙ-ΘΙ-ΪΣΡΣ ΣΕΪΝΙ-ΘΪΣΡΣ ΪΝΙ-ΥΑΛΙΖΝΪΣΡΣ ΖΝ ΑΪΖΟΙΛΑΤΣΡ ΤΖΝ ΑΔΖΟΚ ΝΣΥΖΘΙ-Τ Ι-ΥΕ ΑΖΑΤ ΤΙΝΖΥ Ι-ΥΕ ΤΙ-ΥΡ ΘΛΪΚΛΥ ΪΚΣ /ΛΪΘΕ ΖΤ [ΛΘΖΥΛΙ- ΔΖΥΤΣΑΑ Ι-ΥΡ ΔΖΥΑΤ ΪΚΣ ΟΖΥΡΑ Ι-ΥΡ ΤΣΣΑ ΝΣΙΙΔΖΝΣΡ ΚΣΙΝΣΙΥ ΚΙ-ΘΣ ΟΣΣΥ ΤΑΤΣΡ Ι-ΥΡ ΡΣΛΙΖΑΛΪΣΡ Ι-ΥΡ Ι-ΛΙΣΙΝΥΑΪ ΪΚΣΙΝΣΤΖΝ ΖΟΪΙ-ΛΥΣΡ ΤΙΝΖΥ ΪΚΣ /ΛΪΘΕ !ΤΤ ΑΖΑΤ ΝΣΥΖΘΙ-Τ Ι-ΥΡ ΣΕΟΙ-ΘΙ-ΪΣΖΥ ΛΙΣΙΝΥΑΪ ΘΚΣΙΝΣ Ι-ΔΖΪΚΖΝΑΤΣΡΣ ΑΚΙ-ΤΤ ΟΣ ΛΑΑΔΖΣΡ ΟΕ ΪΚΣ ΣΣΛΙ-ΗΝΥΣΪΥ ΖΤ ΛΥΑΛΣΟΪΑΖΥ Ι-ΤΪΣΙΝ ΤΔΖΤ ΟΖΥΛΥΑΙ-ΥΟΣ ΟΕ ΪΚΣ Ι-ΛΙΛΥΠΟΙ-ΥΪ ΖΤ Ι-ΤΤ ΪΣΙΝΥΑ Ι-ΥΡ ΛΙΝΙΖΘΑΙΑΖΥΑ ΖΤ ΪΚΛΑ ΑΣΟΪΑΖΥ ΝΣΤΙ-ΪΛΥΑ ΪΚΣΙΝΣΪΪΦ

[ΛΘΖΥΛΙ- ΪΛΑΙΖΥΗΜ 1/2ΥΛΥΑΥ ΗΝΥΡΛΥΙ-ΥΟΣ

Application Required. I-LJLJEAÖI-Üa2yā F2N āZāF NŠY2ÖI-F I-yRk2N ŠEÖI-ÖI-Üa2yLJŠNWyāšāš ÖŠNWA7Š dzYRŠN 2I-ÜKŠ āK I-ff öŠ FāFŠRŠ lyIjdzI-FRNdLJEAÖI-ÜŠ öLÖK ÜKŠ 5ŠLJ I-NÜYŠyü 2F LyāLJŠÖüa2yö {dzÖK I-LJLJEAÖI-Üa2yā āK I-ff öŠ I-ÖÖ2YLYI-yāŠR öē I-yR āŠü F2NÜK Fdzffē ÜKŠ F2ff2öly3 lyF2NWyI-Üa2yY

. ú ! LJJJN20Šă úKŠ I-LJJJfŏŎI-ŭă2Y72N I-ă2ŏf NJŠY20I-f LJŠNJŭŭf

! dzúK2NúÍŠā úKŠ lāādzI-yōŠ 2T I- āzAē NÚŠY20Í-I LŠJNÚYáú {dzŌK I-LJLJN20Í-I āKÍ-ft ōŠ y2YúNÍ-I-yāTŠNÍ-I-ōTŠ I-yŔ úKŠ I-LJLJNŌÍ-yú Ydzāú 20ŌÍ-I-yTŔN2Y úKŠ 5ŠJÍ-I-NÚYŠyú 2T LyāLJŠŌÚāI-zY I- ū2LJā2Aē LJŠNÚYáú ōLÚKly I- úKANUē ōoNŔ ŔI ē LJŠNÚA2Ŕ IY YŠŔÁI-I-Šfē 2f2f2ŌI-V ūKŠ I-LJLJN20Í-I-ŋ

! Û ÇKS Ƨdzff yI-YŠS I-ŘŘŮSää I-yŕř äIyI-údzŮS 2Ƨ ŰKS I-LJLJŰŰI-yŮ I-Ƨdzff I-yŕř ŐZyLŕřŠŮS řŠŠI-ř řŠäŮŮLJŮäy2Ƨ ŰKS tI-yŕř 2y ōKŰŰ ŰKS äzŕř ŮŠY2ŰI-ř I-yŕřk2Ů ŠĚŰŰŰI-úäy2 ŰLJŠŮI-úäy2ä I-ŮŠ LJŮ2LJ2äŠŔ ŰKS yI-YŠS I-ŘŘŮSääŠä I-yŕř äIyI-údzŮSä 2Ƨ ŰKS 2ōyŠŮ 2Ů 2ōyŠŮä 2Ƨ ädzŰK tI-yŔ I-ŘŠŮI-ŰŕŠ řŠäŮŮLJŮäy2Ƨ ŰKS yI-údzŮS I-yŕř ŠĚŠYŮz IyŮdzŕIy ŰKS I-Y2dzŮy 2Ƨ I-ŮŠŮI-ŠS 2Ƨ ŰKS LJŮ2LJ2äŠŔ 2LJŠŮI-úäy2ä ä2 ŰKI-Ů ŰKS ŐKI-ŮI-ŮŠŮ ŰKSŮS2Ƨ I-yŕř ŰKS ŠŦŠŮŮ dzLJ2y ädzŰK tI-yŕř ŐI-y ŮŠI-Ŕŕŕ ōŠ I-äŮŠŮI-ŰyŠŔ I-ŘŠäŮŮLJŮäy2Ƨ ŰKS ŠIjdzLJYŠŮ I-yŕř ŐŠKŰŰŠä Ů2 ōŠ dzäŠŔ Iy ŰKS LJŮ2LJ2äŠŔ 2LJŠŮI-úäy2ä ŰKS ŰÄYŠ ōŮŰKŰy ōKŰŰ ädzŰK 2LJŠŮI-úäy2ä äKI-Ŧ ōŠ ŐZyYŠŮŐŠŔ I-yŕř ŐZyLŕřŠŮŠŔ I-yŕř I-y I-ŮŠŠYŠŮy 2y ŰKS LJI-ŮŮ 2Ƨ ŰKS I-LJLJŰŰI-yŮ I-yŕř 2ōyŠŮS 2Ů 2ōyŠŮä Ů2 Ƨdzff ŐZyLŕř ōŰŰK I-Ŧ ŰKS 2ŮŕŰyI-yŮŠ ädzŮzŠä I-yŕř ŮŠdzŰI-úäy2ä 2Ƨ ŰKS /ŰŮ 2Ƨ IŰŐZyI- I-yŕř I-Ŧ Űä řŠLJI-ŮŮYŠŮyäŰ

[illegible]

70 ! θὸΣΥἈᾶΣ θ'λύγᾶᾶΣΡ Ι-ΥΡ Ι-ΘΙγ2θ'ΙΣΡῚΣΡ Ι-ἄγ'ύΚΣ Θ'ι-ᾶΣ 2Τ Ι-ΡῚΣΡῚΣ 3ΝΙ-γ'ύλγ' ὕ2 ὕΚΣ Ι-ΛΙγθ'ΘΙ-γ'ύ ὀατ' ὕΚΣ Ι-ΛΙγθ'ΘΙ-γ'ύ ἁ γ2ὕ ὕΚΣ 2θ'γ'ΣΝὸΣ ὕΚΣ ΛΙΣΙἁ2γ' 2ΝΙ ΛΙΣΙἁ2γ'ᾶ ῚῚῚΘδ'ὕλγ' ὕΚΣ ὀ2ΝΙγ2ΝΙ-ῚΣ ἁδ'ΝΙῚ ὀ2γ' ΝΙΣΙγ2ΝΙῚ ΚῚΣΙ-τ'ῚΣΝΙ Ι-γ'Ρ ὕΚΣ / λ'Ὶ 2Τ [λ'ὀ2γ'Ι-τ' ἁῚῚΣΝΙ-τ'ῚΣ ὕΚΣ ΝἈῚΚὕ ὕ2 Ὶγ'ῚΣΝΙ dzλ'2γ' ἁ-λ'Ι ΛΙΝΙῚγ'ἁῚᾶ ῚῚᾶΘἁὀλγ' ὕΚῚγ' Ι-γ'Ρ 3ΝΙ-γ'ύλγ' ὕ2 ὕΚΣ Ι-τ'2ΝΙῚΙ-ᾶ ὕΚΣ ΝἈῚΚὕ ὕ2 τ'ατ' Ι-γ'Ρ 3ΝΙ-ῚῚ ἁδ'ὀΚ ΛΙΝΙῚγ'ἁῚᾶ Ὶ-γ'Ρ ΝΙῚᾶὕ2ΝΙῚ ὕΚΣ ἁ-Ι-γ'Ὶ Ι-γ'Ρ ὀΝἈγ' λ'ὕ ὕ2 ὕΚΣ γ2Ν'γ' Ι-τ' ὀdzλ'Ὶγ' 3ΝΙ-ῚῚ Ι-ᾶ Ὶᾶὕ-ὀῚᾶΚῚῚ τ'Ν2γ' ὕΚΣ γῚ-Ι-ΝΙῚᾶ ῚῚᾶὕλγ' 2ΝΙ ΛΙΝΙ2ΛΙ2ᾶῚ ἁὕΝΙῚῚ Ι-ᾶ ὕΚΣ Θ'Ι-ᾶῚ γ'Ι-Ὶ ὀῚῚ

[illegible][illegible][illegible][illegible]

- 0p0 **Smoke, Dust, Dirt, and Fly Ash.** {K1-ft y2ú ŠĚÖŠŠŘ ɱ0o 3NU1-lyā LJŠNU Ōdzōł ŧ22ú 2ŧ Ƨdzš Š 31-ā 1-ú ăú1-Ō1 ūŠY LJŠNU1-údzNUŠ 2ŧ ɱɱɱ RŠ3NUŠŠā C1-KNUŠYKŠáú 1-yŕ y2ú ū2 ŠĚÖŠŠŘ Ƨɱŧŭē 0ɱɱŭ LJŠNU ŌŠYŕ ŠĚÖŠăă 1-NU 1-yŕ āK1-ft y2ú ŌŠ ā2 dzyŌŧŠ1-yŕ RŠăăNUdzŌŭăŌŠŠ dzyKŠ1-túKŧdzŧ 2NU K1-Ŧ1-NUŕ2dză 1-ā ū2 ŌŠ RŠŌNUŶYŠYŭ1-ft ū2 ūKŠ LJdzŏŧŌ KŠ1-túKŠ ā1-ŧŠŭē2 2NU ōŠŧŧ1-NUŠ y2NU āK1-ft ōăăŭŭŭŭē ŌŠ 1Y LJ1-NUŠŕ ōē ūKŠ ŠYăăăzy 2ŧ 1- K1-ŦŠ ōKĬŌK dzyŔdzŧē 1Y LJŠŕŠă ōăăzy ōăăăK1Y 1-LJ1-NUŠYŕ 2LJ1-1jdzŠYŠăă Š1jdzŌ1-ftŠYŕ ū2 b2o ɱ 2ŧ ūKŠ wly3ŧSY1-yŕ /K1-NUŏ
- 0cú **Glare and Heat.** Dŧ1-NUŠ 1-yŕ KŠ1-ŭ ɱNU2Y 1-NUŌ ōŠŧŕly3Š 1-ŌŠŭēŧŠYŠ ū2NUŌK Ōdzŭăly3Š 2NU ālyŧŧ1-NU LJNU2ŌŠăăŠă āK1-ft ŌŠ LJŠNUŧ2NUYŠŕ ā2 1-ā y2ú ū2 ŌŠ āŠŠY ɱNU2Y 1-yē LJ2lyŭ ŌŠē2yŕ ūKŠ 2dzăăŕŠ 2ŧ ūKŠ LJNU2LJŠNUŭēŏ
- 0ŧú **Sewage Wastes.**
- 1 ú b2 ō1-ăúŠă āK1-ft ŌŠ ŕăăŌK1-NUŠŕ 1Y ūKŠ LJdzŏŧŌ āŠōŠŭŶ ōăăăŠY ōKĬŌK ăă ŕ1-y3ŠNU2dză ū2 ūKŠ LJdzŏŧŌ KŠ1-túK 1-yŕ ā1-ŧŠŭēŏ
- 1 ŭ ! Ōăŕăŭē 2NU 1-ft1-ftlyŭē āK1-ft ŌŠ yŠdzŭŭ1-ftŦŠŕ ū2 1- LJ 1 2ŧ ɱŧŧ 1-ā 1- ŕ1-ŧŧē 1-ŌŠNU1-3Š 2Y 1- Ō2ŧdzYŠŭăŌ ō1-ăăăă ōăăă 1- ūŠY LJ2NU1-NUē ō1-NUŶ-ŭă2Y 2ŧ LJ 1 ɱŧ ū2 ɱŧŧŧŧ
- 1 ŭ 2 1-ăúŠă āK1-ft Ō2yŭ1-ly y2 /ē1-yŕŠă y2NU 1 1-ŧ23Šyā 1-yŕ āK1-ft Ō2yŭ1-ly y2 Y2NUŠ ūK1-y ɱŧ LJ1-NUăă LJŠNU Yŧŧŧzy ōLJLYŭ 2ŧ ūKŠ Ƨ2ŧ2ŧŧŧ 31-āŠăY KēŕNU23ŠY ādzŧŧŕŠŠ ādzŧŧdzNU ŕă2ĒŕŠŠ 1-yŕ yŭăNU2dză 2ĒŕŠŠŏ
- 5 ŭ 2 1-ăúŠă āK1-ft y2ú Ō2yŭ1-ly 1-yē lyă2ŧdzŏŧŠ ādzŏăŭ1-yŌŠă 1Y ŠĚÖŠăă 2ŧ ɱŧŧŧŧŧ LJLYY 2NU ŠĚÖŠŠŘ 1- ŕ1-ŧŧē 1-ŌŠNU1-3Š 2ŧ ɱŧŧ LJLYY 2NU Ƨŧŧē ū2 LJ1-ăă 1- b2o y {ŭ1-yŕ1-NUŕ {ŕŠŌŠŧ y2NU K1-ŌŠ 1- ŕăYŠyăăzy 3NUŠ1-ŭŠŭ ūK1-Y 2yŠŧK1-ft ōŏyŭ lyŌKŏ
- 9 ŭ 2 1-ăúŠă āK1-ft y2ú K1-ŌŠ 1- ŌKŧ2NUŶŠ ŕŠSY 1-yŕ 3NUŠ1-ŭŠŭ ūK1-y ɱŧ LJLYYŏ
- Cú 2 1-ăúŠă āK1-ft y2ú Ō2yŭ1-ly LKŠY2ŧă 1Y ŠĚÖŠăă 2ŧ ɱŧŧ LJLYYŏ
- Dŭ 2 1-ăúŠă āK1-ft y2ú Ō2yŭ1-ly 1-yē 3NUŠ1-ăŠ 2NU 2ŧ 2NU 1-yē 2ŧŧē ādzŏăŭ1-yŌŠ 1Y ŠĚÖŠăă 2ŧ ɱŧŧ LJLYY 2NU ŠĚÖŠŠŘ 1- ŕ1-ŧŧē 1-ŌŠNU1-3Š 2ŧ ɱŧ LJLYYŏ
- 0yú **Radioactive Materials.** w1-ŕă21-ŌŭăŌŠ Y1-ŭŠNUŶ-ŧă āK1-ft y2ú ŌŠ ŠYăăŭŠŕ ū2 ŠĚÖŠŠŘ 1jdz1-yŭăăăă Šăŭ1-ŏŧăKŠŕ 1-ā ā1-ŧŠ ōē ūKŠ 1-ŏŧŧŧŧŧ dzNUŠ1-dz 2ŧ ŭŭ1-yŕ1-NUŕăš 2NU 1-ā 1-YŠYŕŠŕ ɱNU2Y ŭăYŠ ū2 ŭăYŠŏ

Section 8.06 Special Flood Hazard Areas.

- [illegible]

2W 1-020S úKS ŠtŠ01-ú2y 2T úKS yŠ1-NUŠú LJ2lyú 2T úKS {LJŠ01-f Cf22R 1 I-1-NUŠ ! NUŠ1 [Š0Št dzytŠāā 1-y ŠE0ŠLJú2y
lā 3W 1-yúŠR LJdzNUādz1-yú ú2 / K1-LJúŠW mpoc 2T úKS [l02y1- / 2RŠ 2T hNUŠly1-y0Šā

/ú Ly úKS 1-NUŠ1 0Št20 úKS {LJŠ01-f Cf22R 1 I-1-NUŠ ! NUŠ1 [Š0Št f1-yR Y1-ē 0Š dzāŠR ú2 ādzLJfē 2LJŠy āLJ1-0Š 2W f2ú
1-NUŠ1 NUŠ1jdzNUŠYŠyúā 2T 1- f2ú LJ1-NUŠ1-f fē f201-úŠR 0Šē2yR LJNU201RŠR K20Š0ŠNUŠ úK1-ú y2 0dzlRly3 2W āúNUdz0údzNUŠ
āK1-f 0Š f201-úŠR 0Št20 úKS {LJŠ01-f Cf22R 1 I-1-NUŠ ! NUŠ1 [Š0Št ŠE0ŠLJú ly 02y1-2WY1-y0Š 0LúK / K1-LJúŠW mpoc
2T úKS [l02y1- / 2RŠ 2T hNUŠly1-y0Šā

Accessory Uses.

!ú Ly úKS 1-NUŠ1 1-020S úKS {LJŠ01-f Cf22R 1 I-1-NUŠ ! NUŠ1 [Š0Št 1-00Šāā2Wē dzāŠā āK1-f 0Š NUŠdzf1-úŠR 0ē úKS
LJNU201ā2yā 2T úKS l2yly3 RlāúNUā0ú 0LúKly 0Kl0K ādz0K f2ú lā 2úKSNUŠlāŠ f201-úŠR

.ú Ly úKS 1-NUŠ1 0Št20 úKS {LJŠ01-f Cf22R 1 I-1-NUŠ ! NUŠ1 [Š0Št 2TfāúNUŠú LJ1-NUŠly3 lā LJŠNUYlúúŠR 1-ā 1- dzāŠ
1-00Šāā2Wē ú2 1- LJNUY0LJ1-f dzāŠ 0Šē2yR úKS {LJŠ01-f Cf22R 1 I-1-NUŠ ! NUŠ1 [Š0Št 2YúKS ā1-YŠ f2ú 1- 20Š0ŠNUŠ y2
0dzlRly3 āúNUdz0údzNUŠ TŠy0Š 2W ŠljdzLJYŠyú 2úKSNUŠ úK1-y 02dzYR1-NUŠ Y2ydzYŠyúā lā LJŠNUYlúúŠR 0Št20 úKS
{LJŠ01-f Cf22R 1 I-1-NUŠ ! NUŠ1 [Š0Št 1-ā 1-y1-00Šāā2Wē dzāŠ

Dumping Prohibited; Exceptions.

!ú Ly úKS 1-NUŠ1 0Št20 úKS {LJŠ01-f Cf22R 1 I-1-NUŠ ! NUŠ1 [Š0Št RdzYlJly3 2W 01-01Tfēly3 0LúK 1-yē Y1-úŠNU1-f ly1-yē
Y1-yýŠW lā LJNU2Kl0LúŠRŠ dzytŠāā úKNU2dz0K 02YlJŠyā1-úly3 ŠE01-01-ú2y1-yR āK1-LJly3 2T úKS fē22R LJfēly3 úKS fē20
1-yR lYlJ2dzYR YŠyú 01-LJ1-0Lúē 2T úKS fē22R LJfēly3 0Lē 0Š Y1-yú1-lyŠR 2W lYlJNU20ŠR

.ú Ly úKS 1-NUŠ1 0Št20 úKS {LJŠ01-f Cf22R 1 I-1-NUŠ ! NUŠ1 [Š0Št RdzYlJly3 2W 01-01Tfēly3 0LúK 1-yē Y1-úŠNU1-f ly1-yē
Y1-yýŠW lā LJNU2Kl0LúŠRŠ dzytŠāā y2 āl3y1-01-yúfē YŠ1-ādzNU1-0Š NUŠRdz0ú2ylyfē20 2W lYlJ2dzYR YŠyú 01-LJ1-0Lúē 2T
úKS fē22R LJfēly3 02dzR úKSNUŠ0ē 0Š 01-dzāŠR 1-yR fdzNUŠNUŠ úK1-ú 1-LJLJNU201-f 2W 1- fŠúŠNU 2T y2 1-dz0K2NUāē K1-ā 0ŠŠy
lāādzŠR fNU2Y úKS a10Kl31-y5ŠLJ1-NUŠYŠyú 2T 9y0NU2Y YŠyú DNŠ1-ú [1-1Šā 1-yR 9yŠNUē dzYRŠNU úKS 1-dz0K2NUāē 2T
úKS fē22R LJfēly3 NUŠdzf1-ú2Wē LJNU201ā2yā 2T t1-NUŠ om 2T ! 0ú ppm 2T mφφnφ

/ú . Št20 úKS {LJŠ01-f Cf22R 1 I-1-NUŠ ! NUŠ1 [Š0Št úKS 02yāúNUdz0ú2y 2W f201-ú2y 2T 0NUŠRŠāz 2dzúR22W LJfē
ŠljdzLJYŠyú 0Š1-0KŠNUāz 1-yR āly1-NU 2dzúR22W ŠljdzLJYŠyú 1-yR 1-LJLJdzNUŠy1-y0Šā lā LJNU2Kl0LúŠR dzytŠāā ādz0K
ŠtŠYŠyúā 02dzR y2ú 01-dzāŠ 1-yē āl3y1-01-yú 20āúNUdz0ú2y ú2 úKS fē20 2W NUŠRdz0ú2y lyúKS lYlJ2dzYR YŠyú
01-LJ1-0Lúē 2T úKS fē22R LJfēly3

5ú 0KS f2NUŠ32ly3 ŠE0ŠLJú2yā āK1-f 0Š LJŠNUYlúúŠR 2yē dzLJ2y NUŠ01Š0 0ē úKS /lúē t1-yly3 / 2Y Ylāā2y1-ú 1-
LJdz0ē0 KŠ1-NUY 1-yR 2y1- āK20ly3 úK1-ú úKS 1-020S NUŠljdzNUŠYŠyúā 1-NUŠ ā1-úāTlŠRŠ 1-yR ādz0Ylāā2y 2T f1yRly3ā
ú2 1-yR 1-LJLJNU201-f 0ē úKS /lúē / 2dzY0Lē 02 úKS ŠEúŠyú 1-LJLJfē01-0ŠtŠ 0KS LJNU201ā2yā āŠú f2NUŠK ly {Š0ú2y moφmo
2T úKlā hNUŠly1-y0Š āK1-f 0Š 02YlJfēŠR 0LúK

Section 8.07 Outdoor Toilets.

b2 LJŠNUY1-yŠyú 0dzlRly3 0LúKly úKS /lúē 2T [l02y1- āK1-f KŠNUŠ1-fúŠNU 0Š ŠNUŠ0úŠRŠ 1-fúŠNUŠRŠ 2W dzāŠR f2W 1-y 2dzúāLŠ 02fēŠú 2T
1-yē 0ēLJŠ dzytŠāā 1-LJLJNU20ŠRŠ f1-01-ú2Wē f1-0LēúāŠā 1-NUŠ lyāú1-fŠR 1-yR 02yYŠ0úŠR ú2 1- LJdz0ē0 āŠ0ŠNUŠ 0Klā {Š0ú2y āK1-f y2ú 0Š
02yāúNUdzŠR ú2 LJNU2Kl0LúŠ 0ŠYlJ2NU1-NUŠ 02fēŠúā 2y 02yāúNUdz0ú2y āLúŠā RdzNUY LJŠNU2R 2T 02yāúNUdz0ú2y 2W f2W 0ŠYlJ2NU1-NUŠ LJdz0ē0
31-úKSNUY3ā

ARTICLE IX.

PARKING, LOADING, AND ACCESS MANAGEMENT

Section 9.01 Applicability.

0KS LJ1-NUŠly3 NUŠljdzNUŠYŠyúā 2T úKlā / 2RŠ Ydzāú 0Š YŠú 0KŠy 2yŠ 0mú 2W Y2WŠ 2T úKS fē2fē0ly3 ú1-1Šā LJfē0Š

- 0M0 !yē yšō 0dzlfrly3 2N0 āūndzōūdznš0
 0H0 /2YYSyōSYšyū 2T dzāš 2T Iyē fl-yŕ0
 000 !yē I-tūsN0I-ūā2yā ū2 I- 0dzlfrly3 2N0 āūndzōūdznš0 0Kl0K 02dzfr NšljdzN0S I-Rŕlūā2yI-f LJlN0lly30
 0n0 !yē I-tūsN0I-ūā2yū2 ūKš dzāš 2T Iyē 0dzlfrly3 2N0 āūndzōūdznš0 2N0 dzāš 2T fl-yŕ 0Kl0K 02dzfr NšljdzN0S I-Rŕlūā2yI-f LJlN0lly30

Section 9.02 Access Management.

- 0M0 **Standards for the Number of Nonresidential Driveways.** !ōōšāā āKlff 0š LJN020lRšŕ T2N0 Šl-0K ālūš0 2 KšNš Tšl-ālofš I-ōōšāā YI-ē 0š LJN020lRšŕ 0l- I- āKlN0Šŕ I-ōōšāā ŕN00š0I-ē 2 KšNš lū lā y2ū LJ2āālofš ū2 LJN020lRš āKlN0Šŕ I-ōōšāā I-ōōšāā YI-ē 0š LJN020lRšŕ 0ē I- āly3fš ŕN00š0I-ē hyš 0M0 I-Rŕlūā2yI-f ŕN00š0I-ē YI-ē 0š I-ff20šŕ T2N0 LJN02LJšN0ūšā 0lūK I- 02yūly0z2dzā FN02yūI-3S 2T 20šN0 FN0Š KdzyŕN0Šŕ 0pnlū Tššū I-yŕ 2yš 0M0 I-Rŕlūā2yI-f ŕN00š0I-ē T2N0 Šl-0K I-Rŕlūā2yI-f ū02 KdzyŕN0Šŕ FN0ūē 0hplū Tššū 2T FN02yūI-3S ; āšā NšljdzN0ly3 Y2N0S ūKl-y2yš ŕN00š0I-ēš ŕšūI-ŕšŕ Šfāš0KšNš lyŭKlā hNŕlyI-yōš I-N0S ādz0ēš0ū ū2 ūK2āš āLJš0lN0 āūI-yŕI-Nŕā I-yŕ ūKš āūI-yŕI-Nŕ I-020š 0lff y2ū I-LJlJfē0 0Kš /lūē /2dzyōl YI-ē ŕšūšN0ly3 I-Rŕlūā2yI-f ŕN00š0I-ēā I-N0S 0dzāūlŕšŕ ŕdzš ū2 ūKš I-Y2dzyū 2T ūN0I-ŕŕl0 3SyšN0I-ūšŕ 0ē ūKš dzāš 0lūK2dzū 02YLN02Ylāly3 ūN0I-ŕŕl0 2LJšN0I-ūā2yā I-f2y3 ūKš Ldz0l0 āūNššūē 0I-āšŕ dzLJ2yI-f ūN0I-ŕŕl0 lYlJl-0ū āūdzŕē ādz0Ylūšŕ 0ē ūKš I-LJlJl0I-yū0
- 0H0 **Minimum Width.** 9I-0K ly3N0šāā I-yŕk2N0 Š3N0šāā ŕN00š0I-ē Ydzāū Kl-0š I- YlylydzY 0lŕŭK 2T ū0šyūē 0hplū fl-yšI-f Tššū I-yŕ Ydzāū 0š ā2 ŕšāly3ŕ ā2 I-ā ū2 LJN020lRš I-RšljdzI-ūš ūdzN0ly3 I-yŕ YI-yšdz0šN0ly3 T2N0 ŠYšN03y0ē I-yŕ āšN0l0š 0šKl0fšā0
- 000 **Driveway Spacing Standards.**
- !0 **Between Driveways.** 0Kš YlylydzY āLJl-0ly3 0šū0ššyŭ02 0H0 y2yNšāŕšyūlI-f ŕN00š0I-ēā 2yŭKš āI-Yš ālŕš 2T ūKš N2I-ŕ āKlff 0š 0I-āšŕ dzLJ2yLJ2āūšŕ āLJšŕ flYlūā I-f2y3 ūKš LJlN0šē FN02yūI-3S0 0Kš YlylydzY āLJl-0ly3ā lyŕl0I-ūšŕ 0šf20 I-N0S YšI-ādzN0Šŕ FN02Y 0šyŭšN0ly3 ū2 0šyŭšN0ly30 C2N0 ālūšā 0lūK lyādzŕŕl0lšyū N2I-ŕ FN02yūI-3S ū2 Yššū ūKš ŕN00š0I-ē āLJl-0ly3 āūI-yŕI-Nŕā 0šf20š ūKš /lūē /2dzyōl YI-ē Y2ŕlŕē ūKš āLJl-0ly3 NšljdzN0SYšyūā0

Posted Speed Limit (Mile Per Hour)	Minimum Driveway Spacing (Feet)
0л	мрр
ор	мур
пл	ннр
прѣ	олл

- .0 **Spacing from Intersections.** alylydzY āLJl-0ly3 NšljdzN0SYšyūā 0šū0ššyŭ I- LJN02LJ2āšŕ y2yNšāŕšyūlI-f ŕN00š0I-ē I-yŕ I-yŕlūšN0š0ūā2yYdzāū 0š āšū0I-0l FN0ūē 0pnlū Tššū FN02Y ūKš N03Kū 2T 0I-ē0 0Kš /lūē /2dzyōl YI-ē Y2ŕlŕē ūKš āLJl-0ly3 āūI-yŕI-Nŕā0
- 0n0 **Driveway Distance from Single-Family Residential Zone.** 9I-0K šyŭN0I-yōš I-yŕ Šēlū ū2 I-yŕ FN02Y I-yē 2ŕŕāūNššū LJlN0lly3 f2ū f20I-ūšŕ lyI- y2yNšāŕšyūlI-f ŕlāūN0ū Ydzāū 0š I-ū šl-āū ū0šyūēFN0Š 0hplū Tššū FN02Y I-yŕI-0šyŭ NšāŕšyūlI-f dzāš0
- 0p0 **Modification of Standards for Special Situations.** 5dzN0ly3 ālūš LJlI-yNš0lš0š ūKš /lūē /2dzyōl āKlff Kl-0š ūKš I-020K2N0lūē ū2 Y2ŕlŕē ūKš āūI-yŕI-Nŕā 2T ūKlā {š0ūā2y dzLJ2y02yāŕšN0I-ūā2y 2T ūKš f2ff20šly3
- !0 0Kš āūI-yŕI-Nŕā 2T ūKlā {š0ūā2y 02dzŕŕ LJN0š0šyŭ NšI-ā2yI-0fš I-ōōšāā ū2 ūKš ālūš0

1. 00Saa 01- I- AKI-SR RN00S0 I-e 2W aSN00SkFN2yUf-ES W2I-R la y2U LJ2aa0fS RdzS U2 UKS LJW2SaSy0S 2T S0a0a0y3 0dzlRly3a 2W U2LJ23Wf-LJK0 02yR0a02ya0
- 10 w2I-R0 I-e LY LJW20SY Sy0a 0adz0K I-a UKS I-R0a02y 2T I- 0Wf-00 0a0y I-e 0Sy0S0 0dzlWf I-yS 2W 00LJf-a0 fI-yS0 01ff 0S Yf-RS U2 LY LJW20S 20S0Wf-ff 0Wf-00 2LJ0Wf-0a2ya LJW2W U2 LJW20S00 02Y LJfS0a2y 2W 200dzLJf-y0e 2T UKS 0dzlRly3a0
- 50 CKS dzas ly02f0S0 UKS WSR0S0a0y 2T I-y S0a0a0y3 RS0Sf2LJY Sy0 2W I- yS0 dzas 0K0K 01ff 0SyS0Wf-U2 fSaa 0Wf-00 0Kf-y UKS LJW20a2dz0 dzas0
- 90 CKS LJW2LJ2asR f20f-0a2y I-yR RS0a0y I-W2S 0dzLJ2W0SR 0e UKS a0K0a0f-y5S LJf-W0Y Sy0 2T 0Wf-y0LJ2W0f-0a2y 0a5h0 2W I-0e /2dzY0e I-a I-yf I-00S LJ0f-0f RS0a0y dzYR0S UKS S0a0a0y3 0a0S 02yR0a02ya0 CKS /0e /2dzY0f Yf-I-e f02 W0Sf0S0 UKS I-LJW0f-0y LJW20a0S I- 0Wf-00 LY LJf-00 0adzR0e U2 0dzLJ2W0 UKS W0Sf0S0 UKS I-00Saa RS0a0y0
- C0 2 K0S UKS UKS I-a I- 0Kf-y0S ly dzas 2W S0LJf-y0a2y I-U I- 0a0S 0Kf-U R2S0 y2U 02Y LJf0 0a0K 0a0f-yRf-WR0 2T 0K0a h0Rlyf-y0S UKS /0e /2dzY0f AKf-ff RS0S0Y lyS UKS I-Y2dzY 2T dzLJ0Wf-RS ySR0S ly 02yR0a02y 2T UKS S0a0a0y3 I-yR S0LJ0S0 UKS 0Wf-00 LJf-00S0Y I-yR UKS 0f-LJf-0a0e U2 YS0S UKS 0a0f-yRf-WR0 2T 0K0a h0Rlyf-y0S U2 UKS S0S0Y LJWf-000f-0
- 00 **Traffic Impact Studies.** CKS /0e /2dzY0f Yf-I-e W0Sf0S0 I- 0Wf-00 LY LJf-00 0adzR0e 0fL0 2W I-ff RS0Sf2LJY Sy0 LJW2LJ2a0f-a 0Kf-U 0a W0S0S0 CKS 0f AKf-ff 0S I-00W0f-y0S 0a0K I-yR YS0S UKS 0a0f-yRf-WR0 2T UKS /0e CKS 0f AKf-ff 0S 0dz0Y00S0 0e UKS RS0Sf2LJ0 2W I-LJW0f-0y U2 RS0S0Y lyS UKS LJ20S0Y I-f 0dz0dzW0 0Wf-00 02yR0a02ya 2Yf-R2f-0Sy0 W2I-R0 I-e0 2Y0S I- LJW2LJ2asR RS0Sf2LJY Sy0 la 0a0K0S 0f AKf-ff LJW0S0 UKS LJ0f-0K2dzW 2LJ0Wf-0a2y I-02yR0a02ya I-U 0a0S RN00S0 I-e0 I-yR W2I-R ly0S W0S0a02ya I-ff0S0 0e UKS RS0Sf2LJY Sy0 CKS W0S0a02y 2T UKS 0f AKf-ff 0S dzasR ly0K S 0a0f-RS0a0y 2T I-00Saa LJ2y0a I-yR ly0S0Y I-f 0W0dzf I-0a2y I-yR Yf-I-e 0RS0a0e yS0Saa I-0e 2ff0a0S W2I-R LY LJW20SY Sy0a0 ! U I- Y0a0Y dzY UKS 0f AKf-ff YS0S 0a0f-yRf-WR0 I-a LJ200a0K0S 0e UKS {2dz0K0S0 a0 a0K0a0f-y /2dzY0f 2T D20S0Y Sy0a 0{9a /hD0 I-yR a5h0 ly0K Kf-yR022f 0a0SR 00f-dz I-0a0y 0Wf-00 LY LJf-00 {0dzR0a I-yR AKf-ff 0S 2dzYR I-00S LJ0f-0f 0e UKS /0e /2dzY0f LJW2W U2 0S0y dzasR0

Section 9.03 Off-Street Parking Requirements.

Lyf-ff 02y0y3 R0a0W00a0 2ff0a0W0S0 LJf-W0y3 fI-0a0a0a 2W UKS 0a0Wf-0S 2W LJf-W0y3 2T aSffW LJW2LJf0SR Y202W 0SK0f0S0 2W UKS dzas 2T 200dzLJf-y0a0 SY LJf0e0S0a I-yR LJf-W0y3 2T UKS 0dzlRly3a K0S0f-0S0 S0S00SR I-f0S0SR 2W S0S0SR I-f0S0 UKS Sff0S00SR I-f0S 2T UK0a h0Rlyf-y0S AKf-ff 0S LJW20a0SR I-yR Yf-I-y0f-I-ySR I-a K0S0Y LJW20a0S0

- 00 **Non-Residential.** hff0a0W0S0 LJf-W0y3 2W y2yW0S0a0S0 I-f dzas AKf-ff 0S S0K0S0 2y UKS 0f YS f2U 2W 0a0K ly 0K0S0 KdzYR0S 0000 S0S0 2T UKS 0dzlRly3a 0a0a ly0S0SR U2 aS00S YSf-0dzW0S FN2Y UKS ySf-I-0a0 LJ2y0 2T 0dz0f0 Sy0Wf-y0S U2 UKS 0dzlRly3a U2 UKS ySf-I-0a0 LJ2y0 2T UKS 2ff0a0W0S0 LJf-W0y3 f2U S0S0 I-a Yf-I-e 0S LJW20a0SR 2W 0e UK0a h0Rlyf-y0S0
- 00 **Off-Street Parking.** hff0a0W0S0 LJf-W0y3 fI-0a0a0a 2W 2yS 2W 002ff I-Y0e R0Sff0y3 AKf-ff 0S f20f-0SR 2y UKS 0f YS f2U 2W LJf0 2T W0dzYR I-a UKS 0dzlRly3a UKS0 I-W2S ly0S0SR U2 aS00S CKS f20f-0a2y 2T W0Sf0S0 2ff0a0W0S0 LJf-W0y3 fI-0a0a0a 2W 2UK0S0 UKf-y2yS I-yR 002ff I-Y0e R0Sff0y3 AKf-ff 0S 0a0K ly 0K0S0 KdzYR0S 0000 S0S0 2T UKS 0dzlRly3a UKS0 I-W2S ly0S0SR U2 aS00S YSf-0dzW0S FN2Y UKS ySf-I-0a0 LJ2y0 2T UKS 2ff0a0W0S0 LJf-W0y3 fI-0a0a0a I-yR UKS ySf-I-0a0 LJ2y0 2T UKS 0dzlRly3a {dz0K fI-0a0a0a 2W Ydz0a0S R0Sff0y3 02Y YS0a0f I-yR LJW2f0Saa2y I-f dzas0 ly 2W0S0 U2 Sy0dzW0 UKS0 dzas I-a I- LJf-W0y3 I-W2S 2W UKS 0dzlRly3a UKS0 I-W2S ly0S0SR U2 aS00S AKf-ff 0S f20f-0SR lyf- 02y0S0a0S I-yR 02y0a00dz0 LJ2a0a2y 0a0K W0S0S0y0S U2 0dz0K 0dzlRly3a0 C2W 0K0a LJ2W2as UKS I-W2S U2 UKS W0S0 2T UKS 0dzlRly3a AKf-ff 0S 02y0a0S I-a 0a0a0a0y UK0a W0Sf0S0 YS0y 2y0e 0K0S UKS 0dzlRly3a 0a0a Kf-0S I- Kf-0a0e dzasR LJ20f0 Sy0Wf-y0S ly UKS W0S0
- 00 **Existing Parking.** hff0a0W0S0 LJf-W0y3 S0a0a0y I-U UKS Sff0S00SR I-f0S 2T UK0a h0Rlyf-y0S ly 02y0S0a0y 0a0K UKS 2LJ0Wf-0a2y 2T I-yS0a0a0y 0dzlRly3a 2W dzas AKf-ff y2U 0S W0S0R0SR ly0a0S U2 I-yf I-Y2dzY fSaa UKf-y K0S0Y I-f0S W0Sf0S0 2W I- 0a0a0f-yS 0dzlRly3a 2W yS0 dzas0
- 00 **Parking Deferment.** 2 K0S UKS LJW2LJ0W0e 20yS0 0f-yRSY2y0Wf-0S 2W UKS /0e /2dzY0f 0a0a UKf-U UKS W0Sf0S0 ydzY0S 2T LJf-W0y3 0LJf-0S0a 0a S0S0a00S I-yR UKS LJW2LJ2asR LJf-W0y3 01ff YS0S UKS RSYf-yR 2W UKS LJW2LJ2asR dzas UKS /0e /2dzY0f Yf-I-e I-a I- 02yR0a02y 2T 0a0S LJf-y I-LJW20f-0e LJW2Y0 dzL U2 0S0y0e0a0S 0h0

0000 **Shorter Parking Stall Length.** 0K0S0IjdzANUSYŠyúā t2NU LJ1-NUJLY3 áú1-ft tŠYŠÚK Y1-ē oŠ NUSŘdz0ŠSŘ oē ú02 0H0 tŠŠÚ 0KŠNUS0 0pnrRŠ3NUŠŠ LJ1-NUJLY3 I-0dzúā I-āRŠ0 I-ēJ 2úKŠNU LJ1-0ŠYŠyú2 2NU ā2RŘŠR I-NUŠ I-ú ÚKŠ TNU2yú 2T ÚKŠ áú1-ftā LJNU20AŘŠŘ ādz0K LJ1-0ŠYŠyú 2NU āRŠ0 I-ēJ YŠ1-ādzNUŠā I-Y1y1YdzY 2T Š1EKú 0yú tŠŠÚ ly 0AŘÚK 2NU I-ú tŠ1-āú ú02 0H0 I-RŘĀúā2y1-ft tŠŠÚ 2T t1-yŘā0 I-LJŠR I-NUŠ I-NUŠ LJNU20AŘŠŘ0 0KĀā 1ā ú2 I-002dzYú t2NU ÚKŠ 0ŠKĀ0tŠ 20ŠNUK1-y30

0001 **Maneuvering Lane Access.** ! ff āLJ1-0Šā Ydzāú oŠ LJNU20AŘŠŘ I-RŘŠJdz I-úŠ I-00Šāā oē YŠ1-yā 2T Y1-yŠdz0ŠNUy3 t1-yŠā0 . I-0JLY3 ŘNUŠ0úftē 2yú2 I-āúNUŠÚ 2NU NUSIjdzANUy3 ÚKŠ dzāŠ 2T I-āúNUŠÚ t2NU I-Y1-yŠdz0ŠNUy3 t1-yŠ 1ā LJNU2KĀ0NUŠŘ0 t I-NUJLY3 āLJ1-0Šā Ydzāú oŠ 0tŠ1-NUtē ĀRŠyúĀFASŘ I-yŘ Y1-I-NUJŠŘ 0ĀÚK ŘdzNU I-0tŠ āúNUĀLY3 ú2 ŘĀāNUy3dzĀK ÚKŠ 02dzYŘ I-NUŠā 2T ÚKŠ Y1-yŠdz0ŠNUy3 t1-yŠ I-yŘ LJ1-NUJLY3 áú1-ftā0

0002 **Modifications.** 2 KŠNUS āúŠ 02yāúNU1-yúā t1YĀú ÚKŠ I-0AĀúē ú2 YŠŠÚ ÚKŠ NUSIjdzANUSYŠyúā 2T ÚKĀā {Š00ú2yŠ ÚKŠ /Āúē /2dzY0Ā Y1-ē I-LJLJNU20Š Y2RĀFĀ0I-úā2yā ú2 ÚKŠ LJ1-NUJLY3 āLJ1-0Š I-yŘ Y1-yŠdz0ŠNUy3 t1-yŠ ŘĀYŠyā2yā I-ā LJ1-NUJ 2T ĀúŠ t1I-ywŠ0ĀŠ0Š ŠĚ0ŠLúú ĀYy2 0Ā-āŠ āK1-ft LJ1-NUJLY3 áú1-ftā oŠ tŠāā ÚK1-yYLYŠ 00pú tŠŠÚ ly 0AŘÚK 2NU ŠĀEKÚŠŠY 0myú tŠŠÚ ĀYtŠYŠÚK0 C2NU ŠŠYŠNU I-yŘ LJNU2TŠāā2y1-ft 2TĀĀ0Š 0ŠYúŠNUā ÚK1-ú 02yú I-ĀY I-Y1y1YdzY 3NU2āā t22NU I-NUŠ I-2T mpŠnnn āljdz I-NUŠ tŠŠÚŠ ÚKŠ /Āúē /2dzY0Ā Y1-ēŠ dzLJ2YÚKŠ NUS0ĀŠ I-yŘ I-LJLJNU20Š I-2T I-āúŠ LJt1-y oē ÚKŠ /Āúē t1I-yYLY3 /2YĀĀā2yŠ I-ftē0 dzLJ ú2 yLYŠúē 00pú LJŠNUŠYú 2T ÚKŠ NUSIjdzANUSŘ 2TĀĀāNUŠŠÚ LJ1-NUJLY3 āLJ1-0Šā 0ŠĚ0tđzĀĀ0Š 2T ÚKŠ NUSIjdzANUSŘ yđzY0ŠNU 2T K1-yŘĀ0 I-LJ LJ1-NUJLY3 āLJ1-0Šāú 02 oŠ yLYŠ 00pú tŠŠÚ ly 0AŘÚK I-yŘ 2yŠn KdzYŘNUSŘ ŠĀEKúē 0myúú āljdz I-NUŠ tŠŠÚ ĀY I-NUŠ I-0 {dz0K āLJ1-0Šā āK1-ft oŠ dzāŠŘ LJNUY1-NUtē oē ÚKŠ ŠY LJt2ēŠŠā 2T ÚKŠ 2TĀĀ0Š 0ŠYúŠNU I-yŘ āK1-ft oŠ NUS TŠNUŠŘ ú2 ĀY ÚKĀā 2NUŘĀY1-y0Š I-ā ĤRŠāĀY1-ÚŠŘ ŠY LJt2ēŠŠ LJ1-NUJLY3 āLJ1-0Šā0y ĀY 2NUŘŠNU ú2 LJNU20AŘŠ I-y I-RŘŠJdz I-úŠ ydzY0ŠNU 2T 0Āāú2NU I-yŘ 0dzāú2YŠNU āLJ1-0Šā t2NU ādz0K 2TĀĀ0Š 0ŠYúŠNUā y2 tŠāā ÚK1-yÚŠY 0mnu LJŠNUŠYú 2T ÚKŠ ú2ú1-ft yđzY0ŠNU 2T NUSIjdzANUSŘ LJ1-NUJLY3 āLJ1-0Šā 0ŠĚ0tđzĀĀ0Š 2T ÚKŠ NUSIjdzANUSŘ yđzY0ŠNU 2T K1-yŘĀ0 I-LJ LJ1-NUJLY3 āLJ1-0Šāā āK1-ft oŠ ÚŠY 0mnu tŠŠÚ ĀY 0AŘÚK I-yŘ ú02 KdzYŘNUSŘ 0Hnnu āljdz I-NUŠ tŠŠÚ ĀY I-NUŠ I-yŘ āK1-ft oŠ 0tŠ1-NUtē Y1-NUJŠŘ I-yŘ āúdz I-ÚŠŘ ĀY 0t2āŠ LJNU2ĒĀYĀúē ú2 ÚKŠ 0dzĀtŘĀY3 ŠYúNU I-y0Š0ā00

óh^{NJ}Ř^Ø z^T птмυπηλνι ú

Section 9.05 Minimum Number of Parking Spaces Required.

USE	PARKING REQUIRED
AGRICULTURAL USES	
DI-NŔŠylyə I-yŔ ūNŔŠ ydzNāŠNāŠā	hyŠ ōmú LJl-NŔlyə āLJl-ŔŠ T2NŔ Šl-ŔK pll āljə Tŭə 2T NŔŠŭl-Ŕ āLJl-ŔŠ
bdzNāŠNāŠāš lyŔfdzŔlyə āl-fŔ 2T ʒl-NŔŠy' ādzLJlJfāŠā	hyŠ ōmú LJl-NŔlyə āLJl-ŔŠ T2NŔ Šl-ŔK pll āljə Tŭə 2T NŔŠŭl-Ŕ āLJl-ŔŠ
RESIDENTIAL USES	
! ŔŔŠāā2NŔ NŔŠāŔŠyŭl-f dzāŠ T2NŔ l-LJl-NŔYŠyŭā	hyŠ ōmú LJl-NŔlyə āLJl-ŔŠ LJŠNŔ l-RŔŭāzyl-f ŔŔŠfflyə dzyŭə
. ŠŔ l-yŔ ōNŔSl-Ŕl-āŭ Šāŭl-ŔāKŔYŠyŭā	hyŠ ōmú LJl-NŔlyə āLJl-ŔŠ LJŠNŔ ōŠŔNŔ22Yə
. 2l-NŔlyə 22Ylyə l-yŔ f2ŔŔlyə K2dzāŠā 2NŔ ū2dzNāŭ K2YŠā	hyŠ ōmú LJl-NŔlyə āLJl-ŔŠ T2NŔ Šl-ŔK 2yŠ ōmú ʒdzŠāŭ ōŠŔNŔ22Yə
/ 2yŔ2Ylyə dzY Y dzŭāLJfŠ ŔŔŠfflyə	ŔŔ2 ōHŭ LJl-NŔlyə āLJl-ŔŠā T2NŔ Šl-ŔK dzyŭə ŔŭāK 2yŠ ōmú l-yŔ ūŔ2 ōHŭ ōŠŔNŔ22Yā l-yŔ ūŔ2 l-yŔ 2yŠπKl-ft ōHoy āLJl-ŔŠā T2NŔ Šl-ŔK dzyŭə ŔŭāK ūKŔNŔŠ ōou 2NŔ Y2NŔŠ ōŠŔNŔ22Yə
Cl-YŔfē ŔKŔŔ Ŕl-NŔŠ K2YŠ	hyŠ ōmú LJl-NŔlyə āLJl-ŔŠ LJŠNŔ hpl āljə Tŭə 2T T22NŔ l-NŔSl-ə
l 2YŠ 2ŔŔdzLJl-ŭā2yā	ŔŔ2 ōHŭ LJl-NŔlyə āLJl-ŔŠā
l 2dzālyə T2NŔ ūKŠ ŠŔŔŠNŔē	hyŠ ōmú LJl-NŔlyə āLJl-ŔŠ T2NŔ Šl-ŔK ōŠŔŠ LJfdzā 2yŠ ōmú āLJl-ŔŠ

$$[\lambda^0 2 y \lambda] \cdot \pm \lambda \lambda 2 y_{HM} \frac{1}{2} 2 y \lambda y \exists h \mathbb{N} \check{R} \lambda y \cdot y \hat{O} \hat{S}$$

[illegible]

t l-ēRl-ē tŠyRŠNā	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK zyŠ KdzyRŷNŠR̄ TlTúē ómrlú āljdzl-Nŷ TŠŠú 2T Tt22N āLJl-ŌŠ
t ŠNā2yl-f āŠNŲŌŠ Šāú-l-ōtāKYŠyūā	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK TlŌŠ KdzyRŷNŠR̄ órllú āljdzl-Nŷ TŠŠú 2T Tt22N āLJl-ŌŠ
t K2ú23Nl-LJKlŌ āúdzRā2ā	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK zyŠ KdzyRŷNŠR̄ TlTúē ómrlú āljdzl-Nŷ TŠŠú 2T Tt22N āLJl-ŌŠ
t N2TŠāā2yl-f 2TlŌŠā	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK ūŌ2 KdzyRŷNŠR̄ óhllú āljdzl-Nŷ TŠŠú 2T Tt22N l-Nŷl-Ō
wŠú-l-lf āl-tŠā	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK zyŠ KdzyRŷNŠR̄ TlTúē ómrlú āljdzl-Nŷ TŠŠú 2T Tt22N āLJl-ŌŠ
{Ō5Ō5Ō l-yR̄ {Ō5ŌaŌ tŌŌŠyāŠā	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK ūKŷNŠ KdzyRŷNŠR̄ óollú āljdzl-Nŷ TŠŠú 2T Tt22N l-Nŷl-Ō
{ŠŌ2yR̄Kl-yR̄ āú2NŠā l-yR̄ NdzYy-l-3Š āK2LJā	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK zyŠ KdzyRŷNŠR̄ TlTúē ómrlú āljdzl-Nŷ TŠŠú 2T Tt22N āLJl-ŌŠ
² K2tŠā-l-fŠ ōdzālyŠāā dzāŠā	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK TlŌŠ KdzyRŷNŠR̄ órllú āljdzl-Nŷ TŠŠú 2T Tt22N āLJl-ŌŠ
INDUSTRIAL USES	
. dzfŷ āú2Nl-3Š 2T NŠTlyŠR̄ LJŠŲN2tŠdzY LJN2RdzŌúā	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK ŠYlJf2ēŠŠ Ō2YlJdzúŠR̄ 2y ūKŠ ōl-āā 2T ūKŠ 3NŠl-ŲŠāú ydzYŌŠN 2T LJŠNā2yā ū2 ōŠ ŠYlJf2ēŠR̄ l-Ų l-yē 2yŠ LJŠNā2R̄ R̄dzNlyy3 ūKŠ Rl-ē 2N yŷKŲŌ
5 l-Ųl- LJN2ŌŠāālyy3 l-yR̄ Ō2YlJdzúŠN ŌŠyŲŠNāš lyŌtdzRlyy3 āl-tŠāz āŠNŲŌŠ l-yR̄ Yl-l-yŲŠy-l-yŌŠ 2T ŠtŠŌŲN2yŌ Rl-Ųl- LJN2ŌŠāālyy3 ŠljdzāLJYŠyū	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK T2dzN KdzyRŷNŠR̄ órllú āljdzl-Nŷ TŠŠú 2T Tt22N āLJl-ŌŠ
9āú-l-ōtāKYŠyūā T2N ūKŠ RlāŲNāōdzūā2y 2T 2N ūKŠ LJl-Ōŷl-Ųlyy3 l-āāŠYŌtlyy3 āŠŌ2yR̄l-Nē LJN2ŌŠāālyy3 l-tŲŠNl-Ųā2y 2N NŠLJl-ŲN	CŌŠ ōpú LJl-Nŷlyy3 āLJl-ŌŠāš LJfdzā 2yŠ ómú LJŠN mžrll āljdzl-Nŷ TŠŠú 2T Tt22N l-Nŷl-ŲlJfdzā 2yŠ ómú LJŠN oprl dzāŠl-ŌtŠ āljdzl-Nŷ TŠŠú 2T 2TlŌŠ āl-tŠā 2N ālyŷl-l-N āLJl-ŌŠ LJfdzā 2yŠ ómú LJŠN ŲNdzŌŷ 2N Ō2YlJl-yē ŌŠKŌtŠ 2LJŠNl-Ųālyy3 TlN2Y ūKŠ LJNŠYlāŠāŌ
9ĒLJŠNlyyŠyū-l-f LJN2RdzŌŲ RŠŌŠf2LJYŠyū l-yR̄ ŲŠāŲlyy3 lyŌtdzRlyy3 tlyŷŲŠR̄ Yl-yŲzTl-ŌŲdzNlyy3	CŌŠ ōpú LJl-Nŷlyy3 āLJl-ŌŠā LJfdzā 2yŠ ómú LJŠN hrl āljdzl-Nŷ TŠŠú 3N2āā Tt22N l-Nŷl-ŲlJfdzā 2yŠ ómú LJŠN Ŝl-ŌK ŠYlJf2ēŠŠ l-Ų LJŠl-l āKŷŲŌ
l Šl-Ōē Yl-yŲzTl-ŌŲdzNlyy3 l-yR̄ 3ŠyŠNl-f lyR̄dzāŲNā-l-f LJl-yūā	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK ŠYlJf2ēŠŠ Ō2YlJdzúŠR̄ 2y ūKŠ ōl-āā 2T ūKŠ 3NŠl-ŲŠāú ydzYŌŠN 2T LJŠNā2yā ū2 ōŠ ŠYlJf2ēŠR̄ l-Ų l-yē 2yŠ LJŠNā2R̄ R̄dzNlyy3 ūKŠ Rl-ē 2N yŷKŲŌ
lyR̄dzāŲNā-l-f āŌlŠyŲlŲŌz 2N ōdzālyŠāā NŠāŠl-NŲK RŠŌŠf2LJYŠyū l-yR̄ ŲŠāŲlyy3 fl-Ō2Nl-Ų2NāŠā l-yR̄ 2TlŌŠā	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK ŠYlJf2ēŠŠ Ō2YlJdzúŠR̄ 2y ūKŠ ōl-āā 2T ūKŠ 3NŠl-ŲŠāú ydzYŌŠN 2T LJŠNā2yā ū2 ōŠ ŠYlJf2ēŠR̄ l-Ų l-yē 2yŠ LJŠNā2R̄ R̄dzNlyy3 ūKŠ Rl-ē 2N yŷKŲŌ
lyR̄dzāŲNā-l-f LJl-yūā Yl-yŲzTl-ŌŲdzNlyy3 LJN2ŌŠāālyy3 2N l-āāŠYŌtlyy3	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ T2N Ŝl-ŌK ŠYlJf2ēŠŠ Ō2YlJdzúŠR̄ 2y ūKŠ ōl-āā 2T ūKŠ 3NŠl-ŲŠāú ydzYŌŠN 2T LJŠNā2yā ū2 ōŠ ŠYlJf2ēŠR̄ l-Ų l-yē 2yŠ LJŠNā2R̄ R̄dzNlyy3 ūKŠ Rl-ē 2N yŷKŲŌ
{ŲŠŠf Tl-ŌNāŌl-Ų2Nāš ŲNdzŌŷ ŲŠNlyy-l-fāš	hyŠ ómú LJl-Nŷlyy3 āLJl-ŌŠ LJŠN TlŌŠ KdzyRŷNŠR̄ órllú āljdzl-Nŷ TŠŠú

- όΗύ **Maximum Height.** ϕΚΣ ΚΣΙΞΚύ 2τ Ι-γέ ΛΙ-Νηλγυ3 άύνυdzόύdzυS άΚΙ-ff γ2ύ SΕόSΣR ύΚS ΥΙ-ΕλγdzΥ ΚSΙΞΚύ 2τ ύΚS Rάάύνυόύ λγ ϑΚλΟΚ λύ άά t2ΟΙ-ύSΡϕ
- όού **Location.** t Ι-Νηλγυ3 άύνυdzόύdzυS άΚΙ-ff γ2ύ όS t2ΟΙ-ύSΡ λγ ύΚS Cυ2γύ , Ι-ΝηRϕ b2 ΛΙ-Νηλγυ3 άΛΙ-ΌS ϑάύΚλγΥ Ι-ΛΙ-Νηλγυ3 άύνυdzόύdzυS ΥΙ-ε όS όt2άSυ ύ2 ύΚS άύνυSύ ύΚΙ-γ ύΚS Tυ2γύ TΙ-ΌS 2τ ύΚS ΛJυλγΌΛJΙ-τ όdzτRλγυϕ
- όνύ **Traffic Circulation.** ϕυΙ-τTλΌ όNυόdzτΙ-ύλ2γ άΚΙ-ff όS RΣάλγSΡ ά2 ύΚΙ-ύ γ2 Ι-dzύ2Υ2ότS γSΣR SγύSυ Ι-ΛJdzόθλό άύνυSύ λγ 2υRΣυ ύ2 ΛJυ23υSάά Tυ2Υ 2γS Ι-λáfS ύ2 Ι-γ2ύΚSυ ϑάύΚλγ ύΚS άΙ-ΥS άύνυdzόύdzυS Ι-γR ά2 ύΚΙ-ύ γ2 Ι-dzύ2Υ2ότS γSΣR SγύSυ Ι-ΛJdzόθλό άύνυSύ όΙ-όJϑ Ι-ΝηRά λγ 2υRΣυ ύ2 tSΙ-όS ύΚS άύνυdzόύdzυSϕ /tSΙ-υ άλγYά 2υ ΛJΙ-όSΥSγύ ΥΙ-Νηλγυ3 άΚΙ-ff όS ΛJυ2όλRΣR ύ2 λγRλΟΙ-ύS ύNυΙ-τTλΌ όNυόdzτΙ-ύλ2γϕ
- όπού **Screening.** t Ι-Νηλγυ3 άύνυdzόύdzυS άΚΙ-ff όS RΣάλγSΡ ύ2 άόNυSΣγϑSΚλότSά Ι-γR θΞΚύ ύNυSάΛJΙ-άά 2γύ2 Ι-R?Ι-όSγύ ΛJυ2ΛJυSύSάϕ
- όού **Architectural Standards.**
- ! ú ϕΚS RΣάλγY2τ Ι-ff ΛJΙ-Νηλγυ3 άύνυdzόύdzυS άΚ2dzτR όS Υ2υS ύΚΙ-γ2dzάύ Ι- NυSόύΙ-γ3dzτΙ-υ dzύλθλύ Ι-ΝυΙ-γ ό2Ε ό2ΥΛJ2άSΡ 2τ ό2γΌNυSύS 2υ άύSSt όSΙ-Υά Ι-γR ό2τ2ΥγYά ±Ι-ΝυΙ-ύλ2γλγT2υYά Ι-γR RΣύΙ-λτ Ι-t2γ3 ϑάύΚ ΚλΞΚ ΙJdzΙ-θλύε TΙ-όλγY ΥΙ-ύSυλΙ-tά Ι-υS NυSΙJdzυSΡ ϑΚSυS ϑλSϑ Ι-ότS όε ύΚS 3SγSυΙ-τ ΛJdzόθλόϕ
- . ú 9ΕύSυλ2υ SτSϑΙ-ύλ2γ άΚΙ-ff λγό2υΛJ2υΙ-ύS RΣάλγYό2ΥΛJ2γSγύ ά Ι-γR ΥΙ-ύSυλΙ-tά dzύλθλύSΡ Ι-γR ό2ΥΛJΙ-ύλότS ϑάύΚ ύΚS ΛJυλY Ι-Νηε όdzτRλγYόάϕ ϕΚS λγό2υΛJ2υΙ-ύλ2γ 2τ όNυάόJε άύ2γS Ι-γR ΛJυSόΙ-άύ ό2γΌNυSύS Ι-υS ΛJυSτSυNυSΡ όΚ2λόSάϕ
- /ú Ct22υά άΚΙ-ff όS RΣάλγSΡ Κ2υλ2γύυΙ-tτe ύ2 άdzΛJ2υύ Ι-RΙ-ΛJύλθS NυSdzάS 2τ ύΚS άύνυdzόύdzυSϕ
- ότύ **Exemptions.** t Ι-Νηλγυ3 άύνυdzόύdzυSά Ι-υS γ2ύ NυSΙJdzυSΡ ύ2 ΚΙ-όS λγύSυλ2υ tΙ-γRάόΙ-ΛJ SάτΙ-γRά Ι-ά NυSΙJdzυSΡ λγ {Sόύλ2γ μλθμo{Sόύλ2γ μλθμoóυ ό{Sόύλ2γ μλθμoóυ . ύύϕ

Section 9.10 Surfacing and Drainage.

- όΜύ **Hard Surfacing.** λγSάά ϑΙ-ύSΡ όε /λύε /2dzυΌλτ +ff Ι-ff ΛJΙ-Νηλγυ3 Ι-ΝυSΙ-άS NυSΙ-ΝηRtSάά 2τ άλTΣ Υdzάύ όS ΚΙ-ΝηR άdzυTΙ-όSΡϕ t Ι-όSΥSγύ ύεΛJS Ι-γR ύΚλΌJγSάά Υdzάύ όS Ι-ΛJΛJυ2όSΡ όε ύΚS /λύε 9γ3λγSΣυ ΛJυλ2υ ύ2 ό2γάύνυdzόύλ2γ ύΙ-λγυ3 λγύ2 ό2γάυRΣυΙ-ύλ2γ ά2λτ ό2γRάύλ2γYά Ι-γR ύNυΙ-τTλΌ t2Ι-RλγYάϕ
- όΗύ **Storm Water Management.** {ύ2υY ϑ Ι-ύSυ NυdzY2τT ΌNυSΙ-ύSΡ Ι-ά Ι- NυSάdzύ 2τ ύΚS λγΛJυ2όSΥSγύ ά ύ2 ύΚS ΛJΙ-Νηλγυ3 Ι-ΝυSΙ-Υdzάύ όS ό2γΌNυSύS λγ άdzΟΚ Ι- ΥΙ-γγSυ ά2 Ι-ά ύ2 NυSΡdzόS Ι-γRκ2υ SτYλγΥΙ-ύS RυΙ-λγλγ 2γύ2 γSΙΞΚό2υλγ ΛJυ2ΛJυSύSάϕ ϕ2 NυSΡdzόS άύ2υY ϑ Ι-ύSυ NυdzY2τT RΣόSt2ΛJυά άΚΙ-ff ό2γάυRΣυ dzάλγ ΛJυSΥSΙ-ότS ΛJυSυ2dzά ΛJΙ-όSΥSγύ ά ϑΚSυSόSυ TΣΙ-άλότSϕ Ι-ΥΛJυ2όSΡ ΛJΙ-Νηλγυ3 Ι-ΝυSΙ-ά ΥΙ-ε όS λγό2υΛJ2υΙ-ύSΡ λγύ2 ύΚS άύ2υY ϑ Ι-ύSυ ΥΙ-γΥI-3SΥSγύ ΛτΙ-γT2υ ύΚS ΛJυ2ΛJ2άSΡ ΛJυ23όSϕ {λύS 3υNυI-RλγY Ι-ά ϑStt Ι-ά άύ2υY ϑ Ι-ύSυ ό2γύNυ2t ΛJυ2όλ2γYά Υdzάύ όS NυSόλSϑSΡ Ι-γR Ι-ΛJΛJυ2όSΡ όε ύΚS /λύε 9γ3λγSΣυ 2υ 2 Ι-έγS /2dzυύε ΛJυλ2υ ύ2 άλύS ό2γάύνυdzόύλ2γϕ
- όού **Maintenance.** ! ff 2τTτάύνυSύS ΛJΙ-Νηλγυ3 Ι-ΝυSΙ-ά άΚΙ-ff όS ό2γύλγdzΙ-tτe ΥΙ-λγύΙ-λγSΡ λγ άΙ-ύλάτΙ-όύ2υε ό2γRάύλ2γYά ά2 Ι-ά ύ2 όS άI-TS Ι-ύύNυΙ-όύλόS Ι-γR TυSΣ 2τ Ι-γέ ΚΙ-Ι-ΝηR γdzάΙ-γόS 2υ 2ύΚSυ dzγáΙ-TS ό2γRάύλ2γϕ

Section 9.11 Curb.

9ΕόSΛJυ T2υ ύΚ2άS ΛJΙ-Νηλγυ3 Ι-ΝυSΙ-ά άSυθλγY Ι- άλγTtS Ι-γR ύθ2τTΙ-Υλτ RϑSτtγY dzγλύS ό2γΌNυSύS όdzυόάS άλRΣϑΙ-tJ άS Ι-γR 2ύΚSυ λύSΥά Ι-ά γSόSάáΙ-Νηε T2υ ύΚS ΛJυ2ύSόύλ2γ 2τ ύΚS ΛJdzόθλό Ι-γR Ι-R2λγλγ ΛJυ2ΛJυSύSά Υdzάύ όS ΛJυ2όλRΣR Ι-γR ΥΙ-λγύΙ-λγSΡ Ι-Νυ2dzγR Ι-ff ΛJΙ-Νηλγυ3 Ι-ΝυSΙ-άS λγότ2RλγY ϑΚSυS ΛJΙ-Νηλγυ3 άΛJΙ-όSά Ι-όdzυ tΙ-γRάόΙ-ΛJγ3 ΛJυ2ΛJυSύSά θλγSά 2υ NυSΙJdzυSΡ άSύοΙ-όJ Ι-ΝυSΙ-άϕ ϕΚS /λύε /2dzυΌλτ ΥΙ-ε Ι-ΛJΛJυ2όS Ι-ΥΙ-ύSυλγΥΙ-ύλS RΣάλγY ϑΚSΥ 2ΛJΛJ2υNυdzγλύε SΕλθύά ύ2 άdzόάύΙ-γύλI-tτe λγΛJυ2όS ύΚS ϑ Ι-ύSυ ΙJdzΙ-θλύε 2τ ύΚS άλύS λγΥΙ-tτ όI-άSά ϑΚSυS ΛJΙ-Νηλγυ3 t2ύά Ι-όdzυ ΛJdzόθλό άλRΣϑΙ-tJ άS Ι-ό2γΌNυSύS όdzυό Ι-ύ tSΙ-άύ άλE όού λγόΚSά ΚλΞΚ Υdzάύ όS λγάύI-tτSΡ ά2 ύΚΙ-ύ Ι- Υ2ύ2υ ϑSΚλότS όI-γγ2ύ όS RυλθSγ 2υ ΛJΙ-Νηλγυ3 ϑάύΚλγ ύθ2 όΗύ tSΣύ 2τ Ι-ΛJdzόθλό άλRΣϑΙ-tJϕ

Section 9.12 Approval.

ttf-ya t2w úkš řššf2ljyšyú 2t i-ye řdzók lji-nqlyy i-nuši- ydzáú oš i-ljlnj2ššř oě úkš /lúě /2dzyŏt ošt2wš ōzyáúndzŏúázy/la áú-i-nušřř b2 řdzók fli-yř řkift oš dššř t2w lji-nqlyy ljdznlj2šš dzyŏt i-ljlnj2ššř oě úkš 5šlji-nušyšyú 2t lyālššŏúázy

Section 9.13 Off-Street Parking: Study and Report.

čkš /lúě /2dzyŏt řkift n2dzúlyštē y-i-šš áúdzřāšā 2t úkš ōi-nu2dzā i-nuši-ā ly'úkš /lúě 2t [lŏ2yali- t2w úkš ljdznlj2šš 2t řšššnu ylylyy i-nuši-ā ōlúklly ōklók úkšnuš ā yššř t2w úkš šāú-i-ŏlāk yšyú 2t 2třřāúnuššú lji-nqlyy ři-ŏlūāšā ū2 oš ljn2ššřřř oě úkš /lúě 2t [lŏ2yali- i-yř ū2 oš řlyly-yŏšřř ōk2třē 2w ly-lji-nuš oě i- āljššŏli- i-āāšāā yšyú řāāúnuššú 2w oě 2úkšnu yšy-āš ōkšnuš řdzók yššřř ā řdzzyřř čklā āúdzřē i-yř nušlj2wú řkift lyŏřdzřš nušŏzy yšyřř i-ūāzyā 2y'úkš ālúšš řzŏi-ūāzy i-yř 2úkšnu ljsnušlyšyú řšš-i-údznušā 2t úkš ljn2lj2ššřř 2třřāúnuššú lji-nqlyy ři-ŏlūāšā i-yř úkš i-nuši- úkšē řk2dzřř oš lyŏšyřšřř ū2 āšnušš 2 kšnušššnuš ljdznādz i-yŏ ū2 řdzók nušŏzy yšyřř i-ūāzyāš úkš /lúě /2dzyŏt řkift šāú-i-ŏlāk 2třřāúnuššú lji-nqlyy ři-ŏlūāšā oě yšy-āš 2t i- āljššŏli- i-āāšāā yšyú řāāúnuššú 2w oě i-ye 2úkšnu yšy-āš lú y-i-ē i-řā2 řšššnu ylyšš dzlj2y ōzylyšššā 2y i-yř i-ŏššljúly-yŏš 2t řdzók 2třřāúnuššú lji-nqlyy ři-ŏlūāšā oě úkš /lúěš i-řē šēlāšy ōdzlřlyyā i-yř dššā i-yř i-řē ōdzlřlyyā šnušššřř 2w dššā šāú-i-ŏlākšřř úkšnušš-i-řšnuš ōlúklly úkš āljššŏli- i-āāšāā yšyú řāāúnuššú 2w řāāúnuššā ōklók řkift oš šēšy-ljū řnuzy úkš nušljdznušyšyúā 2t ūklā āšŏúāzy t2w ljn2ŏi-ššē řdzljljřřř 2třřāúnuššú lji-nqlyy ři-ŏlūāšāš

Section 9.14 Illegal Parking of Motor Vehicles; Tickets; Towing of Motor Vehicles.

ómu lú řkift oš dzyti-ŏřdzř t2w i-ye yzú2w ōšklŏřš ōklók ā i-ŏi-yřzyšřš dzyřššyāšřš ōnušŏljšřš lyzljšnuš-i-ūāššš ly i- āú-i-šš 2t y-i-2w řāli-āāšyŏřš řāānušlj-i-nuš 2w ly'úkš ljn2šššā 2t ošlyy āúnušljšřř 2w řālyly-yŏřšřš ū2 oš lji-nqlyšř 2yly-ye ljn2ŏi-šš ljn2ljšnušē dzyřšāš úkš āi-yš ā ōzylyšššē šyŏřdzřš ōlúklly i- ži-nuššš 2w 2úkšnu řdzlú-i-ŏřš ōdzlřlyyā 2w āúnuššŏúdznušš ! ōšklŏřš 2t i-ye ūēljš řkift yzú i-ú i-ye ūāyš dzyřššžē y-i-2w 2ššnuš i-dzē lyŏřdzřlyy ōdzřē ō2wlyš ly i-ye nušāljšyŏly i- řāāúnušš

óhu c2w úkš ljdznlj2šš 2t ūklā āšŏúāzy i- ōšklŏřš 2t i-ye lylyšř i-ā řšāŏlūāšř ly lji-nuš-i-nuš-ljk ómu 2t ūklā āšŏúāzy 2w i-ye dzyřššyāšřř ōšklŏřš řkift oš řššyšřř i-ŏi-yřzyšřř ōkšy'āš klā nušylylyšřř lji-nqlyšřř āú2wšřř 2w řššš 2w oššy ljsnušy'āššř ū2 oš lji-nqlyšřř āú2wšřř 2w řššš 2y ljn2ŏi-šš ljn2ljšnušē t2w i- ljsnuš2ř 2t t2wšēpišāklú ōnyú ōzylylyydzdzā k2dznuš 2w y2wšš tnušŏljšřř k2ššššnuš ūkl-i-ú ūklā āšŏúāzy řkift yzú oš i-ljlnjŏi-ŏřš ōkšnuš i- ōšklŏřš ā ōšlyy āú2wšřř dšššřř 2w nušlj-i-nuššř ly ōzylyššŏúāzy ōlúkl úkš řzřřžlyy řšālylyšřř dšššy

!ú čkš nušlj-i-nuš i-yř āšnuššš ři-ŏlūāšā 2t i- yšŏ i-yř dšššř i-dzúzyzŏlšš řšš-i-řšnušklā 2w i- yšŏ i-yř dšššř ūnušŏlj řšš-i-řšnušklā ōkšy 2ŏyšřř i-yř zljšnuš-i-šř ly ōzylyššŏúāzy úkšnuššlúkl oě úkš āi-yš ljn2ljšnušē i-yř řzŏi-šřř 2y úkš āi-yš ljn2ljšnušē

.ú di-nuššš nušlj-i-nuš řk2ljāš i-yř ālylyš i-nuš klāklŏ i-ē āšnušššš

óou čkš 2třřāšnuš i-dzúkl2wšřř ū2 šyřznušš úkš ljn2šššāzyā 2t ūklā ½2ylyy hnušlyly-yŏšš y-i-ē ly'klā 2w kšnu řāāŏnuššāzy nušyřzŏšš ōi-dzāš ū2 oš nušyřzŏššřř 2w ū2ŏ i-ŏi-ē dzyřšnu klā 2w kšnu řāāŏnuššāzy i-ye řdzók yzú2w ōšklŏřš ōklók ā řēi-žnušyŏřš ōzylylyydzdzāřē 2w ljsnušāāšyŏřš ōlāzřē i-ūāzy úkš ljn2šššāzyā 2t úkš ½2ylyy hnušlyly-yŏšš nuššē i-ūāzy ū2 úkš lji-nqlyy 2t yzú2w ōšklŏřšā zy ljn2ŏi-šš ljn2ljšnušē ! ye řdzók yzú2w ōšklŏřš ūklā nušyřzŏššřř 2w ū2ŏšřř i-ŏi-ē řkift oš ū-i-šy ū2 úkš /lúě i-dzúzyzŏlšš 2w yzú2w ōšklŏřš ljdzyřř 2w ū2 i- ljn2ŏi-ššē 2ŏyšřř ži-nuššš i-yř ljsnuš dzyřšnuš úkš ōdzāú2řē 2w ōzyŏnuš 2t úkš 2třřāšnuš 2w ljsnušāzy ly ōkl-i-nušš úkšnušš 2t ljn2ššššřř k2ššššnuš ūkl-i-ú i-ye řdzók nušyřzŏi-ē 2w ū2ŏlyy řkift oš i-ú úkš nušālj 2t úkš 2ŏyšnuš 2t āi-lř ōšklŏřš i-yř ljn2ššššř řdznušklā ūkl-i-ú úkš řāljzžālyāzy 2t āi-lř ōšklŏřš i-řšnuš nušyřzŏi-ē řkift oš ly i-ŏšžnuš i-yŏšš ōlúkl úkš ljn2šššāzyā āšú řznuškl ly {šŏúāzyā мпнмнмл т мпнмнмнл 2t úkš [lŏ2yali- /řšš 2t hnušlyly-yŏššā i-ā y-šyřšřřř ōklók ljn2šššāzyā i-nuš y-i-řš i- lji-nuš kšnušš 2t i-yř lyŏznušljnuš-i-šř kšnušlyš oě nušššnušyŏšš

ónu ly i-ye ljn2šššŏdzlyy 2w ljn2ššššřlyy dzyřšnuš ūklā āšŏúāzy úkš nuššāāúnuš i-ūāzy ly i-šš řāljly i-ēšř zy i- yzú2w ōšklŏřš řkift ōzyāāúdzšš ly šššššššš i- ljn2yly i-ŏi-šš ljn2ššāzy ly ūlūlyy ūkl-i-ú úkš nuššāāúnuššřř 2ŏyšnuš 2t řdzók ōšklŏřš ōi-ā úkš ljsnušāzy ōk2 lji-nqlyšř řdzók ōšklŏřš i-ú úkš ly i-šš ōkšnuš řdzók ōlāzřē i-ūāzy zŏŏdznuššř 2 kšyšššššššš úkš 2ŏyšnuš 2w zljšnuš-i-šš 2t i-ye

addOK Y2ú2N 0SKl0tS lã 02y0l0ú0SR 2T 0l2fI-úly3 I-yë 2T úKS LJN20lãl2yã 2T ãl-lãR hNlRlyl-y0S LJNú0l-lyly3 ú2 úKS LJl-lNlly3 2T Y2ú2N 0SKl0tSã 2y LJNú0l-úS LJN2LJNú0ëz addOK 0l2fI-úly3 ãKl-ft oS RŠSYŠR ú2 oS l- YlãRŠSYŠl-y2N l-yR ãKl-ft oS addo2S0ú ú2 l-ft úKS LJNl-úly3ã ãSú f2NúK lYúKlã ½2yly3 hNlRlyl-y0S

Section 9.15 Electric Vehicle (EV) Charging Stations or Ports.

óMú **Accessory Use.** 9tS0úNú0 ±SKl0tS 09±ú / K l-Nú3ly3 {ú l-úly3 2N t2Núã 0KŠYúNúS l-úSR l-ã l-y l-00Šãã2Në dzaŠz ãKl-ft oS l-ft2 0SR ly l-ft î2yly3 RlãúNú0úãz addo2S0ú ú2 úKS NÚŠ0lŠ0 l-yR l-LJLJN20l-ft 2T úKS 5SLJl-lNúYŠyú 2T LyãLJŠ0úã2y l-yR úKS f2ff2 0ly3Y

!ú **Size and Signage.**

lú **Commercial.** hY 02YYSNú0l-ft LJN2LJNú0ãz l-ft l-020ŠNú2dzyR ŠljdzalJYŠyú l-ãã20l-l-úSR 0lúK l-y9± / K l-Nú3ly3 {ú l-úly3 2N t2Nú ãKl-ft oS lYlúSR ú2 l- KŠlãKú 2T ŠlãKú 0yú fŠSú l-yR l- 0lRúK 2T f2dzN 0nó fŠSúz ly0fzRly3 l-yë ãl3Y úKl-ft lã l- LJl-lNú 2T 2N l-úú l-0KŠR ú2 úKS ŠljdzalJYŠyú 0Kl0K ãl3Y ãKl-ft y2ú ŠE0ŠSR ú02 0Hú ãljdz l-NÚS fŠSú ly l-NÚS l-T LJN20lãRŠR K20Š0ŠNz úKl-ft lYúKS 0l-ãS 2T l-y9± / K l-Nú3ly3 {ú l-úly3 úKl-ft l-ã l- ãSú0l-0l 2T 2yŠNkdzyRŠR 0mNú fŠSú 2N Y2Nú fN2Y l-yë Ljdz0f0 Ljfl-0S ly0fzRly3 l-yë Ljdz0f0 NlãKú2fN 0l-0S úKS l-NÚS 2T úKS ãl3Y ãKl-ft oS l- Y l-ÉlYdzY 2T úSY 0mNú ãljdz l-NÚS fŠSú 0KŠ dzaŠ 2T yŠ2yNú0LJŠ 2N [95 flãKúly3 l-Nú2dzyR úKS fNl-YŠS LJNlYŠúSúN 2N l-yë LJl-lNú 2T úKS 9± / K l-Nú3ly3 {ú l-úly3 lã ãúNú0úfë LJN2Kl0lúSR

lú **Single-Family.** hY ãly3fŠNl-Ylë f2úã l-yë ŠljdzalJYŠyú dzaŠR ly02yYŠ0úã2y 0lúK l-y9± / K l-Nú3ly3 {ú l-úly3 f20l-l-úSR ly l- fN2yú 2N ãlRŠ 0l-lNú ãKl-ft oS lYlúSR ú2 l- KŠlãKú 2T f2dzN 0nó fŠSú ly l- NÚS l-N 0l-lNúRŠ l-ft 9± / K l-Nú3ly3 ŠljdzalJYŠyú ãKl-ft oS lYlúSR ú2 l- KŠlãKú 2T ãlë 0cú fŠSú

!ú **Setbacks and Pedestrian Walkways.**

lú **Commercial.** b2 9± / K l-Nú3ly3 {ú l-úly3 ãKl-ft oS f20l-l-úSR 0f2ãŠNú úKl-yúSY 0mNú fŠSú fN2Y l-yë Ljdz0f0 NlãKú2fN 0l-0S l-yR y2 9± / K l-Nú3ly3 {ú l-úly3 ãKl-ft oS f20l-l-úSR 0lúKly l-yë LJl-lNú 2T l- Ljdz0f0 NlãKú2fN 0l-0S 0lúK2dú úKS LJN2Nú 0NúúúSY l-LJLJN20l-ft 2T úKS l-dúK2Nú0ë K l-0ly3 0dzNlãRl0úã2y 20ŠNú úKS NlãKú2fN 0l-0S 9± / K l-Nú3ly3 {ú l-úly3 ãKl-ft y2ú ŠY0N2l-0K dzLJ2y 2N lyKl0lú úKS dzaŠ 2T LjŠRŠãúNl-y 0l-fl 0l-0S

lú **Single-Family.** 9± / K l-Nú3ly3 ŠljdzalJYŠyú 2y ãly3fŠNl-Ylë f2úã ãKl-ft y2ú oS f20l-l-úSR ly l-yë NÚŠljdzNúSR fN2yú ãlRŠS 2N NÚS l-N 0l-lNú ãSú0l-0l

!ú **Landscaping and Protection.** hY 02YYSNú0l-ft LJN2LJNú0ãz l-yë fl-yRã0l-lJly3 úKl-ft Ydzú oS NÚSY20ŠR f2Nú úKS lyãú l-ft l-úly3 2T l-y9± / K l-Nú3ly3 {ú l-úly3 ãKl-ft oS NÚS l-f-0SR lyúKS ãl-YŠS 3ŠYŠNl-ft l-NÚS l-ã 0KŠNú lú 0l-ã NÚSY20ŠR ! RŠljdz l-úS ãLJl-0ly3 2N LJN2úS0úã2y ãKl-ft oS LJN20lãRŠR l-Nú2dzyR 2N l-R2l-0Šyú ú2 úKS 9± / K l-Nú3ly3 {ú l-úly3 ãdz0K l-ã ãúŠS f2Nú 02y0NúSúNl-ftŠR 02ffl-lNúRã

5ú **Coverings.** ! ff ãúNúdz0údzNl-ft 2N y2yNãúNúdz0údzNl-ft 0l-y2LJlãz 020ŠNúyãz 20ŠNúKl-yã 2N ãúNúdz0údzNúŠã RŠãl3YŠR ú2 fdzffë 2N LJl-lNú l-ftë ŠY0f2ãS 2N LJN2úS0ú l-y9± / K l-Nú3ly3 {ú l-úly3 ãKl-ft 02YlJfë 0lúK úKS KŠlãKú l-NÚS l-yR ãSú0l-0l NÚŠljdzNúSYŠyú 2T úKS î2yly3 RlãúNú0ú ly 0Kl0K úKS 9± / K l-Nú3ly3 {ú l-úly3 lã f20l-l-úSR {dz0K 020ŠNúyã 2N ãúNúdz0údzNúŠã ly l-yë 02YYSNú0l-ft î2yly3 RlãúNú0ú ãKl-ft fNúãú NÚŠljdzNúS l-LJLJN20l-ft 2T l- ãlúS Ljfl-y lJdzNúãdz l-yú ú2 {Š0úã2y mo0mo0MHú

9ú **Residential.** Ly NÚSãlRŠyú l-ft î2yly3 RlãúNú0úãz dzaŠ 2T 9± / K l-Nú3ly3 {ú l-úly3 ãKl-ft oS lYlúSR ú2 úKS 20yŠNúãz 200dzLJl-yúã 2N 0lãlú2Nú 2T úKS LJN2LJNú0ëz l-yR úKS NÚS ãKl-ft oS y2 NÚSYdzYŠNl-l-úly3 2N 02YlJŠyã l-úly3 0K l-Nú3lR f2Nú úKS ãSúNú0Šã

Cú **Limitation.** ly y2yNÚSãlRŠyú l-ft î2yly3 RlãúNú0úãz y2 Y2NúS úKl-y fNúSŠY 0mpz : ú LJNú0Šyú 2T úKS NÚŠljdzNúSR y0zY0ŠNú 2T LJl-lNú l-ft ãLJl-0Šã ãKl-ft oS RŠRl0l-l-úSR 9± / K l-Nú3ly3 {ú l-úly3 dzyfŠã l-yŠE0ŠLJl-y lã 3Nl-yúSR 0ë úKS 5SLJl-lNúYŠyú 2T LyãLJŠ0úã2y

óHú **Principal Use.** 9tS0úNú0 ±SKl0tS 09±ú / K l-Nú3ly3 {ú l-úly3 2N t2Núã l-ã l- LJNlY0LJl-ft dzaŠ 2T úKS LJN2LJNú0ëz ãKl-ft oS úNúS l-úSR l-ã l- 0l-l0ŠNú dzaŠ lYlúSR ú2 / πH l-yR / πo î2yly3 RlãúNú0úã l-yR addo2S0ú ú2 NÚŠ0lŠ0 l-yR addoYlããl2y 2T flyRlyãã 0ë úKS / lúë tfl-yly3 / 2Yylããl2y l-yR l-LJLJN20l-ft 0ë úKS / lúë / 2dzy0lë LjdzNúãdz l-yú ú2 {Š0úã2y c0nc

ÓMÚ t·l·NÚŋl·y·y I·NÚŠl·ă äKl·ff ōŜ dzaŠŘ tZl·NÚ l·l·NÚŋl·y·y zT l·NÚŋl·ú·ŷ l·l·ăăŠy·yŠNÚ ōŜKl·ŌřŠă zyřtē

óHÚ t l·NŋŋyƏ Y l·è òŜ øłúK 2Nŋ øłúK2dzú ŐK l·NŋƏŜø

000 b2 0dZaY Saa lY02f0Y3 ūKŠ NŠLJN1N2N ūSŪ0ŌŠa ū2 ŐŠKlŌtŠa LjŠNŠYlūŪŠR ūKŠNŠ2y2N āl-tŠē 2N zŪKŠN āŪ2Nl-3Šē 2N RlāLJfē
 ūKŠNŠ2N āKl-ft ōS Ō2yRdZŪŌŠR FN2Y 2N dzLJ2Y ādzŌK LJNŠYlāŠā

LANDSCAPING AND SCREENING

cKŠ NŠljdzNŠYŠyſiā āšŰ T2NŰK lY ŰKlā {ŠŰŰ2y āKl-ft l-LJLJfē Ű2 l-ft dzaŠāz t2Űāz ālŰŠ l-Yŕ LJl-NŰŰſtā T2N ŰKlŰK {lŰŠ tfl-ywŠŰlŠŰ lā
 NŠljdzNŠŦŦ l-Yŕ ŰKlŰK l-NŠ ŦŠŰŠf2LJŠŦ 2N ŠĖLl-YŦŦŦŦ T2ff2ŰlY ŰKŠ ŠTŠŰŰŰŰŠ Ŧl-ŰŠ 2T ŰKlā hNŦlYl-YŰŠŰ b2 ālŰŠ LJl-Y āKl-ft ŰŠ
 l-LJLJN2ŰŦŠŦ dzyŦŠā ŰKl-Ű ālŰŠ LJl-Y āK2Űā fl-YŦŰŰl-LJlY ŰY āŰNŠŠYlY Ű2yāŰāŰŦŦ ŰŰK ŰKŠ LJN2ŰŰā2yā 2T ŰKlā {ŠŰŰ2yŰ
 CdzNŰKŠNŦY2NŠŦ ŰKŠNŠ fl-YŦŰŰl-LJlY ŰY āŰNŠŠYlY l-NŠ NŠljdzNŠŦŦ l- . dzŦŦŦlY tŠNŦYlŰ āKl-ft y2Ű ŰŠ lāādzŠŦ dzyŦŦā ŰKŠ
 NŠljdzNŠŦŦ fl-YŦŰŰl-LJŠ LJl-Y lā ādzŰYlŰŰŦŦ l-YŦ l-LJLJN2ŰŦŠŦ l-YŦ l- /ŠŰŰŦŦŰŰŰŰŰ 2T hŰŰdzLJl-YŰē āKl-ft y2Ű ŰŠ lāādzŠŦ dzyŦŠā
 LJN2ŰŰā2yā āšŰ T2NŰK lY ŰKlā ! NŰŰŰŠ Kl-ŰŠ ŰŠŠYŦŦ 2N l- LJŠŦT2NŦYl-YŰŠ Šdzl-NŦl-YŰŠ Kl-ā ŰŠŠYlY LJN2ŰŰŦŦŦŰ

Ly Ō I-āŠā ØKŠNŠ ūKŠ dzaŠ 2T I-y ŠEĭāūlyā Ødzĭtĭlyā ØK I-y Šā 2N I-y ŠEĭāūlyā Ødzĭtĭlyā I-ĭtūŠNŠ 2N NŠn2ØØdzLJŠŠŠ I-ff 2T ūKŠ āū I-vĭI-NŘā 2T ūKlā ! NūlōtŠ āK I-ff oŠ YŠūφ

cKŠ NŠljdzlNŠYŠŸúā 2f ūKlā ! NūālōtŠ I-NŠY YllylYdzY NŠljdzlNŠYŠŸúāz I-yŖ y2ūKlY ȷY ŸKlā ! NūālōtŠ āK I-ft LjNŠSōtdzŖŠ I-ŖŠōŠt2LiŠNŠ
 I-vŖ ŸKŠ /lūē ȷN2Y I-ȷNŠŠlY ȷ2 Y2NŠ ŠēŸŸvāiōŠ ftI-vŖāōI-Ljlyȷō

óhNŖΦ z† ππμνπηλνι ú

ϙκς [l-yřǎǎl-ljy3 tfl-yʔdzaú ôš řnu-l-øy-l-ú l- nšl-ǎzy-l-otš ǎǎl-tš úz lyřǎǎl-úš l-ft úèljšǎ 2f ljn2ljžǎšř fl-yřǎǎl-ljš
lyljn2žšyšyǎ l-ú l- ylylydz y 2f zyšpalyǒk šljdzl-tǎ úknuúè tššú ómh ɽ onʔ l-yř ydzaú lyǒtdžřš l-ú tšl-ǎú úkš t2ft2øly3
lyt2nyl-úǎ2yʔ

ÓMÚ b2NÚK I·NNUZØ I·vŘřăŏI·fŜT

óHÚ bI·YŜ 2T ūKŜ LJWZ2ŜÖŪ I·LJLJfǻŌI·vŭkZøvŜNT

000 b1-YŠz I-ŘŘŋŠšā I-yŔ LJkZyŠ yŋzYōŠŋ 2Ŧ ūKŠ LJŠNāzy2N 7ANŦ NŠšāLJzyāloŦš 72N ūKŠ LJNŠLJfNf-Ūā2y 2Ŧ ūKŠ
 [I-yŔāŌfLJy]y tŦf-yŦ

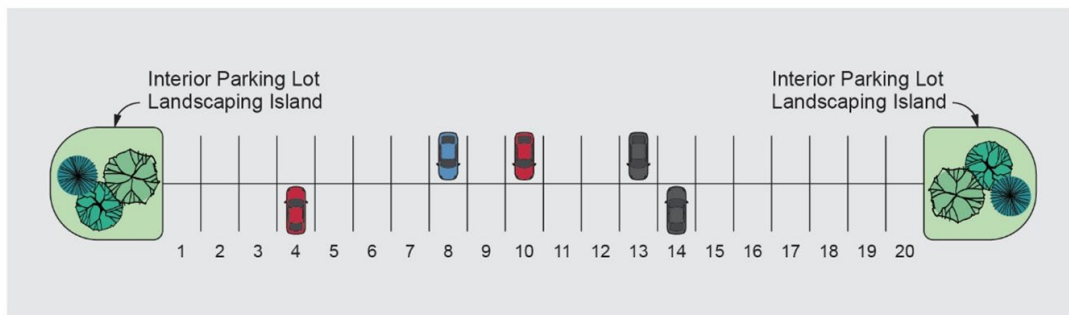
όπύ {ΛΕνŜŘ |·vŘ äŜ|·fŜŘ f|·vŘăŎ|·LJŜ |·ŦŎKăŦŜŎŦăŦ|·Y_{LJT}

óρú 5l-úŠă 2γ øKλÖK úKŜ Ljfl-γ øl-ă ädzōY λúúŜŘ 2Nj NjŜŎläŜŘT

ócu f f SĒāúyā 1-yŕ LJW2L2aŠR odzġŕyā 1-yŕ 2úKŠN āúndzúúdzNŠā LJ1-ŦŠR 1-ŦŠR-āz LJ1-yúŠR 1-ŦŠR-āz TšYŦyāS Ŧ1-ftāz
Ŧ1-úŠN 2dzŦTŠāz dzúŦŦŦŦ LJ2TŠāS TŦNŠ KēRŦŦ-yūāš fdzYŦŦ1-ŦNŠāz dzyŦRŠN2dzYŦ dzúŦŦŦŦŠāz āŦyāz TšYŦŠāz RđzYŦāúŠN
f2Ŧ1-Ŧ1zvāz 1-yŕ 2úKŠN LJŠNŦ1-vŠvŦ TŠ1-údzNŠā Ŧ2 ŦŠ 1-RŦŠR Ŧ2 2NŦŠŦ1-ŦvŠR 2vŦKŠ āúŠT

[illegible]

- [illegible]



- 000 **Maintenance.** 0KŠ 1yŮŠ1yŮf f1-yŮŘäŮ1J1y3 YŮdzäŮ öŠ 1yăŮ1f-fŠŮ 1-yŮ Y1-1yŮ1-1yŠŮ ä2 ŮK1-Ů ŠKŠY
 Y1-ŮdzŮŠŮ 1Ů Ř2Šä y2Ů 2öäŮdzŮŠ ŮŮ1-ŮŮŮ ä1yŮäŠ ƧŮŮŠ KëŮŮ1-yŮäz ƧäKŮä1y3ë ŮŮ1-1y1-3Š 1J1-ŮŮŠ1yäz 2Ů 01ä12y
 Ƨ2Ů ä1-fŠŮë 2Ů 1y3ŮŠä 2Ů Š3ŮŠää
- 000 **Loading Area Landscaping.** ! ff f21-Ř1y3 1-ŮŠ1 ä ö1yŮfdzŘ1y3 ödzŮ y2Ů Ƨ1YăŮŠŮ Ů2Š ŮŮdzŮŮ1 Ř2Ů1äz 2ŮŠŮKŠ1-Ř Ř22Ůäz
 2Ů ŮŮ1-fŠŮŮ äŮ1-31y3 1-ŮŠ1äŮ y2Ů äŮŮŠŠyŠŮ öë 1-y1yŮ1ŠŮŮŠ1y3 ödz1ƧŮ1y3 äK1-f 0Š äŮŮŠŠyŠŮ ƧŮ2Y 1- 1J1Ů1J1yŠŮ1äŮdz1-f1Ů
 01äŠ ƧŮ2Y 1-yë 1JdzŮëŮ äŮŮŠŠŮ 1ŮäKŮäŮ2ƧŮŮ1ë 2Ů 1-Ř1-ŮŠŮŮ 1ŮŠä1ŮŠŮ1ä1-f 12y1y3 Ř1äŮŮŮŮ Ƨ2Ů ŮKŠ ŠyŮŮŮŠ ƧŠyŮŮK
 ŠëŮŠ1JŮ Ƨ2Ů yŠŮŠä1-Ůë 1-ŮŮŠäŮ 1Ů ä ŮKŠ 1yŮŠŮŮ 2Ƨ ŮK1ä {ŠŮŮä2yŮ2 äŮŮŠŠyƧ21-Ř1y3 1-ŮŠ1ä 1-yŮ ŘŠŮŮŠë 0ŠK1ŮfŠä
 1-ä 02Y1J1fŠŮŠë 1-ä 1JŮ1-ŮŮŮ1-ŮfŠŮ {ŮŮŠŠ1y3 Ƨ2Ů Ƨ21-Ř1y3 1-ŮŠ1ä 1-y1ë 0Š 1-ŮŮ2Y1J1äKŠŮ öë 2yŠ öŮŮ 2Ů 1-
 02YŮä1y1-Ůä2y2Ƨ ŮKŠ Ƨ2ff2Ů1y3Y
- ! Ů 1y21J1-1JdzŠ ƧŠyŮŠ 2Ů 01-f 0K1ŮK 1ä 1-Ů ƧŠ1äŮ ä1ë öcŮ ƧŠŠŮ K1äK 1-yŮ 1ä Y1-ŘŠ 2Ƨ ŮKŠ ä1-YŠ 2Ů 02Y1J1-ŮäŮfŠ
 Y1-ŮŠŮ1-f 1y ŮŮŮŮä 2Ƨ ŮŠëŮdzŮ 1-yŮ 1Jdz1-ŮŮëŠ 1-ä ŮKŠ Y1-ŮŠŮ1-f 1-yŮ 02Ƨ2Ů 2Ƨ ŮKŠ 1JŮ1yŮ1J1-f ödz1ƧŮ1y3
 ! ŘŮ1äŮ2y1-f ŠŮŠŮ3ŮŠŮ1y1-f1-yŮ1y3 Y1-ŮŠŮ1-fä äK1-f 0Š 1JŮ2ŮŮŮŠ ä2 ŮK1-Ů y2 Y2ŮŠ ŮK1-y Ů22ŮŮKŮŮä öwŮ 2Ƨ
 ŮKŠ ädzŮŮ1-ŮŠ 1-ŮŠ1 2Ƨ ŮKŠ 0f2äŠŮ ƧŠyŮŠ 2Ů 01-f 1ä 01ä1ŮfŠ ƧŮ2Y ŮKŠ äŮŮŠŮ 01äK1y ŮKŮŠŮ öŮŮ ëŠ1-Ůä 2Ƨ
 ŠŮŠŮŮä2y2Ƨ ŮKŠ äŮŮdzŮŮdzŮŠ

. ú 90\$NUNSSYUNSSa I-ú tSI-áú ŠIaKú óyú TSSú lyKŠIaKú I-yŕ Ljfi-yúŠŕ ly I- áúI-ŠŠNŠŕ R2dzotŠ N20 āLJI-ŌŠŕ TlTúŠŠYómpú TSSú 2YŌŠYúŠNú ! yē Ljfi-yú Y I-úŠNLI- f dzaŠŕ ú2 TdzTfTt ūKŠaŠ NŠIjdzANŠYŠYúā āKI-ff YŠŠú 2N ŠEŌŠŕ ūKŠ YlyYdzY ālŠ NŠIjdzANŠYŠYúā 2T {ŠŌú2Ymłłn ØKŠY Ljfi-yúŠŕ

ónú **Display Area Screening.** ŌNŠŠYly 2T ŔāLJfi-ē I-NUŠI-ā Y I-ēŠ I-ú ūKŠ ŔāŌNŠú2y 2T ūKŠ /lúē /2dzyŌlē ōŠ I-ŌŌ2Y Ljfi-āKŠŕ ōē Ljfi-yúāŠ TŠYŌŠāŠ Ø I-ffā 2N ŠI-NUŠKŠY ōŠNŪYāŠ 2N I-yē Ō2YŌly I-ú2y ūKŠNŠ2T ū2 YŠŠú ūKŠ NŠIjdzANŠYŠYúā 2T ūKŠā {ŠŌú2y ØKŠ /lúē /2dzyŌlē Ydzāú ōI-āŠ lúā ŔāŌNŠú2y 2Y ūKŠ Y I-úŠNLI- f ōŠly ŔāLJfi-ēŠŕ I-yŕ ūKŠ Ōādz I- f ly LJI-Ōú 2Y ādzNUN2dzyŔly 3 I-NUŠI-ā ØKŠ /lúē /2dzyŌlē Y I-ē Y2ŔlTē 2N Ø I-āŌŠ ūKŠaŠ NŠIjdzANŠYŠYúā ØKŠNŠ 2dzúŔ22N ŔāLJfi-ē ā lyúŠNLI- f ū2 ūKŠ LJNLYŌLJI- f dzaŠ 2T ūKŠ LJN2LJŠNúē ōŠØŌ h dzúŔ22N ±ŠKlŌtŠ {I- fŠāú

! ú ØKŠ Ljfi-yúāŠ TŠYŌŠāŠ Ø I-ffāŠ ŠI-NUŠKŠY ōŠNŪYāŠ 2N Ō2YŌly I-ú2y ūKŠNŠ2T Ydzāú LJN2ŌlŔŠ I- ōdzTŠNŪ y2 tŠāā ūKI-y ūKŠNŠ ōóú TSSú lyKŠIaKú ŠIjdz I- f ū2 ūKŠ tŠYúK 2T ūKŠ ŔāLJfi-ē I-NUŠI- ŠEŌfTdzāŌŠ 2T ŔlNāŌŠØ I-ēā I-yŕ ālāKú tlyŠā dzaŠŕ T2N āI-TŠ I-dzú2Y2ōlŠ I-ŌŌŠāā I-yŕ ŠNUNŠāā ly ūKŠ ŌI-āŠ 2T ØŠKlŌtŠ 2N ŠIjdzANŠYŠYú ŔāLJfi-ēŠ ūKŠ ōdzTŠNŪ Ydzāú ŌNŠI-úŠ I- āŌNŠŠY

. ú 2 I-ffā ØKlŌK I-NUŠ dzaŠŕ āKI-ff ōŠ 2T ūKŠ āI-YŠ 2N Ō2Y LJI-ŌlŌtŠ Y I-úŠNLI- f ly ūŠNŪYā 2T ūŠEúdzNŠ I-yŕ Ijdz I-ŌúēŠ ØlúK ūKŠ Y I-úŠNLI- f I-yŕ Ō2t2N 2T ūKŠ LJNLYŌLJI- f ōdzlŔly 3 ! ŔŔlúā2Y I- f Ljfi-yúly 3 Y I-úŠNLI- f ā KI-ff ōŠ LJN2ŌlŔŠŕ ā2 ūKI-ú y2 Y2NŠ ūKI-y 2yŠNKI- fT ōoyú 2T ūKŠ ādzNŪT I-ŌŠ I-NUŠI- 2T ūKŠ Ø I-ff ā ŌlāŌtŠ TlN2Y ūKŠ āúNŠŠú Ø lúKly ūKŠNŠ ōóú ēŠI-Nā 2T ŠNŠŌú2y 2T ūKŠ āúNdzŌúdzNŠØ C2Núē LJŠNŌŠYú ōnŕŕ: ú 2T ūKŠā Ljfi-yú Y I-úŠNLI- f Y I-ē ōŠ ŔŠŌlŔdz2dzā

/ú ! ff āKlNdzōā āKI-ff Ō2Y Ljfi-ē ØlúK ūKŠ NŠIjdzANŠYŠYúā 2T {ŠŌú2Ymłłn ±ŠŠúI-ú2y Ljfi-yúŠŕ 2Y ōŠNŪYā Y I-ē KI-ŌŠ I- tŠāāŠNŪ Y I-údzNŠ KŠIaKú NŠIjdzANŠŕ ōē ūKŠ ! NŪlŌtŠ LJN2ŌlŔŠŕ ūKI-ú ūKŠ Ō2YŌlyŠŕ KŠIaKú 2T ūKŠ ōŠNŪY I-yŕ ūKŠ Ljfi-yúlyā I-ŕúŠN ūKŠNŠ ōóú ēŠI-Nā I-NUŠ I-ú tSI-áú ūKŠNŠ ōóú TSSú KāKØ ! lú ū2 T2Núē LJŠNŌŠYú ōnŕŕ: ú 2T I-ff āKlNdzōā Y I-ē ōŠ ŔŠŌlŔdz2dzā

ópú **Screen Wall and Greenbelt Buffering.** ØKŠ lyúŠYú 2T ūKŠā {ŠŌú2Ylā ū2 NŠāŠNŪŠ I-y I-LJLJN2LJNLI-úŠ I-NUŠI- 2T I- t2ú ū2 āŌNŠŠY I-yŕ ōdzTŠNŪ ūKŠ t2ú I-yŕ lúā dzaŠŌāú ōI-āŠŕ 2Y lúā I2yly ŔāāúNāŌú I-yŕ ūKŠ I2yly ŔāāúNāŌú 2T ūKŠ I-ŔŕI-ŌŠYú t2úāē NŠŠI-NŪŔŠāā 2T ØKŠūKŠNŪ ūKŠ I-ŔŕI-ŌŠYú t2úā I-NUŠ ŔŠŌŠf2LJŠŕ ! āŌNŠŠY Ø I-ff I-yŕk2N ŠNŠŠYōŠtú I-ā āLJŠŌlŔlŠŕ ly ūKŠ ūI-ŌtŠ ōŠf2Ø āKI-ff ōŠ LJN2ŌlŔŠŕ T2N I-ff dzaŠā NŠIjdzANLY {lúŠ tlyY wŠŌlŠØ

	Adjacent To			
Developing Zoning District	N1, N2, and R-U-F Districts	NM1, NM2, and NM3 Districts	C-1, C-2, C-3, and C-4 Districts	ML, M-1, and M-2, and Railroad and Utility rights-of-way
b mŠ b hŠ I-yŕ wπ ! πC 5lāúNlāŌúā	I-	ō	ō	ō
b a mŠ b a hŠ I-yŕ b a o 5lāúNlāŌúā	ō	I-	ō	ō
tŠ /πmŠ /πhŠ /πoŠ I-yŕ /ππ 5lāúNlāŌúā	ō	ō	I-	ō
a [Š a πmŠ I-yŕ a πh 5lāúNlāŌúā	ō	ō	ō	τ
I-ú ! ūŠY ōmłł T22ú ØlŔŠ ōdzTŠNŪŠ ØlúK 2yŠ ōmłł ūNŠŠ LJŠNŪ ūKlNŪē ōolú tlyŠI-NŪ TŠŠúØ C2N LJN2LJ2āŠŕ ālyŠfŠπT I-YlTē NŠāLŔŠYúI- f dzaŠāŠ ūKŠ ŠNŠŠYōŠtú ōdzTŠNŪly NŠIjdzANŠYŠYúā āKI-ff I-LJLJtē 2yTē ū2 {dzŌŔlāŌā2y I-yŕ {lúŠ /2yŔ2YlylYdzY ŔŠŌŠf2LJYŠYú				
Ōú ! ālŔē ōcú T22ú KāK Y I-ā2yNúē Ø I-ff 2N 2LJI-IjdzŠ TŠYŌŠ I-yŕk2N I-ú ūŠYúē ōhłú T22ú ØlŔŠ ŠNŠŠYōŠtú ōdzTŠNŪŠ ØlúK 2yŠ ōmłł ūNŠŠ LJŠNŪ ūŠYúē ōhłú tlyŠI-NŪ TŠŠú ōYlyYdzY 2T pŕŕ: ŠŌŠNUNSSYUNSSāuš ādzŌŠŌú				

[lŌ2yly ±lā2Ym ½2yly hNŪlylyŌŠ

00 ! ăS0Sŷ otú T22ú KłEK Y IăzyMē 0 I ff I yRk2N I ăĖŰē 0clú T22ú 0ĖRŠ 3NŰSŷoŠfú 0dzTŠNŷ 0łÚK I
 ăŰ I 33NŰŠR R2dz0fŠ N20 2T Š0ŠN3NŰSŷ ŰNŰSă ăLJ I 0ŠR TăTŰSŷ 0mpú TŠŠŰ I L J I NŰ 2y I ăĖ 0cú T22ú KłEK
 0ŠNŷ 0ăŠŠ {ŠŰă2y Mлфлo 0T00 0łÚK I Tfi I K2NŰĖI2yŰ I f I NŰŠ I I Ű ŰKŠ 0NŰŠă Ű2 0Š I Ű fŠ I ăŰ ŰKŰŠŠ 00ú TŠŠŰ
 ły 0ĖRŠŰKŠ ădz0ŠŰ Ű2 / łŰē / 2dzy0Ė NŰŠ0ĖŠ 0 I yR I L J L J N20 I f 0 KŠ L J f I yŰły Y dză Ű Š ły I Y I yŷN 0KŠNŰ
 ŰKŠ Š0ŠN3NŰSŷ ŰNŰSă L J N20ĖRŠ ŠĖKŰē L J ŠNŰŠŷŰ 0yĖ Ű 2L J I 0łŰē 0łÚK ły ŰKŰŠŠ 00ú 0Š I Nă 2T L J f I yŰły
 Y Š I ădzNŰŠ T N2Y ŰKŠ Ű2L J 2T ŰKŠ 0ŠNŷ 0 ! TŰŠN ŰKŰŠŠ 00ú 0Š I Năš łT ŰKă 2L J I 0łŰē łă y2Ű I 0KłŠ0ŠR ŰKŠŷ
 I RĖRŰă2y I f Š0ŠN3NŰSŷ ŰNŰSă I yRk2N ăKŰdz0ă Y dză Ű Š L J f I yŰŠR Ű2 I 0KłŠ0Š ŠĖKŰē L J ŠNŰŠŷŰ 0yĖ Ű
 2L J I 0łŰē I Ű ŰKŠ ŰłYŠ 2T ŰKŠN L J f I yŰły 0

- t l-ΞŜ mτϕ 2τ nmϕ

YlyYdzY KŠĀKŪŪ	
bI-NUN2θ 90ŠNUNŠŠyā óp TŠŠŪ YlyYdzY KŠĀKŪŪ	. fdzŠ / 2fdzYyI-N / KlyŠāŠ WdzyĀLJŠN / 2fdzYy I 2y2IĀ / ĒLJNŠāāš 52dz3I-ā ! N02N0ĀŪI-ŠS t ĒNŪYĀRĪf wŠR / ŠRĪ-NŠ t ĒNŪYĀRĪf ² KĀŪŠ tlyŠS I-yŔ { θĀā { ū2yŠ tlyŠ
5ŠŌĀRdz2dzā ĆNŠŠā óoπlyŌK YlyYdzY ŌI-ĒLJŠNŪ	. ŠŠŌKŠ . ĀNŌKŠ Dly3I2S I I-ŌIŌŠNUNĒS I 2yŠĒ [2ŌdzāŪ ó ² ĀŪK2dzŪ ĆK2NlyāŪS I 2LJ I 2NlyŌŠI-YŠ [lyŔŠyĒ hI-ŪI t tlyŠŪNŠŠ ō{ĒŌI-Y2NŠŪS I-yŔ { θŠŠŪ DdzY
hNlyI-YŠyŪI-f ĆNŠŠā óHπlyŌK YlyYdzY ŌI-ĒLJŠNŪ	! ffŠKŠyĒ { ŠNŪŌŌŠŌŠNUNĒS 523θ22ŔS Ćf2θŠNly3 / NŪI-ŌS I I-θŪK2Nly I 2NlyŌŠI-YŠ a I 3y2ĒI-ŪS wŠRŌdzŔS I-yŔ w2āŠ 2f {KI-N2y
5ŠŌĀRdz2dzā {KNDzŌā óo TŠŠŪ YlyYdzY KŠĀKŪŪ	523θ22ŔS 9dz2yĒYdzāš C2āĒŪKĀI-ŪS I I-ŪŠtyŌzŪS I 2yŠĒādzŌIŪŠ I ĒRŪI-y3ŠI-ŪS [ĀI-ŌS a 2ŌIπhNŪI-y3ŠS blyŠŌI-NŪIŪS t NĀŌŠŪS {LJĀNŪI-ŠI-ŪS {dzYI-ŌS I-yŔ ±ĀŌdzNlydzY
90ŠNUNŠŠy {KNDzŌā óoπ lyŌKŠā YlyYdzY KŠĀKŪŪ	I 2ffĒS WdzyĀLJŠN I-yŔ , Šθ
{LJNŠI-ŔIy3 {KNDzŌā ómy lyŌKŠā YlyYdzY KŠĀKŪŪ	/ 2Ū2yŠI-āŪŠN I-yŔ / NŠŠLJly3 WdzyĀLJŠN
t ŠNŠyŪI-f Ćf2θŠNĀkDN2dzYŔŌ2ŌŠN	. fI-ŌIπ9ĒŠŔ {dzāI-yŪ / NŠŠLJly3 WdzyĀLJŠN / NŠŠLJly3 t Kf2ĒS 5I-ĒfĀfĒS ĆNŪI-3NŪI-yŪ {dzYI-ŌS hNlyI-YŠyŪI-f DNŪI-āāš t ŠNĀθlyIŪŠ I-yŔ t dzNlyŠ / 2yŠf2θŠN

óóú **Prohibited Species.** . I-āŠŔ 2yŪKŠ dzYŔŠāNŪI-ŌĀŪĒ 2f ŪKŠ f2ff2θly3 āLJŠŌĀŠā ŪKŠĒ I-NŠ LJN2KĀŌNŠŔ TUN2Y ōŠly3
LJfI-yŪŠŔ I-ā NŠIjdzNŠŔ fI-yŔāŌI-LJly3 ĆKŠ / ĀŪĒ / 2dzYŌĀ 2N t fI-yŪly3 5NŠŌŪ2N YI-Ē LJN2KĀŌĀ 2ŪKŠN āLJŠŌĀŠā ŪKŪI-Ū I-NŠ
y2Ū fĀāŪŠŔ ōŠf2θ

Latin (scientific name)	Prohibited Species	Description or Characteristic of Plant
! ŌŠN yŠ3dzYŔ2	. 2ĒŠŔŔŠN a I-LJfŠ	
/ I-ŪI-ĒLJ- āLJŠŌI2āI-	/ I-ŪI-ĒLJ-	
t 2LJdzfdzā āLJθ	t 2LJfI-Nā	
{ I-ĒĒ āLJθ	² Āff2θā	
! ĀfI-yŪKdzā I-fŪĀāĀYI-	ĆNŠŠ 2f I ŠI-ŌŠy	
ĆNŪI-ĒlyŌzā āLJθ	! āK	5dzŠ Ū2 9YŠNŪI-fŔ ! āK . 2NŠNŪθ
! ŌŠN āLJθ	a I-LJfŠā	{ K2dzfŔ ōŠ ŔĀŌ2dzNŪI-3ŠŔ ŔdzŠ Ū2 2ŌŠNdzāŠ lyfI-yŔāŌI-LJŠθ

ónú **Minimum Requirements for Plant Material.**

- ! ú ! ff LJfI-yŪ YI-ŪŠNŪI-f YdzāŪ Ō2yŔ2NŪ Ū2 ŪKŠ ŔŠāŌNŪLJŪā2y Ō2yāāŪŠyŪ θĀŪK 3ŠyŠNŪI-ffĒ I-ŌŌŠLJŪŠŔ I-yŔ LJdzŌĀKŠŔ
ydzNāŠNĒ I-yŔ fI-yŔāŌI-LJŠ āŪI-yŔI-NŪŔāθ t fI-yŪ YI-ŪŠNŪI-fā YdzāŪ ōŠ ŪĒLJŌI-f 2f ŪKŠNŪ āLJŠŌĀŠā 2N ŌI-NĀŠŪĒS KI-ŌŠ
y2NŪYI-f KI-ŌĀŪI-Ū 2f 3N2θŪKŠ θŠffNŪI-yŌKŠŔS I-yŔ ŔŠyāŠfĒ f2ĒI-ŪŠŔ θKŠylyŪŠI-fθ
- . ú t fI-yŪ YI-ŪŠNŪI-fā YdzāŪ ōŠ ŌK2āŠy I-ŌŌ2NŪŔly3 Ū2 ā2ĒĒ ŌĒIYI-ŪĀŌ Ō2yŔĀŪā2yāS I-yŔ ŠyŌNŪ2yYŠyŪI-f fI-ŌŪ2Nā f2N ŪKŠ
LJN2LJ2āŠŔ ŔŠŌŠf2LJYŠyŪ ŪKŠ f2ŌI-Ūā2y 2f ŪKŠ lyāŪI-ffI-Ūā2y I-yŔ Ūā ŔŠāNŪŠŔ f2yŌŪā2yθ
- / ú ! NŪĀŔĀŌI-f LJfI-yŪā I-NŠ LJN2KĀŌNŠŔ TUN2Y āI-ŪāŔĒly3 fI-yŔāŌI-LJŠ NŠIjdzNŠYŠyŪāθ

ÓΜÚ Installation.

Installation Method. ! ff fl-yŕäðl-ljyY Yzdaú ōS lyáúl-ftšŕ ly l- Yl-yŕšN Ō2yalaúšSyŭ ólúk EŠyšNl-ftē l-ŌōSLjúšŔ
l-yŕ LjdždfłákšŔ ydzāšNūē l-yŕ fl-vŕäðl-ljS áúl-vŕfl-nŕär úKš l-ljljNžŐšŔ fl-yŕäðl-ljlyY ljfl-vŕ l-yŕ úKš t2ff2ólyy

[illegible]

Plant Material Required in All Portions of Landscaped Areas. 1 tt L22N0A2yā 2f ūKŚ fl-yŕāō f-LJŠŖ
I-NŠI-ā Ydzaā ōS Ljft-yŭŠŖ ōLŭK 3N0I-āāS 3N2dzyŕO2ŌŠNŚ āKŬdz0ōSŬNŚ 2W 2ŭKŚNŬ ādzlŭI-ōfS Ljft-yŭ Y f-I-ŬSŬA f-ŕ
ŠĖŌSŬj ōŭK f-I ŬJ f-ŌŠŖ ŬJ f-ŭA2āS ŭSŬNŬI f-ŌSāS āLŖS ō f-fŭāS f-yŕ āL Yā f-I-N āLŭS ŕS f-ŭdzŬSā Y f-I ōS lyŏ2ŬJ2ŬI f-ŬŠŖ ōLŭK
/lŭē /2dzyŐf f-LJLJN2Ő f-ŕ

Planting Locations. ʔ yʔSāā ʔ ʔLJŠÖʔÖʔÖʔ LJfʔ-yʔyʔyʔ LJʔ-ʔʔSʔyʔyʔ ʔLJ ʔLJdzʔNʔSʔR ʔö ʔKŠ hʔNʔyʔ-yʔS 2N ʔKŠ / ʔʔö / 2dzʔyʔʔKʔ NʔSʔJdzʔNʔSʔR ʔNʔSŠā ʔ-yʔR āKʔNdzʔöā ʔʔ-ʔö ʔS LJfʔ-yʔyʔSʔR ʔ-ʔ dzʔyʔʔ2Nʔyʔ ʔyʔSʔNʔʔ-ʔāS ʔ-ʔ Nʔ-ʔyʔR2Yʔ 2N ʔyʔ ʔNʔ2dzʔLʔyʔāS LJNʔ2ʔNʔRŠʔ ʔKŠö ʔ-NʔS LJfʔ-yʔyʔSʔR ʔyʔ-ʔʔö2NʔRʔ-yʔS ʔʔʔKʔ ʔKŠ ʔ-LʔLJNʔ2ʔSʔR LJfʔ-yʔ [ʔ-yʔRäʔʔ-LʔyʔY ʔdzāʔ ʔS ʔ2ʔʔ-ʔSʔR ʔ-yʔR ʔʔ-ʔyʔʔ-ʔyʔSʔR ʔyʔ-ʔ ʔʔ-ʔyʔSʔNʔ ʔKʔ-ʔ ʔyʔyʔyʔʔSā ʔ2yʔʔʔöā ʔʔʔKʔ 2ʔSʔNʔKŠʔ-ʔR 2N dzʔyʔSʔNʔ2dzʔyʔR dzʔyʔʔʔSāS ʔ-yʔR ʔKʔ-ʔ ʔ-ʔʔ2ʔā ʔSʔʔ-ʔ2Vʔ-ʔʔS ʔʔSʔ 2ʔ āʔ2NʔSʔNʔ2Vʔā ʔ-yʔR āʔyʔVʔ

Protection of Existing Vegetation. 9EāāuY 0S3Sū1-ūā2ū2 oS LJN1SāS100SR Ydzāū oS LJN2ūS0ūSR RdzūuY 02vāūūdz0ūā2v ūK1N2dzK ūK5 dzāS 2f ūSY LJN1-1-Nē TSŪVY I-N2dzVR ūK5 R̄N1J f1vSφ

[illegible]

0. 0KŠ I-LJLJN20ŠR fl-yRāŌI-LJŠ LJfl-yY dzaú ōŠ ŌzyāIRŠNŠR I-LJŠNYI-yŠyŋ NŠŌ2ŋR I-yR lyŋŪŠNŋI-LJ I-ŋŪ 2T āLŪŠ LJfl-y I-LJLJN20I-f yŋŠā 2ÚKŠNŋāŠ I-LJLJN20ŠR ly I-ŌŌ2ŋR I-yŌŠ ōLŪK ūKŠ LJN20ŠRdzNŠā T2ŋ I-YŠyRlyŋ I-āLŪŠ LJfl-y I-yē NŠŌāLā2yā ū2 2N NŠY20I-f 2T LJfl-yŋ Y I-ŪŠNŋI-fā ūK I-Ū I-NŠ y2ŋ NŠLJfl-ŌŠR ōff ŌI-dzā ūKŠ LJ I-NŌŠf ū2 ōŠ ly y2yŌ2y2ŋYŋŪē ōLŪK ūKŠ 2NāŋlyI-fē I-LJLJN20ŠR fl-yRāŌI-LJŠ LJfl-y I-yR Y dzaú ōŠ ŌŠŌŠR I-ā I-ŌI2fl-ū2y 2T ūKā hNŋI-MI-vŌŠ

000 **Irrigation Required.** !tf tlyŕäÖtLJŠ I-NŠtŠ ä öyÖÖdzŕIyŠ fl-ŕyäu äKI-ft öŠ LJNz2ÖLŕŠŕ öÜK I-y I-dzü2YI-ÜÄ dzyŕŠNz3Nz2zyŕ
 ANUNz3I-ÜÄ2Y ääüŠY-ö cKŠ /ÄÜ /2dzyÖxf 2N tfl-yŕyŕŠ 5ANŠÖÜ2N YI-ŕ I-LJLJNz2ÖŠ I-y I-tüŠNŕY-ÜŠ t2NŕY 2T ANUNz3I-ÜÄ2Y t2N I-
 LJt-NUÄÄdzfI-N I-NŠŠtŠ 2N YI-ŕ öI-ÜÖŠ ÜKŠ ANUNz3I-ÜÄ2V NŠIŠtŠdzANŠYŠVŕY I-VI-VI-NŠtŠ dzLJzVŕŠÜŠNŕYI-MVŠ ÜKI-Ü ÜKŠ dzVŕŠNz3Nz2zyŕ

ΛΝΝΑΞΙ-ΰλζγ'λά γ2ύ γSÖSääI-Νϋε' ú2 ΥI-λγύI-λγ'άλύS fI-γŘäÖI-LJλγ3 λγ'Ξ22Ř Ö2γŘλúλ2γ'ŘdzS ú2 úKS ÖKI-ΝI-ÖúSΝαάúλÖä 2T úKS LJNIZLJ2äSŘ LJfI-γύ ΥI-úSΝαI-fäφ

ónú **Snow Storage.** [I-γŘäÖI-LJŠ I-ΝIS-I-ä ΥI-è öS dzaSŘ f2N ay2ø áú2N I-ΞS LJNIZÖλŘSŘ úKSè I-ΝIS ŘSäλγSŘ ú2 I-ÖÖ2Yγ2ŘI-úS úKS fI-ΝIS Ö2fdzYŠä 2T ay2øS LJfI-γύSŘ øλúK äI-túπú2fSNI-γύ fI-γŘäÖI-LJŠ ΥI-úSΝαI-f úKI-I-ú I-γè ädzÖK I-ŘdzáúYŠγú λä [ŠS LJλγ3 øλúK Ö2γŘλúλ2γäS I-γŘ ΥI-λγύI-λγSŘ λγI-ÖÖ2NŘI-γÖS øλúK úKλä ! ΝúλÖfSφ

Section 10.06 Modifications.

IγÖ2γäλŘSNI-úλ2γ 2T úKS 2ÖSNI-f fŘSäλγI-γŘ λγLJ I-Öú 2T úKS fI-γŘäÖI-LJŠ LJfI-γS úKS /λúè /2dzγÖλf ΥI-è Y2ŘλTè 2N I-Řdzáú úKS ΝISIJdzNUSYŠγúä 2dzúfIγSŘ λγ'úKλä ! ΝúλÖfS f2N ΝISIJdzNUSŘ fI-γŘäÖI-LJλγ3 LJNIZÖλŘSŘ úKI-I-ú I-γè ädzÖK I-ŘdzáúYŠγú λä [ŠS LJλγ3 øλúK úKS λγúSγú 2T úKλä hNŘλγI-γÖS I-γŘ Y2NUS äLJŠÖλTÄÖI-f fSø øλúK úKS λγúSγú 2T úKλä ! ΝúλÖfSφ

ARTICLE XI. SIGNS

Section 11.01 Applicability.

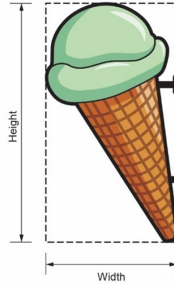
ómú **Sign Standards.** ! ff äλγä øλúKλγ'úKS /λúè 2T [λÖ2γλI- äKI-f fÖ2YλTè øλúK úKS DSySNI-f wSÍJdzNUSYŠγúä 2T {SÖúλ2γ MMφλπφ {λγä λγ'äLJŠÖλTÄÖI-½2γλγ3 5λáúλÖúä äKI-f fÖ2YλTè øλúK {SÖúλ2γ MMφλγφ C2N LJNIZKλöλúSŘ äλγI-ΞS ΝISfSNI ú2 {SÖúλ2γ MMφλπ I-γŘ {SÖúλ2γ MMφλφφ C2N SÈSγLJú äλγI-ΞS ΝISfSNI ú2 {SÖúλ2γ MMφλcφ

ónú **Existing Signs.** 9ÈÖS LJú I-ä 2úKSNI-øλäS äLJŠÖλTÄÖI-f fS LJNIZÖλŘSŘ y2úKλγ3 λγ'úKλä ! ΝúλÖfS ΝISIJdzNUSä ΝISY2ÖI-f 2N ŘäÖ2γúλγdzI-γÖS 2T I-γ'SÈäúλγ3 äλγφ 9Èäúλγ3 äλγä Ydzáú γ2ú öS Šyfi-ΝISSŘ 2N SÈúSγŘSŘ øλúK2dzú YŠSúλγ3 úKS ΝISIJdzNUSYŠγúä 2T úKλä ! ΝúλÖfS I-γŘ 2óúI-λγλγ3 I- äλγ'λJŠNγ'λúφ [SÍ-f fSÈäúλγ3 äλγä úKI-I-ú Ř2 γ2ú YŠSú úKλä ! ΝúλÖfSä ΝISIJdzNUSYŠγúä I-ΝIS fI-öSfSŘ y2γÖ2γf2Nγλγ3 äλγäφ

óóú **Dual Suitability.** a ŠSúλγ3 úKS ÖNúλSΝαI- 2T 2γS äλγ'úèLJŠ ŘSfIγλúλ2γ'Ř2Sä γ2ú SÈÖf dzŘS úKS äλγ'fN2Y YŠSúλγ3 I-γ2úKSNI äλγ'ŘSfIγλúλ2γäφ ÖNúλSΝαI-φ C2N SÈI-γλTŠS I- öfi-ŘS äλγ'ÖI-γI-fä2 YŠSú úKS ŘSfIγλúλ2γ ÖNúλSΝαI- 2T I- Ř2dzöfSπ fI-ÖSŘ äλγφ φKSNIŠT2NUS úKS äλγ'λä I- Ř2dzöfSπfI-ÖSŘ öfi-ŘS äλγφ

Section 11.02 Intent.

Lú λä γ2ú úKS λγúSγú 2T úKλä hNŘλγI-γÖS ú2 KI-ÖS úKS 2LJŠγäLJ I-ÖSä I-γŘ fIγSä 2T øλäλ2γÖNUSI-úSŘ öè LJdzöfIÖ NΛEKúäπ2TπøI-è dzäSŘ I-ä fIÖŠYäS f2N dzγNUSäúNúÖúSŘ I-ŘÖSΝúλγ3 úKNI2dzEK úKS dzäS 2T äλγI-ΞS ödzú ΝI-I-úKSNI ú2 ŠyKI-γÖS úKS LJKèäλÖI-f I-LJLJŠI-ΝI-γÖS 2T úKS ÖλúèS LJNUSäSNIÖS äÖSγλÖ I-γŘ γI-údzNI-f öS I-dzúè 2T ŘSäλγI-úSŘ I-ΝIS-I-äS ΥI-]S úKS Öλúè I- Y2NUS Šy2èI-öfS I-γŘ LJfS-I-äλγ3 Ö2Yγdzγλúè I-γŘ ú2 ÖNUSI-úS I- Y2NUS I-úúN I-ÖúλÖS SÖ2γ2YλÖ I-γŘ ödzäλγSää öfIγI-úS öè LJNUSäSNIøλγ3 LJNIZLJŠNúè øI-fdzSäφ Lú λä λγúSγŘSŘ öè úKS LJNIZÖλλ2γä 2T úKλä hNŘλγI-γÖS ú2 ΝSŘdzÖS äλγ' 2N I-ŘÖSΝúλγ3 ŘäáúN I-Öúλ2γäS ú2 SfiγλγI-úS úKS øλädzI-f öfIÖKú øI-dzäSŘ öè I-öI-γŘ2γSŘ 2N LJ22NúTè ΥI-λγύI-λγSŘ äλγä I-γŘ ú2 I-Ö2λŘ úKS Ö2γf dzäλ2γ 2T Ö2γf fIÖúλγ3 I-Ř2I-ÖSγú äλγäφ φKNI2dzEK úKλä hNŘλγI-γÖS äλγI-ΞS øλff öS I-f f2øSŘ λγ'ädzÖK I- ΥI-γγSNI ä2 I-ä ú2 LJNIZÖλŘS úK2äS äλγ'fI-Ν dzäSä λγ' äλγ'fI-Ν I2γSä úKS 2LJLJ2Núdzγλúè f2N λŘSγúλTÄÖI-úλ2γ SÈLJ2ädzNUS ΝISΞI-ΝÜfSää 2T LJ I-ΝÖŠf äλTŠ I-túK2dzEK úKS f2ÖI-úλ2γ I-γŘ äλTŠ 2T ödzλfŘλγä øλff λγ'f dzSγÖS úKS I-Y2dzγú I-γŘ úèLJŠ 2T äλγI-ΞS LJNUSγλúúSŘφ φKλä hNŘλγI-γÖS äKI-f fYI-]S I- ŘäáúλγÖúλ2γ öSúøŠSγ'úK2äS y2γNUSäλŘSγúλI-f I2γSä úKI-I-ú LJNIZÖλŘS f2N úN I-γäλúλ2γI-f 2N 2úKSNI úKI-γ'NUSúI-æ I-ÖúλÖλúè I-ä I- LJNUSYI-Ν è dzäSφ φKλä äSÖúλ2γz öKNI2dzEK úKλä I-LJLJNIZI-ÖKS SNIŠfSÖúä úKS úN I-γäλúλ2γI-f γI-údzNI 2T úKS I2γλγ3 ŘäáúλÖú I-ΝNUSI-γ3SγSγúä äK2øγ2γ'úKS I2γλγ3 ΥI-LJ I-γŘ úKS f2dzúdzNI fI-γŘ dzäS LJfI-γä2 úKI-I-ú I-ä úKS λγúSγäλúè 2T fI-γŘ dzäS λä ŘSÖNUSI-äSŘS ä2 λä úKS I-Y2dzγú 2T LJNUSγλúúSŘ äλγI-ΞSφ φKλä Ö2γäλáúSγú I-LJLJNIZI-ÖK λä γSÖSääI-Νϋè ú2 ΝISY2ÖS úKS γSŘS f2N úKS úèLJŠ 2T äλγä øKλÖK Ö2YλJŠÚS f2N I-úúSγúλ2γf2N úKS Y2ú2Núäúú úKSNIöè ÖNUSI-úλγ3 úN I-f fIÖKI-I-ΝÜŘä I-ä øŠf I-ä ÖNUSI-úλγ3 øλädzI-f öfIÖKú øλúKλγ'úKS Öλúèφ Lú λä úKSNIŠT2NUS øλúKλγ'úKS KS I-túKS äI-fSúè I-γŘ øŠf fI-ΝIS ΝSäLJ2γäλöfIúè 2T úKS Öλúè 2T [λÖ2γλI- úKI-I-ú úKλä äSÖúλ2γ 2T úKS hNŘλγI-γÖS λä LJNIZYdzfI-úSŘφ



- óμú ² KŚNŚ I-āļay'Kl-ā ūđ2 óHú 2N Y2NŚ Tl-ŌŚāŚ ūKŚ I-NŚl- 2T l-ff Tl-ŌŚā āKl-ff ōŚ λyŌfđzŘŚŘ λy'ŘŚŪŚN Yλyλyđ ūKŚ I-NŚl- 2T ūKŚ āļay' ŚĖŌŚLJŪ ūKl-ū đKŚNŚ ūđ2 óHú ādzŌK Tl-ŌŚā I-NŚ Ljfl-ŌŚŘ ōl-Ōl πŪ2πŌl-Ōl I-y'Ř I-NŚ I-ū y2 Lj2λyŪ Y2NŚ ūKl-y'Ūđ2 óHú řŚŚŪ řN2Y 2yŚ l-y2ūKŚNŚ ūKŚ I-NŚl- 2T ūKŚ āļay' āKl-ff ōŚ ūl-ļŚy' l-ā ūKŚ I-NŚl- 2T 2yŚ ōmú Tl-ŌŚ āT ūKŚ ūđ2 óHú Tl-ŌŚā I-NŚ 2T Śljdz l-f I-NŚl- 2N l-ā ūKŚ I-NŚl- 2T ūKŚ fl-NŪ3N Yl-ŌŚ āT ūKŚ ūđ2 óHú Tl-ŌŚā I-NŚ 2T dzyŚljdz l-f I-NŚl-φ
- óoú {dzLJLj2NŪλyđ řNl-YŚđ2NŪ 2N ōNl-Ōλyđ ūKl-ū lā ŌřŚl-NŪř λyŌlŘŚyŪl-f ū2 ūKŚ ŘlāLjfl-ē lūāŚřff āKl-ff y2Ū ōŚ Ō2Y LjdzŪŚŘ l-ā āļay' I-NŚl- dzyřŚāā lū ū22 Ō2yŪl-yā l-ŘđŚNŪāļyđ řŚŪŚNŪλyđ Yl-ūŚNŪl-fā 2N āēYō2řāφ
- ónú ² KŚNŚ I-āļay' Ō2yāāŪā 2T 2yŚ 2N Y2NŚ ūKŚNŚπŘλYŚyā2yl-f 2ōřŚŌŪā ōλφŚφŚ ōl-ffāŚ ŌdzŌŚāŚ ŌfđzāŪŚNā 2T 2ōřŚŌŪāŚ āŌdzLjŪdzNŚ 2N āŪl-ŪdzŚπfl-Ū ūNl-ŘŚY l-NŪl-āŌŚ ūKŚ āļay' I-NŚl- lā YŚl-ādzNŚŘ l-ā ūKŚNŪ Yl-ĒλYdzY LjNj2řŚŌŪλ2yđ dzLj2y l-đŚNŪāŌl-f Ljfl-yŚ l-ā đlŚđŚŘ řN2Y l- Lj2āLŪā2y λy'ūKŚ LjdzŌflŌ NŪāKŪπ2řπ-đ l-ē đKlŌK LjNj2ŘdzŌŚā ūKŚ fl-NŪ3N Ūādz l-f LjNj2řŚŌŪλ2yφ {ŚŚ řlādzNŚ ū2 ūKŚ NŪāKŪφ
- ópú wŚĒl-NŪřŚāā 2T āLjfl-Ōλyđ ūKŚ řŚŪŚNŪā ř2NŪYλyđ l- đ2NŪř 2N đ2NŪřā āKl-ff ōŚ Ō2yālŘŚNŚŘ l-āļyřř āļay' φKŚ I-NŚl- 2T ādzŌK l-āļay' āKl-ff ōŚ YŚl-ādzNŚŘ l-ā LjNj2đlŘŚŘ λy'ūKlā ! NŪāŌřŚφ

Section 11.08 Zoning District Regulations.

óμú Sign Regulations for Residential Districts.

Sign Type	N1, N2, RUF, NM1, NM2, and NM3 Districts ó{λyřřŚπřl-Yλřē l-y'Ř ūđ2πřl-Yλřē ř2Ūā 2yřēŪ	N1, N2, RUF, NM1, NM2, and NM3 Districts ōwŚālŘŚyŪl-f ŘŚŌřřē2LjYŚyŪā ŵādzōŘlđlā2yāŚ ālŪŚ Ō2yŘ2YλyλdzYā l-y'Ř YdzřŪλπřl-Yλřēđ l-y'Ř y2yř NŪālŘŚyŪl-f dāŚā 2yřēŪ
Blade Signs	b2Ū tŚNŪYλŪŪŚŘ	
Banner or Pennant Signs	b2Ū tŚNŪYλŪŪŚŘ	
Monument Signs	b2Ū tŚNŪYλŪŪŚŘ	Maximum Number: hyŚ ōmú ř2NŪ Śl-ŌK ř2Ū đlŪK LjŚNŪYλŪŪŚŘ y2yř NŪālŘŚyŪl-f dāŚāφ hyŚ ōmú ŚyŪNŪl-yŌřđ l-ē āļay' LjŚNŪ NŪālŘŚyŪl-f ŘŚŌřřē2LjYŚyŪ đKŚy Ō2yāŪNdzŌŪŚŘ 2dzŪ 2T yl-ŪdzNŪl-f Yl-ūŚNŪl-fāφ Maximum Height: ČlŌř ōpŪ řŚŚŪφ Maximum Area: φđŚyŪē ōNŪl āljφ řŪφ Minimum Setback: φŚy ōmŪlŪ řŚŚŪ

[illegible]

ÓHÚ Sign Regulations for C-1 Districts.

SIGN TYPE	C-1 DISTRICTS
Blade Signs	Maximum Area: {λĒ ócú āljφ τúφ
Banner or Pennant Signs	Maximum Number: hγŚ ómú LJŚW t2úφ Maximum Area: φKλWúēπúθ2 óoHu āljφ τúφ 2W úKŚ I-WŚI- 2τ úKŚ LJŚWY I-yŚyú āλ3y λτ úŚY LJ2W I-Wāē 020ŚIλy3 úKŚ LJŚWY I-yŚyú āλ3yφ Maximum Duration: C2dzW ónú θŚŚlā LJŚW ēŚI-Wφ b2 ādzÖK LJŚWY λú āKI-ft I-ft2θ úKŚ ŘlāLJfI-ē 2τ 0I-ft22yā 2W āŚI-I-WÖKfāKúā τ2W Y2WŚ úKI-y āŚ0Śy ótú 02yāŚÖdzúλ0Ś ŘI-ēā 2W 2τ LJŚyYI-yūāz 0I-yYŚNāz 2W 2úKŚW ŘŚÖ2W I-úā2yā τ2W Y2WŚ

a 2ydzYŠyŭ {łÿã	For each industrial development site consisting of a single tenant occupying a single building	Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area shall be permitted the following, and prior to sign permits being issued, a master sign plan shall be submitted to the Director of the Inspection Department, or his or her designee, indicating size, type and location of wall signs, ground signs and any other requested signs	At the entrance to an industrial park, an entranceway sign shall be permitted when constructed out of natural materials.
	Maximum Number: hyŠ ómúŭ ² KŠNŠ I-ŘŠŖŠf2LJYŠyŭ äłŭŠ K I-ä Y2NŠ ūKI-y f2dzN KdzyŘNŠŘ ómłłú fŠŠŭ 2f FN2yŭI-ËŠ I-f2y3 I- YI-ž2N ūK2N2dz3KfI-NŠ 2N I- YłYłYdzY 2f ūŖ2 KdzyŘNŠŘ ómłłú fŠŠŭ 2f FN2yŭI-ËŠ 2yŠI-ŖK 2f ūŖ2 óHú YI-ž2N ūK2N2dz3KfI-NŠäŠ I- äŠŖzyŘ FNŠŠäŭI-yŘły3 äłÿy äKI-ft ōŠ LJŠNYłŭŠŘ ŖłŭK ūKŠ äI-YŠ äłŠ I-yŘ f2ŖI-ŭł2yŭłYłŭI-ŭł2yã I-ä ūKŠ fłNŭäŭ LJŠNYłŭŠŘ äłÿy LJN2ŖłŘŠ ūKŠ ŘłäŭI-yŖŠ ōŠŭŖŠŠyŭKŠ ūŖ2 óHú äłÿã łã y2 fŠäă ūKI-y ūKNŠŠ KdzyŘNŠŘ ómłłú fŠŠŭ YŠI-ädzNŠŘ I-f2y3 ūKŠ N2I-Ř FN2yŭI-ËŠ Maximum Length: ŠyŠ ómłłú fŠŠŭ Maximum Area: ŠKłNŭŭë ómłłú äłjŭ fŭŭ a I-ËłYdzY I ŠłËKŭY {łË ócŭ fŠŠŭ Minimum Setback: ŠyŠ ómłłú fŠŠŭ FN2Y I-yë NłËKŭ2fłŖ I-ë łyŠŭ		Maximum Number: hyŠ ómúŭ Maximum Area: ŠŖŠyŭë ómłłú äłjŭ fŭŭ Maximum Height: ČłŖŠ ópŭ fŠŠŭ Minimum Setback: ŠyŠ ómłłú fŠŠŭ FN2Y I-yë NłËKŭ2fłŖ I-ë łyŠŭ
Awning, Canopy, and Wall Signs	For each industrial development site consisting of a single	Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area	

	tenant occupying a single building Maximum Area: $h_{y\hat{S}}$ ómú $\hat{a}ljdzI-N\hat{S}$ $\hat{f}2\hat{2}\hat{U}$ $2\hat{f}$ $I-N\hat{S}I$ $\hat{f}2N$ $\hat{S}I-\hat{O}K$ $\hat{U}\hat{O}2$ óHÚ $\hat{t}ly\hat{S}I-f$ $\hat{f}2\hat{2}\hat{U}-\hat{f}\hat{S}\hat{S}\hat{U}$ $2\hat{f}$ $\hat{f}N2y\hat{U}$ $\hat{o}dz\hat{t}\hat{f}\hat{R}ly\hat{Y}$ $\hat{o}\hat{R}\hat{U}K$ $2N$ $2y\hat{S}$ $Kdzy\hat{R}N\hat{S}\hat{R}$ óмлпú $\hat{a}ljdzI-N\hat{S}$ $\hat{f}\hat{S}\hat{S}\hat{U}$ $\hat{o}K\hat{O}K\hat{S}\hat{O}\hat{S}N$ $\hat{a}\hat{t}\hat{S}\hat{a}\hat{S}$ $\hat{S}$ $\hat{S}$ $\hat{S}$	a dzéúáπúšyly-yú áúñdzóúdzñšá YI-è lřšyúáŧè úšyly-yúä $\hat{o}\hat{l}\hat{U}K$ $y\hat{2}\hat{U}$ $Y2N\hat{S}$ $\hat{U}KI-y2y\hat{S}$ ómú $\hat{o}I$-ff $\hat{a}lyY$ $LJ\hat{S}N$ $\hat{U}\hat{S}yly\hat{U}\hat{S}$ $y\hat{2}\hat{U}$ $\hat{U}2$ $\hat{S}\hat{E}\hat{O}\hat{S}\hat{S}\hat{R}$ $\hat{U}\hat{S}y\hat{o}m\pi\hat{U}$ $\hat{a}ljdzI-N\hat{S}$ $\hat{f}\hat{S}\hat{S}\hat{U}$ $2\hat{f}$ $\hat{a}lyY$ $I-N\hat{S}I$ $2y\hat{S}$ $\hat{a}lj\phi$ $\hat{f}\hat{U}\phi$ $2\hat{f}$ $I-N\hat{S}I$ $\hat{f}2N$ $\hat{S}I-\hat{O}K$ $\hat{U}\hat{O}2$ óHÚ $\hat{t}ly\hat{S}I-f$ $\hat{f}\hat{S}\hat{S}\hat{U}$ $2\hat{f}$ $\hat{f}N2y\hat{U}$ $\hat{o}dz\hat{t}\hat{f}\hat{R}ly\hat{Y}$ $\hat{o}\hat{R}\hat{U}K$ $I-y\hat{R}$ $\hat{U}2$ $\hat{o}\hat{S}$ $\hat{f}2\hat{O}I-\hat{U}\hat{S}\hat{R}$ $2y\hat{U}K\hat{S}$ $\hat{f}I-\hat{O}\hat{S}$ $2\hat{f}$ $\hat{U}K\hat{S}$ $I-N\hat{S}I$ $2\hat{O}\hat{O}dzLJ\hat{S}\hat{R}$ $\hat{o}\hat{e}$ $\hat{U}K\hat{S}$ $\hat{U}\hat{S}yly-yú\phi$ $!R\hat{R}\hat{U}\hat{U}2yly\hat{f}\hat{f}\hat{e}\hat{S}$ $2y\hat{S}$ ómú $\hat{a}R\hat{S}y\hat{U}\hat{A}\hat{O}I-\hat{U}\hat{A}2y$ $\hat{o}I$-ff $\hat{a}lyY$ $y\hat{2}\hat{U}$ $\hat{U}2$ $\hat{S}\hat{E}\hat{O}\hat{S}\hat{S}\hat{R}$ $\hat{U}\hat{O}2$ óHÚ $\hat{a}ljdzI-N\hat{S}$ $\hat{f}\hat{S}\hat{S}\hat{U}$ $\hat{a}ly$ $I-N\hat{S}I$ $\hat{a}KI$-ff $\hat{o}\hat{S}$ $LJ\hat{S}N$ $Y\hat{A}\hat{U}\hat{U}\hat{S}\hat{R}$ $I-\hat{U}$ $\hat{U}K\hat{S}$ $N\hat{S}I$ $N\hat{S}y\hat{U}\hat{N}I-y\hat{O}\hat{S}$ $\hat{U}2$ $\hat{S}I-\hat{O}K$ $\hat{o}dz\hat{a}ly\hat{S}\hat{a}\hat{S}\hat{a}\hat{U}I-\hat{o}\hat{t}\hat{a}KY\hat{S}y\hat{U}\phi$
Window Signs	Maximum Area: $H\hat{A}\hat{I}\hat{A}$ $2\hat{f}$ $\hat{U}K\hat{S}$ $\hat{o}\hat{ly}\hat{R}2\hat{o}$ $I-N\hat{S}I-\phi$	
Changeable Signs and Electronic Message Center Signs (EMCs) $\{S\hat{O}\hat{U}\hat{A}2y\text{ммфмл}$		$b2\hat{U}$ $\hat{t}\hat{S}N\hat{Y}\hat{A}\hat{U}\hat{U}\hat{S}\hat{R}$
Temporary Signs	Maximum Number: ω $hy\hat{f}2\hat{U}\hat{a}$ $2\hat{f}$ $\hat{f}\hat{A}\hat{O}\hat{S}$ ópú $I-\hat{O}N\hat{S}\hat{a}$ $2N$ $\hat{f}\hat{S}\hat{a}\hat{a}\hat{S}$ $y\hat{2}$ $Y2N\hat{S}$ $\hat{U}KI-y\hat{U}\hat{O}2$ óHÚ $\hat{U}\hat{S}Y$ $LJ2N\hat{U}I-N\hat{U}\hat{e}$ $\hat{a}lyY\hat{a}$ $I-N\hat{S}$ $LJ\hat{S}N$ $Y\hat{A}\hat{U}\hat{U}\hat{S}\hat{R}$ $I-\hat{U}$ $I-y\hat{e}$ $2y\hat{S}$ $\hat{U}\hat{A}Y\hat{S}\phi$ ω $hy\hat{f}2\hat{U}\hat{a}$ $2\hat{f}$ $\hat{f}\hat{A}\hat{O}\hat{S}$ ópú $I-\hat{O}N\hat{S}\hat{a}$ $2N$ $Y2N\hat{S}$ $2N$ $\hat{o}\hat{l}\hat{U}K$ $\hat{U}K\hat{N}\hat{S}\hat{S}$ óoú $2N$ $Y2N\hat{S}$ $\hat{o}dz\hat{a}ly\hat{S}\hat{a}\hat{a}\hat{S}\hat{a}\hat{S}$ $y\hat{2}$ $Y2N\hat{S}$ $\hat{U}KI-y\hat{U}K\hat{N}\hat{S}\hat{S}$ óoú $\hat{U}\hat{S}Y$ $LJ2N\hat{U}I-N\hat{U}\hat{e}$ $\hat{a}lyY\hat{a}$ $I-N\hat{S}$ $LJ\hat{S}N$ $Y\hat{A}\hat{U}\hat{U}\hat{S}\hat{R}$ $I-\hat{U}$ $I-y\hat{e}$ $2y\hat{S}$ $\hat{U}\hat{A}Y\hat{S}\phi$ Maximum Area: $\{L\hat{E}\hat{U}\hat{S}\hat{S}y\hat{o}mc\hat{U}$ $\hat{a}lj\phi$ $\hat{f}\hat{U}\phi$ $YI-\hat{E}\hat{A}YdzY$ $LJ\hat{S}N$ $\hat{a}lyY\phi$ Maximum Height: $\{L\hat{E}$ $\hat{o}c\hat{U}$ $\hat{f}\hat{S}\hat{S}\hat{U}\phi$ Minimum Setback: $b2$ $\hat{U}\hat{S}Y$ $LJ2N\hat{U}I-N\hat{U}\hat{e}$ $\hat{a}lyY$ $\hat{a}KI$-ff $\hat{o}\hat{S}$ $LJ\hat{f}I-\hat{O}\hat{S}\hat{R}$ $\hat{o}\hat{l}\hat{U}Kly$ I $LJdz\hat{o}\hat{t}\hat{A}\hat{O}$ $N\hat{A}\hat{E}K\hat{U}\hat{\pi}2\hat{f}\hat{\pi}\hat{o}$ $I-\hat{e}\hat{S}$ $\hat{S}I-\hat{a}\hat{S}Y\hat{S}y\hat{U}\hat{S}$ $2N$ $\hat{O}2Y\hat{Y}2y$ $I-N\hat{S}I$ $dz\hat{a}\hat{S}\hat{R}$ $\hat{f}2N$ $\hat{O}\hat{S}K\hat{A}\hat{O}dz\hat{f}I-N\hat{U}$ $2N$ $LJ\hat{S}\hat{R}\hat{S}\hat{a}\hat{U}N\hat{A}I-Y\hat{U}\hat{N}I-\hat{f}\hat{f}\hat{A}\hat{O}\hat{S}$ $I-y\hat{R}$ $\hat{a}KI$-ff $y\hat{2}\hat{U}$ $2\hat{o}\hat{a}\hat{U}ñdz\hat{O}\hat{U}$ $\hat{U}K\hat{S}$ $Y2\hat{O}\hat{S}Y\hat{S}y\hat{U}$ $2N$ $\hat{O}\hat{A}\hat{A}2y\hat{2f}$ $Y2\hat{U}2N\hat{A}\hat{a}\hat{U}\hat{a}$ $2N$ $LJ\hat{S}\hat{R}\hat{S}\hat{a}\hat{U}N\hat{A}I-y\hat{a}\phi$ Duration: a $dz\hat{a}\hat{U}$ $y\hat{2}\hat{U}$ $\hat{o}\hat{S}$ $\hat{R}\hat{A}\hat{L}J\hat{f}I-\hat{e}\hat{S}\hat{R}$ $Y2N\hat{S}$ $\hat{U}KI-y\hat{f}\pi$ $\hat{R}I-\hat{e}\hat{a}$ $\hat{a}ly$ I $\pi\hat{e}\hat{S}I-N\hat{U}$ $LJ\hat{S}N\hat{A}2\hat{R}\phi$	
Address Number Signs	Maximum Numeral Height. ϕ $\hat{o}\hat{S}\hat{t}\hat{O}\hat{S}$ ómHÚ $\hat{a}y\hat{O}K\hat{S}\hat{a}$ $\hat{f}2N$ $\hat{o}dz\hat{a}ly\hat{S}\hat{a}\hat{a}\hat{S}\hat{a}\phi$ $!R\hat{R}N\hat{S}\hat{a}\hat{a}$ $y\hat{dz}Y\hat{o}\hat{S}N\hat{a}$ $2y$ I $\hat{o}dz\hat{a}ly\hat{S}\hat{a}\hat{a}$ $\hat{o}\hat{l}\hat{U}K$ I $y\hat{dz}Y\hat{S}N\hat{U}I-f$ $K\hat{S}\hat{A}\hat{E}K\hat{U}$ $\hat{a}ly$ $\hat{S}\hat{E}\hat{O}\hat{S}\hat{a}\hat{a}$ $2\hat{f}$ $\hat{U}\hat{o}\hat{S}\hat{t}\hat{O}\hat{S}$ ómHÚ $\hat{a}y\hat{O}K\hat{S}\hat{a}$ $YI-\hat{e}$ $\hat{o}\hat{S}$ $LJ\hat{S}N$ $Y\hat{A}\hat{U}\hat{U}\hat{S}\hat{R}$ $I-\hat{a}$ $LJI-N\hat{U}\hat{U}$ $2\hat{f}$ $\hat{U}K\hat{S}$ $\hat{U}2\hat{U}I-f$ $I-\hat{f}\hat{f}2\hat{o}I-\hat{o}\hat{f}\hat{S}$ $\hat{o}I$-ff $2N$ $Y2y\hat{dz}Y\hat{S}y\hat{U}$ $\hat{a}lyY$ $I-N\hat{S}I$ $2\hat{U}K\hat{S}N$ $\hat{o}\hat{l}\hat{a}\hat{S}$ $LJ\hat{S}N$ $Y\hat{A}\hat{U}\hat{U}\hat{S}\hat{R}$ $\hat{a}ly$ $\hat{U}K\hat{A}\hat{a}$ $hN\hat{R}\hat{A}yI-y\hat{O}\hat{S}\phi$ $L\hat{y}\hat{R}\hat{A}\hat{O}\hat{A}\hat{R}dzI-f$ $I-\hat{R}\hat{R}N\hat{S}\hat{a}\hat{a}\hat{S}\hat{a}$ $2y$ $Ydz\hat{U}\hat{A}\pi\hat{U}\hat{S}yly-yú$ $\hat{o}dz\hat{t}\hat{f}\hat{R}ly\hat{Y}$ $\hat{a}KI$-ff $\hat{O}2y\hat{a}\hat{A}\hat{a}\hat{U}$ $2\hat{f}$ $y\hat{dz}Y\hat{S}N\hat{U}I-\hat{f}\hat{a}$ $2\hat{f}$ I $dzY\hat{A}\hat{f}2N\hat{Y}$ $\hat{a}l\hat{I}\hat{S}$ $\hat{a}\hat{U}\hat{e}\hat{f}\hat{S}$ $I-y\hat{R}$ $\hat{O}2\hat{f}2N\hat{U}\phi$	
Identification Signs	a $dz\hat{U}\hat{A}\pi\hat{U}\hat{S}yly-yú$ $\hat{O}2Y$ $L\hat{f}\hat{S}\hat{E}\hat{S}\hat{a}$ $\hat{O}2Y$ $L\hat{N}\hat{A}\hat{a}\hat{S}\hat{R}$ $2\hat{f}$ $2y\hat{S}$ ómú $2N$ $Y2N\hat{S}$ $I-N\hat{O}K\hat{A}\hat{U}\hat{S}\hat{O}\hat{U}dzN\hat{U}I-\hat{f}\hat{f}\hat{e}$ $dzY\hat{A}\hat{f}2N\hat{Y}$ $\hat{o}dz\hat{t}\hat{f}\hat{R}ly\hat{Y}$ $\hat{a}ly\hat{R}$ $\hat{a}KI-N\hat{A}y\hat{Y}$ I $\hat{O}2Y\hat{Y}2y$ $LJI-N\hat{U}\hat{U}\hat{A}y\hat{Y}$ $I-N\hat{S}I$ $\hat{a}KI$-ff $\hat{o}\hat{S}$ $LJ\hat{S}N$ $Y\hat{A}\hat{U}\hat{U}\hat{S}\hat{R}$ $2y\hat{S}$ ómú $\text{ЭN}2dzLJ$ $\hat{a}R\hat{S}y\hat{U}\hat{A}\hat{f}\hat{A}\hat{O}I-\hat{U}\hat{A}2y$ $\hat{a}lyY$ $y\hat{2}\hat{U}$ $\hat{U}2$ $\hat{S}\hat{E}\hat{O}\hat{S}\hat{S}\hat{R}$ $\hat{U}\hat{o}\hat{S}y\hat{U}\hat{e}\pi\hat{f}2dzN$ $\hat{o}H\pi\hat{U}$ $\hat{a}ljdzI-N\hat{S}$ $\hat{f}\hat{S}\hat{S}\hat{U}$ $2\hat{f}$ $\hat{a}lyY$ $I-N\hat{S}I$ $I-y\hat{R}$ $\hat{A}\hat{f}$ $\hat{f}N\hat{S}\hat{S}\hat{a}\hat{U}I-y\hat{R}ly\hat{Y}$ $\hat{a}KI$-ff $\hat{o}\hat{S}$ $\hat{f}2\hat{O}I-\hat{U}\hat{S}\hat{R}$ $\hat{o}\hat{l}\hat{U}Kly$ $\hat{U}\hat{S}y\hat{o}m\pi\hat{U}$ $\hat{f}\hat{S}\hat{S}\hat{U}$ $2\hat{f}$ $\hat{U}K\hat{S}$ $LJ\hat{S}N\hat{A}Y\hat{S}\hat{U}\hat{S}N$ $2\hat{f}$ $\hat{U}K\hat{S}$ $\hat{o}dz\hat{t}\hat{f}\hat{R}ly\hat{Y}\phi$	

- 10 **Windloads.** C2W úKS LjdzNj2áS 2T RŠááYyR ólyR LjNjSáádzNjS áKl-ft óS úl-lySy dzLj2y úKS 3W2áá I-njS- 2T úKS óSjNj2áS I-úy LjNj2éSóú2y 2T I-ft ááYyá I-yR ááYy áúNdzóúdzNjSá I-ú y2ú tSáá úKl-y fTáTúSŠy ómpú Lj2dzYRá LjSjW áljdz I-njS t22ú t2NjW úK2áS Lj2Wú2yá I-ó2óS úKS 3W2dzYR ly ól-fódz I-úly ólyR LjNjSáádzNjS 2y ódzNj2óS ádzNjT I-óSá ádzÓK I-á óèlyRjNj2áS 2W áLjKjSjNj2áS ááYy 2W ááYy áúNdzóúdzNjSáS úKl áLjNjSáádzNjS áKl-ft óS I-áádzYŠR ú2 I-óú 2y úKjNjSŠTáTúKá óokpú 2T úKS LjNj2éSóúŠR I-njS- ly I-ft 2LjSjY TjNjYŠ ááYy 2W ááYy áúNdzóúdzNjSáS úKS I-njS- dzáŠR ly ó2Y Ljdzúly ólyR LjNjSáádzNjS áKl-ft óS 2yŠTjKl-ft óoyú úlyŠá úKS yŠú I-njS- 2T úKS TjNjYŠYŠ YŠYóSjNá ŠÈLj2áŠR ú2 úKS ólyR
- 50 **Proximity to Electrical Conductors.** b2 ááYy áKl-ft óS ŠNjSóúŠR á2 úKl-ú I-yè LjI-nú ly ótdzRly ól-óSáS 3dzèáS ŠúóS ólyft óS ólyKly ááE ócú tŠSú 2T I-yè ŠtSóúNj2áS ó2yRdzóú2W ŠtSóúNj2áS éKú Lj2tŠS áúNjSú tI-YLjS úNj-FTáT éKúS 2W 2úKSjNj Ljdzóú dzúlyé Lj2tŠS 2W áú I-yR I-njR
- 90 **Erector's Imprint.** {áYy 2T SóSjNj éTl-áá óKlÓK ó2YŠ ólyKly úKS LjdzNj2áS 2T úKl áSóú2y Ydzáú ól-njNj úKS áRŠyúáTáÓl-ú2y 2T úKS ááYy ŠNjSóú2W ly ótŠl-njNj tŠSáóS tŠúSjNj ly ól-áS 2T njŠKl-yáY 2W njŠNjSóú2y 2T I-yè ááYy úKS yŠó ŠNjSóú2W Ydzáú Ljft-óS Ká 2W KŠW áRŠyúáTáÓl-ú2y I-yR úKS Rl-úS 2y úKS ááYy

Section 11.11 Construction and Maintenance.

- óMú **Material Requirements.** ! ft ááYy áKl-ft óS RŠááYyŠR I-yR ó2y áúNdzóúŠR ly ó2y t2NjY áúé ú2 úKS LjNj2éSóú2y t2Nj Yl-úSjNj fáz t2l-Rá I-yR áúNjSááS 2T úKS tI-úSá I-R2Lj2óŠR ŠRáú2y 2T úKS . h / ! / 2RŠ I-yR njŠljdzNjSjYŠú 2T úKl áSóú2y
- !ú **Restriction on Combustible Materials.** ! ft ááYy I-yR ááYy áúNdzóúdzNjSá ŠNjSóúŠR áKl-ft ó2y t2NjY ú2 úKS {ú-úS / 2y áúNdzóú2y / 2RŠ njŠl-úly ú2 ó2Y ódzáúólyé
- .ú **Non-Structural Trim.** b2y áúNdzóúdzNjS-úNjY Yl-é óS 2T ó22RŠ YŠú-é I-LjLjNj2óŠR Ljft-áúóáS 2W I-yè ó2Y ólyl-ú2y úKS njS2T
- 10 **Fastenings.** {áYy ŠNjSóúŠR ú2 Yl-á2y njS ó2y óNjSúS 2W áúSŠt áKl-ft óS ál-tŠt I-yR áSódzNjŠt Tl-áúŠyŠR úKS njSú2 óè YŠl-yá 2T YŠú-é I-yÓK2WáS ó2túáS 2W I-LjLjNj2óŠR ŠÈLjI-yá2y áóNjSóá 2T ádzFTáólyú álŠS I-yR I-yÓK2Wl-3S ú2 ádzLjLj2Wú ál-tŠt úKS t2l-Rá I-LjLjŠR ! ft ó2túáS ól-óSáS I-yR 2úKSjNj LjI-nú 2T ádzÓK ááYy áKl-ft óS LjI-lyúŠR I-yR TjNjS TjNjY ó2NjNj2á2y ! yè RŠtSóú RdzS ú2 úKS Tl-dzú 2T úKS ŠNjSóú2W áKl-ft óS njŠljI-njŠR óè úKS ŠNjSóú2W ! ft ódzáRly Tl-áúŠyá Ydzáú óS 2T y2y ó2NjNj2á2S Yl-úSjNj fáz [áKú óŠáKú ááYy tŠúSjNj Yl-é óS I-úú-óKŠR óè YŠl-yá 2T I-y I-LjLjNj2óŠR I-RKŠáúS
- 50 **Proximity to Electrical Conductors.** b2 ááYy áKl-ft óS ŠNjSóúŠR á2 úKl-ú I-yè LjI-nú ly ótdzRly ól-óSáS 3dzèáS ŠúóS ólyft óS ólyKly ááE ócú tŠSú 2T I-yè ŠtSóúNj2áS ó2yRdzóú2W ŠtSóúNj2áS éKú Lj2tŠS áúNjSú tI-YLjS úNj-FTáT éKúS 2W 2úKSjNj Ljdzóú dzúlyé Lj2tŠS 2W áú I-yR I-njR
- 90 **Erector's Imprint.** {áYy 2T SóSjNj éTl-áá óKlÓK ó2YŠ ólyKly úKS LjdzNj2áS 2T úKl áSóú2y Ydzáú ól-njNj úKS áRŠyúáTáÓl-ú2y 2T úKS ááYy ŠNjSóú2W ly ótŠl-njNj tŠSáóS tŠúSjNj ly ól-áS 2T njŠKl-yáY 2W njŠNjSóú2y 2T I-yè ááYy úKS yŠó ŠNjSóú2W Ydzáú Ljft-óS Ká 2W KŠW áRŠyúáTáÓl-ú2y I-yR úKS Rl-úS 2y úKS ááYy
- óHú **Windloads.** C2W úKS LjdzNjLj2áS 2T RŠááYy ólyR LjNjSáádzNjS áKl-ft óS úl-lySy dzLj2y úKS 3W2áá I-njS- 2T úKS óSjNj2áS I-úy LjNj2éSóú2y 2T I-ft ááYy I-yR ááYy áúNdzóúdzNjSá I-ú y2ú tSáá úKl-y fTáTúSŠy ómpú Lj2dzYRá LjSjW áljdz I-njS t22ú t2NjW úK2áS Lj2Wú2yá I-ó2óS úKS 3W2dzYR ly ól-fódz I-úly ólyR LjNjSáádzNjS 2y ódzNj2óS ádzNjT I-óSá ádzÓK I-á óèlyRjNj2áS 2W áLjKjSjNj2áS ááYy 2W ááYy áúNdzóúdzNjSáS úKl áLjNjSáádzNjS áKl-ft óS I-áádzYŠR ú2 I-óú 2y úKjNjSŠTáTúKá óokpú 2T úKS LjNj2éSóúŠR I-njS- ly I-ft 2LjSjY TjNjYŠ ááYy 2W ááYy áúNdzóúdzNjSáS úKS I-njS- dzáŠR ly ó2Y Ljdzúly ólyR LjNjSáádzNjS áKl-ft óS 2yŠTjKl-ft óoyú úlyŠá úKS yŠú I-njS- 2T úKS TjNjYŠYŠ YŠYóSjNá ŠÈLj2áŠR ú2 úKS ólyR
- óóú **Sign Elimination.** úKS 5WjSóú2W 2T úKS ly áLjSóú2y 5ŠljI-njYŠyú 2W Ká 2W KŠW RŠááYyŠS Yl-é 2WjŠNj úKS njSj2ó-é 2T I-yè ááYy I-yR ádzLjLj2Wúly áúNdzóúdzNjSáY
- !ú a I-lyú-lyŠR ly ó2tI-ú2y 2T úKl áSóú2y ádzÓK 2WjŠNj áKl-ft óS ly óNj2áY ú2 úKS 2óyŠNj 2T ál-R ááYy 2W ú2 úKS 2óyŠNj 2T úKS ódzáRly 2T áúNdzóúdzNjS 2W LjNjSjNjSá 2y óKlÓK úKS ááYy t2ó-úŠR 2W ú2 úKS 2óyŠNj 2W 2LjSjNj-ú2W

Timely Action by Property Owner. ϙϕΣ ΛΙΝΔΑΛΙΝΟΰε 28ΥΣΝΩ Υδαζού ΝΥΣΥ20Σ ύΚΣ 2ΠΣSyRlAy ääÿZ 2δύί·ly·I-
ΛΙΣΝΥγύü λF üΚΣ ääÿO·Y·öS ö2yF2NΥ·lyΣ 2Nω λYλÁ·I·ús I·y·I·LJLI·f ü2 üΚΣ . 2I·WŘ 2F ! LJLI·S·fä øλúKly mp Ř·f·ëä 2F
NÚSÖLÄJü 2F üΚΣ fSüúSNU

ἰσοῦ **Enforcement.** ² KSYF ἄλᾱγᾱ NUSY20ŠR ZW NUSJFI-0ŠRS I-ft 0WFI-0ŠSūāz LJ2fŠaš I-yR 2ūKŠW āūNvdz0ūdzuWf ŠtSYŠyūā ūK I-ū ādzLJW2WUŠR ūKŠ ἄλᾱγYdzaū I-ftāz 0Š NUSY20ŠR0 ! fŠ0ŠŪR 0dzLFRlyg ādzWFI-0Šā Ydzaū 0Š NUSāūZUNŠR ū2 Y I-0ŪK ūKŠ I-R2I-0ŠYU LJ2WUā2y2f ūKŠ āūNvdz0ūdzuNŠ0 LF I-ū ūKŠ ŠĒLJWU I-ūa2y2f ūKŠ ūAYŠ tIYlū lyāI-āR y2ū0Š ūKŠ 20yŠW K I-ā y2ū 02YLWtŠR 0ūK ūKŠ NUSljdzNUSYŠyūā ūKŠNUS2f ZW I-LJLJ I-tŠR ūKŠ RŠ0āla2y2f ūKŠ ½2ylyg lyāLJŠ0ū2WZ ūKŠ ½2ylyg lyāLJŠ0ū2WZ Y I-ē 0I-NWē 2dzū ūKŠ NUSljdzNUSYŠyūā 2f ūKŠ y2ū0Š LJdzWādz I-yū ū2 ! Nūā0fŠ -L± ū2 āŠŠl ūKŠ fŠāI-f NUSY20I-f 2f ūKŠ ἄλᾱγ0

Section 11.14 Dangerous Signs.

Ly'úKŠ Ōī-āŠ 2T ī-āīy ǾKǾK LjwŠāŠyūā īYyīyŠyū Ŕī-yŠN ū2 ūīTŠ 2N Ljw2LjwŠūē ūKŠ āīy2ǾyŠN Ydzāū ūī-lŠ īYyŠŠŔī-ūŠ
l-Ōū2y l-ā īā yŠŌŠāī-ūē ū2 l-ōī-lŠ ūKŠ Ŕī-yŠN lT ūKŠ āīy2ǾyŠN Ōī-y2ū ōŠ ūŠī-ŌKŠŔī ūKŠ l-Ljw2Ljwī-ūŠ /ūē hTfŌlYī Y l-ē
l-ōī-ūŠ ūKŠ Ŕī-yŠN īy 2NŔŠN ū2 Ljw2SŌūŠ ūKŠ KŠīfūKŠ āīTŠūē ī-yŔ ōŠTfī-ūŠ 2T ūKŠ Ō2Yydyūē

Section 11.15 Non-Conforming Signs.

[illegible]

Maintenance. bʒúkiyɔ ɔyúkiá ášóúázy áki-fé nšúšúšúš úkš zóyšnú 2w dzašnú zt ɪ yzytšózyt2wɪyɔ ášyɪ 2w
 zóyšnú zt ɬwɪzɬúšúšúš zý škišúš úkš yzytšózyt2wɪyɔ ášyɪ ɬəʔɪúšúšúš ɬwɪzý úkš ɬwɪzəšázyá zt úkiá hɪwɪɪyɪyóš
 nšúšɪɪwɪɪyɪ áɪtšúé ɪvɪ ɪɪyúšvɪyóš zt úkš ášyɔ

[illegible]

! ú wŠLjfl-ŌŠŘ ōě žN ŌKI-γŠŘ ůž l-γžÚKŠN γžγπŌžγfžNγλγŷ äλγŷ

{ÚNdzŌŭdzNl-ftē I-túŠNŠŘ ā2 I-ā ū2 LjNz2f2y3 ūKŠ ftTŠ 2T ūKŠ ālāy 2N ū2 ŌKl-y3S ūKŠ āKl-ljS: ālīS: ūēljS: 2N
 RŠāly 2T ūKŠ ālāy dzyfŠāā ūKŠ ālāy/lā ōN2dz3Kū lyū2 Ōzyf2Nyl-yŌŠ ØlŌK ūKŠ NŠljdzNlŠY Šyūā 2T ūKlā
 hNlRllyl-yŌŠ

[illegible]

50 5λλJλJfI-ēŠRŠ Y I-λyI-λyŠRŠ ZN JλJfI-ōŠRŠ öē I-yēzYŠ ZúKŠN ūK I-y ūKŠ LJŠNäzY ØKZ ZøYŠRŠ ūKŠ LJNŠYλšŠä zY
ūKŠ R I-ŪŠ ZT I-RZLJŪäZV ZT ūKšä hNŪRλYI-yōŠö

90 wSŠáúI-ōtāKŠR 2w Y-I-yŕyI-lyŠR I-túŠw ūKŠ I-ōúōlūē: ođzālyŠāās 2w džāI-ŠS ū2 ōKlōK lū NŠtI-úŠā Kl-I-ā oŠŠy
 Řlāō2yŕyŕŠ 2w I- LjŠwI 2R 2T ylyŠūē ōpŕl ŔI-ēā 2w t2yŠSŪ ly ūKŠ ōI-āŠ ōKŠNŠ ūKŠ I-ōúōlūē: ođzālyŠāās 2w
 džāI-ŠS ōKlōK lā Řlāō2yŕyŕŠ 2ōōdzLjāŠ I- Lj2Nūā2y 2T I- y2yŕō2yT2wYlyy Y dzŕtāpūŠyI-yŕ ōI-ft 2w 2w2zyŕ
 ūēLjŠ ođzālyŠāā ālyy ūKl-I- Lj2Nūā2y 2T ūKŠ ālyyIŘŠyŕlāy ūKŠ LjwŠōl2dzā dzāŠ āKl-ft oŠ LjI-lyŕŠR 2dzū 2w
 NŠLjI-ōŠR ōlūK I- ōtI-yI LjI-yŠT 2T ūKŠ āI-YŠ ō2ft2w I-ā ūKŠ ōI-ōl2w2zyŕ ō2ft2w ūKl-I- lū NŠLjI-ōŠā dzŕyŕl ādzōK
 ūāYŠ I-ā ŦŦŕŕē ōpŕl LjŠNōŠyŕ 2w Y2wS 2T ūKŠ ū2ŭI-ft ālyyI-NŠI- lā ōtI-yIŠ I- ū ōKlōK ūāYŠ ūKŠ ŠyŕNŠ ālyy
 āūNdzōŭdzNŠ lā ū2 oŠ NŠy2ōŠR 2w NŠLjI-ōŠR ōlūK I- ō2yT2wYlyy ālyy

[illegible]

Section 12.03 Nonconforming Uses and Structures; Termination.

!yē dzāš ǫKlǫK lā LJN2LJŠUē RŠāI3Yl-úŠR I-ǻ I-ǫI-ǫR y2yǫ2yƧ2NŸly3 dzāš āKl-ff ōŠ I-dzú2Yl-úǫI-ffē úŠNŸlyl-úŠR 2yǫúKŠ Kl-LJLŠyly3 2Ƨ ŠúKŠN 2Ƨ úKŠ Ƨ2ff2ǫly3 ŠǫŠyúāY

óMú !ǫúdzl-ǧ I-ǫI-yR2yYŠyú 2Ƨ āl-lāR dzāŠT

óHú !ǫIjdzāǫú2yǫē úKŠ /lúē 2Ƨ [lǫ2ylyl- ǫē LJdzNǫKl-āŠ ǫ2yRŠYyl-úā2y2N 2úKŠN ǫlāŠ 2Ƨ LJNǫI-úŠ LJN2LJŠNúē Ƨ2N úKŠ NŠY2ǫI-ǧ 2Ƨ ādzǫK ǫI-ǫR y2yǫ2yƧ2NŸly3 dzāŠ LJdzNādzl-yú ú2 {Šǫúā2yY ǫóúŠ !ǫú mmlŸ ƧdzǫIǫ !ǫúā 2Ƨ aǫKlāI-yƧ nллс a / [mnp*онлy: l-ā l-YŠyRŠRǫ

!TúŠN ādzǫK úŠNŸlyl-úā2yƧ ādzǫK y2yǫ2yƧ2NŸly3 dzāš Yl-ē y2ú úKŠNŠl-TúŠN ōŠ NŠādzYŠR 2N NŠǫlǫŠRǫ

Section 12.04 Nonconforming Uses and Structures; Restoration.

óMú b2úKly3 lyǫúKlā hNŸlyl-yǫŠ āKl-ff LJNŠǫŠyú úKŠ NŠāú2Nl-úā2yƧ NŠLJl-ANŸy3 2N NŠǫdzlŸly3 2Ƨ l-yē ǫI-ǫR y2yǫ2yƧ2NŸly3 ǫdzlŸly3 2N āúNdzǫúdzNŠ Rl-Yl-3ŠR ǫē ƧNŠS ŠĒLƧ2ā2yƧ l-ǫú 2Ƨ D2RŠ 2N l-yē l-ǫú 2Ƨ úKŠ LJdzǫIǫ ŠyŠYēš ādzǫāŠlǫdzŠyú ú2 úKŠ ŠƧŠǫúǫŠ Rl-úŠ 2Ƨ úKlā hNŸlyl-yǫŠ 2N āKl-ff LJNŠǫŠyú úKŠ ǫ2yǫúǫl-yǫŠ 2Ƨ úKŠ dzāš 2Ƨ ādzǫK ǫdzlŸly3 2N LJl-Nú úKŠNŠ2Ƨ l-ā ādzǫK dzāš ŠĒlāúŠR l-ú úKŠ úYŠ 2Ƨ ādzǫK lYlJl-ANŸyŠyú 2Ƨ ādzǫK ǫdzlŸly3 2N LJl-Nú úKŠNŠ2Ƨ LJN2ǫlāRŠ āl-lāR dzāš Kl-ā y2ú ōŠŠy l-ǫI-yR2yŠRǫ

óHú b2 y2yǫ2yƧ2NŸly3 āúNdzǫúdzNŠ 2N dzāš āKl-ff ōŠ ǫKl-y3ŠR dylŸšāā úKŠ ǫKl-y3ŠR āúNdzǫúdzNŠ 2N dzāš ǫ2yƧ2NŸyā ú2 úKŠ ½2yly3 hNŸlyl-yǫŠ NŠSdzl-úā2yā Ƨ2N úKŠ RlāúNǫú ly ǫKlǫK ādzǫK āúNdzǫúdzNŠ 2N dzāš lā Ƨ2ǫI-úŠRǫ l2ǫŠǫŠNŠ l-yē ǫŠNúǫI-ǧ 2N K2NlāI2yú l-ǧ NŠúNl-ǫúā2y 2Ƨ l-y2yǫ2yƧ2NŸly3 āúNdzǫúdzNŠ 2N dzāš lā LJŠNŸlúúŠR LJN2ǫlāRŠ úKŠNŠ lā y2 ǫŠNúǫI-ǧ 2N K2NlāI2yú l-ǧ ŠĒLJl-yāI2y 2Ƨ úKŠ y2yǫ2yƧ2NŸly3 LJN2úā2y 2Ƨ úKŠ āúNdzǫúdzNŠ 2N dzāšǫ

ǫóú b2 y2yǫ2yƧ2NŸly3 dzāš 2N āúNdzǫúdzNŠ āKl-ff ōŠ Y2ǫŠR ly ǫK2ƧŠ 2N lyLJl-Nú Ƨ2N l-yē Rlāúl-yǫŠ ǫKl-úā2ŠǫŠNŠ ú2 l-yē 2úKŠN Ƨ2ǫI-úā2y2yǫú āl-YŠ 2N l-yē 2úKŠN Ƨ2ú dylŸšāā úKŠ ŠyúANŠ dzāš l-yR āúNdzǫúdzNŠ āKl-ff úKŠNŠl-TúŠN ǫ2yƧ2NŸyú ú2 úKŠ NŠSdzl-úā2yā 2Ƨ úKŠ I2yly3 RlāúNǫú ly ǫKlǫK lú lā Ƨ2ǫI-úŠR l-TúŠN ōŠy3 Y2ǫŠRǫ

Section 12.05 Nonconforming Uses and Structures; Repair.

b2úKly3 lyǫúKlā hNŸlyl-yǫŠ āKl-ff LJNŠǫŠyú úKŠ NŠLJl-ANŠ NŠlyƧ2NǫŠYŠyú 2N NŠǫ2yāúNdzǫúā2y 2Ƨ l-ǫI-ǫR y2yǫ2yƧ2NŸly3 ǫdzlŸly3 āúNdzǫúdzNŠ 2N LJl-Nú úKŠNŠ2Ƨ ŠĒlāúy3 l-ú úKŠ ŠƧŠǫúǫŠ Rl-úŠ 2Ƨ úKlā hNŸlyl-yǫŠ NŠyRŠNŠR yŠǫšāāl-úē ǫē ǫŠl-N l-yR úŠl-NŠ RŠúŠNú2Nl-úā2y 2N RŠLJNŠǫl-úā2y LJN2ǫlāRŠ ādzǫK dzāš ǫdzlŸly3 2N āúNdzǫúdzNŠ Kl-ā y2ú ōŠŠy LJNŠǫl2dzāē l-ǫI-yR2yŠR y2N āKl-ff l-yē LJN2ǫlā2y 2Ƨ úKlā hNŸlyl-yǫŠ LJNŠǫŠyú ǫ2Ylǫl-yǫŠ ǫúKŠ LJN2ǫlā2yā 2Ƨ l-yē . dzlŸly3 /2RŠ lyŠƧŠǫú ly úKlā /lúē 2N úKŠ l2dzāly3 [l-ǫā 2Ƨ aǫKlāI-yNŠl-úǫúš ú2 úKŠ Yl-yúŠyl-yǫŠ 2Ƨ ǫdzlŸly3 2N āúNdzǫúdzNŠāǫ

Section 12.06 Nonconforming Uses and Structures; Exceptions.

b2úǫúKāúl-yRly3 úKŠ LJN2ǫlā2yā 2Ƨ úKŠ LJNŠǫŠly3 {Šǫúā2yā l-ǫ2ǫŠ lyǫúdzāǫŠ 2Ƨ úKlā hNŸlyl-yǫŠ y2úKly3 lyǫúKlā hNŸlyl-yǫŠ āKl-ff LJNŠǫŠyú

óMú ǫKŠ l-úŠNl-úā2yƧ lYlJN2ǫŠYŠyú 2N NŠKl-ǫlǫI-úā2y 2Ƨ l-yē ǫI-ǫR y2yǫ2yƧ2NŸly3 ǫdzlŸly3 ǫKlǫK R2Šā y2ú lyǫ2ǫŠ l-yē lyǫúŠl-āš lyKŠlǫKúš l-NŠl-ǧ ǫdzlŸl 2N ǫKl-y3Š 2Ƨ dzāŠT

óHú ǫKŠ āúNŠyúǫŠyly3 2N NŠāú2Nl-úā2y 2Ƨ l-yē ǫdzlŸly3 2N ǫI-ff RŠǫI-NŠR dylāl-ǧ ǫē úKŠ 5ŠLJl-NúYŠyú 2Ƨ lyāLJŠǫúā2yƧ

ǫóú !yē l-úŠNl-úā2yƧ lYlJN2ǫŠYŠyú 2N NŠLJl-ANŸlǫdzNŠR ǫē úKŠ 5ŠLJl-NúYŠyú 2Ƨ l-Šl-úK 2N úKŠ 5ŠLJl-NúYŠyú 2Ƨ ƧdzǫIǫ {l-ǧúēš 2N ǫē l-yē 2Ƨ úKŠ Rlāúā2yā 2Ƨ āl-lā RŠLJl-NúYŠyúāš l-ā yŠǫšāāl-úē ú2 úKŠ LJN2úŠǫúā2y 2Ƨ úKŠ LJdzǫIǫ KŠl-úK āl-ǧúēš l-yR ǫŠffl-NŠT

t I-ЭШ нмл 2Т нмф

- ω wStf-i-ú2yáKáLJ 2f ly3wSáá I-yŕ Š3wSáá ú2 úK2w2dz3Kf-i-wSáš áK2óly3 úw-i-fflŌ LJ-i-úúSnyá lyú2 úKŠ áwS FN2Y úKŠ áI-YŠ lyŌfđzRly3 dzfúly I-úS LJ-i-ŌSYŠyú ōlāŕúKŠ RŠŌŠfSNI-ú2yfi-yŠá I-yŕ úKŠ fljŠ
- ω hyŕāúS úw-i-fflŌ ŌwŌdzfi-ú2y2 LJ-i-wly3 I-wS-i-ā ōlyŌfđzRly3 ālīS 2f LJ-i-wly3 ōi-ēāS I-āfSāš fl3Kúly3 Y-i-úSNI-I-fāš ādzwfi-ŌS Y-i-úSNI-I-fāš I-yŕ āúwāly3 2f LJ-i-wly3 f2úā ādzwfi-ŌS ú2 RŠtyŠi-úS LJ-i-wly3 ōi-ēāú
- ω ! ff fl-yŕāŌi-LJŠ úwS-i-úYŠyú 2f úKŠ áwS lyŌfđzRly3 úKŠ fl-i-ŌŠty3 2f I-ff Y-i-úSNI-I-fā I-ā ú2 ūēLJŠ I-yŕ ālīSŠ ōKŠylyāúI-ffŠŕ
- ω ƆKŠ f2Ōi-ú2y 2f āly3ā ōSēāúly3 I-yŕK2w LJw2LJ2āŠŕúS I-yŕ I-ylyŕāŌi-ú2y 2f úKŠw ālīSŠ KŠāKúS I-yŕ RŠāly3
- ω ƆlúS I-yŕ RŌi-úS 2f LJfi-y2 lyŌfđzRly3 úKŠ RŌi-úS I-yŕ yI-údzwS 2f I-ff ādzōāŠljdzŠyú NŠŌlāzyā
- ω b2wúK I-wN2Ō I-yŕ āŌi-fŠ
- ω ½2yly3 Ōfi-āāflāŌi-ú2y 2f úKŠ LJŠúāly3ySNIwā LJ-i-wŌŠf I-yŕ I-ff I-ōdzúly3 LJ-i-wŌŠfā
- ω ƆKŠ f2Ōi-ú2y I-yŕ KŠāKú 2f I-ff Šēāúly3 I-yŕ LJw2LJ2āŠŕ āúwzŌúdzwSā 2y I-yŕ ōlúKly mnl TŠŠú 2f úKŠ ādzōŠŌú LJw2LJŠNIūē
- ω ! āŌKŠŕdzfS 2f LJ-i-wly3 ySŠŕā {ŠLJ-i-wi-úS RNI-ōly3ā Y-i-ē ōS ādzōYlúúŠŕ ū2 lyŕāŌi-úS dzāi-ŌfS ff22w I-wS-i-āš ŠúŌ Ƨ2w Ō2Y-LJdzúI-ú2y 2f LJ-i-wly3 ySŠŕā 9I-ŌK lyŕāŌlāŕdzI-f LJ-i-wly3 āLJ-i-ŌS āK-i-ff ōS lyŕāŌi-úS lyŌfđzRly3 ūēLJāŌi-f LJ-i-wly3 āLJ-i-ŌS RlyŠyāly3ā Ƨ2w NŠ3dzfi-w I-yŕ KŌi-yŕāŌi-LJLJŠŕ āLJ-i-ŌSā I-yŕ ūēLJŠ 2f f2ú ādzwfi-Ōly3
- ω ƆKŠ f2Ōi-ú2y 2f I-ff ōI-āúS I-yŕ NŠŌŌŌly3 wSŌŠLJúI-ŌfSā I-yŕ úKŠ f2Ōi-ú2y KŠāKú I-yŕ ūēLJŠ 2f ƧŠyŌŠā I-yŕ ōI-ffā ū2 āŌwSŠy wSŌŠLJúI-ŌfSā
- ω [2Ōi-ú2y 2f Šēāúly3 I-yŕ LJw2LJ2āŠŕ ƧwS KēŕNI-yúāš ōI-úSNI Y-i-lyāš LJdzY-LJ K2dzāSāš āúI-yŕ LJwLJŠāš ōdzāŕly3 āSNIŌlŌSāš I-yŕ ālīSā lyŌfđzRly3 LJw2LJ2āŠŕ ŌzyySŌú2yā ū2 LJdzŌflŌ āSŌŠNI 2w ōI-úSNI ādzLJLJē āēāúSYā I-yŕK2w ŌzyāŕŠNI-I-ú2yā Ƨ2w ŠēúSyāly3ā ū2 f22LJ 2úKŠNI LJdzŌflŌ ōI-úSNI Y-i-lyā ly I-Rŕi-ŌŠyú LJdzŌflŌ Nā3KúāƧ2ƧŌ I-ē
- ω ƆNIyúS NŠi-wS I-yŕ ālīSŠ ŠfSŌi-ú2yā 2f LJw2LJ2āŠŕ ōdzāŕly3āš I-Ō2f2w NŠyŕŠNIy3 I-yŕ LJw2LJ2āŠŕ ūēLJŠ 2f ōdzāŕly3 Y-i-úSNI-I-fāš NI22f RŠāly3 LJw2ŌŌú2yāš Ōi-y2LJāšā I-yŕ 2ŌŠNIKI-y3āš āŌNIŠSy ōI-ffā I-yŕ I-ŌŌŠāā2wē ōdzāŕly3āš I-yŕ I-yē 2úKŠNI 2dzúR22w YŠŌKI-yāŌi-f ŠljdzLJYŠyúš ƧŌŠ I-wN Ōzyŕlāly3āš KŠi-úly3 dzylūāš ŠúŌ
- ω ƆKŠ f2Ōi-ú2y I-yŕ ūēLJŠ 2f 2dzúR22w fl3Kúly3 LJw2LJ2āŠŕ lffdzYlyI-ú2y LJ-i-úúSnyā ōlyŌfđzRly3 I-LJK2ú2YŠúNIŌ LJfi-yúS I-YI-yŕzfi-ŌúdzwSNI Ōdzú āKŠŠú RŠúI-ly3 fl3Kúly3 āLJŠŌlāŌi-ú2yāš I-ŠāúKŠúāŌ I-LJLJŠNI-wI-yŌŠS I-yŕ YŠúK2ŕ 2f āŌwSŠyly3 ū2 LJwSŌŠyú 3fi-wS 2yú2 I-Rŕi-ŌŠyú LJw2LJŠNIwāšā
- ω ƆKŠ f2Ōi-ú2y 2f I-yē 2dzúR22w āú2NI-3S 2f Y-i-úSNI-I-fāú I-yŕ úKŠ Y-i-yŕŠNI ly ōKlŌK lú āK-i-ff ōS āŌwSŠyŠŕ 2w Ō2ŌŠNIŠŕ
- ω ² lúK y2yNŠāŕŠyúI-f LJw2LJ2āI-fāš úKŠ yŕzYōSNI 2f ƧƧlŌŠāš yŕzYōSNI 2f ŠYljf2ēSŠāš úKŠ yŕzYōSNI 2f ff22wāš ūēLJāŌi-f ff22w LJfi-yāš I-yŕ úKŠ 3w2āā I-yŕ dzāi-ŌfS ff22w I-wS-i-āK-i-ff ōS LJw2ŌlāŕŠŕ
- ω Ɔ2w ālūSā ōlúK NŠ3dzfi-w ūwzŌl ūw-i-fflŌS I- ūwzŌl ŌwŌdzfi-ú2yŕāi-3w-i-Y lyŕāŌi-úly3 úKŠ ūēLJŠ I-yŕ Ō2fđzYŠ 2f ūwzŌl ūw-i-fflŌ I-yŕāŌlāLJ-i-ŌŠŕ I-ú úKŠ áwS I-yŕ RŠŕlyly3 I-ff ūwzŌl I-ŌŌŠāā I-yŕ ŌwŌdzfi-ú2y fl-yŠā I-yŕ ūwzŌl f2I-Rly3kdzyf2I-Rly3 I-wS-i-ā 2y ūKŠ áwS LJfi-y

Cú **Outside Agency Permits or Approvals.** ƆKŠ I-LJLJflŌi-yú āK-i-ff ōS NŠāly3yāŌfS Ƨ2w 2ŌúI-lyly3 I-ff ySŌŠāāI-wē LJŠwYlūā 2w I-LJLJŌi-ŌfS 2dzúāŕŠ āúI-úS I-yŕ Ō2dzyūē I-3ŠyŌlāŠā ! ff ƧŠŕŠNI-fē āúI-úS I-yŕ f2Ōi-f fl-ōā I-yŕ 2wŕlyI-yŌŠā āK-i-ff ōS YŠúS I-yŕ y2 dzyNŠā2ŌŠŕ yŠi-úāŌS Ō2YyŠyúā lāādzŕ ōē I-yē 32ŌŠNIyYŠyúI-f I-3ŠyŌē 2w LJdzŌflŌ dzúflūē āK-i-ff Šēāú LJw2w ū2 úKŠ lāādzI-yŌŠ 2f I-ŌSNIwāŌi-úS 2f 2ŌŌdzLJ-i-yŌē

Dú **Limitation.**

Λύ ² ΚΣΥΣΘΣΝÚ ÚΚΣ /Λύε /2dzyÖΛε άΚΙ-ff ΚΙ-ΘΣ Ι-ΛΙΛΙΝΙ2ΘΣΡ Ι-άλÚΣ Ι-ΛΙΛΙΝΙ2ΘΙ-ff άΚΙ-ff Ö2YúYdzS Ι-ΥΡ ÖS ØΙ-ϐΙΡ Τ2Ν Ι-ΛΙΣΝΑ2Ρ 2Τ 2YΣ ÖΜÚ ÈSΙ-ΝÚ 2Yτε ΤΝ2Υ ÚΚΣ ΡΙ-ÚΣ 2Τ άδζÖΚ Ι-ÖÚλ2YÖ Ι-ÚΚΣ Ι-ΛΙΛΙΝΙ2ΘΙ-ff Ρ2Sá Y2ú 2ÖÚΙ-ΛΥ Ι-ÖdzΛεΡΛY Ι-ΛΙΣΝYΛÚ 2ΝÚ 2ÖÚΙ-ΛΥ Ι-Υ SÈÚSÿáλ2Y 2Τ ÚλYΣΣ ÚΚΣ άλÚΣ Ι-ΛΙΛΙΝΙ2ΘΙ-ff άΚΙ-ff ÖS ΡSΣYΣΡ YÖzzf Ι-ΥΡ Ø2λΡ Ι-Ú ÚΚΣ SÈΛΙΝΙ-Úλ2Y 2Τ άΙ-ΛΡ Ι-ΛΙΣΝΑ2ΡÖ {ΛÚΣ Ι-ΛΙΛΙΝΙ2ΘΙ-ff άΚΙ-ff ÖS Ι-ΛΙΛΙΝΙ2ΘΙ-ff άΚΙ-ff ÖS Ö2YáÚλdzSΡ Ι-ά ΝdzYΛYØ ØΛÚΚ ÚΚΣ Ι-ΥΡ Ι-ΥΡ άΚΙ-ff Y2ú ÖS ÚλY-ΥάΤSΝΙ-ÖfS 2ΝÚ Ι-άάλYΙ-ÖfS

Λύ Ι-ÚΚΣ /Λύε /2dzyÖΛε Ι-ΛΙΛΙΝΙ2ΘSá Ι-άλÚΣ Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2YΙ-ff dzLJ2YÚΚΣ Ι-ΛΙΣΝΑ2YΣΝÚ άdzÖYΛÚλY Ι-ΡΡλÚλ2YΙ-ff λYτ2ΝYΙ-Úλ2Y άdzÖΚ Ι-άS Ödzú Y2ú ϐYΛÚSΡ Ú2S ΝÚSØλSΡ άλÚΣ Ι-ΛΙΛΙΝΙ2ΘΙ-ff λYΡάÖΙ-ΛΙS 2ΝÚ άλYΙ-3S Ι-ΛΙΛΙΝΙ2ΘΙ-ff άλYΡ λYτ2ΝYΙ-Úλ2Y Ydzáú ÖS άdzÖYΛÚλSΡ Ú2 ÚΚΣ /Λύε Τ2ΝÚ ΝÚSØλSΡ Ø ΛÚΚλY άλEÚÈ ÖcΠÚ ΡΙ-Èá ΤΝ2Υ ÚΚΣ ΡΙ-ÚΣ 2Τ Ι-ΛΙΛΙΝΙ2ΘΙ-ff 2Τ ÚΚΣ άλÚΣ Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y ÚλYΣS ά άΝΙ-ΥÚSΡ ÖÈ ÚΚΣ /Λύε /2dzyÖΛε Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y Ι-ΥΡ λYτ2ΝYΙ-Úλ2Y λY Y2ú άdzÖYΛÚλSΡ Y2 ÖdzΛεΡΛY Ι-ΛΙΣΝYΛÚ άΚΙ-ff ÖS λádzSΡ ÖÈ Ι-ΥÈ ÖλÚÈ ΡSΛΙ-ΝÚÚYΣYú Τ2ΝÚ Ø2ΝΙ 2ΝÚ λYΛΙΝΙ2ΘSÿSÿú Ι-Ú ÚΚΣ άdzÖSÖÚ άλÚS

Ιύ **Implementation.** ΙY Ι-ΛΙΛΙΝΙ2ΘSΡ άλÚΣ Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2YΙ-ff ÖS λYΥSΡλΙ-ÚSτε ÚλY-ΥáYΛÚλSΡ Ú2 ÚΚΣ Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y 5SΛΙ-ΝÚÚYΣYúS Ι-ΥΡ Ι-ff Y2YΠÖdzΛεΡΛY Ι-ΛΙΛΙΝΙ2ΘSÿSÿú άdzÖΚ Ι-άS Ödzú Y2ú ϐYΛÚSΡ Ú2S Ι-ΥΡάÖΙ-ΛΙY3S Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y Ι-Úλ2Y áλYΙ-ÖSá Ø Ι-ϐΙ ØΙ-ÈáS áÖΝÚSÿY Ø Ι-ffά Ι-ΥΡ SÈÚSÿáλ2Y ϐYKλY3S ΝÚSΙjdzλSΡ ÖÈ άdzÖΚ άλÚΣ Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2YΙ-ff ÖS Ö2YΛΙSÚSΡ Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y Ú2 ÚΚΣ λádzSΡ 2Τ Ι- /SÚλYΑÖΙ-ÚS 2Τ hÖÖdzLJΙ-ΥÖÈ Τ2ΝÚ2ΘλSΡSΡ K2ØSØSΝÚ ÚΚΙ-Ú Ι-ÚS YΛJ2ΝΙ-ΝÈ /SÚλYΑÖΙ-ÚS 2Τ hÖÖdzLJΙ-ΥÖÈ YΙ-È ÖS λádzSΡ λY ÚΚΣ SØSÿú ÚΚΙ-Ú άdzÖΚ Ö2YΛΙSÚλ2Y λY λYΛΙΝΙ-ÖÚλÖΙ-ff 2ΝÚ λYΛΙJ2ááλÖfS Ι-ΛΙΛΙΝΙ2ΘλSΡ ÚΚΙ-Ú Ι-ΛΙΣΝÚΤ2ΝYΙ-ΥÖS Ö2YΡ λY ÚΚΣ Τ2ΝY 2Τ Ι- ØΙ-άΚ Ö2YΡ 2ΝÚ λYΛΙΝΙ2Θ2ØΙ-ÖfS ÖΙ-Υ Ι-ÚSÚSΝÚ 2Τ ÖΝÚSΡλÚ Ö2ØSΝY3 ÚΚΣ SáÚλYΙ-ÚSΡ Ú2ÚΙ-ff Ö2áú 2Τ άdzÖΚ λYΛΙΝΙ2ΘSÿSÿú 2ΝÚ Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y ÚΚΣ SÚS 2Τ λá ΡSΛΙJ2áλÚSΡ ØΛÚΚ ÚΚΣ Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y 5SΛΙ-ΝÚÚYΣYúS Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y Ú2 ÚΚΣ λádzSΡ 2Τ άdzÖΚ ÚS YΛJ2ΝΙ-ΝÈ /SÚλYΑÖΙ-ÚS 2Τ hÖÖdzLJΙ-ΥÖÈ Τ2ΝÚ2ΘλSΡSΡ ΤdzλÚKΣΝÚ K2ØSØSΝÚ ÚΚΙ-Ú λY Y2 SØSÿú άΚΙ-ff Ι-ΥλYΙ-ff /SÚλYΑÖΙ-ÚS 2Τ hÖÖdzLJΙ-ΥÖÈ ÖS λádzSΡ dzYúf Ι-ff λYΛΙΝΙ2ΘSÿSÿú ΚΙ-ΘS ÖSÿY Ö2YΛΙSÚSΡ ! ff λYΛΙΝΙ2ΘSÿSÿú ØΚSÿY Ö2YΛΙSÚSΡ άΚΙ-ff ÚΚSΝÚSΙ-ΤÚSΝÚ ÖS YΙ-ΥÚΙ-λYSΡ ØΛÚΚ YΙ-ÚSΝÚλΙ-ff SΙjdzΙ-ff Ú2 2ΝÚ άΝΙSΙ-ÚSΝÚ ÚΚΙ-Υ ÚΚΣ ΙjdzΙ-ϐÚÈ 2Τ ÚΚΣ YΙ-ÚSΝÚλΙ-ff 2ΝÚλYΙ-ff λYáλΙ-ffSΡ

ÖΜΟΥ **Waiver or Use Approval; Limitation.** ² ΚΣΥΣΘΣΝÚ ÚΚΣ /2YΥλááλ2Y 2ΝÚ /Λύε /2dzyÖΛε άΝΙ-Υá Ι-ØΙ-λÚSΝÚ 2ΝÚ Ι-ΛΙΛΙΝΙ2ΘSá 2Τ Ι-Ö2YΡλÚλ2YΙ-ff dzáS dzLJ2Y 2ΝÚλYΙ-ff Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y άdzÖΚ ØΙ-λÚSΝÚ 2ΝÚ Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y άΚΙ-ff Ö2YúYdzS Ι-ΥΡ ÖS ØΙ-ϐΙΡ Τ2ΝÚ Ι-ΛΙΣΝΑ2Ρ 2Τ 2YΣ ÖΜÚ ÈSΙ-ΝÚ 2Yτε ΤΝ2Υ ÚΚΣ ΡΙ-ÚΣ 2Τ άδζÖΚ Ι-ÖÚλ2YÖ Ι-ÚΚΣ Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y Ρ2Sá Y2ú 2ÖÚΙ-ΛΥ Ι-ÖdzΛεΡΛY Ι-ΛΙΣΝYΛÚ Ι-ΥΡ Ö2YΥSÿYÖS Ö2YáÚλdzÖÚλ2Y ØΛÚΚλY ÚΚΙ-Ú Ι-ΛΙΣΝΑ2Ρ 2ΝÚ 2ÖÚΙ-ΛΥ Ι-Υ SÈÚSÿáλ2Y 2Τ ÚλYΣΣ ÚΚΣ Ø Ι-λÚSΝÚ 2ΝÚ dzáS Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y άΚΙ-ff ÖS ΡSΣYΣΡ Ø2λΡ Ι-Ú ÚΚΣ SÈΛΙΝΙ-Úλ2Y 2Τ άΙ-ΛΡ Ι-ΛΙΣΝΑ2ΡÖ Ι-ΥSáá 2ÚΚSΝÚØλS áλSÖλΙ-ΤSΡ Ι-ά Ι-Ö2YΡλÚλ2Y Ι-Υ ÚΚS Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y ΝÚSá2fdzúλ2Y 2Τ /Λύε /2dzyÖΛε ² Ι-λÚSΝÚ-ØΙ-λÚSΝÚ Ι-ΥΡ dzáS Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y άΝΙ-ΥÚSΡ Ú2 Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y άΚΙ-ff ÖS Ö2YáÚλdzSΡ Ι-ά ΝdzYΛYØ ØΛÚΚ ÚΚΣ Ι-ΥΡ Ι-ΥΡ άΚΙ-ff Y2ú ÖS ÚλY-ΥάΤSΝΙ-ÖfS 2ΝÚ Ι-άάλYΙ-ÖfS

ØΗΝÚΡÖ 2Τ ππμππλπλπ Η

Section 13.14 Board of Appeals.

ÖΜÚ **Creation of Board.** ! .2Ι-ΝÚΡ 2Τ ! Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y 2Τ áSØSÿY ÖΤÚ YΣYÖSΝÚ λá ΚSΝÚSÖÈ ÖΝÚSΙ-ÚSΡ Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y Ú2 ÚΚΣ Ι-ΛΙΛΙΝΙ2Θλ2Yá 2Τ {SÖÚλ2Y pS ! ÖÚ ηλτS tdzÖλÖ ! ÖÚá 2Τ aÖØKλΙ-Υ 2Τ mφHΜΣ Ι-á ØSff Ι-á ! ÖÚ mλλ 2Τ ηλλcZ a / [mnpÖomλm SÚ áSΙjÖS Ι-á Ι-ΥSÿSΡSΡ {Ι-ΛΡ Ö2Ι-ΝÚΡ άΚΙ-ff ÖS Ι-Υ2ØY Ι-á ÚΚΣ .2Ι-ΝÚΡ 2Τ ! Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y

ÖΗÚ **Appointment of Members.** ΚΚS YΣYÖSΝÚ 2Τ ÚΚΣ .2Ι-ΝÚΡ 2Τ ! Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y άΚΙ-ff ÖS Ι-ΛΙΛΙΝΙ2YÚSΡ ÖÈ ÚΚΣ /Λύε /2dzyÖΛε Ι-ΛΙΛΙΝΙ2ΘλSΡSΡ K2ØSØSΝÚ ÚΚΙ-Ú ÚΚ2áS Ι-ΛΙΛΙΝΙ2Yá ØK2 Ι-ΝÚS Ι-ÖÚλY Ι-á YΣYÖSΝÚ 2Τ ÚΚΣ .2Ι-ΝÚΡ 2Τ ! Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y dzYΡSΝÚ ÚΚΣ Ι-ΛΙΛΙΝΙ2Yá 2Τ hΝÚΡλYΙ-ΥÖS b2Ö pnoZ Ι-á Ι-ΥSÿSΡSΡ 2Τ ÚΚΣ /Λύε 2Τ λÖ2YλΙ-Σ ΚΙ-ØλY3 ÖSÿYRdzτε Ι-ΛΙΛΙΝΙ2YÚSΡ Ι-á YΣYÖSΝÚ 2Τ άdzÖΚ .2Ι-ΝÚΡ ÖÈ ÚΚΣ /Λύε /2dzyÖΛε Ι-ΥΡ ØK2 Ι-ΝÚS á2 Ι-ÖÚλY λYΥSΡλΙ-ÚSτε Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y Ú2 ÚΚΣ ÚλYΣ ÚΚλá hΝÚΡλYΙ-ΥÖS ÖSÖ2YSá SΤSÖÚλÖS άΚΙ-ff Ι-dzúY Ι-ÚλÖΙ-ff ÖSÖ2YS YΣYÖSΝÚ 2Τ ÚΚΣ .2Ι-ΝÚΡ 2Τ ! Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y ÖΝÚSΙ-ÚSΡ dzYΡSΝÚ ÚΚΣ Ι-ΛΙΛΙΝΙ2Yá 2Τ {SÖÚλ2Y mÖmΠÖMÚ 2Τ ÚΚλá hΝÚΡλYΙ-ΥÖS Ι-ΝÚS ΚSΝÚSÖÈ Ι-ΛΙΛΙΝΙ2YÚSΡ Ι-á άdzÖΚ Ι-Ú ÚΚΣ ÚλYΣ ÚΚλá hΝÚΡλYΙ-ΥÖS ÖSÖ2YSá SΤSÖÚλÖS Ι-ΥΡ άΚΙ-ff K2fΡ ÚΚSΝÚ ΝÚSáλSÖÚλÖS 2ΤΠÖSá Τ2ΝÚ ΝÚSáλSÖÚλÖS Ι-ΛΙΛΙΝΙ2Ρá 2Τ ÚλYΣ SΙjdzØΙ-ΤSÿú Ú2 ÚΚSΝÚ ΝÚSáλSÖÚλÖS dzYSÈΛΙΝΙSΡ ÚSΝYá Ι-á YΣYÖSΝÚ 2Τ ÚΚΣ .2Ι-ΝÚΡ 2Τ ! Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y ÖΝÚSΙ-ÚSΡ dzYΡSΝÚ ÚΚΣ Ι-ΛΙΛΙΝΙ2Yá 2Τ hΝÚΡλYΙ-ΥÖS b2Ö pnoZ Ι-á Ι-ΥSÿSΡSΡ

ÖΟΥ **Term of Office.** 9Ι-ÖΚ YΣYÖSΝÚ 2Τ ÚΚΣ .2Ι-ΝÚΡ 2Τ ! Ι-ΛΙΛΙΝΙ2ΘYΡλÚλ2Y άΚΙ-ff ÖS Ι-ΛΙΛΙΝΙ2YÚSΡ Τ2ΝÚ Ι-ÚSΝY 2Τ ÚΚΝÚSΣ ÖÓÚ ÈSΙ-ΝÚáΤ Ι-ΛΙΛΙΝΙ2ΘλSΡSΡ K2ØSØSΝÚ ÚΚΙ-Ú ÚΚΣ ΤλÚáÚ YΣYÖSΝÚ 2Τ άdzÖΚ .2Ι-ΝÚΡ Ú2 ÖS Ι-ΛΙΛΙΝΙ2YÚSΡ άΚΙ-ff K2fΡ ÚΚSΝÚ ΝÚSáλSÖÚλÖS 2ΤΠÖSá Τ2ΝÚ ÚΚS Ι-ΛΙΛΙΝΙ2Ρ Ι-ΛΙΛΙΝΙ2ΘλSΡ λY {SÖÚλ2Y mÖmΠÖMÚ 2Τ ÚΚλá hΝÚΡλYΙ-ΥÖS Ι-ΥΡ ÚΚSΝÚSΙ-ΤÚSΝÚ ÚØ2 ÖΗÚ YΣYÖSΝÚ άΚΙ-ff ÖS

I-LJLJ2lyúSR ŠI-OK èŠI-NU ŠI-OK T2W úKS Tdzff úKNUŠŠ óou èŠI-NU úŠWYT LJN2ØlRŠRz K2ØŠÓŠWZ úKl-ú ŠÓŠWè úKNUŠŠ óou èŠI-NUà úKŠNUŠ áKl-ff óŠ úKNUŠŠ óou YŠYóŠNUà I-LJLJ2lyúSR T2W úKS Tdzff úKNUŠŠ óou èŠI-NU úŠWYΦ

ónú **Officers.** ΦKS . 2I-NUŘ 2T ! LJLJŠI-fā áKl-ff I-yúdzl-ffè ŠtŠÓú FN2Y I-Y2y3 lúā YŠYóŠNUā I / Kl-NUYl-yz ±lØŠπ / Kl-NUYl-yz {ŠÓNUŠÚI-NUè I-yŘ ādzØK 2úKŠNU 2TFAÓŠNUā I-ā lú Yl-è RŠÚŠWYlyŠz ØK2 áKl-ff ŠI-OK K2tŘ 2TFAÓŠ T2W 2yŠ ómú èŠI-NU I-yŘ dzyúlf Klā 2W KŠW ādzØÓŠā2W lā Rđztè ŠtŠÓúSRΦ

ópú **Compensation.** ΦKS / lúè / 2dzyØlf Yl-è I-dzúK2NUlŠIŠ òè / 2dzyØlf NUŠā2tđzú2yúKS NUŠYdzyŠWl-ú2y2T úKS YŠYóŠNUā 2T úKS . 2I-NUŘ T2W I-úúŠYŘl-yØŠ I-ú ŠI-OK YŠŠúly3 2T úKS . 2I-NUŘΦ

óú **Powers of Board.** ΦKS . 2I-NUŘ 2T ! LJLJŠI-fā áKl-ff Kl-ØŠ I-ff LJ2ØŠNUā I-yŘ I-dzúK2NUlúè 3Wl-yúŠR òè {úI-úŠ [I-Ø ú23ŠúKŠNU ØlúK ādzØK 2úKŠNU LJ2ØŠNUā I-yŘ RđzúŠā I-ā I-NUŠ 3lØŠY ú2 ādzØK . 2I-NUŘ òè úKS LJN2Ølā2yā 2T úKlā hNUŘlyl-yØŠz lyØtđzŘly3 úKS T2ff2Øly3 ālJŠØlFØ LJ2ØŠNUāY

!ú **Administrative Review.** Φ2 KŠI-NU I-yŘ RŠØlRŠ I-LJLJŠI-fā ØKŠNUŠ lú lā I-ffŠ3ŠR òè úKS I-LJLJØl-yú úKl-ú úKŠNUŠ lā I-y ŠI-NU2W ly I-yè 2WlRŠNUŠ NUŠljdZANUŠYŠyúŠ LJŠWYlúŠ RŠØlā2y2 2W NUŠTđzāI-f Yl-RŠ òè úKS òdzlFŘly3 2TFAÓl-f 2W I-yè 2úKŠNU I-RYlyāúNUl-úØŠ 2TFAÓl-f lyŠyT2WØly3 úKS LJN2Ølā2yā 2T úKlā hNUŘlyl-yØŠΦ

.ú **Variances.** Φ2 I-dzúK2NUlŠIŠ dzLJ2y I-y I-LJLJŠI-f FāŠR òè úKS tŠ3I-f 2W ŠljdZúI-otŠ 2ØyŠW 2T LJN2LJŠNUèŠ I-ØI-NUl-yØŠ FN2Y úKS āúNUØÚ I-LJLJØl-ú2y2T úKS LJN2Ølā2yā 2T úKlā hNUŘlyl-yØŠ ØKŠNUŠ ŠÈāúly3 Ø2yŘlú2yā 2W Tl-Øú2Wlā Ø2dzfŘ NUŠādzfz òè āúNUØÚ I-LJLJØl-ú2y2T úKS LJN2Ølā2yā 2T úKlā hNUŘlyl-yØŠz lyLlŠØdzFāI-NU 2W ŠÈØŠLJú2yI-f LJNl-ØúØl-f ŘāTFAØdzFúŠā ú2Š 2W ŠÈØŠLJú2yI-f 2W dzyŘdzŠ Kl-NUŘāKlJā dzLJ2y úKS 2ØyŠW 2T ādzØK LJN2LJŠNUèŠ LJN2ØlRŠR úKl-ú ādzØK NUŠtŠ Yl-è óŠ 3Wl-yúŠR ØlúK2dzú ādzØāúI-yúI-f RŠÚŠWYŠyú ú2 úKS LJdzØØl 322Ř I-yŘ ØlúK2dzú ādzØāúI-yúI-ffè lyLl-NUly3 úKS lyúŠyú I-yŘ LJdzNUlJ2āŠ 2T úKlā hNUŘlyl-yØŠ ly3Wl-yúly3 I-ØI-NUl-yØŠ úKS . 2I-NUŘ 2T ! LJLJŠI-fā Yl-è I-úúI-ØK úKŠNUŠú2 ādzØK Ø2yŘlú2y2W NUŠl-NUŘly3 úKS t2Øl-ú2y2 ØKl-NUl-ØúŠNUŠ I-yŘ 2úKŠNU TŠI-údzNUŠā 2T úKS LJN2LJ2āŠR òdzlFŘly3 āúNUdzØúdzNUŠ 2W dzāŠ I-ā lú Yl-è RŠŠY NUŠl-ā2yI-otŠ / 2YlJl-lyØŠ ØlúK ādzØK Ø2yŘlú2yā áKl-ff óŠ I- LJN2NUŠljdZālúŠ ú2 úKS lāādzl-yØŠ 2T I- / ŠNUlFØI-úŠ 2T / 2YlJl-lyØŠ 2W hØØdzLl-yØè I-yŘ úKS Øl2tI-ú2y2T I-yè ādzØK Ø2yŘlú2y áKl-ff óŠ RŠŠYŠR I-Øl2tI-ú2y2T úKlā hNUŘlyl-yØŠΦ

/ú **Other Powers:**

lú lyúK2āŠ Øl-āŠā ØKŠNUŠ I-ŘlāúNUØú ò2dzyŘl-NUè tlyŠ ŘlØlRŠā I- t2ú 2T NUŠØ2WlRŠ úKS . 2I-NUŘ áKl-ff Kl-ØŠ úKS LJ2ØŠNU ú2 LJŠWYlú úKS ŠÈúŠyā2y2T I- dzāŠ LJŠWYlúúŠR 2yúKS tŠāā NUŠāúNUØúŠR LJ2NUl2y2T ādzØK I- t2ú ú2 úKl-ú LJ2NUl2y2T āl-āŘ t2ú ØKlØK tīŠā lyúKS Y2Wl NUŠāúNUØúŠR ŘlāúNUØúŠ LJN2ØlRŠR úKl-ú ādzØK ŠÈúŠyā2y áKl-ff óŠ Yl-RŠ T2W I- ŘlāúI-yØŠ 2T y2ú ú2 ŠÈØŠR FāFúè opłú TŠŠú óŠèzyŘ úKS ŘlāúNUØú ò2dzyŘl-NUè tlyŠ ly I-yè Øl-āŠΦ

lú ΦKS . 2I-NUŘ áKl-ff I-fā2 Kl-ØŠ úKS I-dzúK2NUlúè ú2 KŠI-NU I-yŘ RŠØlRŠ I-ff Yl-úúŠNUā NUŠTŠNUŠR ú2 lú 2W dzLJ2y ØKlØK ādzØK . 2I-NUŘ lā NUŠljdZANUŠR ú2 LJl-āā dzyŘŠNU úKlā hNUŘlyl-yØŠz lyØtđzŘly3 úKS LJ2ØŠNU ú2 NUŠØŠNUāŠ I-TFANUYS ly ØK2tŠ 2W lyLJl-NUŠ 2W Y2ŘlFē úKS 2WlRŠNUŠ NUŠljdZANUŠYŠyúT RŠØlā2y2 2W RŠÚŠWYlyl-ú2y I-LJLJŠI-fŠR FN2Y I-yŘ Yl-è Yl-ŀŠ ādzØK 2WlRŠNUŠ NUŠljdZANUŠYŠyúŠ RŠØlā2y2 2W RŠÚŠWYlyl-ú2y I-ā ly lúā 2LJly2y2dz3Kú ú2 óŠ Yl-RŠ lyúKS LJNUŠYlāŠāz I-yŘ ú2 úKl-ú ŠyŘ áKl-ff Kl-ØŠ I-ff úKS LJ2ØŠNUā 2T úKS 2TFAÓŠ FN2Y ØK2Y úKS I-LJLJŠI-f ā úl-ŀŠyΦ

5ú **Rules.** Φ2 I-Ř2LJú I-yŘ ŠyT2WØŠ NUdzFŠā 2T LJN2ØŠRdzNUŠ Ø2yāāúŠyú ØlúK úKS āúI-údzúŠā 2T úKS {úI-úŠ 2T alØKl3I-yz úKS / Kl-NUŠNU 2T úKS / lúè 2T [lØ2yI- I-yŘ úKS LJN2Ølā2yā 2T úKlā hNUŘlyl-yØŠΦ

óTú **Application of Variance Power.** b2 ØI-NUl-yØŠ lyúKS I-LJLJØl-ú2y2T úKS LJN2Ølā2yā 2T úKlā hNUŘlyl-yØŠ áKl-ff óŠ I-ff2ØŠR òè úKS . 2I-NUŘ 2T ! LJLJŠI-fā NUŠtI-úly3 ú2 òdzlFŘly3āz tI-yŘŠ 2W LJNUŠYlāŠā y2Ø ŠÈāúly3 2W ú2 óŠ Ø2yāúNUdzØúŠRŠ ŠÈØŠLJú lyØl-āŠā lyØ2tØly3 LJNl-ØúØl-f ŘāTFAØdzFúŠā 2W dzyŠÓŠāI-NUè Kl-NUŘāKlJā ØKŠY úKS ŠØlRŠYØŠ lyúKS 2TFAÓl-f NUŠØ2WlR 2T úKS I-LJLJŠI-f FN2Y I- RŠØlā2y2 2W 2WlRŠNU 2T úKS òdzlFŘly3 2TFAÓl-f ādzLJLJ2NUā úKS T2ff2Øly3 I-TFANUYSl-úØŠ FāyŘly3āy

!ú ΦKl-ú úKS I-ffŠ3ŠR Kl-NUŘāKlJā I-yŘ LJNl-ØúØl-f ŘāTFAØdzFúŠā 2W ò2úKŠ I-NUŠ ŠÈØŠLJú2yI-f I-yŘ LŠØdzFāI-NU ú2 úKS LJN2LJŠNUè 2T úKS LJŠNUā2yNUŠljdZāúly3 úKS ØI-NUl-yØŠz I-yŘ NUŠādzfz FN2Y Ø2yŘlú2yā ØKlØK Ř2 y2ú ŠÈāú ŠŠYŠWl-ffè úKNU2dz3K2dzú úKS / lúèΦ

UNAPPROVED MINUTES

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MINUTES OF THE 1,195th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, February 14, 2023, the City Planning Commission of the City of Livonia held its 1,195th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: David Bongero Sam Caramagno Glen Long
 Peter Ventura Wafa Dinaro Ian Wilshaw

Members absent: None

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #3 PETITION 2023-01-06-01 LV 21 Zoning Amendments

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2023-01-06-01 submitted by the City of Livonia Planning Commission on its motion under Section 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, and under Public Act 110 of 2006 (Michigan Zoning Enabling Act), as amended, to consider multiple revisions to the Livonia Vision 21 Zoning Ordinance to correct certain defects, add and delete provisions, and provide clarification to others.

Mr. Taormina: Thank you. This item involves changes to the Livonia Vision 21 Zoning Ordinance. The amendments would affect 39 sections of the code, many of which are minor and will have little or no impact other than to provide clarity and consistency. The more substantive changes include the following. First is classifying banquet facilities as a use similar to dance halls and ballrooms, defining what constitutes a banquet facility based on building occupancy, and establishing standards that will treat them as a waiver use in the C-2 zoning district. Next, making a distinction between steel fabricators and special trade contractors versus truck terminals, truck and trailer rental or storage facilities, and vehicle tow yards. Currently, these six industrial uses are lumped together under a single category and treated strictly as waiver uses in the M-1 and M-2 Manufacturing districts. The change would split them into two groups, with steel fabricators and special trade contractors as a separate group and treating them as a use permitted by right in the M-2 district. Next, adding the Open Space Preservation Option as a permitted use in RUF districts. This special zoning provision previously existed in Ordinance #543 and is something that the Michigan Zoning Enabling Act requires local government units to have in their zoning ordinances. The Open Space Preservation Option regulations are being added to Section 5.03. Any project or development proposed under this option would be subject to Site Plan Review. Fourth, adding apartments as a waiver to the NMI (Neighborhood Multifamily District). This change would correct an oversight when the new ordinance was adopted. You'll recall that the R-C (Residential Condominium), the R-6 (Two-Family) and the R-7 (Multifamily) districts that were all a part of the old ordinance were consolidated into the NMI district in the LV 21 Zoning Ordinance. Of the City's 17 non-age-restricted apartment complexes, 15 were zoned R-7. Unfortunately, the NMI district regulations do not include apartments, making them all non-conforming. To fix this, apartments would be added to Section 3.07 as a waiver-use. Next, eliminating the exception to the minimum residential lot depth standard. Footnote (b) in the schedule of regulations currently allows the City to reduce the depth of single-family lots where immovable physical boundary limitations exist. This language has existed for years and has not been applied consistently. Recent litigation involving a lot split in which the plaintiff successfully used Footnote (b) as leverage against the City is why the Law Department is recommending that it be removed from the ordinance. Number six, enacting a size limit on stores that are allowed to sell packaged spirit products under a Specially Designated Distributor license, or SDD. The limit

would be 15,000 square feet and would codify what has been a long-standing practice of the City to restrict SDD licenses to smaller retail stores instead of big box or large format businesses. Number seven, preventing alcohol sales at gasoline service stations. This is another long-standing practice of the City. Eight, providing construction standards for masonry screen walls, which are often required between residential and nonresidential zoning districts. Number nine requiring City Council approval to waive the hard surfacing requirements for parking areas. Ten, adopting several changes to the sign regulations, including modifying the definition of "mural" and stipulating that Council's approval is required to paint or add a mural to any building or structure. Next, adding and adjusting the standards for order and preorder menu boards for restaurants with drive-thru facilities. Increasing the area and number of awning, canopy or wall signs allowed in the City's commercial and industrial zoning districts and specifying that temporary signs must be placed outside of any easements, public right of way or common area used for vehicular or pedestrian traffic. I'll note that this was one of the changes recommended by the Planning Commission at the study session. The language which previously proposed maintaining a 10-foot setback has been changed. Eleven, adding language that would give the City Council the authority to limit the approval of a waiver to a specific user. Currently, this language is added to resolutions on a case-by-case basis but has yet to have a foundation in the ordinance. This change would do just that. Ironically, the most recent example was the case just prior to this when the Commission approved Alleviate Acupuncture. And twelve, clarifying the rights of the Building Official concerning enforcing the ordinance and charging and seeking penalties against violators. This evening, I'd like the Planning Commission to consider one more change not previously discussed. It would add drive-up window facilities for uses other than restaurants as a waiver use in the C-1 and C-2 districts, and as a permitted use in the C-3 district. The ordinance does not currently have rules that apply in these situations. A good example would be a pharmacy drive-up operation. This too existed in the previous ordinance, but somehow escaped being put back in the Livonia Vision 21 Zoning Ordinance when it was adopted. It is the staff's opinion that the requested changes will result in a better zoning ordinance, one that helps achieve the overall goals and objectives of the Livonia Vision Master Plan. Thank you.

UNAPPROVED MINUTES

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Mr. Wilshaw: Thank you, Mr. Taormina, and I think it's important for anyone who's watching this and wondering exactly what's going on, because there's a lot of moving parts in this petition, which is offered directly by the city and is the petitioner on this. In the past couple of years, we completely rewrote the zoning ordinance from scratch, basically, and came up with a whole new, much easier to use and simplified, manageable zoning ordinance, but in the process of doing that, there's going to be things that get missed or typos or things that needed to be added along the way. So, we went through this process some time ago and did a revision of a number of items, and approve that, you're now going back and you've collected more items that you found that needed to be updated, and are now presenting that to us again. We discussed this in length at our study meeting, each of these items, because there's a lot of little details and walk through those so that we understood what they were. Now we have an opportunity here at this meeting to ask any additional questions, get some input from any of our residents who may have any questions and then make the second revision to the zoning ordinance. This is going to continue to happen periodically. It's a living document. So, it's a lot of work goes into these things. It was very quickly summarized by Mr. Taormina, and I appreciate that but the reality is a lot of work goes into doing this. So, I do appreciate all the all the effort that goes into this. With that, I will see because we are the petitioner for this item, I'm going to seeé I'll go directly to the commissioners and see if there's any questions or comments from any of our commissioners for Mr. Taormina?

Ms. Dinero: Mark, did we get any public comments or feedback on this?

Mr. Taormina: We received one email which staff responded to. I believe the Planning Commission was copied on it.

Ms. Dinero: Nothing in addition to that?

Mr. Taormina: Nothing that I know of.

Ms. Dinero: Great.

Mr. Wilshaw: Excellent, thank you. Any other questions for our planning staff from any of our commissioners?

Mr. Ventura: Not a question, Mr. Taormina, but I want to compliment you and the Planning Commission staff on really doing an outstanding

job of combing through this and having kept all the records of the places that this thing needed to be adjusted to meet the needs of the city and to make sense and to take out the conflicts and I think you've done an outstanding job. Thank you and I compliment you.

Mr. Taormina: Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions or comments from any of our commissioners? If not, is there anyone in our audience wishing to speak for or against this item? If so, feel free to come forward.

Mr. Wilshaw: Good evening, sir.

Mike Coliton, 31193 Bobrich Street, Livonia, Michigan. Good evening, gentlemen. Good to see you guys. Thank you, guys, for what you do. Many people are home with families right now, seeing their kids play hockey or whatever. You guys are here. So, thank you, I mean that greatly. I'm here to remind you guys of your great and awesome duties that you have to serve the citizens of our city, and I thank you very much for that. So, I look back at all the meetings. I'll be traveling for some time, so this is going to be the last meeting I'll be able to do for a while. I look at what you guys talk about look, what you do. I look at the visions that you plan, and this Vision 21 is extremely important to our city. It's the basics of what we're going to going forward. So, the obligations that you have are great. As a matter of fact, in 1926 the landmark case, the City of Euclid versus Ambler states that zoning boards not only are critical, they have an obligation to the citizens to uphold to protect the property values of the citizens. That 1926 Euclid versus Ambler. It states that you have an obligation to protect the property values of your citizens, so thank you for that, number one. In that constitutional landmark case, it said the argument favors zoning laws is that they help preserve the character of a community. Without these laws, the rezoning goes, you'd have brothels next to schools, and lumber mills or apartment buildings, next to residential neighborhoods. Proponents also argued these laws helped maintain property values and stabilize them, if not grow them. The argument is that when a government enacts a zoning ordinance, it has effect depriving property owner of a right but it's protecting the citizens who are there. So, I'd like you to remember this going forward. And please thank you again for what you do. What you guys are going to do tonight, and in the future, like May 9th In the future.

It's going to make a big difference to our city. Thank you very much.

Mr. Wilshaw: Thank you. Mr. Collinson. For your comments. Is there anyone else wishing to speak for or against this item? I don't see anyone else coming forward. Is there anyé again, I'll go back to my commissioners? Is there anyone on the commission wishing to make any comments or ask any additional questions? If not, I think I can close the public hearing on this item and a motion would be an order.

On a motion by Long, seconded by Bongero, and unanimously adopted, it was

#02-11-2023 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on February 14, 2023, on Petition 2023-01-06-01 submitted by the City of Livonia Planning Commission on its motion under Section 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, and under Public Act 110 of 2006 (Michigan Zoning Enabling Act), as amended, to consider multiple revisions to the Livonia Vision 21 Zoning Ordinance to correct certain defects, add and delete provisions, and provide clarification to others, the Planning Commission does hereby recommend to the City Council that Petition 2023-01/06/01 be approved for the following reasons:

1. That the proposed language amendments are needed to correct certain errors and omissions that were overlooked with the adoption of the original Livonia Vision 21 Zoning Ordinance.
2. That the proposed amendments add and delete certain provisions in a way that will serve to improve the effectiveness of the City's land use regulations.
3. That the proposed amendments will serve to further the implementation of the goals and objectives of the Livonia Vision 21 Master Plan and are in the best interests of the community as a whole.
4. That the proposed amendments to are in full compliance with the requirements of the Livonia Vision 21 Zoning Ordinance and the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended.

Mr. Wilshaw: On that motion, I want to just ask a question of the maker of the motion. I assume that you're also intending on including the language about drive ups.

Mr. Long: Inclusive of the language that was added today regarding drive in Windows for non-restaurants.

Mr. Wilshaw: Okay, thank you. I just wanted to make sure that weé that it's very clear. Okay, thank you and the maker or the supporter, I'm sure it's okay with him. Okay, very good. And there is one person in the audience who's standing there. I don't normallyé this is not time for public comment, but I will give you an opportunity if you would like to just briefly ask a question.

Ellen Cusin,.31098 Bobrich Street, Livonia, MI. I know I was a little bit late. I'm sorry. I understand I was late. I didn't expect this to come up quite as quickly. But, um, I guess my concern and my question for you is, and you may have already addressed this, but why are these being addressed now? Actually, these actual thingsé some of these, when I was looking at what's being proposed, it just seems like we're opening ourselves up for maybe some non-regulation going on and not really having control over what's going to be happening in Livoniaé on some of these, and I guess I'm just curious, like, when did these decide to come up because this like, appeared, and as far as I know, it appeared after the meeting two weeks ago and so it kind of just makes me wonder, and as a longtime resident of Livonia, I guess I would like a little more back drop history about this.

Mr. Wilshaw: Sure. Unfortunately, you did miss probably my opening speech, which isé so hopefullyé I'll sort of go through it again, quickly, just hoping to answer some of your questions. Our zoning ordinance wasé we've had since the inception of the city. A year or so ago though, we went through a process ofé a couple of years ago, probably now. a very lengthy process of completely rewriting our rezoning ordinance, or our zoning ordinance, to a whole new format and language. As part of that, when you're doing a major rewrite of something, things are gonna get missed, and so as that new zoning ordinance was implemented, and things that were discovered that either were missed, needs to be added, clarified, tweaked, typos, any of those types of things. Those were collected, and they're brought to us in a large package of revisions that we did. Some time ago, we did a revision, quite a while back to correct a bunch of those things.

And then, again, we've now gone through a second iteration of corrections and additions and changes that our planning staff and our city attorney and other people within the city have noted, need to be fixed. This is now a package a second revision that's being brought to us that's been collected over a period of time to make these edits. There's many, many, many edits in this proposal tonight. So, the timing is not specific to any other event that's occurring in the city. It's just, this is the time that this was bundled together and brought to us. Mr. Taormina, is there anything else that I'm missing?

Mr. Taormina: I can assure this resident that these changes have been in the works for the past year. It was shortly after the adoption of the 2022 changes when we began. It was this same time last year that we were already finding items that needed modifications as part of a second round of amendments, which is why we're here today.

Mr. Wilshaw: It's likely there's going to be a third and a fourth at some point in the future. So, this is just sort of a housekeeping item, really. But if there's anything specific about the any of these changes that you have a question about oré

Ms. Cusin: No, actually, I thought I was going to hear you go down the list this evening, and then I could take it and understand it, because I was trying to come here to understand all these changes a little bit better. It is quite lengthy. And I was really hoping that I would hear that. Okay, so obviously, that's not the case.

Mr. Wilshaw: Yeah, that'sé

Ms. Cusin: I really thought we'd be going through this resolution, this one this one.

Mr. Wilshaw: Yeah, we don't line item. And it's more of a package approval that we're making tonight. Now this is gonna go to City Council if it's approved tonight, and they'll have to also have a public hearing, and there'll be an opportunity for public comments as well there. So, if in between now and then, you have an opportunity. We only make recommendations at the Planning Commission. So, they will ultimately make this language change if they if they choose to. So, you have an opportunity to still do additional research and formulate questions and ask at the City Council level as well. So, all right.

Ms. Cusin: Thank you. Appreciate it.

UNAPPROVED MINUTES

9

Mr. Wilshaw: Thank you for coming. Again, we do have a motion on the floor to approve by Mr. Long supported by Mr. Bongero. If there's no comments on the motion, a roll would be an order.

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.



LETTER TO THE LIVONIA CITY COUNCIL

12.

Civil Service
March 24, 2023

MEETING DATE

R042423

PREPARED BY

Jillian Emmitt, Personnel Clerk,

AGENDA ITEM

REQUEST TO AMEND COUNCIL RESOLUTION 46-23: Civil Service Department, re: for the rate increase of the classification of Police Reserve Officer.

BACKGROUND DETAILS

The Civil Service Commission requests that the City Council amend its resolution 46-23 relative to the hourly payrate for the classification of Police Reserve Officer to be changed to \$16.00 per hour, plus annual cost of living adjustments as set forth by the LPOA bargaining unit contract.

The background of this proposed change is as follows:

- January 18, 2023: The hourly wage for Police Reserve Officer classification was approved to go from \$12.50 to \$15.00 at the Civil Service Commission meeting.
- February 13, 2023: City Council meeting where City Council voted to revise the Commission's recommendation and approve an hourly wage increase to \$18.00 per hour, \$3.00 above the amount approved by the Civil Service Commission. (AYES: Morgan, McCullough, Donovic, Jolly, and Toy. NAYS: McIntyre and Bahr.)
- The amounts approved by Council and the Commission were different. According to City Attorney Bernier, both bodies need to approve the same change before it becomes effective.
- The City further analyzed the Council action, and sent the matter back to the Civil Service Commission with an amended recommendation (See attachment).
- March 15, 2023: Civil Service Commission approved \$16.00 per hour with COLA increases that mirror LPOA annual adjustments.

At the Civil Service Commission meeting of March 15, 2023, with Chairperson Charlotte S. Mahoney, Commissioner James Wenson, and Commissioner Roger Spence being present, with minutes to be approved on April 19, 2023, the Civil Service Commission approved the following resolution:

Upon a motion by Mr. Spence, seconded by Mr. Wenson, and adopted, it was

23-54 RESOLVED, that having reviewed the letter from Maureen Miller Brosnan, Mayor, dated March 10, 2023, requesting a revision to the modification in wages for the Police Reserve Officer classification, the Civil Service Commission does hereby amend the request

for the revision to the modification in wages for the Police Reserve Officer classification to be \$16 per hour with an annual cost of living increase that mirrors the Livonia Police Officers Association (LPOA) contract. The Civil Service Commission submits the same to City Council for their review and consideration.

It is requested that City Council approve the Police Reserve Officer hourly pay rate of \$16.00, plus annual cost of living adjustments as set forth by the LPOA contract.

PREFERRED RECOMMENDATION

Approve as submitted

PRODUCT PURCHASED

.

CONTRACT DETAILS

.

WORK PERFORMED

.

FISCAL CONSIDERATION

.

BID DETAIL

.

REASON FOR WAIVING BID: .

ATTACHMENTS

1. Packet to Council transmitting Modification in Wage Rate for the Police Reserve Officer Classification
2. R021323 New Data Item 6, Reserve Officer
3. R021323 Police Reserve Officer increase in comp CR 46-23
4. S013023 Rate increase for Reserve Officers Minutes
5. S013023 LTC Reserve officer rate increase
6. Packet to Council Transmitting Request to Amend the Modification in Wages for the Police Reserve Officer Classification

APPROVED BY



Jeannine Laible, Human Resources Director

Date: March 24, 2023



Michael Slater, Finance Director

Date: March 24, 2023



Paul Bernier, City Attorney

Date: March 24, 2023



Maureen Miller Brosnan, Mayor

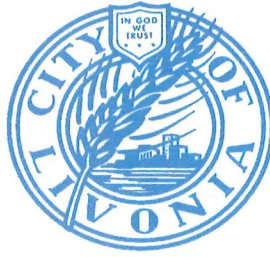
Date: March 30, 2023

CIVIL SERVICE DEPARTMENT

MAUREEN MILLER BROSNAN
MAYOR

CIVIL SERVICE COMMISSION

CHARLOTTE S. MAHONEY, CHAIRPERSON
JAMES WENSON, COMMISSIONER
ROGER L. SPENCE, COMMISSIONER



MEMBER IPMA-HR /SHRM
International Public Management Association
for Human Resources
Society for Human Resources Management

JEANNINE LAIBLE
HUMAN RESOURCES DIRECTOR

March 22, 2023

Honorable Members of City Council
City of Livonia

Subject: Request to Amend the Modification in Wages for the Police Reserve Officer Classification

Dear Council Members:

At the Civil Service Commission meeting of March 15, 2023, with Chairperson Charlotte S. Mahoney, Commissioner James Wenson, and Commissioner Roger Spence being present, with minutes to be approved on April 19, 2023, the Civil Service Commission approved the following resolution:

Upon a motion by Mr. Spence, seconded by Mr. Wenson, and adopted, it was

23-54 RESOLVED, that having reviewed the letter from Maureen Miller Brosnan, Mayor, dated March 10, 2023, requesting a revision to the modification in wages for the Police Reserve Officer classification, the Civil Service Commission does hereby amend the request for the revision to the modification in wages for the Police Reserve Officer classification to be \$16 per hour with an annual cost of living increase that mirrors the Livonia Police Officers Association (LPOA) contract. The Civil Service Commission submits the same to City Council for their review and consideration.

Attached is a copy of the Mayor's letter for your review.

If you have any questions concerning this matter, please call me at (734) 466-2527.

Thank you for your consideration.

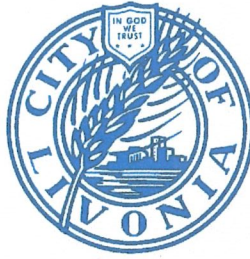
Sincerely,

Jeannine Laible
Human Resources Director

je

OFFICE OF THE MAYOR

MAUREEN MILLER BROSNAN
MAYOR



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
mayor@livonia.gov
(734) 466-2201

March 10, 2023

TO: Livonia Civil Service Commission
RE: Police Reserves Wage Adjustment Revision

Dear Commissioners,

At your meeting of January 18, 2023, the Livonia Civil Service Commission approved a resolution requesting a modification in wages for the Police Reserve Officer classification that was then submitted to the Livonia City Council for review and consideration. That proposal requested to increase the rate of pay from \$12.50 per hour to \$15 per hour. This request was approved by the Livonia Personnel Review Committee and the Police Department Administration before it was sent to the Civil Service Commission.

Members of the City Council voted to amend the recommended proposed rate increase at the February 27, 2023, Council Regular Meeting via Council Resolution #046-23 (Exhibit D attached), changing the rate from \$12.50 per hour to \$18 per hour.

With this in mind, our administrative team once again reviewed the information we had previously presented to the Commission and the Council and have revised our proposal. **We are requesting the Commission approve both the increase to \$15 per hour and the annual cost of living increases that will mirror contractual increases that are part of the Livonia Police Officers Association collective bargaining agreements.** See Exhibit C for the revised wage proposal.

Our rationale for this adjustment includes the Police Reserve Survey conducted by LPD last fall (Exhibit A attached) that was submitted with the previous request. The survey included 35 other departments. Of that group, 20 departments used only unpaid volunteers, 8 had no reserves and 7 had some form of compensation, at least for a portion of their reserve officers. For those that had some form of pay, the survey shows a variety of rates, ranging from \$11 per hour to up to about \$20 per hour for events with an admission fee. The median was about \$15.

The Administrative review also examined the Gross Earnings of Reserve Officers (Exhibit B attached) over the past four years and identified the budgetary impact based on the number of hours Reserve Officers worked in 2022. As you can see in the attachment, the original proposal to increase the wage to \$15 per hour added \$26,843 to the budget. The budgetary impact of the Council's proposal of \$18 per hour adds another \$32,212, making the total budgetary increase \$83,609. That would be a 65% increase in costs in one year. In addition, please note that 31 of the 39 reserve officers have been with the City for four or more straight years, so retention does not appear to be a problem.

We agree with the Council's intention of recognizing the hard work and dedication of our many valued Reserve Officers. We believe our revised proposal to provide a 20% increase to \$15 per hour, along with future annual cost-of-living adjustments, will provide a fair and consistent way to ensure the compensation for these Reserve Officers steadily increases in relation to other officers in the department.

Thank you in advance for your consideration of this revised proposal.

Sincerely

A handwritten signature in black ink, reading "Maureen Miller Brosnan". The signature is fluid and cursive, with the first name "Maureen" being the most prominent.

Maureen Miller Brosnan
Mayor

Cc: Law, Police Chief, Finance Director

POLICE RESERVE SURVEY-CONDUCTED BY LPD-FALL 2022								
EXHIBIT A								
Date of Call	Department	Contact	Contact Phone	Reserve Program (Y/N)	Duties	Number of Reserves	Compensation per Hour	Comments
Volunteer Reserves - No Pay								
10/14/2022	Auburn Hill PD	Sgt. Burwell	248-858-1664	Y	Utilize reserve officers with Oakland Co. Sheriff's Department.	120	No Pay	
10/14/2022	Birmingham PD	Dispatcher	(248) 530-1870	Y		8-10	No Pay	
10/17/2022	Dearborn Heights PD	Lt. Hatten	313-277-6770	Y		10	No Pay	Their reserves are older, soon to leave, having difficulty finding applicants.
10/17/2022	Dearborn PD	Intern Salah	313-943-2240	y			No Pay	
12/8/2022	Detroit Police Dept.	Sammy Razkalla	734-776-5866	Y		150	No Pay	
12/8/2022	Flint PD	Online		Y	Special events		No Pay	
10/17/2022	Franklin PD	Desk Officer	248-626-9672	y	Special events/ride alongs.	6	No pay	
12/8/2022	Grosse Ile PD	Disp. Lenden	734-676-7100	Y	Work special events, assist with road closures, directing traffic.	10-?	No Pay	
12/8/2022	Hamburg PD	Disp. Danielle Price	810-231-9391	Y	Special events.	5	No pay	
10/19/2022	Lapeer County Sheriff's Dept	Sgt. Davis	810-664-1801, ext. 2300	Y		20	No Pay	
12/8/2022	Madison Heights PD	PSA Slomka	248-585-2100	Y	Work directed Patrol and special events.	15	No pay	
10/17/2022	Oakland County Sheriff's Department	Sgt. Brian Burwell	248-858-1664-Office Cell 248-202-2702	y	Used for crowd control, traffic direction at special events. Also do ride alongs in squad cars and assist with their Marine Division.	120	No pay	
11/8/2022	Redford Twp PD	Officer Slomba	313-387-2500	Y	Special events.	6	No pay	
12/9/2022	Roseville PD	Online		Y	Special events.		No Pay	
10/22/2022	Saline PD	Mark Cassel	Friend of M. Petrovitch	Y	Special Events, some road patrol		No pay	
12/9/2022	Traverse City PD	Online		Y	Special events.	13	No Pay	
10/19/2022	Van Buren Twp. PD	Academy Reserve		Y		20	No Pay	Obtained information from LPD Reserve Officer Michael Bohlen who attended Wayne Co Police Reserve Academy, he received information from a Van Buren RPO in academy.
12/8/2022	Washtenaw Co. Sheriff's Dept.	Online		Y		20	No Pay	
12/8/2022	Wayne County Sheriff's Department	Sammy Razkalla	734-776-5866	Y	Used for special events.	100	No Pay	Per Razkalla most reserve officers in the county use the program for political reasons, opportunities to meet politicians.
12/8/2022	Woodhaven PD	Sgt. Jackson	734-624-1335	Y	Special Events	17	No Pay	
Paid Reserves								
12/8/2022	Center Line PD	Chief's Secretary, Kim Costa	586-757-2203	Y	Special events, traffic direction, crowd control, park patrol and monthly training meetings.	25	Yes	Training meetings-\$11.00 an hour, Details-\$14.00 an hour, Reserve officers at the rank of sergeant makes \$15.00 an hours.
12/8/2022	Highland Pk PD	Officer Reed	313-852-7338	Y	Reserve Officers work the front desk/jail.	20-?	Yes	When working the front desk/jail reserve officers are paid \$15.00 an hour.
12/9/2022	Holland PD	Sgt. John Boeve Captain Mulder	616-355-1737	Y	Message left to confirm pay.	?	Yes	Advertised online as paying \$20.36 an hour. Reserves are required to purchase their own gun, bullet-proof vest, duty belt and footwear.
12/8/2022	Brighton PD	Chief Pirochta	810-844-5121	y	Required to work one shift a month, and special events.	3	Yes, see comments	Start at \$12.00 an hour, after 5 years \$17.00 an hour and after 10 years \$20.00 an hour.
12/8/2022	Dundee PD	Lt. Randy Sehl	419-494-2232	Y	Work special events, traffic direction, crowd control.	5	Yes, see comments	Reserves are paid \$15.00 an hour for any events where admission is charged.
10/14/2022	Lenanwee County Sheriff's Department	Captain Pifer	(5172) 630-5241	Y	Used for crowd control, traffic direction & special events.	24	Yes, see comments	\$20.00 an hour for any events where there is an admission fee. (i.e. NASCAR at MIS, Fourth of July at the Devils Lake event)
10/14/2022	Belleville PD	Kristen Collins	734-699-2710	Y	Work road patrol with regulars along with different details (high school football, basketball games etc.)	12-?	Yes, see comments	Reserves are paid \$16.00 an hour when working details and receive no compensation when working road patrol with regulars.

POLICE RESERVE SURVEY-CONDUCTED BY LPD-FALL 2022								
EXHIBIT A								
Date of Call	Department	Contact	Contact Phone	Reserve Program (Y/N)	Duties	Number of Reserves	Compensation per Hour	Comments
10/17/2022	Macomb County Sheriff's Department	Training Dept	586-469-5151, hit 8	y	Left message to call.			
No Reserve Program								
11/4/2022	Farmington Hills PD	Cadet Petroni	248-871-2600	N	Use to have a program, phased out years ago.		No pay	
12/8/2022	Taylor PD	Chief's Secretary	734-374-1420	N	Worked community events.	30	No Pay	Reserve program was disbanded in 2019 after a training accident where a reserve officer shot a citizen.
12/8/2022	Northville Twp PD	Lt. Pat Reinke	248-962-5127	N	Reserve Officer were phased out at the start of COVID. Were used for community meetings and following up on special attentions, residents on vacation.	10	Yes, see comments	Paid \$10.00-\$11.00 an hour.
10/15/2022	Bloomfield Hills PD	Desk Officer	(248) 644-4646	N				
10/15/2022	Canton	Desk Officer	(734) 394-5400	N				
10/17/2022	Grand Rapids PD	Desk Officer	616-456-3400	N				
12/8/2022	Livingston Co. Sheriff Dept.			N				Never have had a reserve program.
11/2/2022	Northville City PD	Dispatcher		N				
12/8/2022	Jackson Co. Sherrif's Dept.				transferred multiple times to a person with no voicemail.			
12/8/2022	Oakland Police Academy		248-232-4227		Left message to talk with someone in charge of Reserve Academy to identify departments with reserve programs.			No return call.
	Summary-Number of Departments							
	Unpaid Volunteer Reserves		20					
	Paid Reserves		7					
	No Reserve Program		8					
	Total		35					
I:\PERS\EMMITT\CSC Drafted Packets\2023\March\[Exhibit A- Reserve Police Officer Comparisons with other PDs.xlsx]Reserve Programs								

City of Livonia
Gross Earnings History - Reserve Police
EXHIBIT B

<u>Fiscal Year</u>	<u>Hours</u>	<u>Wages</u>	<u># Officers</u>
2022	9,974.25	127,590.37	39
2021	8,353.50	104,519.61	38
2020	7,225.00	90,262.74	36
2019	11,558.25	144,855.18	41
Admin Wage Inc Proposal	\$	2.50	24,936
FICA		0.0765	1,908
Total Admin Cost			26,843
Additioanal Council Wage Inc Proposal	\$	3.00	29,923
FICA		0.0765	2,289
Total Council Cost			32,212
Grand Total			83,609
# of reserves Worked all 4 years			31
Budgeted Wages-FY 2023			\$140,000

City of Livonia
Proposed Wage Scale - Reserve Police
EXHIBIT C

<u>Beginning</u>	<u>Wage</u>	<u>\$ Increase</u>	<u>% Increase</u>
12/1/2022	\$ 12.50		
2023 - Upon CSC and Council Approval	\$ 15.00	\$ 2.50	20%
12/1/2023 and beyond	TBD*	TBD*	TBD*

* - To be adjusted annually based upon contractual increase negotiated in the LPOA collective bargaining agreement.

Exhibit D

(Regular Meeting of 02/27/23)

#046-23 RESOLVED, that having considered a communication from the Human Resources Director, dated January 19, 2023, which bears the signatures of the Director of Finance and the City Attorney, and is approved for submission by the Mayor, which transmits resolution no. 23-21 adopted by the Civil Service Commission on January 18, 2023, wherein the Commission recommended approval of an hourly wage increase for the classification of Police Reserve Officer from \$12.50 per hour to \$15.00 per hour, and upon the motion by Councilmember Scott Morgan, seconded by Councilmember Rob Donovic, at the Regular Meeting held February 13, 2023, requesting to increase the hourly wage for the classification of Police Reserve Officer to \$18.00 per hour, the Council does hereby approve an hourly wage increase for the classification of Police Reserve Officer from \$12.50 per hour to \$18.00 per hour.

Thursday Feb 9, 2023

Dear Board Members,

Good evening to all.

I am Sylvia Meskinski
live at 32612 Schoolcraft,
Livonia, Michigan 48150.

I've been living in Livonia
for 48 years. Have seen many
many improvements and so far
"super ones".

I'm writing to you today about
Our Reserve Officers. The
jobs and dedication they do
and have should be
entitled to a 20.00 to 25.00 dollar
pay scale. Their eagerness to
be and do their certifications
to work and help our Officers
care for us is "superior" to

life guards and street crossing
guards making more money than
they do. Do they have to keep
up with certifications?

They, the Reserve Officers should
also when working long hours like
the Spruce, Police Day etc. should
be included in all lunches as
do the Police officers.

RECEIVED
OFFICE OF THE CITY CLERK

2023 FEB 13 AM 9:42

Thank you for taking the
time to read my letter
and let's keep pay scales
where they make a huge
difference in our lovely
Livonia.

Respectfully,
Sylvia Meshinski

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 30, 2023**

Meeting was called to order at 8:00 p.m. by Council President Jim Jolly. Present: Scott Morgan, Brandon McCullough, Kathleen McIntyre, Scott Bahr, Rob Donovic, and President Jim Jolly. Absent: Vice President Laura Toy.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; David Lear, Assistant City Engineer; Mark Taormina, Director of Planning and Economic Development, Josh Sabo, Director of Communications and Casey O'Neil, Information Systems Director.

Councilmember Morgan led the Pledge of Allegiance.

6. REQUEST TO APPROVE HOURLY RATE INCREASE: Civil Service Department, re: for the classification of Police Reserve Officer.

Jeannine Laible, Human Resource Director, presented the request to Council.

Councilmember Donovic asked how many Reserve Officers we have and if the rate increase will help us to hire more Officers.

Chief Goralski said we currently have 41 but he hopes to increase it to 45. He feels the rate increase will help to hire and retain Reserve Officers.

Councilmember McIntyre indicated she feels the increase is in order.

Councilmember McIntyre offered an approving resolution for the Consent agenda.

Councilmember McCullough asked if this rate is comparable to other cities and if it should be higher than the current request. Jeannine Laible said we are still on the low side, but we do work to stay competitive and will reevaluate the market again after this increase.

Councilmember Morgan asked what other communities have Reserve Officers that are utilized like ours and how we arrived at these figures. He feels this amount is too low for someone with the responsibilities that our Reserve Officers do.

Jeannine Laible said other communities use volunteers or have officers that are paid more. She indicated Livonia staffs the position and utilizes them more than many surrounding communities.

Councilmember Donovic asked what our Crossing Guards get paid right now. Jeannine Laible indicated they are paid \$15 per hour as well.

President Jolly thanked our Reserve Offices for the job they do.

Councilmember McIntyre said our Reserve Officers also oversee our CERT Program.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

6.

Civil Service
January 19, 2023

MEETING DATE

S013023/R021323

PREPARED BY

Jillian Emmitt, Personnel Clerk,

AGENDA ITEM

REQUEST TO APPROVE HOURLY RATE INCREASE: Civil Service Department, re: for the classification of Police Reserve Officer.

BACKGROUND

January 19, 2023

Honorable Members of City Council
City of Livonia

Subject: Request for Modification in Wages for the Police Reserve Officer Classification

Dear Council Members:

At the Civil Service Commission meeting of January 18, 2023, with Chairperson Charlotte S. Mahoney, Commissioner James Wenson and Commissioner Roger Spence being present, with minutes to be approved on February 15, 2023, the Civil Service Commission approved the following resolution:

Upon a motion by Mr. Wenson, seconded by Mr. Spence, and adopted, it was

23-21 RESOLVED, that having reviewed the letter from Eric Marcotte, Police Captain, on behalf of Chief Thomas Goralski, dated January 10, 2023, requesting a modification in wages for the Police Reserve Officer classification, the Civil Service Commission does hereby approve the request for the modification in wages for the Police Reserve Officer classification. The Civil Service Commission submits the same to City Council for their review and consideration.

Attached is a copy of Captain Marcotte's letter for your review.

If you have any questions concerning this matter, please call me at (734) 466-2527.

Thank you for your consideration.

Sincerely,

Jeannine Laible

Human Resources Director

RECOMMENDATION

Approve as submitted

FISCAL CONSIDERATION

ATTACHMENTS

1. Packet to Council transmitting Modification in Wage Rate for the Police Reserve Officer Classification

APPROVED BY



Jeannine Laible, Human Resources Director

Date: January 19, 2023



Michael Slater, Finance Director

Date: January 19, 2023



Paul Bernier, City Attorney

Date: January 19, 2023



Maureen Miller Brosnan, Mayor

Date: January 19, 2023

CIVIL SERVICE DEPARTMENT

MAUREEN MILLER BROSNAN
MAYOR

CIVIL SERVICE COMMISSION

CHARLOTTE S. MAHONEY, CHAIRPERSON
JAMES WENSON, COMMISSIONER
ROGER L. SPENCE, COMMISSIONER



MEMBER IPMA-HR /SHRM
International Public Management Association
for Human Resources
Society for Human Resources Management

JEANNINE LAIBLE
HUMAN RESOURCES DIRECTOR

January 19, 2023

Honorable Members of City Council
City of Livonia

Subject: Request for Modification in Wages for the Police Reserve Officer Classification

Dear Council Members:

At the Civil Service Commission meeting of January 18, 2023, with Chairperson Charlotte S. Mahoney, Commissioner James Wenson and Commissioner Roger Spence being present, with minutes to be approved on February 15, 2023, the Civil Service Commission approved the following resolution:

Upon a motion by Mr. Wenson, seconded by Mr. Spence, and adopted, it was

23-21 RESOLVED, that having reviewed the letter from Eric Marcotte, Police Captain, on behalf of Chief Thomas Goralski, dated January 10, 2023, requesting a modification in wages for the Police Reserve Officer classification, the Civil Service Commission does hereby approve the request for the modification in wages for the Police Reserve Officer classification. The Civil Service Commission submits the same to City Council for their review and consideration.

Attached is a copy of Captain Marcotte's letter for your review.

If you have any questions concerning this matter, please call me at (734) 466-2527.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Jeannine Laible". The signature is fluid and cursive, with the first and last names being clearly legible.

Jeannine Laible
Human Resources Director

je

MEMORANDUM

TO: Jeannine Laible, Human Resources Director
FROM: Elizabeth Hallack, PHR, Personnel Analyst II *EH*
DATE: January 10, 2023
SUBJECT: **Request to Modify Police Reserve Officer Wages**

In correspondence dated January 10, 2023, Captain Eric Marcotte, on behalf of Chief Thomas Goralski, requests that the Civil Service Commission approve the hourly wage increase for the Police Reserve Officer classification from \$12.50 per hour to \$15.00 per hour. The hourly rate for Police Reserve Officers was last adjusted in February 2018 when it was increased from \$10.00 per hour to the current \$12.50 per hour.

Reserve Officers are exposed to many of the same risks as our full-time Officers and receive extensive training throughout their employment. This request is to stay competitive with the current labor market and the wages of our other temporary classifications (see attached.) When outside entities utilize our Reserve Officer services, they are charged \$15.00 per hour.

This request was reviewed and approved by the Personnel Review Committee and Mayor Brosnan. Per the City of Livonia Charter, CHAPTER V, EXECUTIVE DIVISION, Section 16(b)(1) Powers and Duties of the Commission, the Civil Service Commission is given the authority to "establish and administer..., a schedule of compensation..."

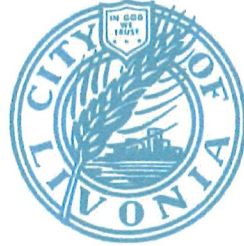
Therefore, it is recommended that the proposed wage rate increase for the Police Reserve Officer classification be considered for adoption and the effective date would be upon Council approval.

COMMENTS FROM THE HUMAN RESOURCES DIRECTOR:

*Concur
Jeannine Laible*

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

January 10, 2023

Civil Service Commission
City of Livonia

RE: Request for increase in wages for Reserve Police

Dear Commissioners,

As approved by the Personnel Review Committee, I am requesting to modify the wages of Police Reserve Officers. The new hourly wage has been approved to be increased from \$12.50 to \$15.00 per hour. The City currently charges \$15.00 per hour to entities that utilize our Reserve Officer services. Reserves are an invaluable part of our workforce, assisting in covering special details and events city-wide. Without the assistance from our Reserve Officers, many of these events would be impossible to properly staff. Our Reserve Officers are exposed to many of the same risks as our regular Police Officers. They wear the same uniform and carry the same weapon and equipment on their duty belt. They are required to qualify with their pistol quarterly and receive extensive training in multiple areas.

Thank you for your consideration in this matter. If you have any questions, please contact me at ext. 2306.

Sincerely,
On behalf of Chief Thomas Goralski

A handwritten signature in blue ink, reading "Capt. Eric Marcotte".

Captain Eric Marcotte
Livonia Division of Police

Cc
File
Community Service
Computers

TEMPORARY CLASSIFICATIONS

1.10.23

<u>CLASSIFICATION</u>		Jan. 1, 2022	Jan. 1, 2023	Jan. 1, 2024
COLLEGE CO-OP	1ST YEAR	\$10.35	\$10.35	\$10.35
	2ND YEAR	\$10.85	\$10.85	\$10.85
CROSSING GUARD	FLAT RATE	\$15.00	\$15.00	\$15.00
Rate increase in the Jan 1, 2022, column is effective 8/22/22 (CR#260-22)				
HIGHSCHOOL CO-OP	1ST YEAR	\$10.10	\$10.10	\$10.10
	2ND YEAR	\$10.35	\$10.35	\$10.35
LIBRARY PAGE	1ST YEAR	\$11.00	\$11.00	\$11.00
Rate increase in the Jan 1, 2022, column is effective 9/27/22 (CR#287-22)	2ND YEAR	\$11.75	\$11.75	\$11.75
	3RD YEAR	\$12.75	\$12.75	\$12.75
POLICE RESERVE OFFICER	FLAT RATE	\$12.50	\$12.50	\$12.50
SEASONAL CLERK	1ST YEAR	\$10.35	\$10.35	\$10.35
	2ND YEAR	\$10.85	\$10.85	\$10.85
SEASONAL LABORER	FLAT RATE	\$15.00	\$15.00	\$15.00
Rate increase in the Jan 1, 2022, column is effective 7/2/22 (CR#195-22)				
STUDENT PAGE	1ST YEAR	\$11.00	\$11.00	\$11.00
Rate increase in the Jan 1, 2022, column is effective 9/27/22 (CR#287-22)	2ND YEAR	\$11.75	\$11.75	\$11.75
	3RD YEAR	\$12.75	\$12.75	\$12.75
SUBSTITUTE LIBRARIAN	FLAT RATE	\$12.00	\$12.00	\$12.00
Pre-Master's Degree (20 hours)	100 HOURS	\$13.00	\$13.00	\$13.00
SUBSTITUTE LIBRARIAN (MLIS)*	FLAT RATE	\$20.00	\$20.00	\$20.00
*Rate increase in the Jan 1, 2021 column is effective 9/11/21 (CR#271-21)	100 HOURS	\$22.00	\$22.00	\$22.00

Regular Meeting Minutes of February 13, 2023

A communication from Sylvia Meshinski dated February 9, 2023, re: request to approve hourly rate increase for Police Reserve Officers, was received and placed on file for the information of Council.

On a motion by Councilmember Morgan, supported by Councilmember Donovic, it was:

RESOLVED, that having considered a communication from the Human Resources Director, dated January 19, 2023, which bears the signatures of the Director of Finance and the City Attorney, and is approved for submission by the Mayor, which transmits resolution no. 23-21 adopted by the Civil Service Commission on January 18, 2023, wherein the Commission recommended approval of an hourly wage increase for the classification of Police Reserve Officer from \$12.50 per hour to \$18.00 per hour, the Council does hereby concur in and approves of the aforesaid action.

Following discussion by Council, on a motion by Councilmember Bahr, supported by Councilmember McIntyre, a substitute motion was made as follows:

RESOLVED, that having considered a communication from the Human Resources Director, dated January 19, 2023, which bears the signatures of the Director of Finance and the City Attorney, and is approved for submission by the Mayor, which transmits resolution no. 23-21 adopted by the Civil Service Commission on January 18, 2023, wherein the Commission recommended approval of an hourly wage increase for the classification of Police Reserve Officer from \$12.50 per hour to \$18.00 per hour, the Council does hereby refer this matter to the Public Safety and Health Committee for its report and recommendation.

At 7:35 p.m., President Jolly relinquished the gavel to Vice President Toy.

A roll call vote was taken on the substitute motion with the following result:

AYES: McIntyre, Bahr, and Jolly.

NAYS: Morgan, McCullough, Donovic, and Toy.

Vice President Toy declared the motion to substitute failed for lack of support.

Regular Meeting Minutes of February 13, 2023

A roll call vote was then taken on the motion offered by Councilmember Morgan, supported by Councilmember Donovic, as follows:

#046-23 RESOLVED, that having considered a communication from the Human Resources Director, dated January 19, 2023, which bears the signatures of the Director of Finance and the City Attorney, and is approved for submission by the Mayor, which transmits resolution no. 23-21 adopted by the Civil Service Commission on January 18, 2023, wherein the Commission recommended approval of an hourly wage increase for the classification of Police Reserve Officer from \$12.50 per hour to \$15.00 per hour, and upon the motion by Councilmember Scott Morgan, seconded by Councilmember Rob Donovic, at the Regular Meeting held February 13, 2023, requesting to increase the hourly wage for the classification of Police Reserve Officer to \$18.00 per hour, the Council does hereby approve an hourly wage increase for the classification of Police Reserve Officer from \$12.50 per hour to \$18.00 per hour.

with the following result:

AYES: Morgan, McCullough, Donovic, Jolly, and Toy.

NAYS: McIntyre and Bahr.

Vice President Toy declared the resolution adopted.

At 7:38 p.m. President Jolly resumed the gavel.

<i>CONSENT AGENDA ITEM 6, REMOVED FROM CONSENT BY COUNCILMEMBER DONOVIC (Regular Meeting of February 13, 2023)</i>

Motion:	Morgan
Second:	Donovic
Ayes:	Morgan, McCullough, Donovic, Jolly, Toy
Nays:	McIntyre, Bahr
Absent:	None



LETTER TO THE LIVONIA CITY COUNCIL

Engineering
March 16, 2023

13.

MEETING DATE

R041023

PREPARED BY

Karen Worley, Secretary IV,

AGENDA ITEM

AWARD OF CONSTRUCTION CONTRACT: Engineering Division, re: for the Michigan Economic Development Corporation (MEDC) Grant - Greenmead Regional Detention Pond Project Phase I, Whispering Willows Channel Storage Improvements. (CR 95-22, 156-22 and 33-23)

BACKGROUND DETAILS

Pursuant to Council Resolution No. 95-22, adopted March 14, 2022, the Council approved the acceptance of a grant from the Michigan Economic Development Corporation (MEDC) in the amount of \$1,000,000 for the Bell Creek streambank stabilization, a Greenmead regional detention pond, and Denmark Drain channel improvements. Based on recent study completed in late 2022, per C.R. #156-22, the Greenmead project will be completed in two (2) phases. The design per C.R. #33-23 for the first phase will consist of stormwater management improvements located on the Whispering Willows Golf Course. Remaining funds will be used on Phase 2 that will consist of stormwater management improvements located on the north side of the United States Post Office (USPS) which is between Pembroke Street and Greenmead.

In order to proceed with Phase 1, our consultant, Hubbell, Roth & Clark, Inc. (HRC) finalized plans and specifications for the project. A pre-bid meeting was held on March 14, 2023 at the Whispering Willows Golf Course and bids for the subject project were taken on March 21, 2023. In response to the advertisement, two (2) bids were submitted. These bids may be summarized as follows:

NAME OF BIDDER	AMOUNT OF BID
Sole Underground, LLC Westland, MI	\$418,300.00 30 Inspector Days
TSP Services, Inc. Redford, MI	\$468,408.60 50 Inspector Days

This bid is good until July 20, 2023.

HRC has checked the references of Sole Underground, LLC and is familiar with their prior work. HRC is recommending awarding the contract to this contractor (see attached letter dated March 22, 2023).

The project has a seven (7) week construction schedule with an anticipated start in mid-April with completion in mid-June. HRC and the Engineering Department obtained comments from Tom

Welsh and the greenskeepers at Whispering Willows along with keeping Ted Davis informed of the proposed drainage improvements. The specifications require the contractor to coordinate with Whispering Willows Golf Course management during the construction to minimize any interference with golf course play. Letters are to be sent to only to the residents of Whispering Hills and Willows Woods Subdivisions, whose properties back up to the construction area. Clearing will be required along the ditch to the property fence line in order to allow for the storm water improvements.

The overall budget for this improvement project is \$600,000 of which \$500,000 was set aside for construction and \$100,000 for HRC to provide a study, design, inspection and bid documents. The approved expenditures to date and the proposed construction costs leave a balance of \$108,200 to be utilized for Phase 2 on the west side of Newburgh Road.

In order to proceed with this project, we recommend that the Council take the following actions:

Å Award a contract in the amount of \$397,300 to Sole Underground, LLC, 5940 Commerce Drive, Westland, Michigan 48185. The award should be on the basis of the bid unit prices, said amount to be adjusted based upon the quantities of work actually completed.

Å Authorize an expenditure in the amount of \$21,000 to Hubbell, Roth & Clark, Inc., P.O. Box 824, Bloomfield Hills, MI 48303-0824 for the 30 inspector days from budgeted fund in the Capital Projects Fund ĩ Land Improvements 401-000-974-000.

Å Authorize an expenditure in the amount of \$397,300 to Sole Underground, LLC from budgeted funds in the Capital Projects Fund ĩ Land Improvements 401-000-974-000.

Å Authorize the City Engineer to approve minor adjustments in the work, as required.

PREFERRED RECOMMENDATION

To award contract as submitted.

PRODUCT PURCHASED

n/a

CONTRACT DETAILS

Å Award a contract in the amount of \$397,300 to Sole Underground, LLC, 5940 Commerce Drive, Westland, Michigan 48185. The award should be on the basis of the bid unit prices, said amount to be adjusted based upon the quantities of work actually completed.

WORK PERFORMED

Stormwater management improvements at Whispering Willows Golf Course (see attached plans)

FISCAL CONSIDERATION

Å Authorize an expenditure in the amount of \$21,000 to Hubbell, Roth & Clark, Inc., P.O. Box 824,

Bloomfield Hills, MI 48303-0824 for the 30 inspector days from budgeted fund in the Capital Projects Fund - Land Improvements 401-000-974-000.

Å Authorize an expenditure in the amount of \$397,300 to Sole Underground, LLC from budgeted funds in the Capital Projects Fund - Land Improvements 401-000-974-000.

BID DETAIL

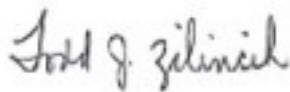
HRC has checked the references of Sole Underground, LLC, 5940 Commerce Drive, Westland, Michigan 48185 and is familiar with their prior work. HRC is recommending awarding the contract to this contractor (see attached letter dated March 22, 2023).

REASON FOR WAIVING BID: n/a

ATTACHMENTS

1. 3-22-23 HRC Recommendation Letter for Greenmead Phase 1 - WW
2. Greenmead Phase 1 - WW Final Plans
3. R031422 Approval of MEDC Funding CR 95-22
4. CR 156-22
5. CR 33-23

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: March 23, 2023



Don Rohraff, Director of Public Works

Date: March 23, 2023



Michael Slater, Finance Director

Date: March 23, 2023



Paul Bernier, City Attorney

Date: March 23, 2023



Maureen Miller Brosnan, Mayor

Date: March 24, 2023

March 22, 2023

City of Livonia
 Engineering Department
 12973 Farmington Rd.
 Livonia, Michigan 48150

Attn: Mr. Todd Zilincik, P.E., City Engineer

Re: Section 5 Stormwater Management Project – Phase 1
 Bid Results & Recommendation of Award

HRC Job No. 20210904

Dear Mr. Zilincik:

Enclosed is the Bid Tabulation for the subject project. Two (2) bids were received, publicly opened and read at 2:00 PM on Tuesday, March 21, 2023. The bid amounts ranged from \$418,300.00 to \$468,408.60. As shown, we find Solé Underground LLC., located in Westland, Michigan as the lowest responsive bidder at a total construction cost bid of \$418,300.00. Also enclosed are copies of the Bid Proposal and Bid Bond received from Solé Underground LLC.

Solé Underground LLC has satisfied the bidder's prequalification and specification requirements and has submitted all of the necessary information in order for the bid proposal to be considered complete and responsive. Solé Underground LLC. has experience in site excavation and stormwater utility installation as provided in the contract as well as recent work with the City of Livonia. The low bid was below the final pre-bid Engineer's Estimate of construction costs on this Contract.

Our office has contacted Solé Underground LLC and they have indicated they are able to complete the project in accordance with the bid documents, schedule and for the amount bid. As a result, we recommend awarding the Section 5 Stormwater Management Project – Phase 1 construction contract to Solé Underground LLC at a total amount of \$418,300.00, subject to receipt of the appropriate bonds, insurances and executed contract.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

John Nagle, P.E.
 Manager

Attachment

cc: Livonia; D. Lear
 HRC; D. Mitchell, B. Shepler, File

Delhi Township HRC 12250 1 st Avenue NE Plymouth, MN 55432 507-835-1111 www.hrcinc.com	Detroit HRC 12250 1 st Avenue NE Plymouth, MN 55432 507-835-1111 www.hrcinc.com	Grand Rapids HRC 12250 1 st Avenue NE Plymouth, MN 55432 507-835-1111 www.hrcinc.com	Howell HRC 12250 1 st Avenue NE Plymouth, MN 55432 507-835-1111 www.hrcinc.com	Jackson HRC 12250 1 st Avenue NE Plymouth, MN 55432 507-835-1111 www.hrcinc.com	Kalamazoo HRC 12250 1 st Avenue NE Plymouth, MN 55432 507-835-1111 www.hrcinc.com	Lansing HRC 12250 1 st Avenue NE Plymouth, MN 55432 507-835-1111 www.hrcinc.com
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BID TABULATION
SECTION 5 STORMWATER MANAGEMENT PROJECT (PHASE I)
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

Bids Due: Tuesday, March 21, 2023 at 2:00 pm
HRC Job # 20210904

Sole Underground
5940 Commerce Drive
Westland, MI 48185
Phone: (734) 231-0111

TSP Services, Inc.
25000 Capital
Redford, MI 48239
Phone: (734) 838-0426

Item	Quantity	Unit	Unit Price	Total Cost	Unit Price	Total Cost
1. Mobilization, Max 5%	1	ls	\$20,000.00	\$20,000.00	\$16,145.00	\$16,145.00
2. Color Audio-Video Route Survey	1	ls	\$5,000.00	\$5,000.00	\$1,000.00	\$1,000.00
3. Tree, Rem, 6 inch to 18 inch	1	ea	\$1,000.00	\$1,000.00	\$1,100.00	\$1,100.00
4. Culv, Rem, 24 to 48 inch, special	12	lft	\$100.00	\$1,200.00	\$38.00	\$456.00
5. Clearing	0.95	ac	\$40,000.00	\$38,000.00	\$44,000.00	\$41,800.00
6. HMA Surface, Rem	360	syd	\$10.00	\$3,600.00	\$6.70	\$2,412.00
7. Fence, Rem	180	lft	\$5.00	\$900.00	\$10.75	\$1,935.00
8. Pavt, Rem, Special	40	syd	\$100.00	\$4,000.00	\$28.00	\$1,120.00
9. Wood Bridge, Rem, Special	1	ea	\$2,000.00	\$2,000.00	\$2,200.00	\$2,200.00
10. Excavation, Earth	1,788	cyd	\$50.00	\$89,400.00	\$32.45	\$58,020.60
11. Embankment, CIP	375	cyd	\$20.00	\$7,500.00	\$10.00	\$3,750.00
12. Station Grading, Cart Path, Mod	3.1	sta	\$3,000.00	\$9,300.00	\$1,500.00	\$4,650.00
13. Culv, HDPE, 24 inch, OC	41	lft	\$100.00	\$4,100.00	\$162.00	\$6,642.00
14. Culv, Conc, 24 inch, OC, Tr Det B	21	lft	\$150.00	\$3,150.00	\$200.00	\$4,200.00
15. Culv End Section, 24 inch	2	ea	\$2,500.00	\$5,000.00	\$1,500.00	\$3,000.00
16. Ditch Enclosure Pipe, 8 inch	432	lft	\$70.00	\$30,240.00	\$85.00	\$36,720.00
17. Maintenance Basin, 24 inch	2	ea	\$5,000.00	\$10,000.00	\$2,700.00	\$5,400.00
18. Maintenance Basin, 48 inch	1	ea	\$7,000.00	\$7,000.00	\$3,500.00	\$3,500.00
19. RipRap, Plain	100	ton	\$160.00	\$16,000.00	\$215.00	\$21,500.00
20. Aggregate, 6A	60	ton	\$50.00	\$3,000.00	\$81.00	\$4,860.00
21. Sewer Tap, 24 inch	1	ea	\$2,000.00	\$2,000.00	\$625.00	\$625.00
22. Aggregate Base, 21AA, 4 inch, CIP, Special	495	syd	\$10.00	\$4,950.00	\$12.60	\$6,237.00
23. HMA, 5E1, Mod	85	ton	\$200.00	\$17,000.00	\$300.00	\$25,500.00
24. Fence, Chainlink, 72 inch	180	lft	\$25.00	\$4,500.00	\$100.00	\$18,000.00
25. Turf Restoration	6,500	syd	\$8.00	\$52,000.00	\$14.75	\$95,875.00
26. Property Protection Fence	990	lft	\$4.00	\$3,960.00	\$15.90	\$15,741.00
27. Maintaining Traffic	1	ls	\$5,000.00	\$5,000.00	\$5,600.00	\$5,600.00
28. Maintenance Gravel	400	ton	\$50.00	\$20,000.00	\$32.55	\$13,020.00
29. Soil Erosion and Sedimentation Control	1	ls	\$2,500.00	\$2,500.00	\$12,000.00	\$12,000.00
30. Construction Stone Access Drive	1	ls	\$10,000.00	\$10,000.00	\$8,700.00	\$8,700.00
31. Miscellaneous Easement Conditions	1	ls	\$5,000.00	\$5,000.00	\$3,500.00	\$3,500.00
32. Maintain Existing River flow	1	ls	\$10,000.00	\$10,000.00	\$8,200.00	\$8,200.00
33. Observation Crew Days (minimum 30 days)			30 days	\$21,000.00	50 days	\$35,000.00

*Contractor to fill in number of days

TOTAL BID AMOUNT

\$418,300.00

\$468,408.60

ENGINEER: Jack Nagle, P.E.
Hubbell, Roth & Clark, Inc.
555 Hulet Drive
Bloomfield Hills, MI 48303

PROPOSAL
FOR
SECTION 5 STORMWATER MANAGEMENT PROJECT (PHASE I)
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

Bids Due: Tuesday, March 21, 2023
On or Before 2:00 pm, Local Time
HRC Job No. 20210904

To Prospective Bidders:

Name of Bidder: Sole Underground

Address: 5940 Commerce Drive, Westland, MI

Date: 3/20/23 Telephone: (734) 231-0111 Fax: (734) 326-5810

The above, as Bidder, hereby declares this bid is made in good faith without fraud or collusion with any persons bidding, and that the Drawings, Specifications, and all other information referenced in the Instructions to Bidders have been examined. Further, the Bidder is familiar with the location of the work described herein and is fully informed as to the nature of the work and the conditions relating to the performance of the Contract.

The Bidder acknowledges that no representations or warranties of any nature whatsoever have been received, or are relied upon from the City of Livonia, its agents or employees, as to any conditions to be encountered in accomplishing the work and that the bid is based solely upon the Bidder's own independent judgment.

The above, as Bidder, hereby certifies that the Drawings, Specifications, and other data provided by the Owner for bidding purposes have been examined. Further, the undersigned certifies that the proposed construction methods have been reviewed and found acceptable for the conditions which can be anticipated from the information provided for bidding.

The Bidder hereby affirms that the site of work has been inspected and further declares that no charges in addition to the Individual Unit Prices shall be made on account of any job circumstances or field conditions which were present and/or ascertainable prior to the bidding. In addition, The Contractor, as such and as Bidder, shall make the determination as to existing soil conditions and shall also complete the work under whatever conditions created by the Contractor/Bidder's sequence of construction, construction methods, or other conditions the Contractor/Bidder may create, at no additional cost to the Owner.

The above, as Bidder, confirms knowledge of the location of the proposed Section 5 Stormwater Management Project – Phase 1 and appurtenant construction in the City of Livonia, Wayne County, Michigan, and the conditions under which it must be constructed; and also declares to have carefully examined the Drawings, Specifications, and Contract Documents which the Bidder understands and accepts as sufficient for the purpose of constructing said Section 5 Stormwater Management Project – Phase 1, and appurtenant work, and agrees to contract with the City of Livonia to furnish all labor, materials, tools, equipment, facilities and

supervision necessary to do all the work specified and prescribed for the City of Livonia, in strict accordance
with the

CITY OF LIVONIA
SECTION 5 STORMWATER MANAGEMENT PROJECT (PHASE I)

PROPOSAL
00300 / 3

Owner's General Conditions, and with the full intent of the Drawings and Specifications, prepared by Hubbell, Roth & Clark, Consulting Engineers, and will accept in full payment therefore the sum of:

BASE BID

<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total Cost</u>
1. Mobilization, Max 5%	1 ls	@ \$20000	= \$20,000.-
2. Color Audio-Video Route Survey	1 ls	@ \$5000	= \$5,000.-
3. Tree, Rem, 6 inch to 18 inch	1 ea	@ \$1000	= \$1,000.-
4. Culv, Rem, 24 to 48 inch, special	12 lft	@ \$100	= \$1,200.-
5. Clearing	0.95 ac	@ \$40000	= \$38,000.-
6. HMA Surface, Rem	360 syd	@ \$10	= \$3,600.-
7. Fence, Rem	180 lft	@ \$5	= \$900.-
8. Pavt, Rem, Special	40 syd	@ \$100	= \$4,000.-
9. Wood Bridge, Rem, Special	1 ea	@ \$2000	= \$2,000.-
10. Excavation, Earth	1,788 cyd	@ \$50	= \$89,400.-
11. Embankment, CIP	375 cyd	@ \$20	= \$7,500.-
12. Station Grading, Cart Path, Mod	3.1 sta	@ \$3000	= \$9,300.-
13. Culv, HDPE, 24 inch, OC	41 lft	@ \$100	= \$4,100.-
14. Culv, Conc, 24 inch, OC, Tr Det B	21 lft	@ \$150	= \$3,150.-
15. Culv End Section, 24 inch	2 ea	@ \$2500	= \$5,000.-
16. Ditch Enclosure Pipe, 8 inch	432 lft	@ \$70	= \$30,240.-
17. Maintenance Basin, 24 inch	2 ea	@ \$5000	= \$10,000.-
18. Maintenance Basin, 48 inch	1 ea	@ \$7000	= \$7,000.-
19. RipRap, Plain, Special	100 ton	@ \$160	= \$16,000.-
20. Aggregate, 6A	60 ton	@ \$50	= \$3,000.-
21. Sewer Tap, 24 inch	1 ea	@ \$2000	= \$2,000.-
22. Aggregate Base, 21AA, 4 inch, CIP, Special	495 syd	@ \$10	= \$4,950.-
23. HMA, 5E1, Mod	85 ton	@ \$200	= \$17,000.-
24. Fence, Chainlink, 72 inch	180 lft	@ \$25	= \$4,500.-
25. Turf Restoration	6,500 syd	@ \$8	= \$52,000.-
26. Property Protection Fence	990 lft	@ \$4	= \$3,960.-
27. Maintaining Traffic	1 ls	@ \$5000	= \$5,000.-
28. Maintenance Gravel	400 ton	@ \$50	= \$20,000.-
29. Soil Erosion and Sedimentation Control	1 ls	@ \$2500	= \$2,500.-
30. Construction Stone Access Drive	1 ls	@ \$10000	= \$10,000.-
31. Miscellaneous Easement Conditions	1 ls	@ \$5000	= \$5,000.-
32. Maintain Existing River flow	1 ls	@ \$10000	= \$10,000.-
33. *Observation Crew Days (minimum 30 days)	30 days	@ \$700.00	= \$21,000.-
*Contractor to fill in number of days			

Total Amount of Bid

\$418,300.-

The Owner reserves the right to award the Base Bid or the Base Bid plus any or individual Alternate or combination of Alternates, depending upon the availability of funds.

The Owner, at its sole discretion, reserves the right to award to the Bidder who, in the sole determination of the Owner, will best serve the interest of the Owner. The Owner reserves the right to accept any bid, to reject any or all bids, to waive any and all informalities involving price, time, or changes in the work, and to

negotiate contract terms with the successful Bidder, and the right to disregard all nonconforming, nonresponsive, unbalanced or conditional bids. However, it is the intention of the Owner to award to the low total bid to one bidder. Also, the Owner reserves the right to reject the bid of any Bidder if the Owner believes that it would not be in the best interest of the Project to make an award to that Bidder, whether because the bid is not responsive or the Bidder is unqualified, of doubtful financial ability, or fails to meet any other pertinent standard or criteria established by the Owner.

TAXES

The Bidder affirms that all applicable Federal, State and Local taxes of whatever character and description are included in all prices stated in this Form of Proposal.

ADDENDA

The Bidder acknowledges the following Addenda, covering revisions to the drawings or specifications and the cost, if any, of such revision has been included in the quoted proposal:

Addendum No. <u>1</u>	Dated <u>3-20-23</u>
Addendum No. <u>2</u>	Dated <u>3-21-23</u>
Addendum No. _____	Dated _____
Addendum No. _____	Dated _____

FEES

The Bidder shall refer to the General Conditions for allowable Fees for additional work performed, upon Owner's written authorization, by Bidder's own forces and/or for additional work, upon Owner's written authorization, by Bidder's subcontractors.

TIME OF COMPLETION

If awarded the Contract for the Section 5 Stormwater Management Project – Phase 1, we agree to have all work substantially completed by June 3, 2023. Substantial Completion is defined that the facility is ready to use for its intended purpose with all utility systems fully functional.

The Bidder hereby agrees to furnish the required Bonds, Insurance Certificates, and Policies within ten (10) days after acceptance of this Proposal.

Final Completion with all clean-up and punch-list items shall be complete by June 17, 2023.

The execution of all work and specific constraints as described in the contract drawings and specifications, with particular reference to Section 01010 Progress Schedule and Staging Requirements, must be strictly adhered to.

LIQUIDATED DAMAGES

Time is of the essence for completion of this project in order to have the Project ready for the _____(OWNER)_____. The Bidder guarantees that the work will be completed within the time limit stated herein before or within the time as extended as provided elsewhere in the Specifications. Inasmuch as the damage and loss to the Owner which will result from the failure of the Bidder to complete the work within the stipulated time, will be most difficult or impossible to accurately determine, it is mutually agreed that the damages to the Owner for such delay and failure on the part of the Bidder shall be liquidated in the amount of One-Thousand Dollars (\$1,000.00), for each and every calendar day by which the Bidder shall fail to complete the work or any part thereof within the provisions hereof, and such liquidated damages shall not be considered as a penalty.

The Owner will deduct and retain out of any money due or to become due hereunder the amount of the liquidated damages, and in case those amounts are less than the amount of actual liquidated damages, the Bidder shall pay the difference upon demand of the Owner.

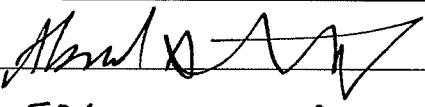
We understand that liquidated damages may be assessed should we fail to meet the stipulated completion dates. Specifically, liquidated damages will be assessed daily beginning July 13, 2023 until such a time that Substantial Completion is achieved and further if all work is not completed by the Final Completion Date.

BIDS TO REMAIN FIRM

The price stated in this Proposal shall be guaranteed for a period of not less than 60 days from the bid due date and if authorized to proceed within that period, the bidder agrees to complete the work covered by the Proposal at said price.

If this Proposal is accepted by the Owner and the undersigned shall fail to contract as aforesaid and to furnish the required surety bonds within fifteen (15) days after being notified of the acceptance of their bid, then the undersigned shall be considered to have abandoned the contract, and the Certified Check, Cashier's Check or Bid Bond accompanying this Proposal shall be forfeited to the City of Livonia

If the undersigned enters into the contract in accordance with their proposal, or if their proposal is not accepted, then the accompanying bid guarantee shall be returned to the undersigned.

Company Name: SOLE UNDERGROUND LLC
Signature:  Title: PRESIDENT
Address: 5940 COMMERCE DR. WESTLAND
County: WAYNE State: MI
Telephone No.: 734-326-5455 Fax No.: 734-326-5810
Email Address: SOLECONS @YAHOO.COM

LEGAL STATUS OF BIDDER

This Bid is submittal in the name of:

(Print) SOLE' UNDERGROUND LLC

The undersigned hereby designates below the business address to which all notices, directions or other communications may be served or mailed:

Street 5940 COMMERCE DRIVE

City WESTLAND

State MI Zip Code 48185

The undersigned hereby declares the legal status checked below:

☐ INDIVIDUAL

☐ INDIVIDUAL DOING BUSINESS UNDER AN ASSUMED NAME

☐ CO-PARTNERSHIP

The Assumed Name of the Co-Partnership is registered in the County of _____, Michigan

☒ CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF _____

MICHIGAN The Corporation is

☐ LICENSED TO DO BUSINESS IN MICHIGAN

☐ NOT NOW LICENSED TO DO BUSINESS IN MICHIGAN

The name, titles, and home addresses of all persons who are officers or partners in the organization are as follows:

A corporation duly organized and doing business under the laws of the State of MI

NAME AND TITLE

HOME ADDRESS

ABOUD ATIYEH

6154 GOLDEN LN.

WEST BLOOMFIELD

MI 48322

Signed and Sealed this 20TH

day of MARCH, 2023

Abn [Signature]
By (Signature)

ABOUD ATIYEH

Printed Name of Signer

PRESIDENT

Title

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:*(Name, legal status and address)*

AAA Underground, LLC dba Sole
Underground, Inc.
5940 Commerce

Westland, MI 48185

OWNER:*(Name, legal status and address)*

City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

BOND AMOUNT: Five Percent (5%) of Amount Bid

SURETY:*(Name, legal status and principal place
of business)*

U.S. Specialty Insurance Company
13403 Northwest Freeway
Houston, TX 77040

This document has important legal
consequences. Consultation with
an attorney is encouraged with
respect to its completion or
modification.

Any singular reference to
Contractor, Surety, Owner or
other party shall be considered
plural where applicable.

PROJECT:*(Name, location or address, and Project number, if any)*

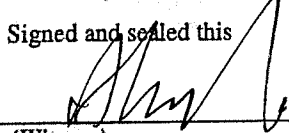
Section 5 Stormwater Management Project - Phase 1

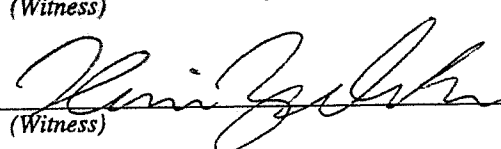
The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 21st day of March, 2023


(Witness)


(Witness)

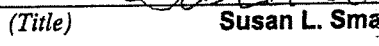
AAA Underground, LLC dba Sole Underground, Inc.


(Principal)


(Title)

U.S. Specialty Insurance Company


(Surety)


(Title)

Susan L. Small, Attorney-in-Fact

Init.

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**TOKIO MARINE
HCC**

POWER OF ATTORNEY

**AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Steven K. Brandon, John L. Budde, TJ Griffin, Terence J. Griffin or Susan L. Small of Troy, Michigan

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed *****Ten Million***** Dollars (**\$10,000,000.00**). This Power of Attorney shall expire without further action on January 31st, 2024. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be It Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be It Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 23rd day of September, 2021.

**AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

State of California

County of Los Angeles



By:

Daniel P. Aguilar, Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

On this 23rd day of September, 2021, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

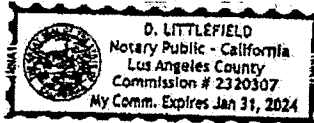
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

D. Littlefield

(seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 21st day of March, 2023.

Corporate Seals

Bond No.

N/A

Agency No. 17084



Kio Lo, Assistant Secretary

**ADDENDUM NO. 1
TO SPECIFICATIONS AND PLANS
SECTION 5 STORMWATER MANAGEMENT PROJECT (PHASE 1)
CITY OF LIVONIA, MICHIGAN**

ISSUED: March 20, 2023

HRC Job No. 20210904

This Addendum is issued prior to receipt of proposals to provide for certain changes and clarifications to the Specifications and/or the Drawings, as herein specified, and is hereby made a part of the Contract Documents and shall be taken into consideration in preparing the Proposal. All other conditions remain the same. **The Proposer shall acknowledge the receipt of this Addendum by signing below, including this with their proposals, and completing the Addenda section on page 3 of the Proposal Form (Section 00300).** Failure to sign the Addenda Section of the Proposal Form in the submission of the proposal may be justification for the proposal being rejected as non-responsive.

The following lists the extent of this Addendum. Descriptions of the changes or clarifications are given within each heading.

CONTRACTOR QUESTIONS

Q: What is the Engineer's Estimate?

A: The engineers estimate is \$350,000

Q: Is watering the sod included in the bid unit price for sod installation?

A: Yes.

Q: Is the 14-day watering period for sod excluded from the final completion date?

A: Yes.

Q: Is the headwall and grate included in the bid unit price for Pavt, rem, Special?

A: Yes.

Q: Are the trees that are located with ribbon and not included on the plans are plan to be taken down with this project?

A: No, golf course management will remove the trees that are not within the clearing limits and not mark as removed on the plans.

SPECIFICATIONS

Section 00010 – Table of Contents

- Special Provision for RipRap, Plain, Special has changed

Section 00300 – Proposal

- Item No. 19's name has changed.

Section 01220 – Bid Item Description

- Item No. 19 description has changed.

Special Provision for Riprap, Plain, Special

- Special Provision has been added to the Specifications.

Delhi Township 2101 Aurelius Rd. Suite 2A Holt, MI 48842 517-694-7760	Detroit 535 Griswold St. Buhl Building, Ste 1650 Detroit, MI 48226 313-965-3330	Grand Rapids 1925 Breton Road SE Suite 100 Grand Rapids, MI 49506 616-454-4286	Howell 105 W. Grand River Howell, MI 48843 517-552-9199	Jackson 401 S. Mechanic St. Suite B Jackson, MI 49201 517-292-1295	Kalamazoo 834 King Highway Suite 107 Kalamazoo, MI 49001 269-665-2005	Lansing 215 S. Washington SQ Suite D Lansing, MI 48933 517-292-1488
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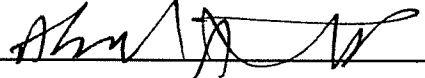
PLANS

Sheet No. 2

- Riprap, Plain line item's name and quantity has changed on the plan sheet.

Received and Acknowledged By:

Company: SOLE' UNDERGROUND LLC

Signature: 

Printed Name: ABOU AFITEH

Title: PRESIDENT

Date: 3-20-23



Date: March 20, 2023

From: Enna A. Bachelor, Purchasing Manager

To: Prospective Bidders

Subject: Addendum No. 1 – Channel Improvements at Whispering Willow

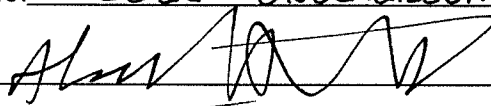
Addendum No. 1 is being issued to address questions raised at the prebid meeting.

Please see attached. (22 pages)

THE DUE DATE REMAINS THE SAME. All other provisions of the solicitation remain the same. Firms should acknowledge receipt of this addendum with their bid response.

---ADDENDUM NO.1 - Channel Improvements at Whispering Willow - ACKNOWLEDGEMENT---

Company Name: SOLE' UNDERGROUND LLC

Signature: 

Title: PRESIDENT

Print Name: ABOUO ATIYEH Date 3-20-23



Date: March 21, 2023
From: Enna A. Bachelor, Purchasing Manager
To: Prospective Bidders
Subject: Addendum No. 2 – Channel Improvements at Whispering Willows

Addendum No. 2 is being issued to provide the log in information for the bid opening which will be conducted via Zoom at 2:00 p.m. on 03/21/2023. The credentials are as follows:

By Computer: <https://us02web.zoom.us/j/82294127641>

By Phone: Phone (312) 626-6799 Webinar ID: 822 9412 7641

THE DUE DATE REMAINS THE SAME. All other provisions of the solicitation remain the same. Firms should acknowledge receipt of this addendum with their bid response.

---ADDENDUM NO. 2 - Channel Improvements at Whispering Willow - ACKNOWLEDGEMENT---

Company Name: SOLE' UNDERGROUND LLC

Signature: 

Title: PRESIDENT

Print Name: ABOUD ATIYEH Date 3-21-23

3/6/2023 10:04 AM
HRC_dlv.ctb
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Mansfield, Adam

CITY OF LIVONIA
SECTION 5 REGIONAL STORMWATER MANAGEMENT PROJECT
PHASE 1

WAYNE COUNTY, MICHIGAN

HRC JOB No. 20210904



CITY COUNCIL
COUNCIL PRESIDENT:
JIM JOLLY

COUNCIL VICE PRESIDENT:
LAURA TOY

COUNCIL MEMBERS:
ROB GJONAJ DONOVIC
SCOTT BAHR
BRANDON McCULLOUGH
KATHLEEN MCINTYRE
SCOTT MORGAN

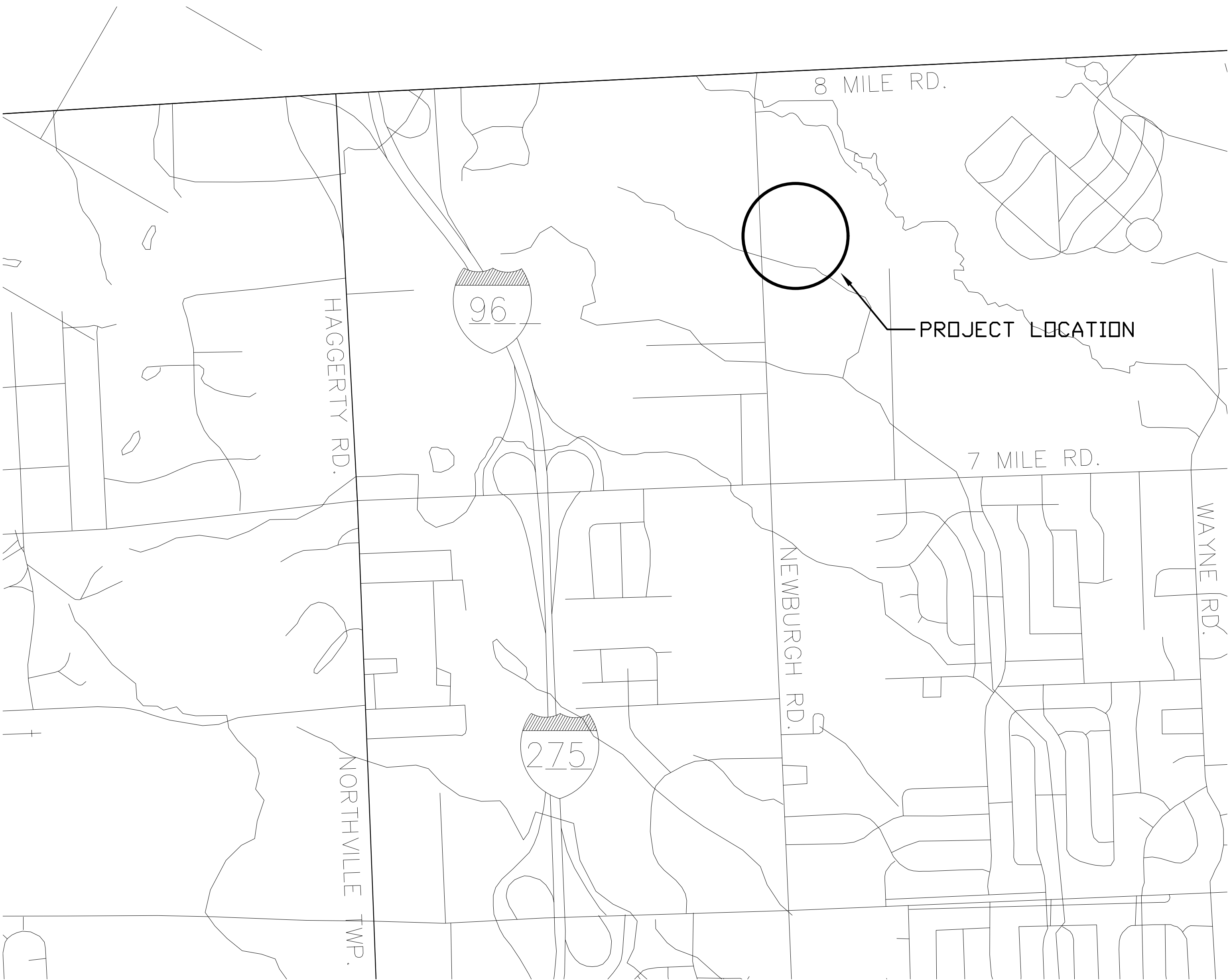
MAYOR:
MAUREEN MILLER BROSNAN

CITY CLERK:
SUSAN M. NASH

CITY TREASURER:
LYNDA L. SCHEEL

DIRECTOR OF PUBLIC WORKS:
DON ROHRAFF

CITY ENGINEER:
TODD J. ZILINCIK, P.E.



PLAN INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	
PROJECT NOTES	A
PLAN SHEETS	1-5
CITY OF LIVONIA SOIL EROSION & SEDIMENTATION CONTROLS	1

NOTICE:

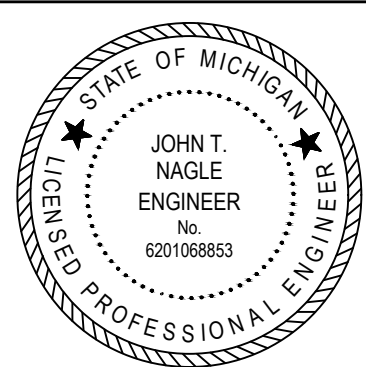
ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION ACTIVITIES.

811
Know what's below.
Call before you dig.
CALL811.COM
or 811
(TOLL FREE)

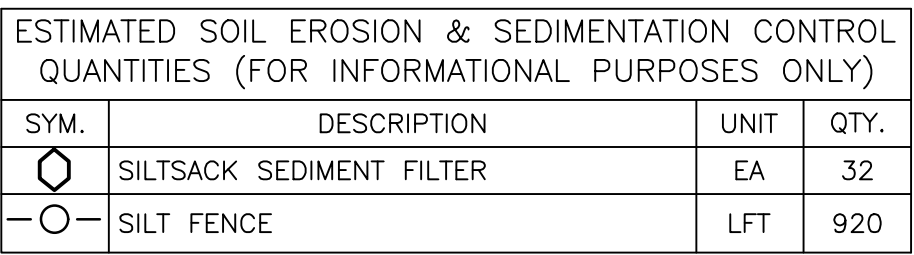
CALL MISS DIG
72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
1-800-482-7171
or 811
(TOLL FREE)

HRC
HUBBELL, ROTH & CLARK, INC
Consulting Engineers

555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 338-2592
WEB SITE: [http:// www.hrc-engr.com](http://www.hrc-engr.com)

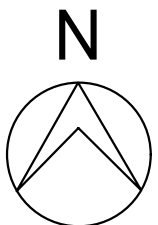


3-7-2023	ISSUED FOR BID
3-2-2023	ISSUED FOR CITY REVIEW
ADDITIONS AND/OR REVISIONS	



QUANTITIES THIS SHEET			
NO.	DESCRIPTION	UNIT	QTY.
3	TREE, REM, 6 INCH TO 18 INCH	EA	1
4	CULV, REM, 24 INCH TO 48 INCH	LFT	12
5	CLEARING	ACRE	0.95
6	HMA SURFACE, REM	SYD	360
7	FENCE, REM	LFT	180
8	PAVT, REM	SYD	40
9	WOOD BRIDGE, REM, SPECIAL	EA	1
26	PROPERTY PROTECTION FENCE	LFT	990
28	MAINTANENCE GRAVEL	TON	400
30	CONSTRUCTION STONE ACCESS DRIVE	LSUM	1

1. CONTRACTOR SHALL SALVAGE AND PROTECT EXISTING CORE HOLE IN THE EXISTING STORM DRAIN STRUCTURE LOCATED ON THE PROPERTY OF 37248 BRETTON. ALL WORK TO PROTECT AND SALVAGE THE CORE HOLE SHALL BE INCLUDED IN THE BID UNIT PRICE FOR "SEWER, REM, 24 TO 48 INCH, SPECIAL".
2. ALL WORK TO COMPLETELY REMOVE AND DISPOSE THE WOODEN BRIDGE SHALL BE INCLUDED IN THE BID UNIT PRICE FOR "WOOD BRIDGE, REM, SPECIAL - EA". THIS ITEM INCLUDES, BUT NOT LIMITED TO, REMOVAL AND DISPOSAL OF THE CONCRETE FOUNDATIONS, BOULDERS, WOOD BRIDGE, WOODEN RAILS, AND FASTENERS. THE WORK TO REMOVE THE HMA PATHWAY SHALL BE PAID FOR SEPARATELY AND INCLUDED IN THE BID UNIT PRICE FOR "PAVT, REM - SYD".
3. CONTRACTOR SHALL ACCESS SITE BY REMOVING THE EXISTING FENCE AND ADJACENT DRIVEWAY. CONTRACTOR SHALL MAINTAIN THE WEST SIDE OF NEWBURNH RD. CONTRACTOR SHALL PLACE PROPER TRAFFIC CONTROL MEASURES ALONG NEWBURNH RD IN ACCORDANCE WITH MDOT STANDARD TRAFFIC DETAIL 123-NFW-1LC-(R). ALL OTHER WORK (FENCE REMOVAL, SITE RESTORATION, FENCE INSTALLATION, ETC.) SHALL BE PAID FOR UNDER SEPARATE LINE ITEMS.
4. PRIOR TO REMOVAL OF CART PATH, CONTRACTOR SHALL PLACE MAINTENANCE GRAVEL TO CREATE A TEMPORARY CART PATH. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN THE GRAVEL AND REMOVE THE GRAVEL ONCE THE NEW PATH HAS BEEN INSTALLED. WORK TO MAINTAIN AND REMOVE THE MAINTENANCE GRAVEL SHALL BE INCLUDED IN THE BID UNIT PRICE FOR "MAINTENANCE GRAVEL - TON".

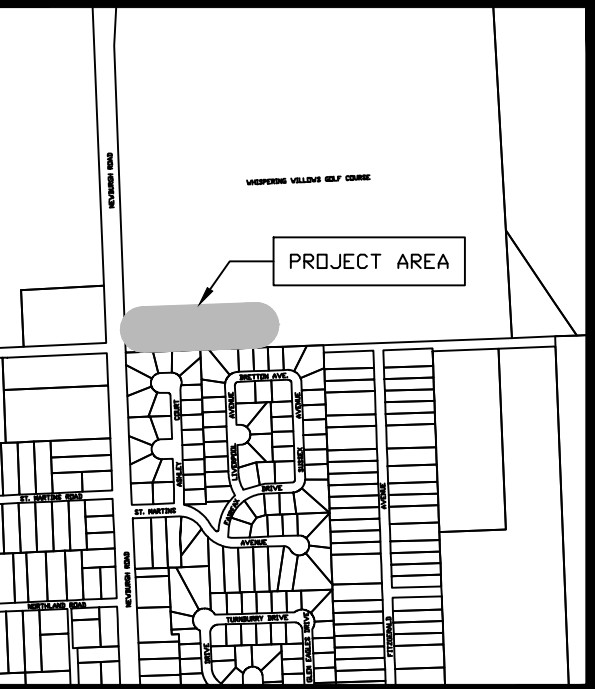


**P.O. BOX 824
48303 - 0824**



WEB SITE: <http://www.hrcengr.com>

3-7-2023	ISSUED FOR BID
3-2-2023	ISSUED FOR CITY REVIEW
DATE	ADDITIONS AND/OR REVISIONS
DRAWN	JTN
CHECKED	JTN
APPROVED	BWS



CITY OF LIVONIA

**SECTION 5 REGIONAL
STORMWATER MANAGEMENT
PROJECT (PHASE 1)**

SESC MEASURES AND REMOVAL PLAN

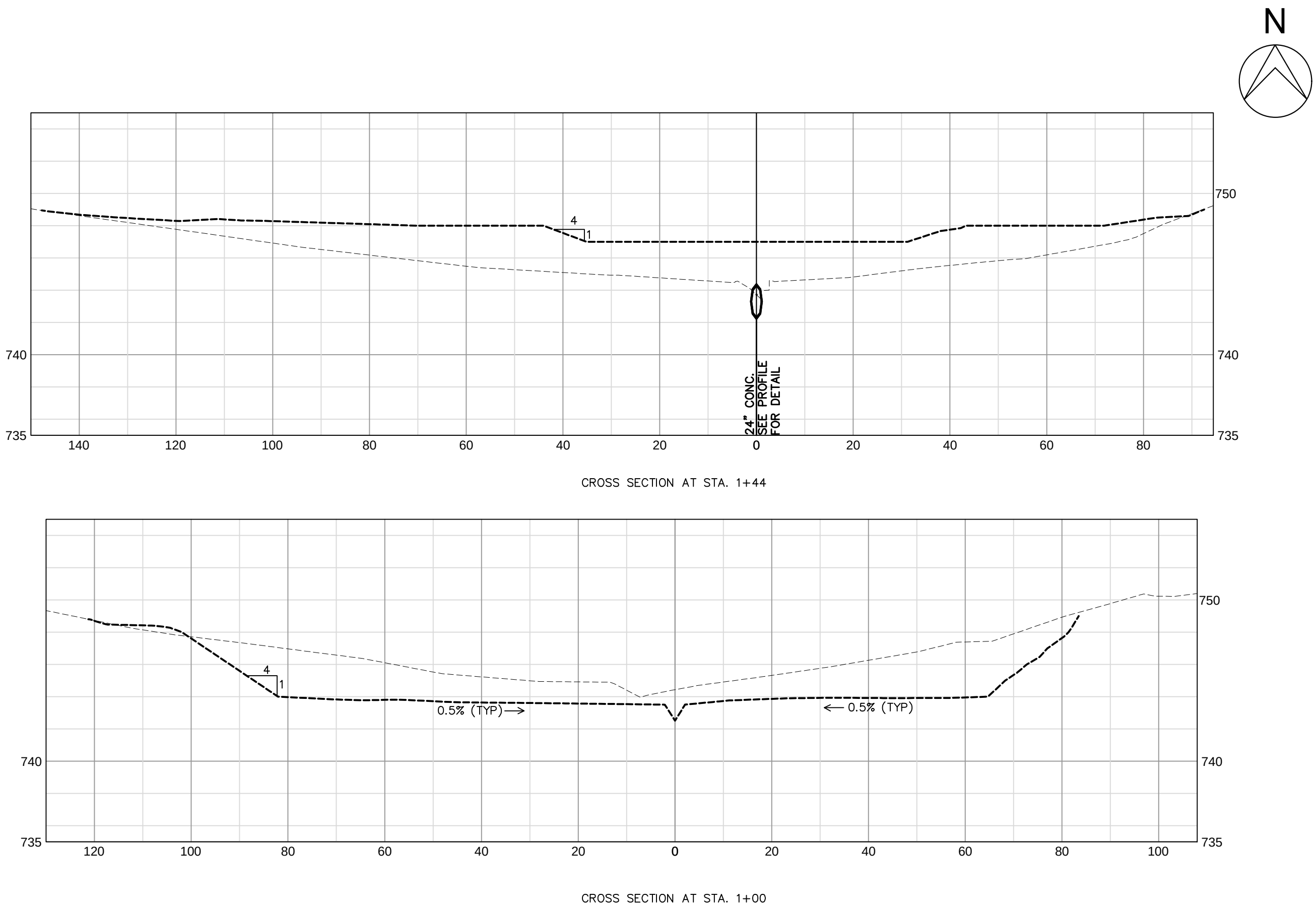
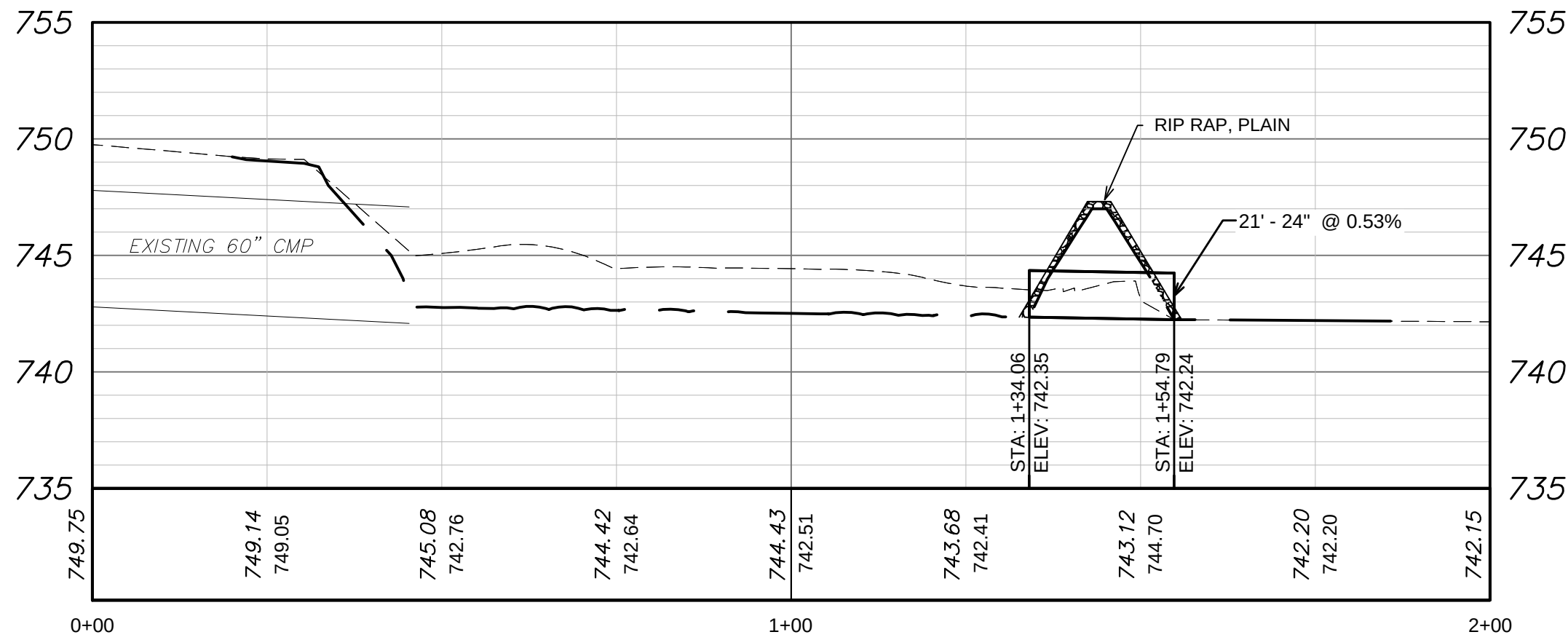
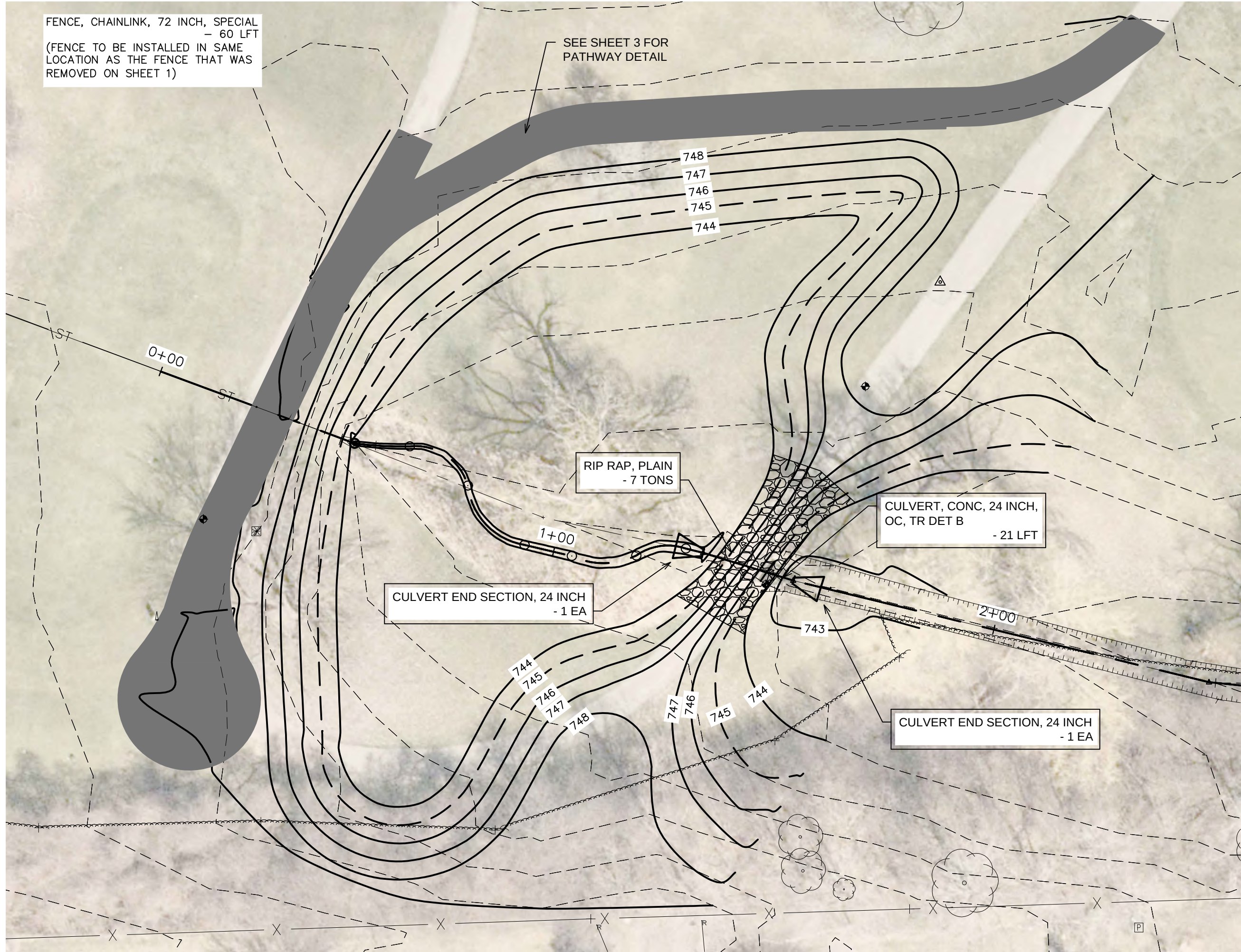
HRC JOB NO. 20210904	SCALE 1" = 40'
DATE March 2023	SHEET NO. 1 OF 5



**CALL MISS DIG
72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
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or 811
(TOLL FREE)**

ORIGINAL PLOT SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)

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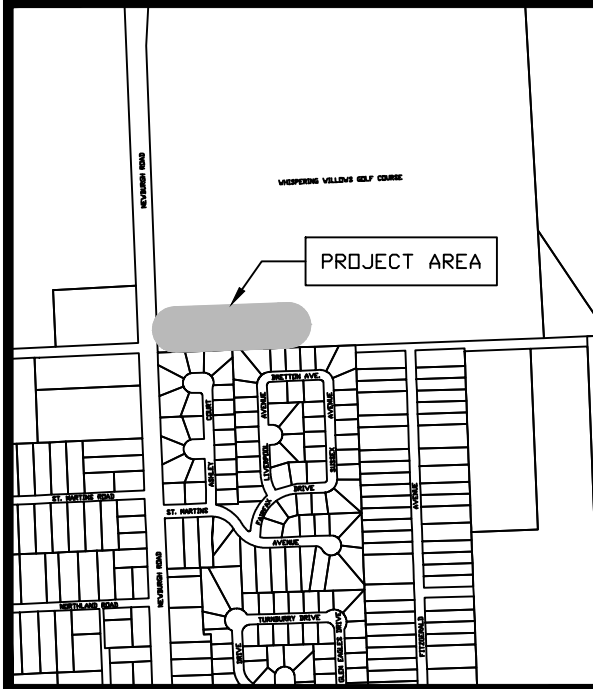


QUANTITIES THIS SHEET			
NO.	DESCRIPTION	UNIT	QTY.
10	EXCAVATION, EARTH	CYD	953
14	CULVERT, CONC, 24 INCH, OC, TR DET B	LFT	21
15	CULV END SECT, 24 INCH	EA	2
19	RIP RAP, PLAIN	TON	7
24	FENCE, CHAINLINK, 72 INCH, SPECIAL	LFT	60



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3-7-2023	ISSUED FOR BID
3-2-2023	ISSUED FOR CITY REVIEW
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	JTN
DRAWN	JTN
CHECKED	JTN
APPROVED	BWS



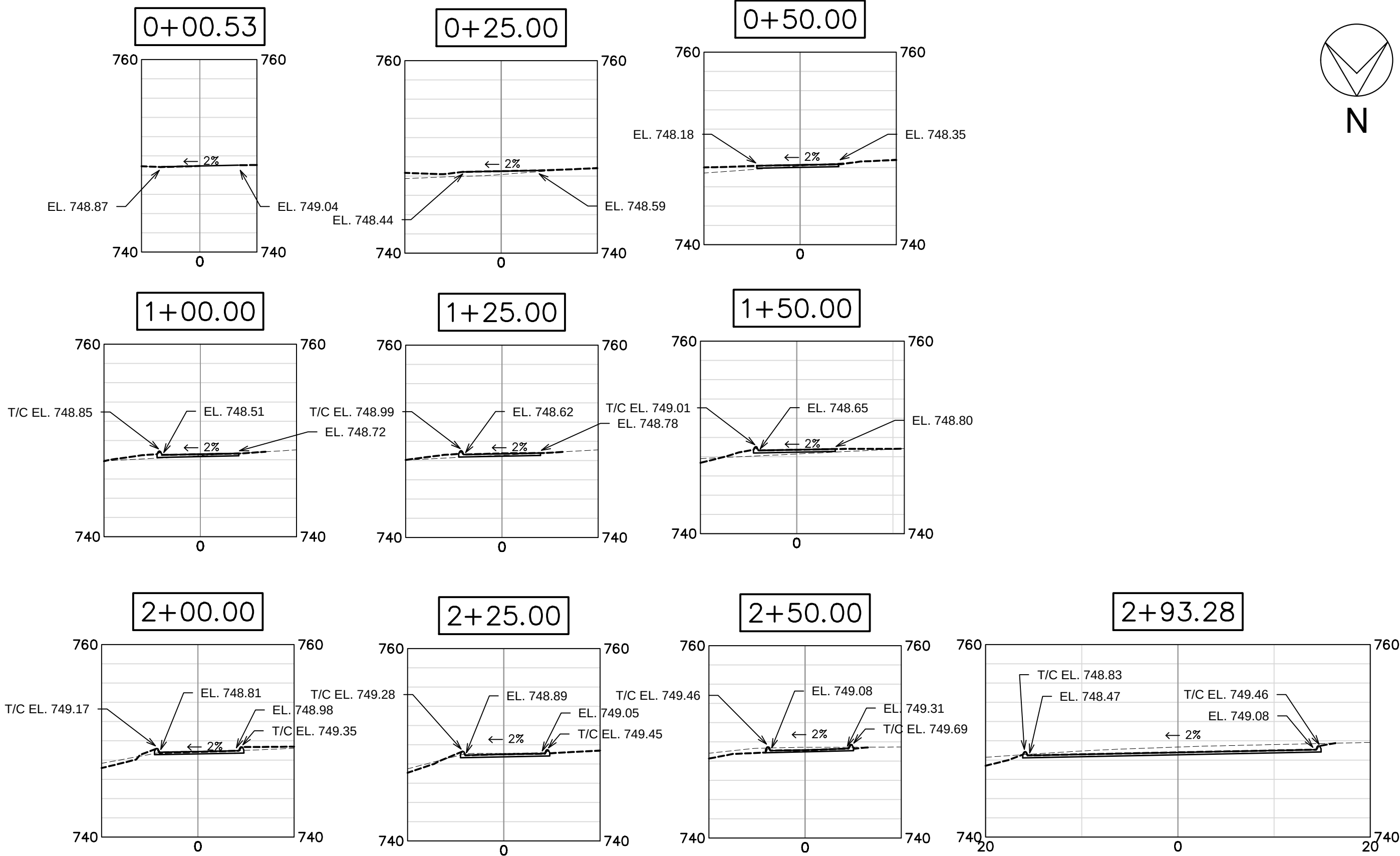
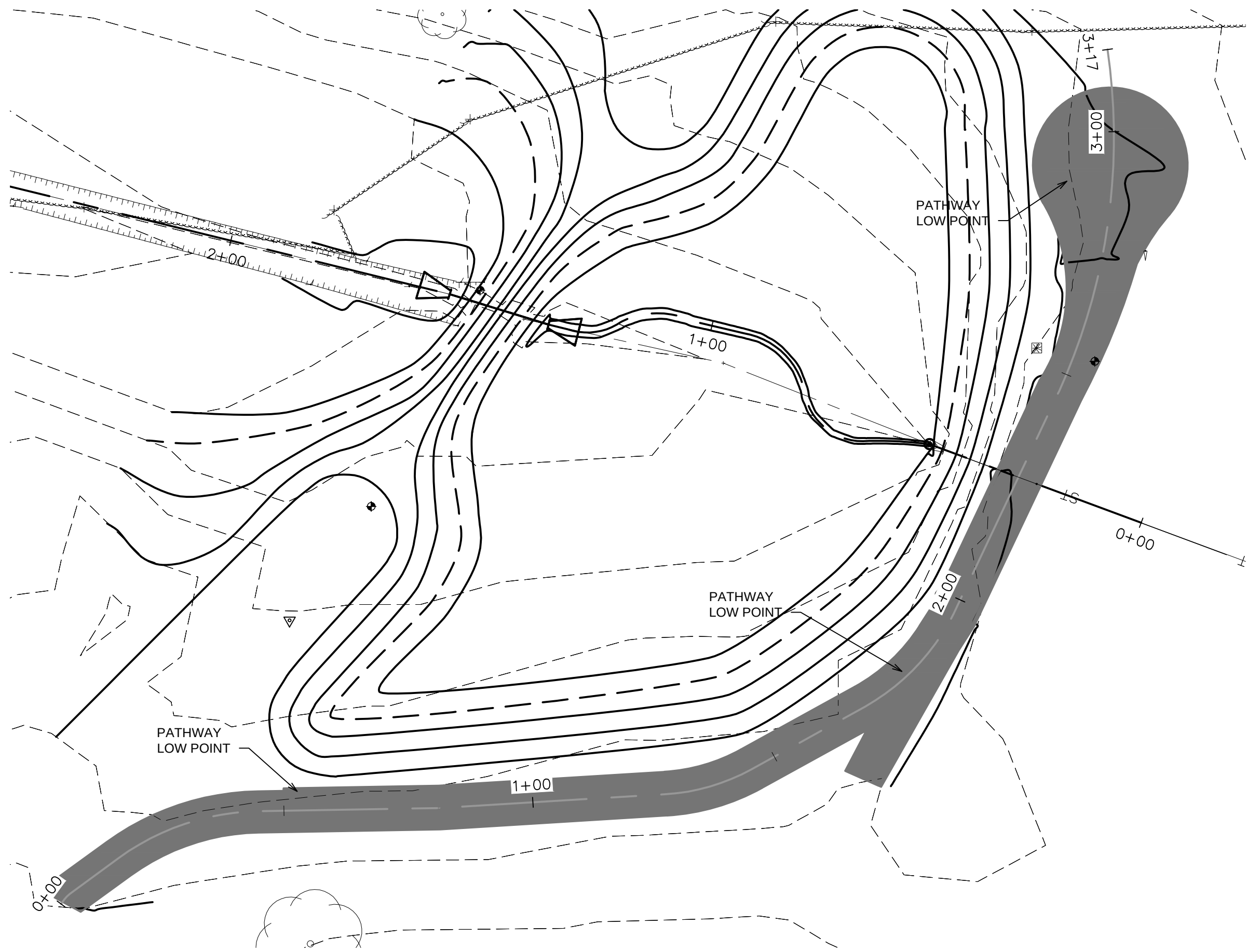
CITY OF LIVONIA
**SECTION 5 REGIONAL
STORMWATER MANAGEMENT
PROJECT (PHASE 1)**

SITE GRADING PLAN
STA 1+00 TO STA 2+00

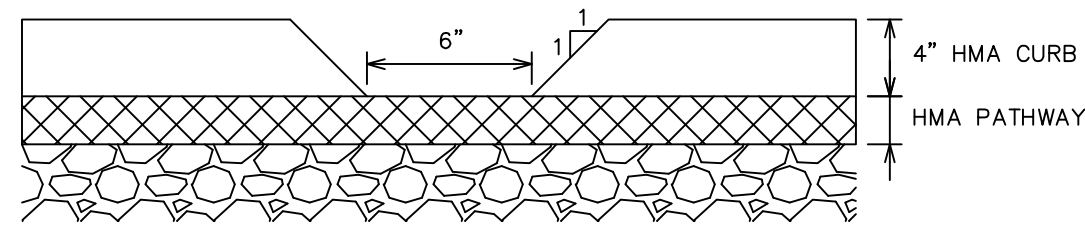
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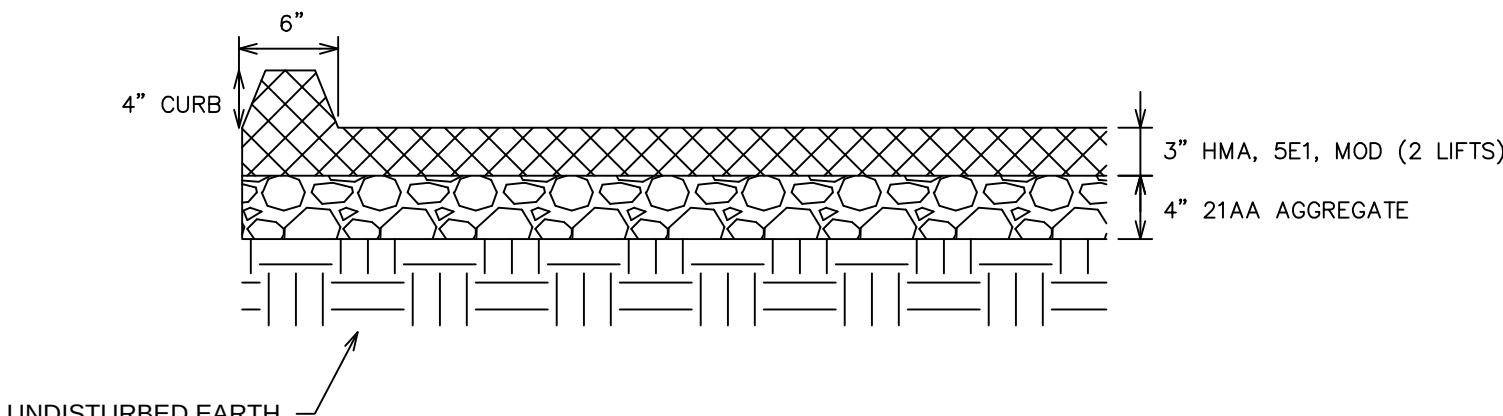
HRC JOB NO. 20210904	SCALE 1" = 20'
DATE March 2023	SHEET NO. 2 OF 5



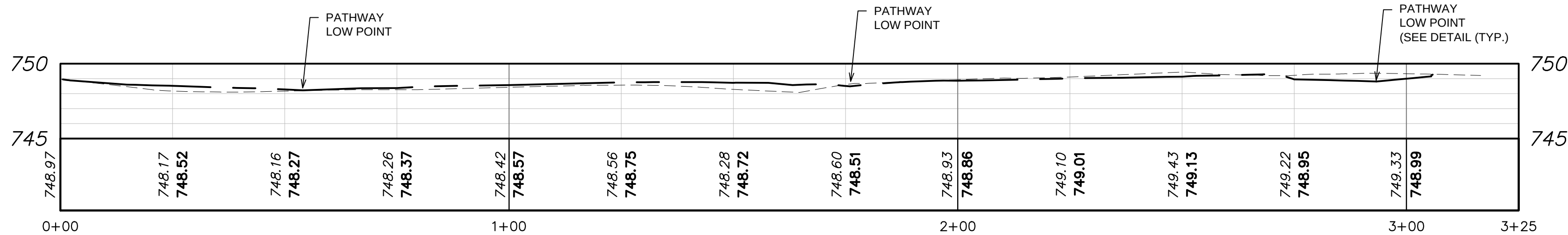
PATHWAY CROSS SECTIONS
SCALE
1:10 V
1:10 H



TYPICAL LOW POINT DETAIL
N.T.S.



PATHWAY PAVING CROSS SECTION
N.T.S.



CL PATHWAY

SCALE
1:6 V
1:20 H

QUANTITIES THIS SHEET			
NO.	DESCRIPTION	UNIT	QTY.
12	STATION GRADING, CART PATH, MOD	STA	3.1
22	AGGREGATE BASE, 21AA, 4 INCH CIP, SPECIAL	SYD	495
23	HMA, 5E1, MOD	TON	85



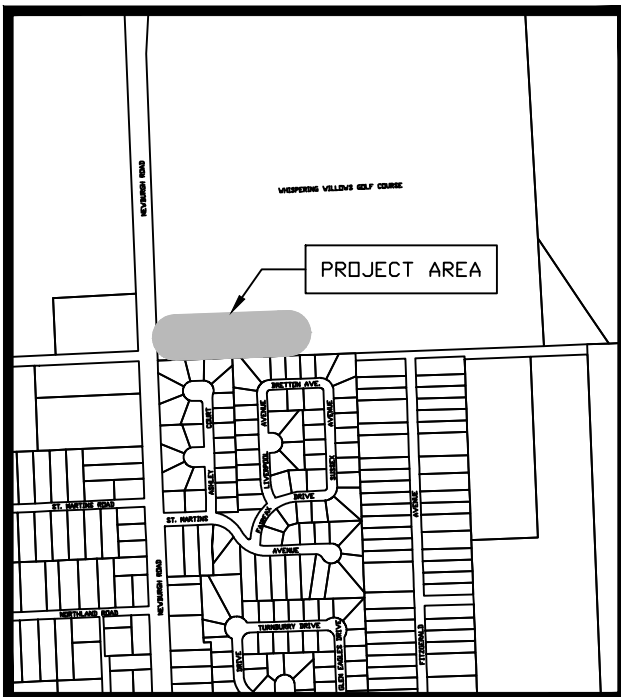
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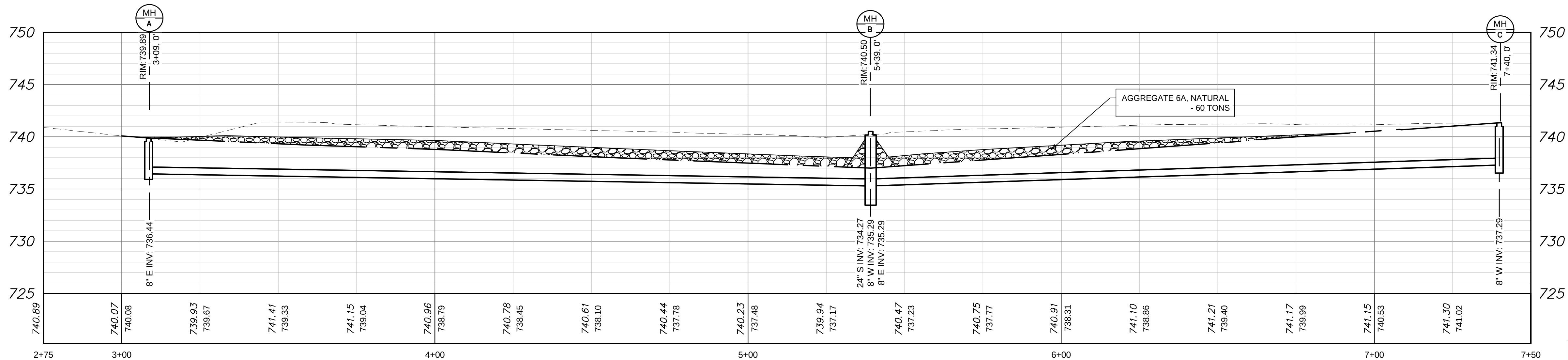
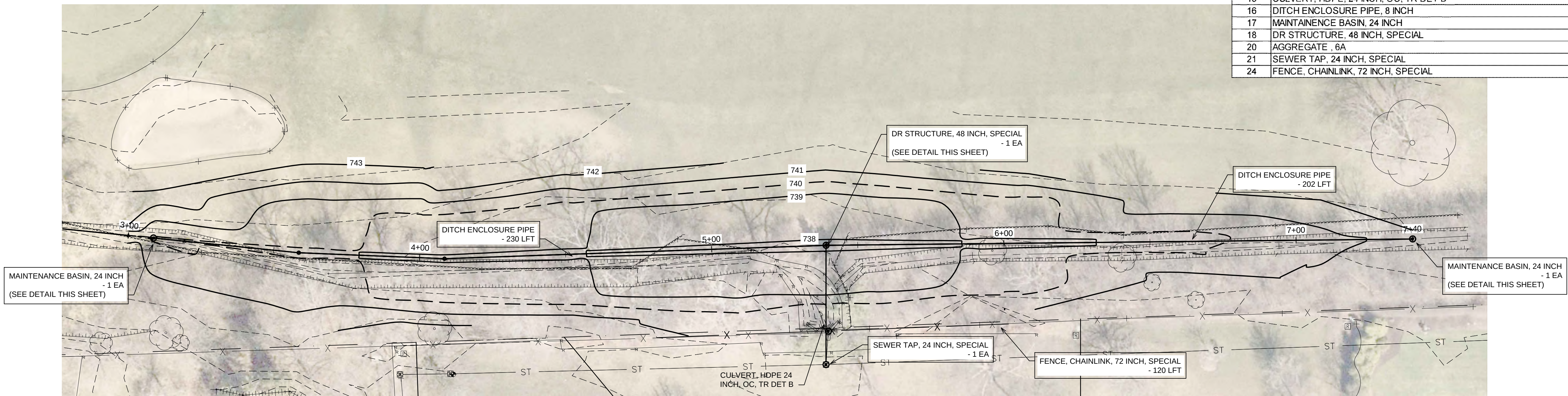


CITY OF LIVONIA
**SECTION 5 REGIONAL
STORMWATER MANAGEMENT
PROJECT (PHASE 1)**

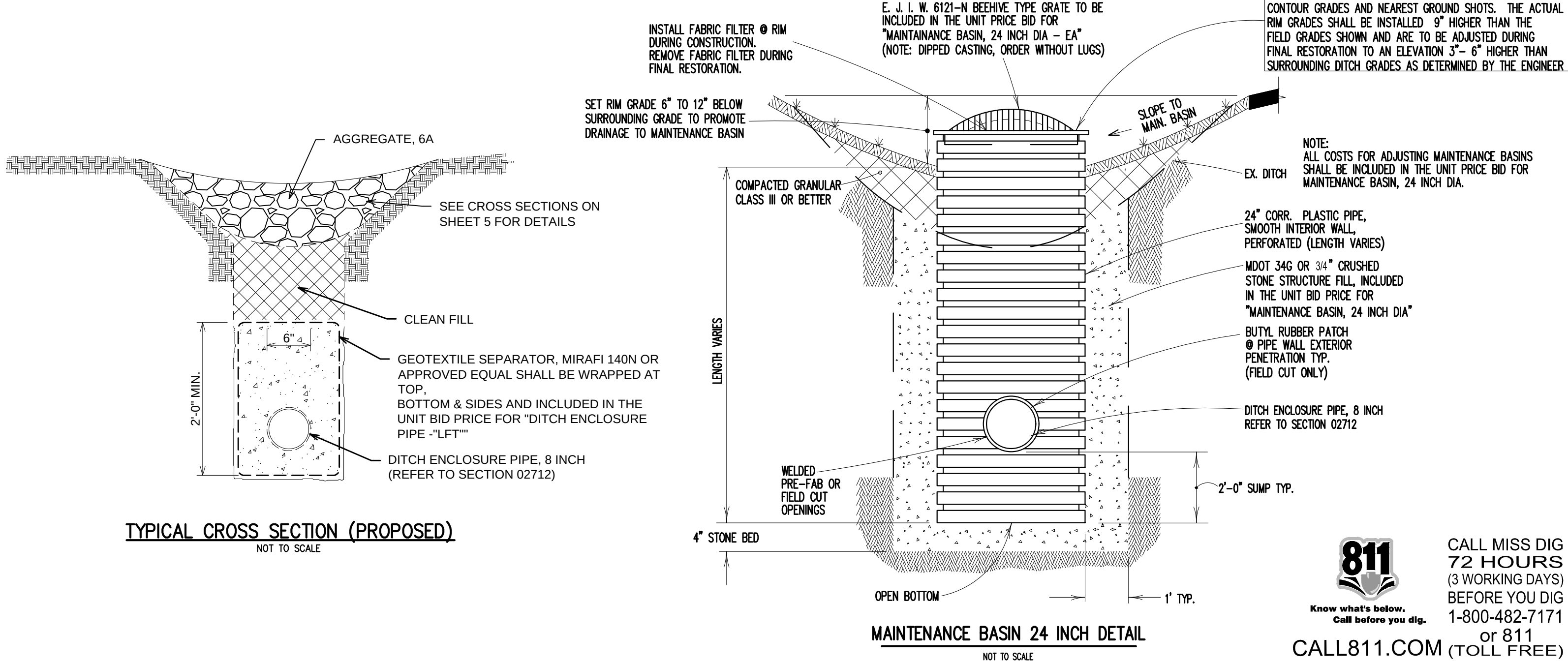
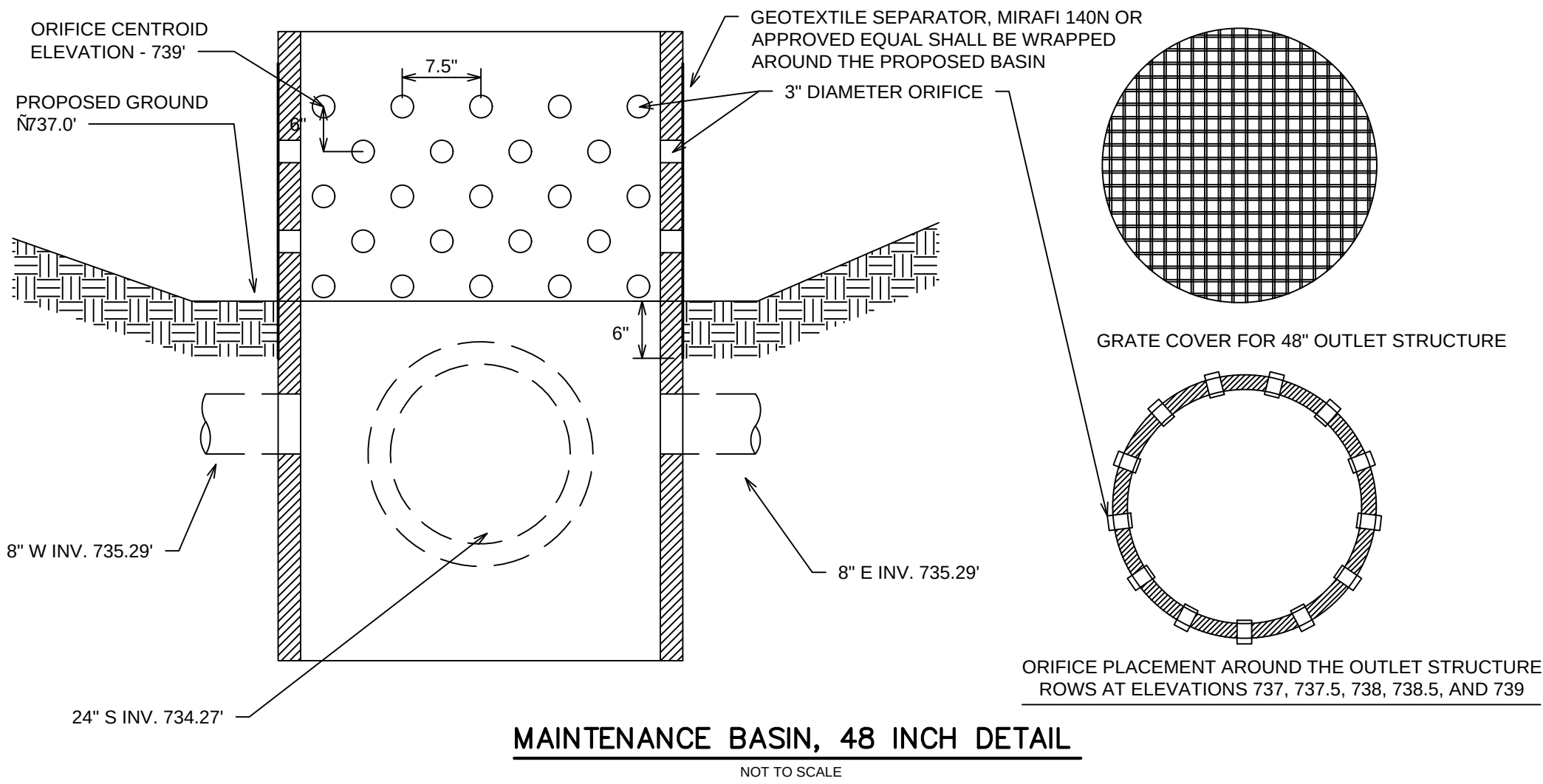
PATHWAY GRADING PLAN

HRC JOB NO. 20210904	SCALE 1" = 20'
DATE March 2023	SHEET NO. 3 OF 5

QUANTITIES THIS SHEET			
NO.	DESCRIPTION	UNIT	QTY.
10	EXCAVATION, EARTH	CYD	835
11	EMBANKMENT, CIP	CYD	25
13	CULVERT, HDPE, 24 INCH, OC, TR DET B	LFT	41
16	DITCH ENCLOSURE PIPE, 8 INCH	LFT	432
17	MAINTAINENCE BASIN, 24 INCH	EA	2
18	DR STRUCTURE, 48 INCH, SPECIAL	EA	1
20	AGGREGATE, 6A	TON	60
21	SEWER TAP, 24 INCH, SPECIAL	EA	1
24	FENCE, CHAINLINK, 72 INCH, SPECIAL	LFT	120



- | OUTLET STRUCTURE NOTES: | GRATE NOTES: |
|--|---|
| 1. THE ORIFICE ROWS SHALL OFFSET ONE ANOTHER SO THAT THERE IS NEVER ONE ORIFICE LOCATED DIRECTLY OVERTOP OF ANOTHER. | 1) FABRICATE BAR SCREEN TO FIT OVER 48" DIA CONCRETE STANDPIPE |
| 2. THE OUTLET STRUCTURE SHOULD BE SURROUNDED BY 3"-4" INCH WASHED ROCK. | 2) BAR SCREEN COVER SHALL BE MADE FROM GALVANIZED STEEL WITH # REBAR |
| 3. AREAS SURROUNDING THE OUTLET STRUCTURE SHALL SLOPE TOWARD THE OUTLET STRUCTURE. | 3) OPENINGS SHALL BE APPROXIMATELY 4 SQUARE INCHES EACH FOR A TOTAL OPENING SIZE OF 1,511 SQUARE INCHES |
| 4. THERE SHOULD BE 13-3" ORIFICES PER ROW ON THE OUTLET STRUCTURE. | |



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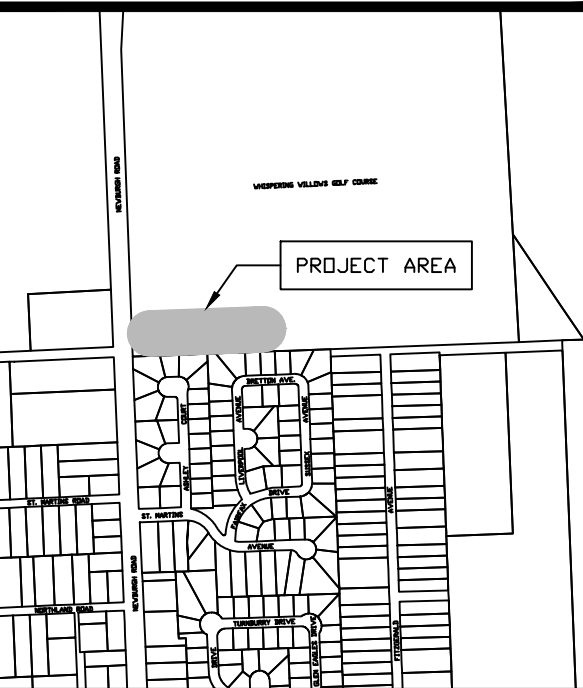
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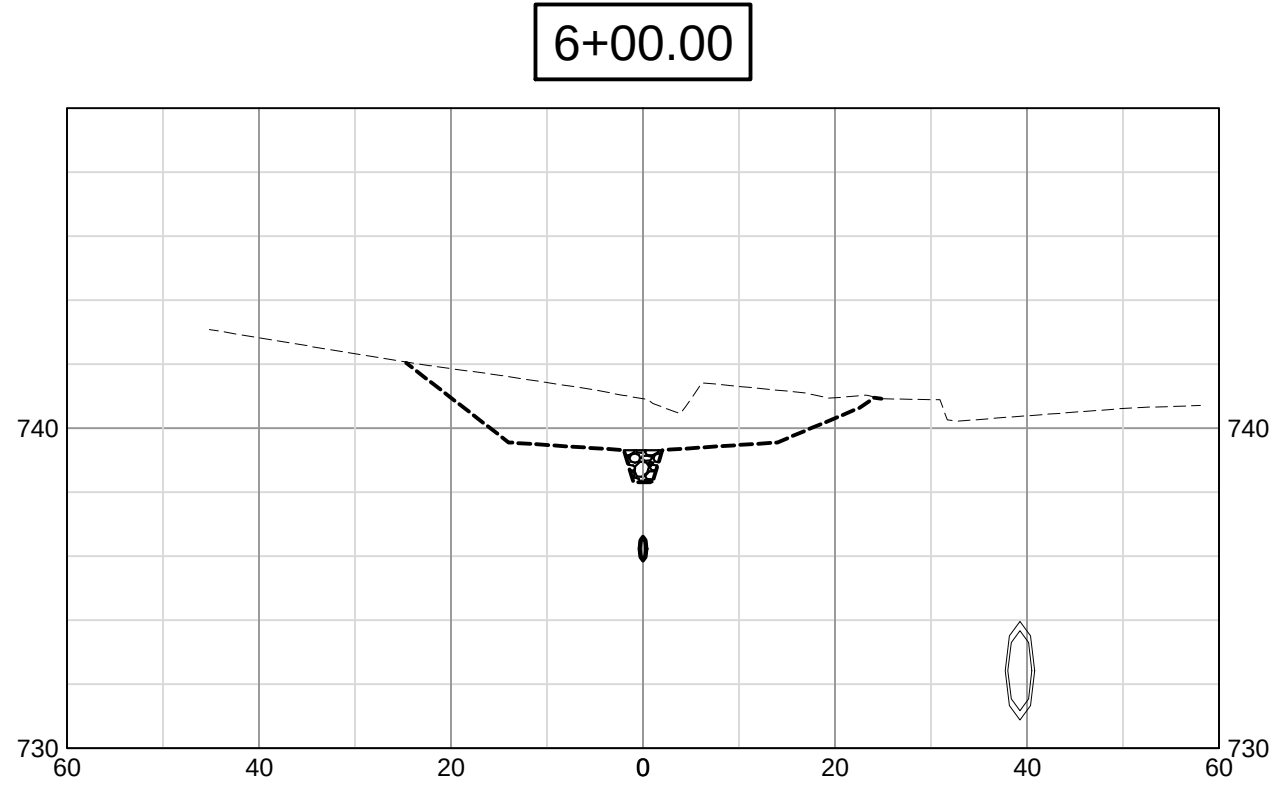
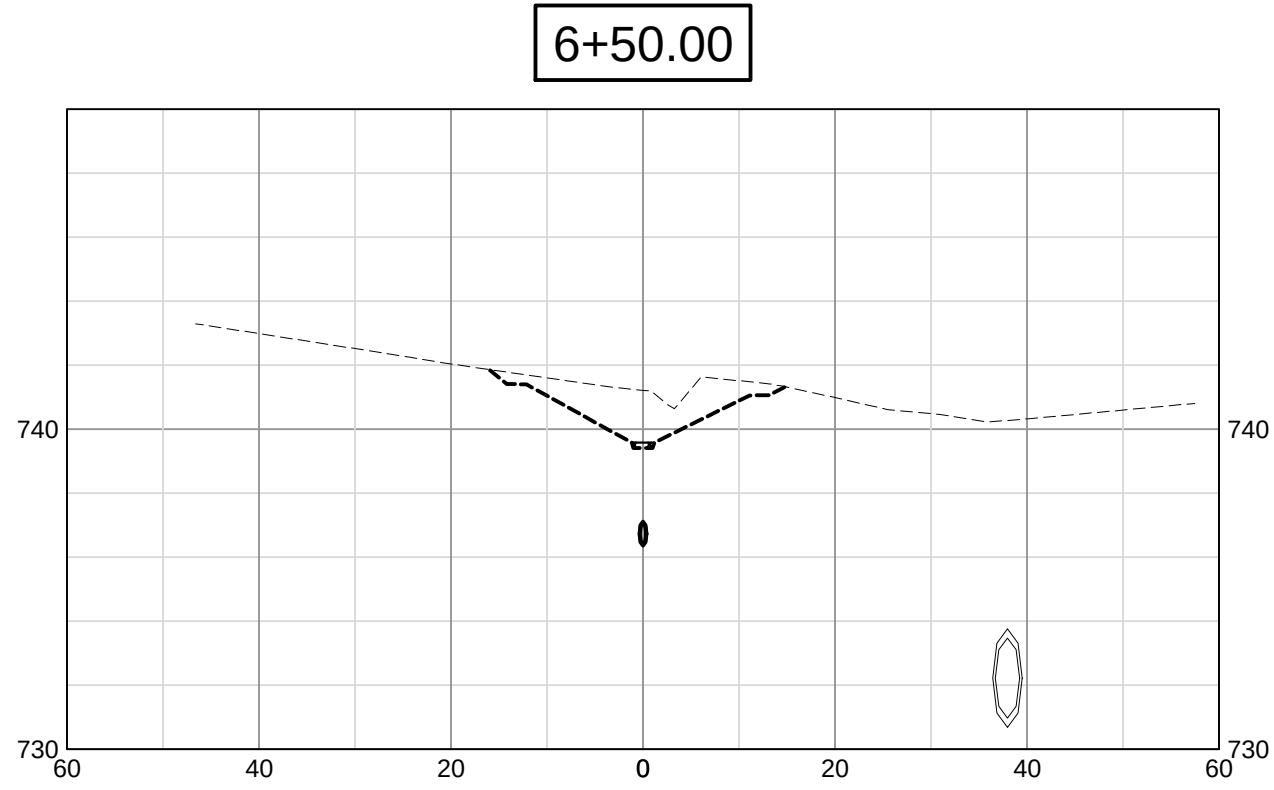
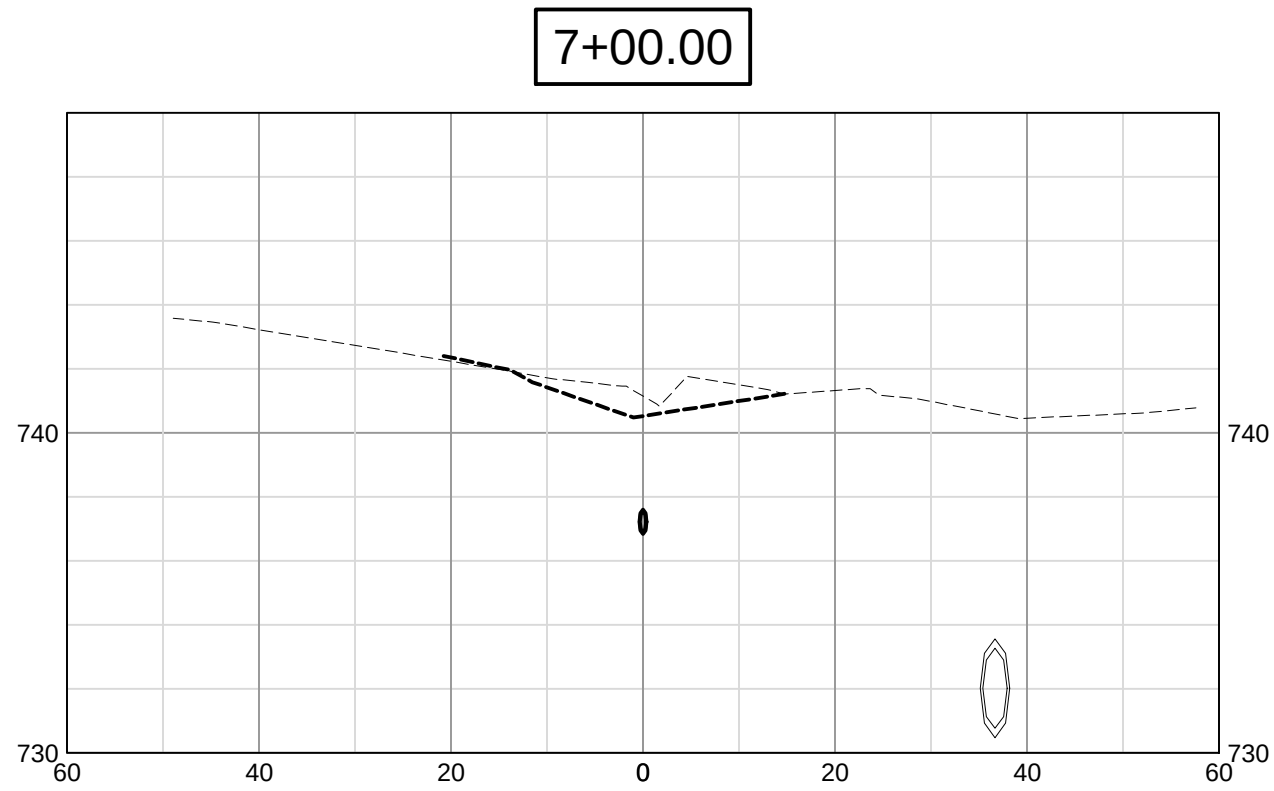
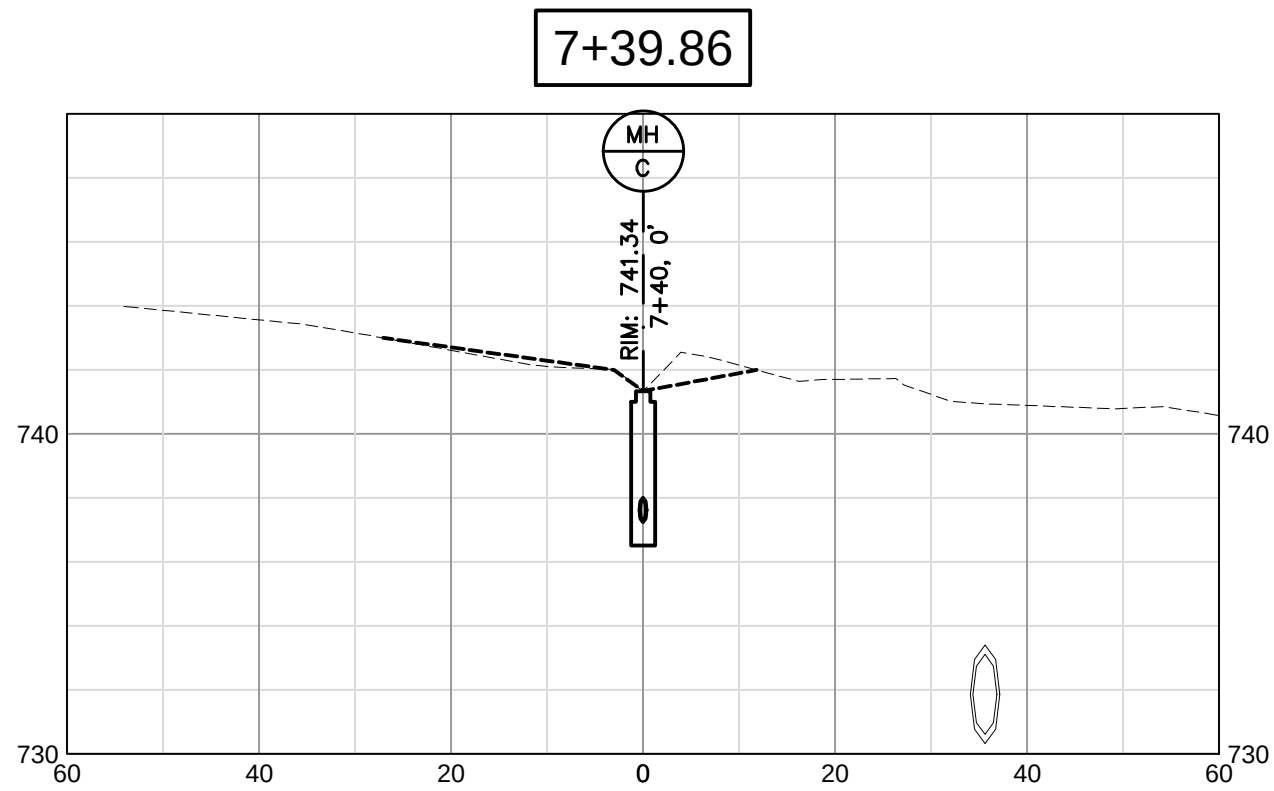
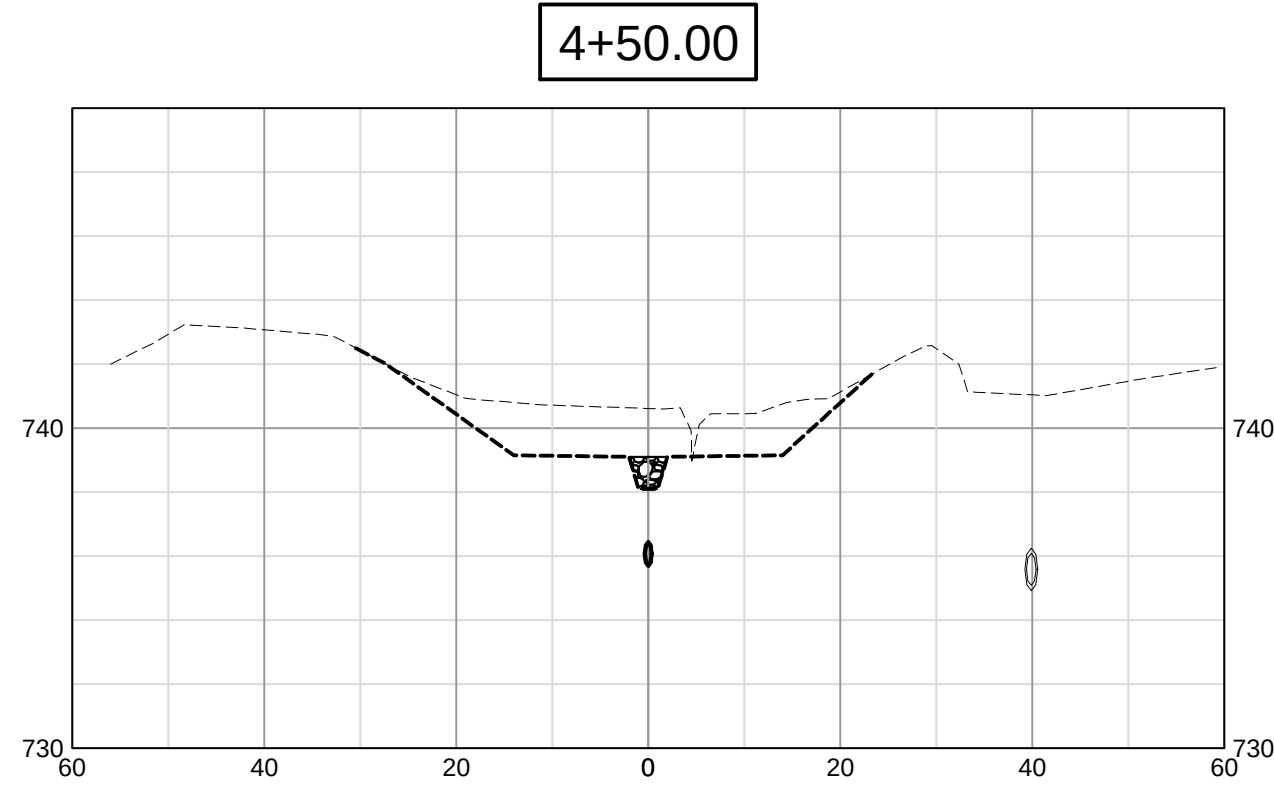
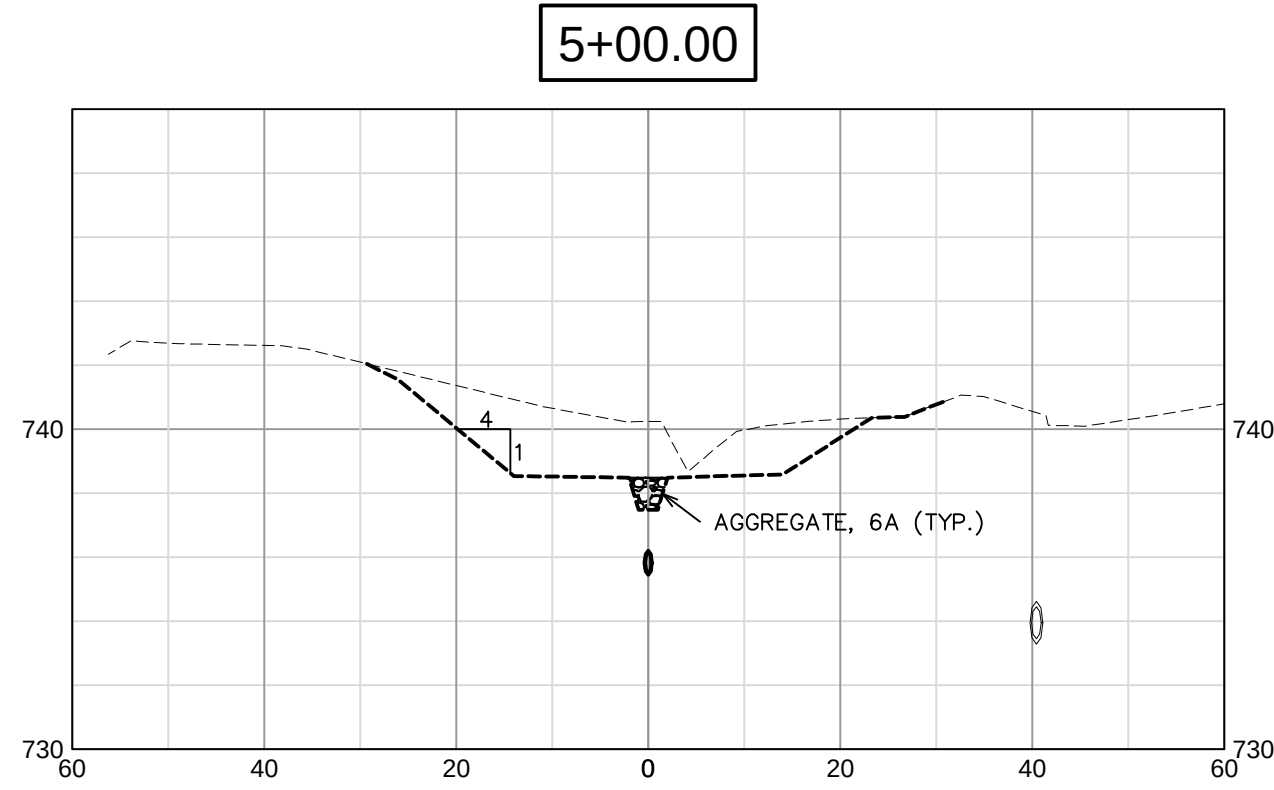
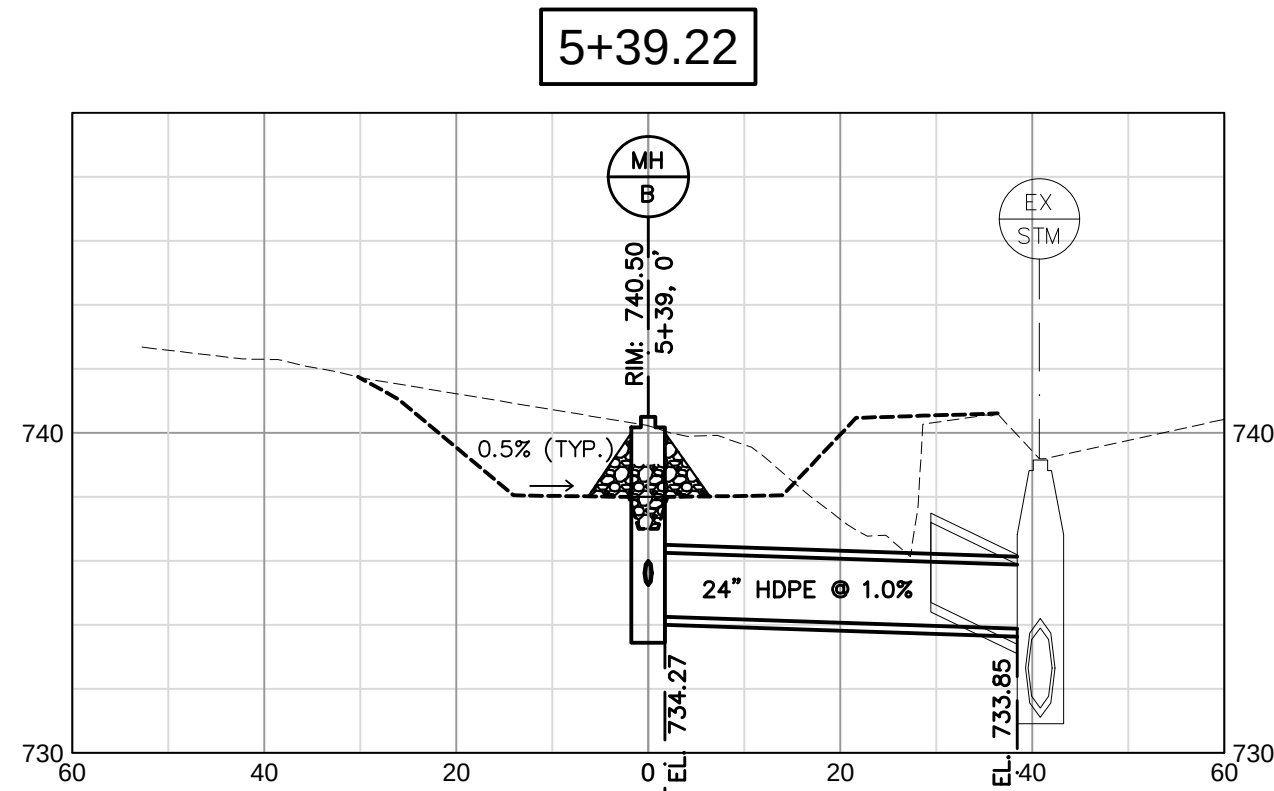
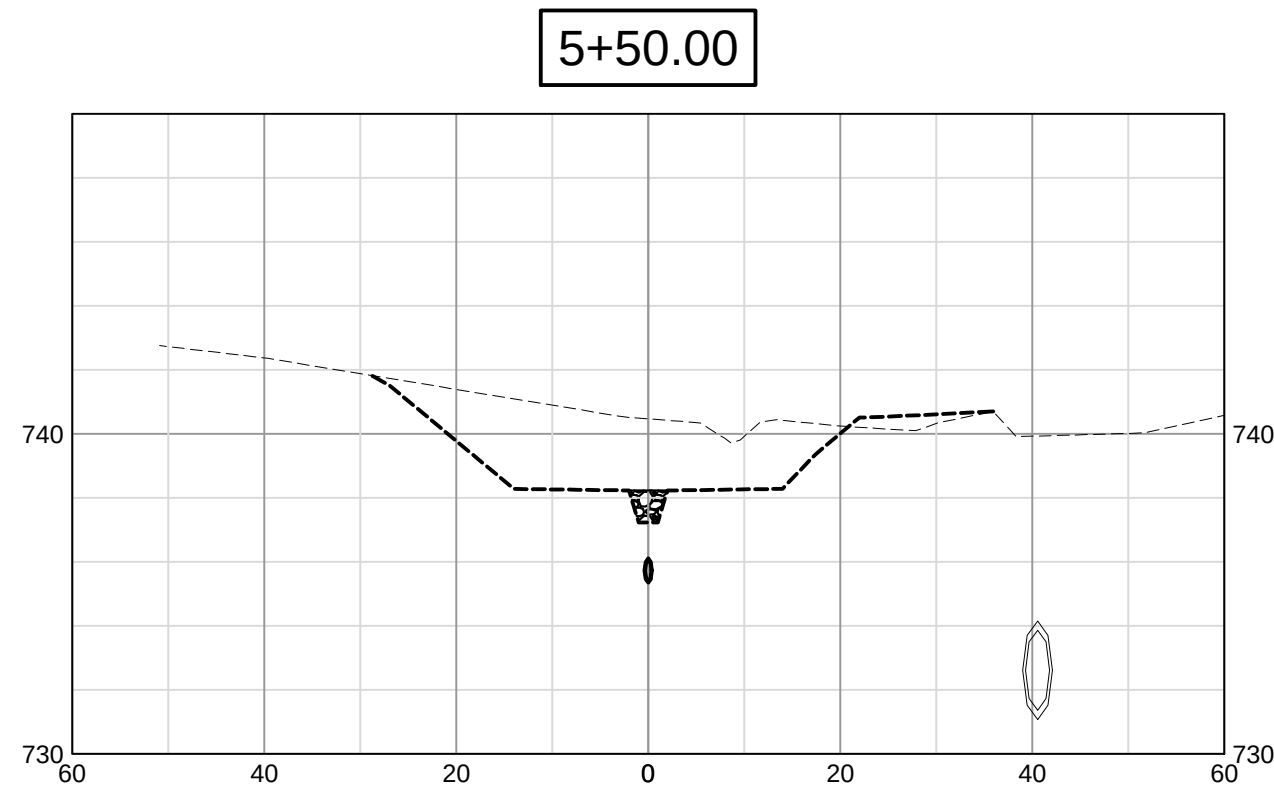
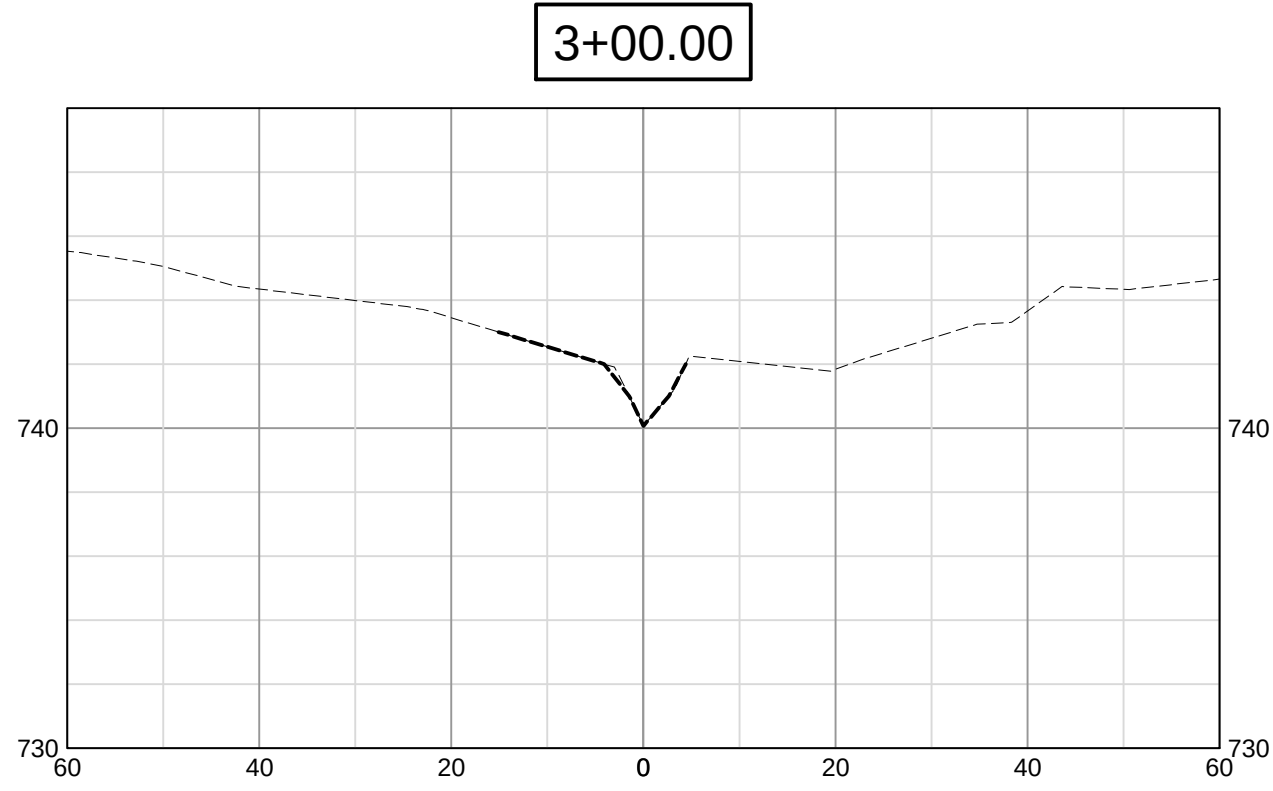
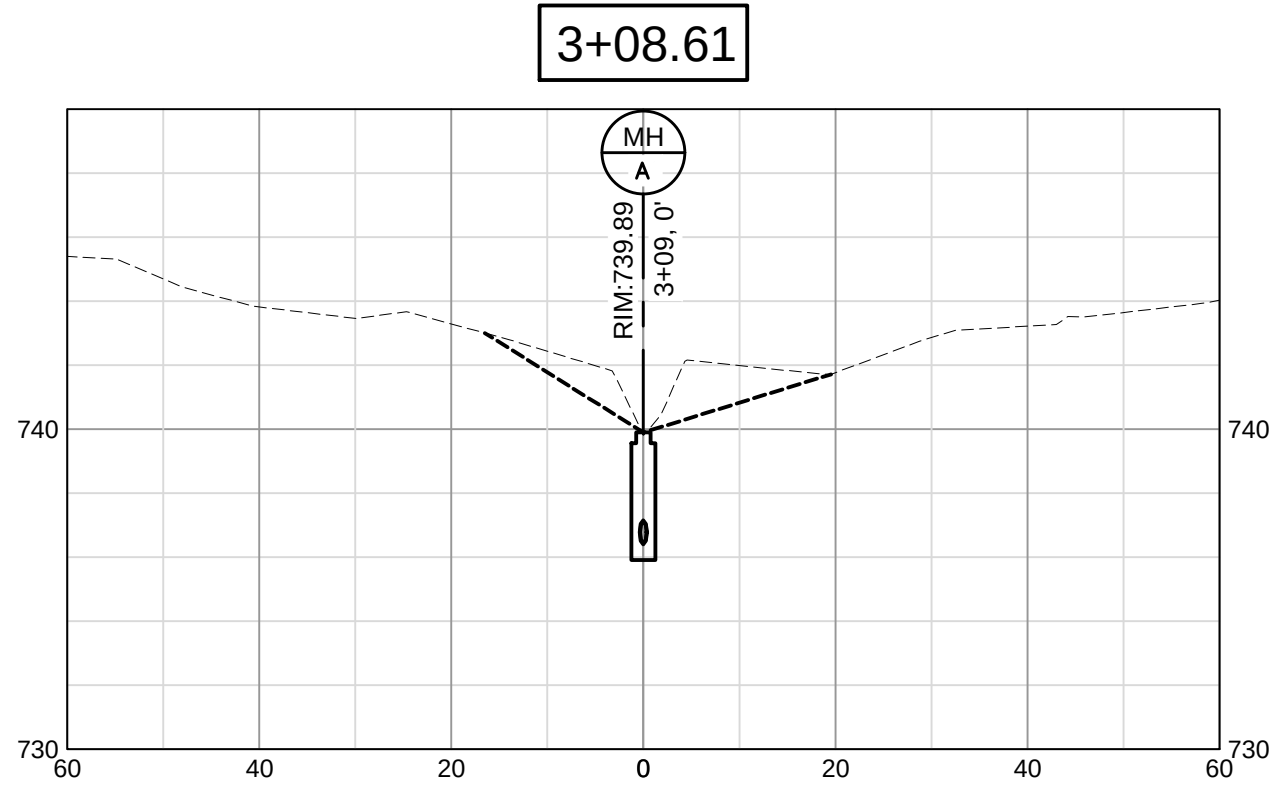
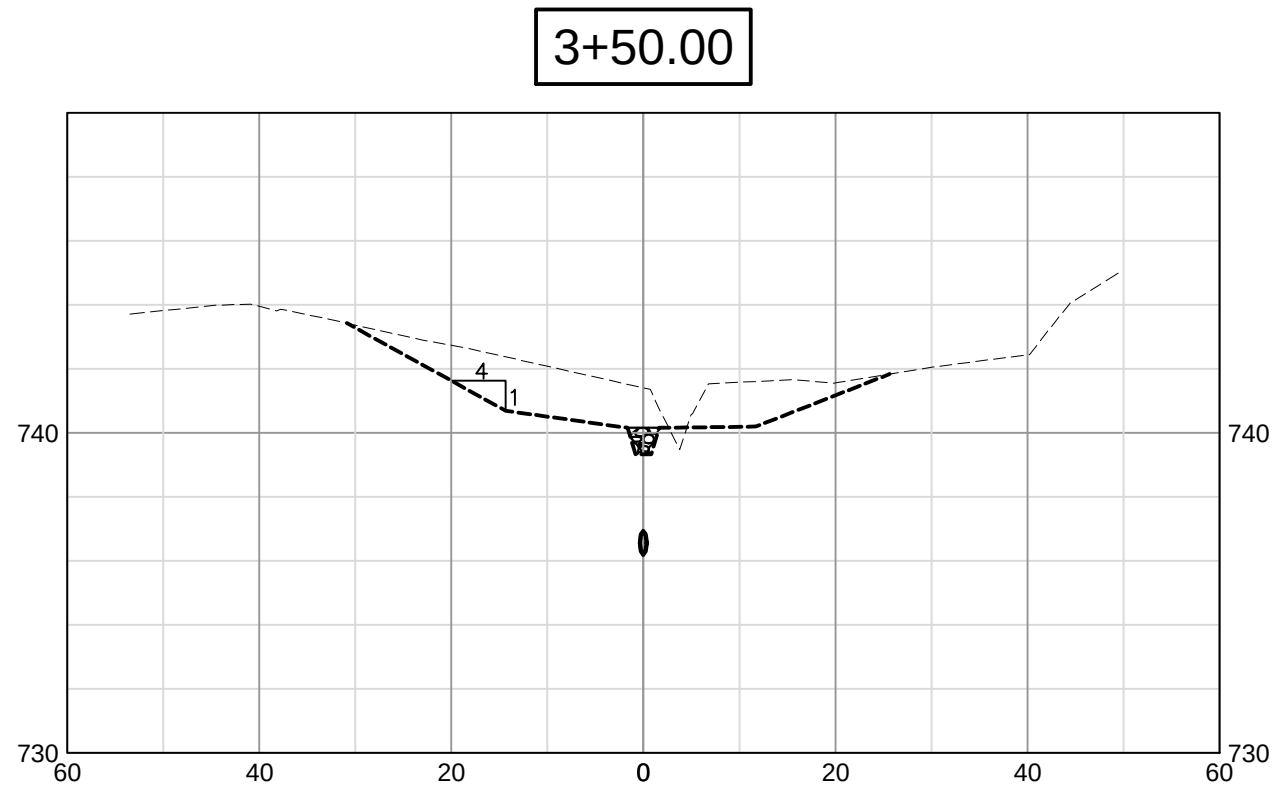
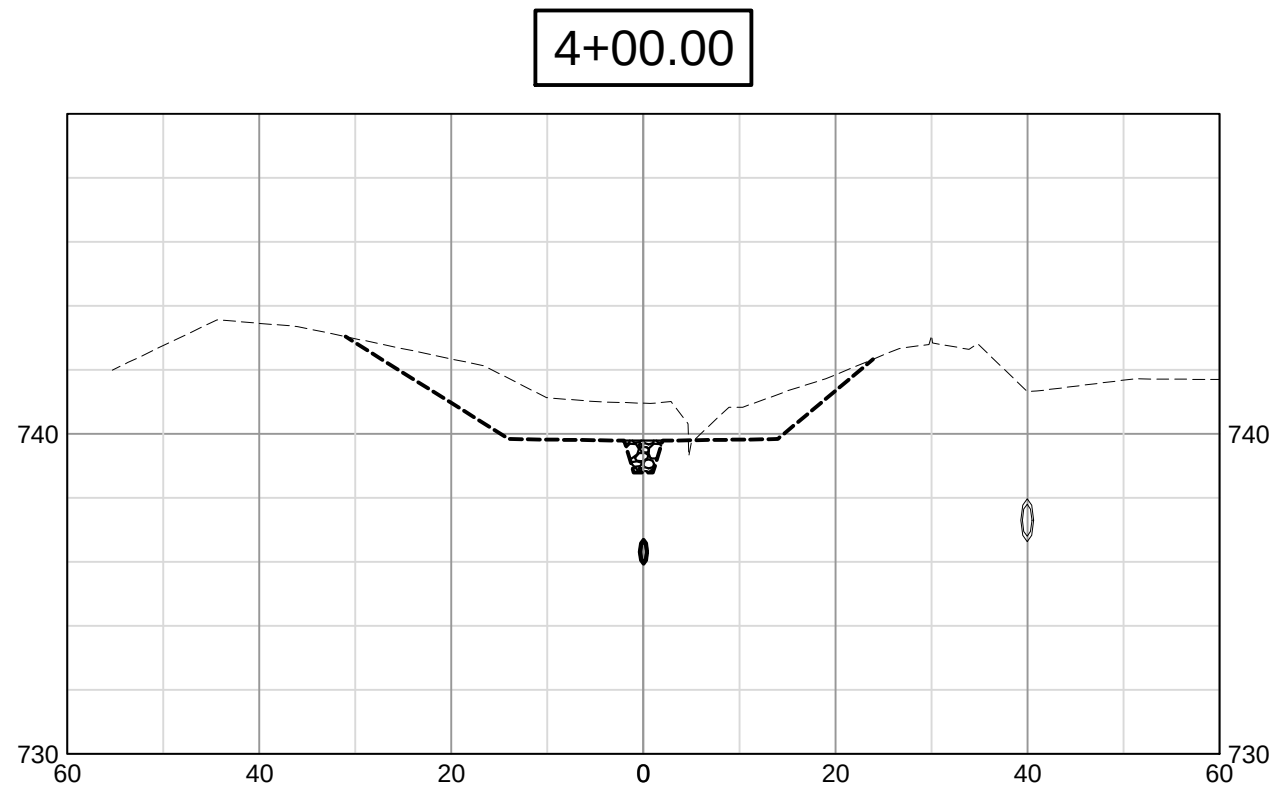


CITY OF LIVONIA

**SECTION 5 REGIONAL
STORMWATER MANAGEMENT
PROJECT (PHASE 1)**

SITE GRADING PLAN
STA 3+00 TO STA 7+50

HRC JOB NO. 20210904	SCALE 1" = 20'
DATE March 2023	SHEET NO. 4 OF 5

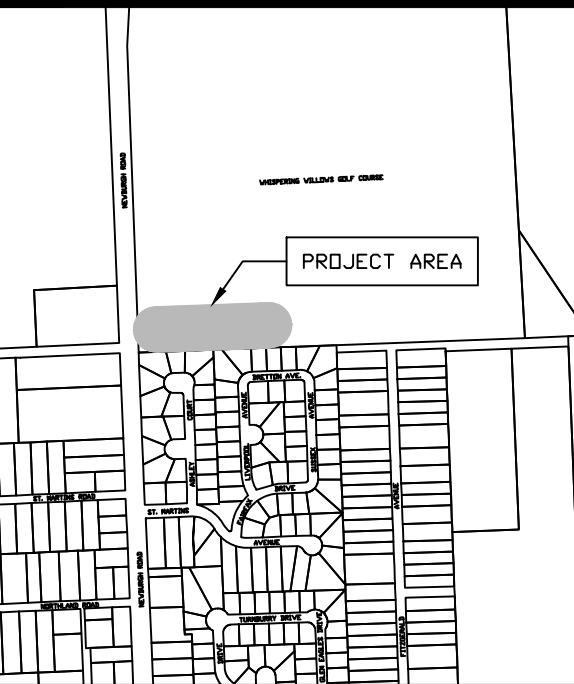


SCALE: 1"=20' H, 1"=6' V



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3-2-2023	ISSUED FOR CITY REVIEW
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DRAWN	JTN
CHECKED	JTN
APPROVED	BWS

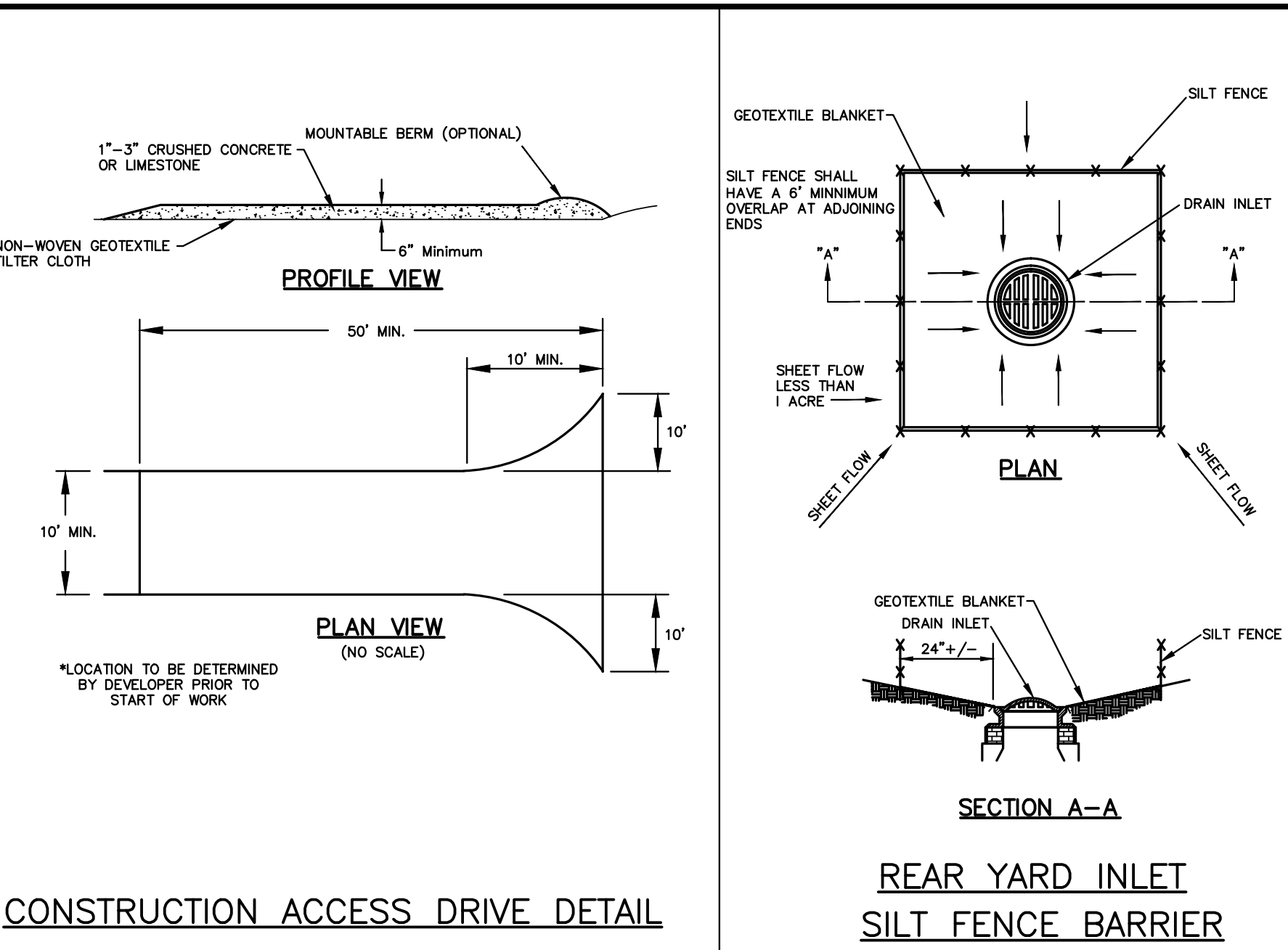
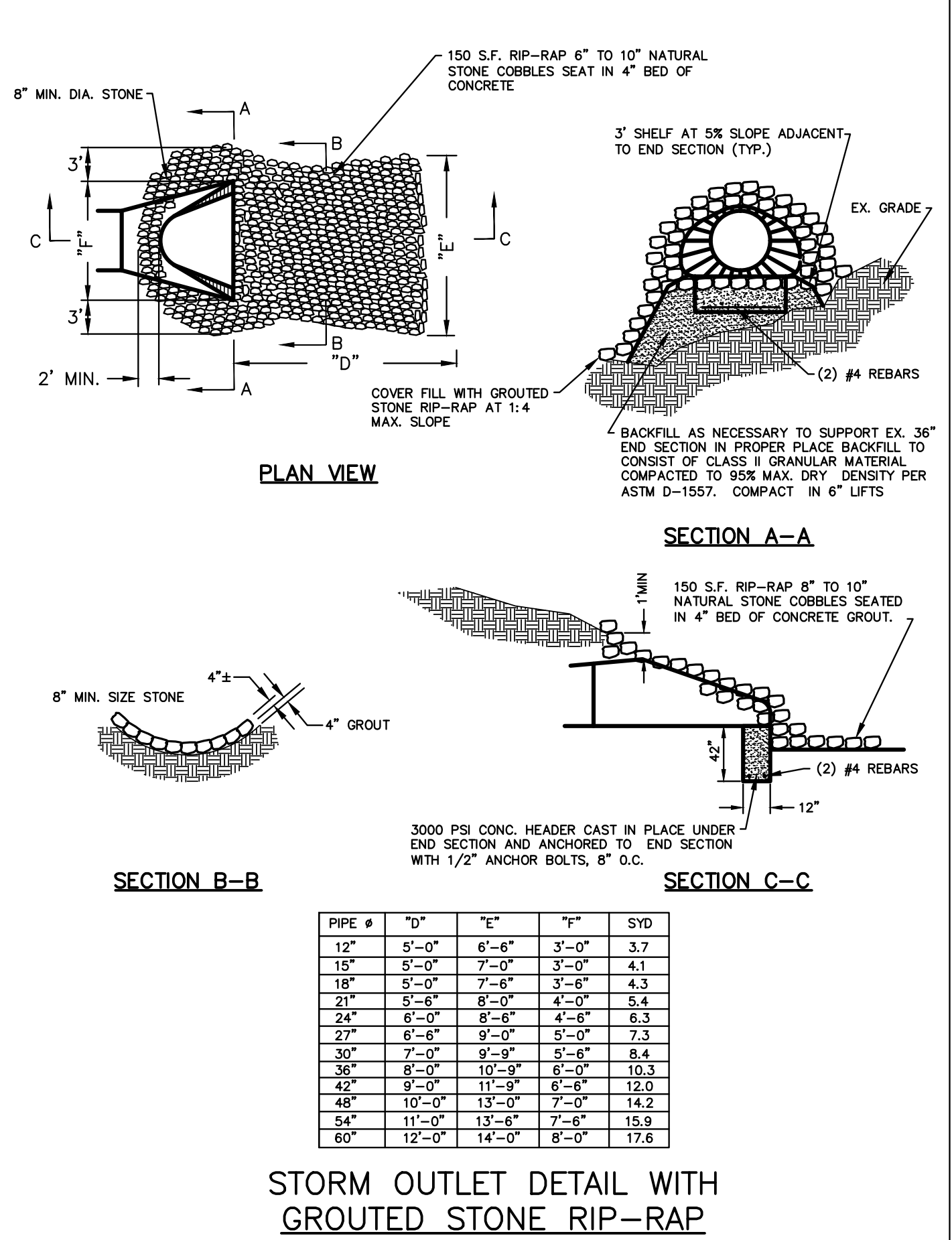
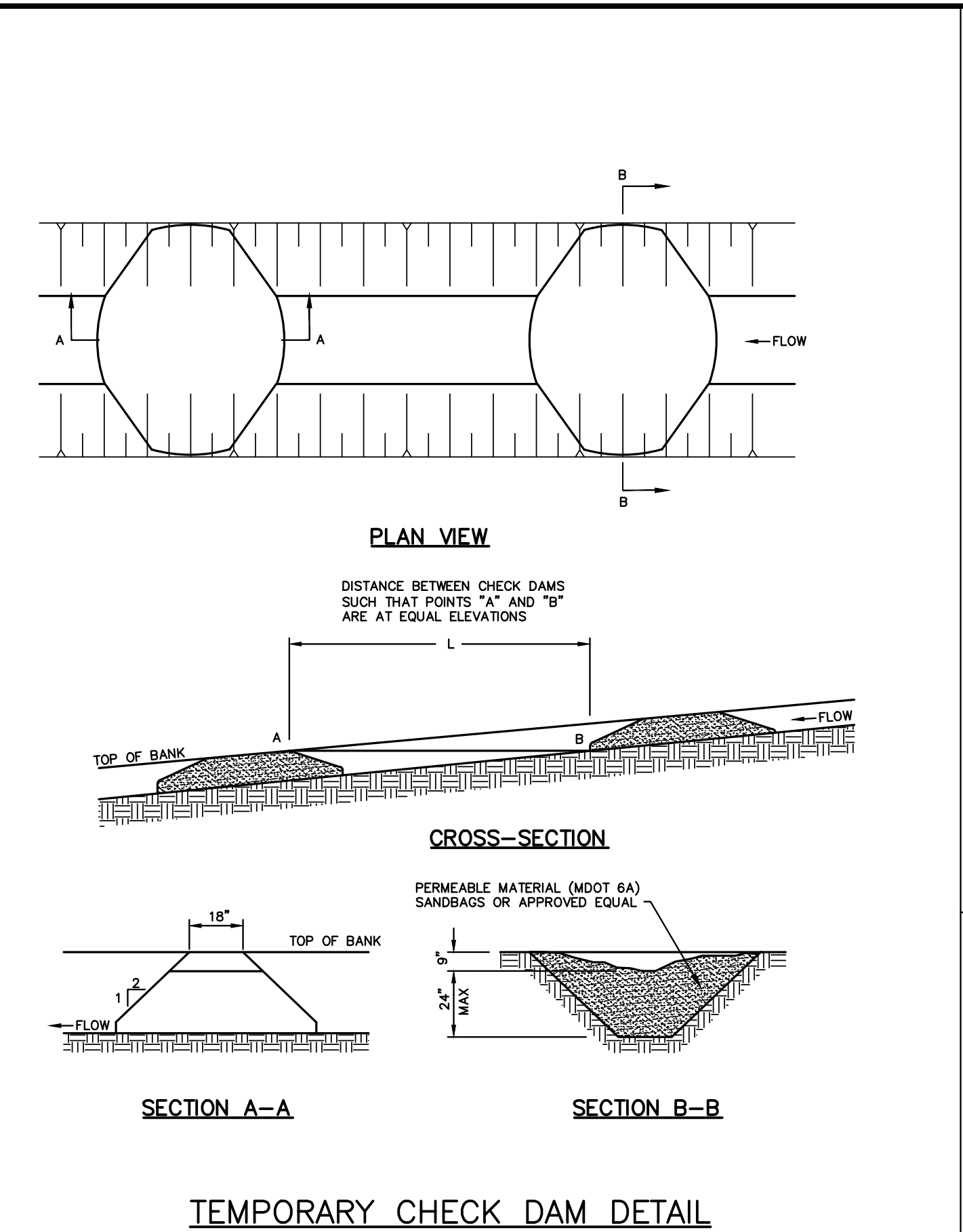
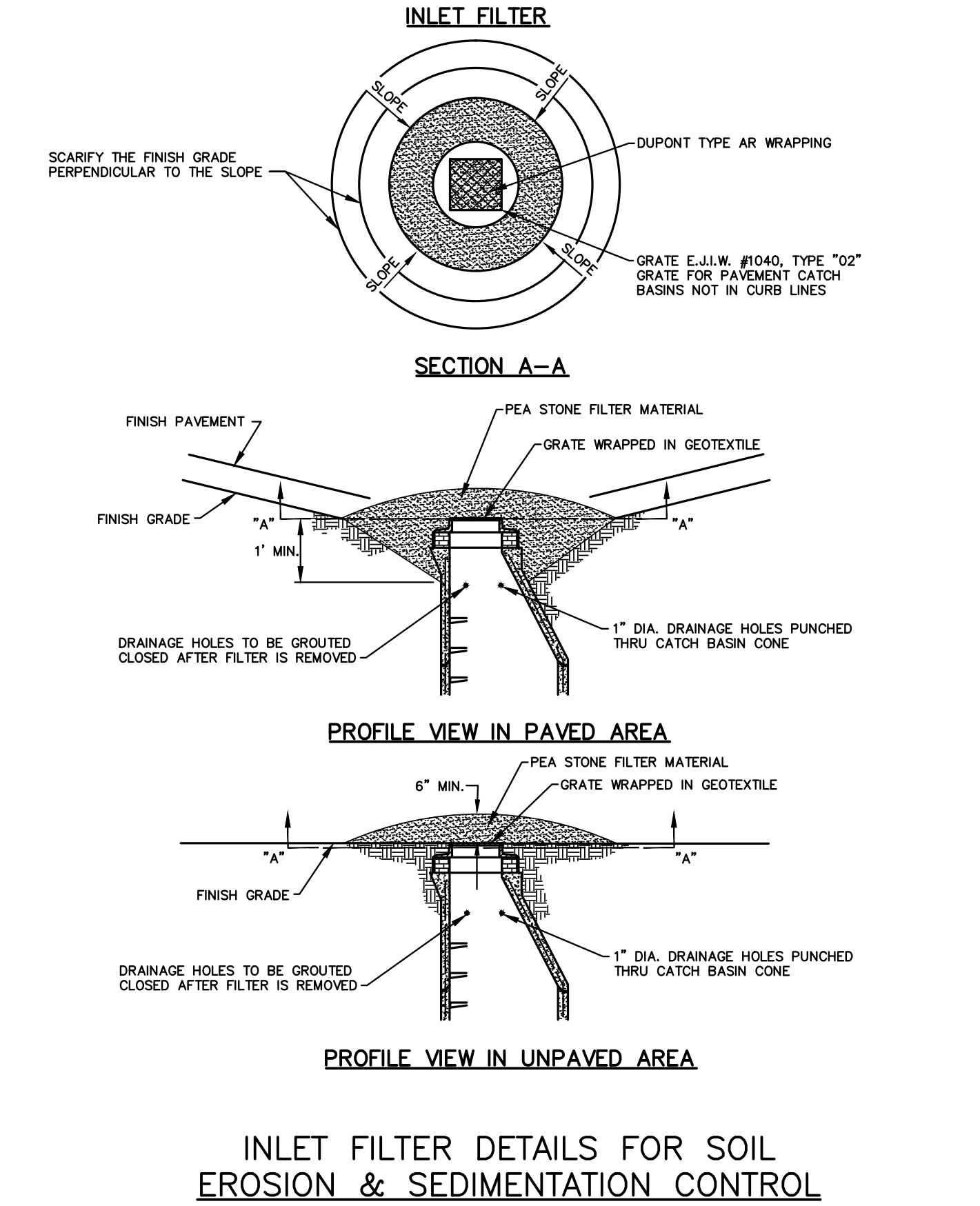
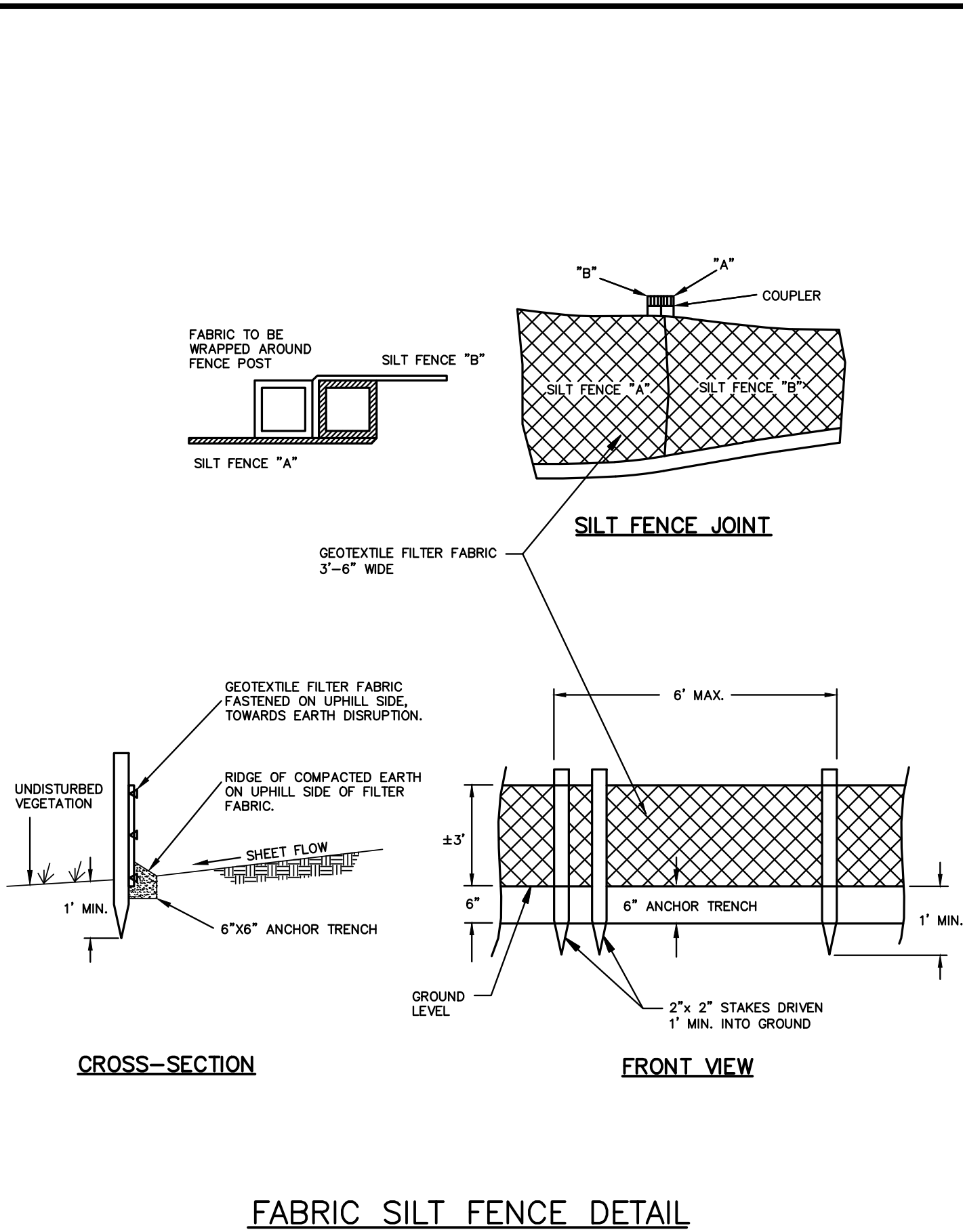
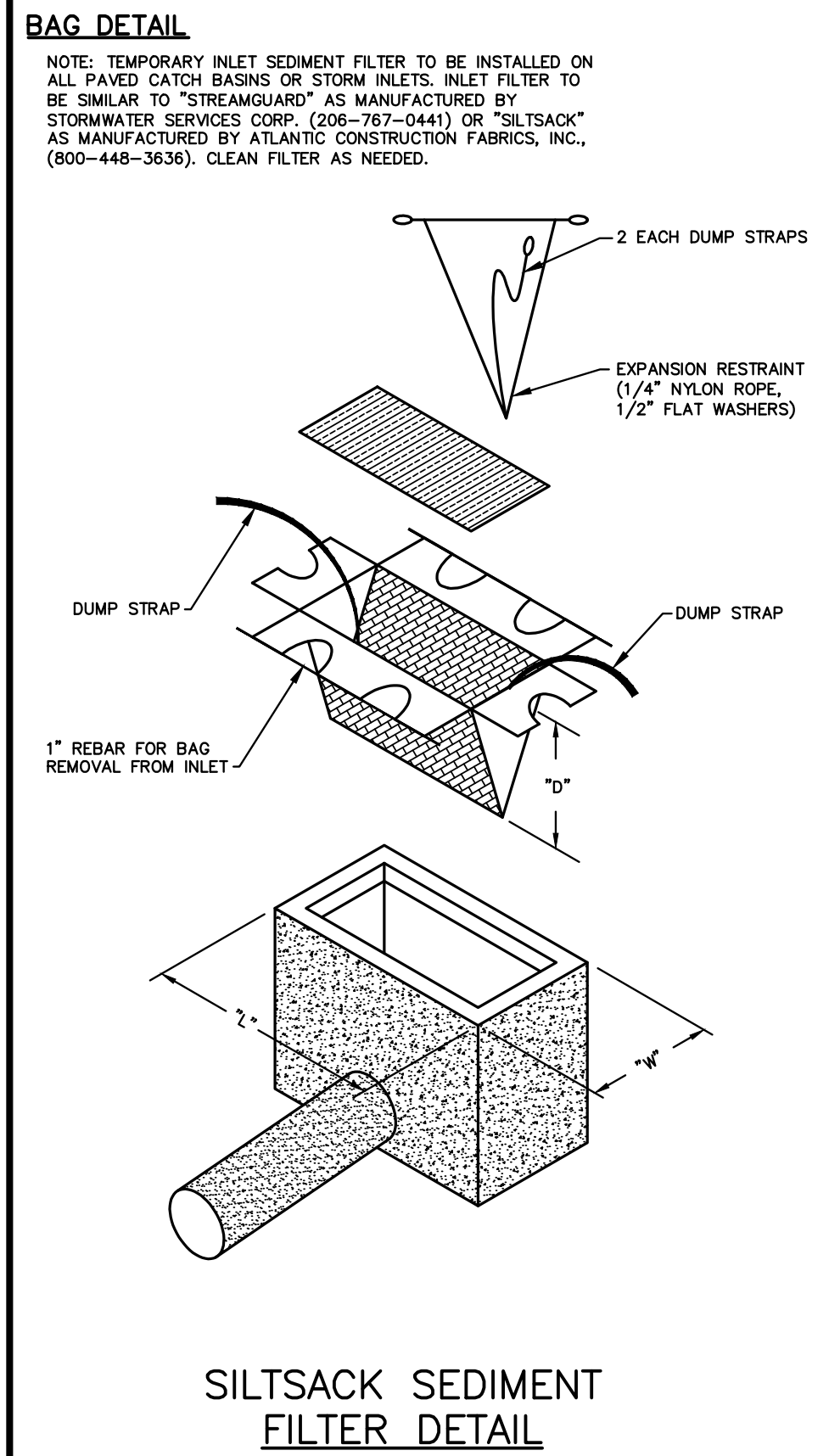
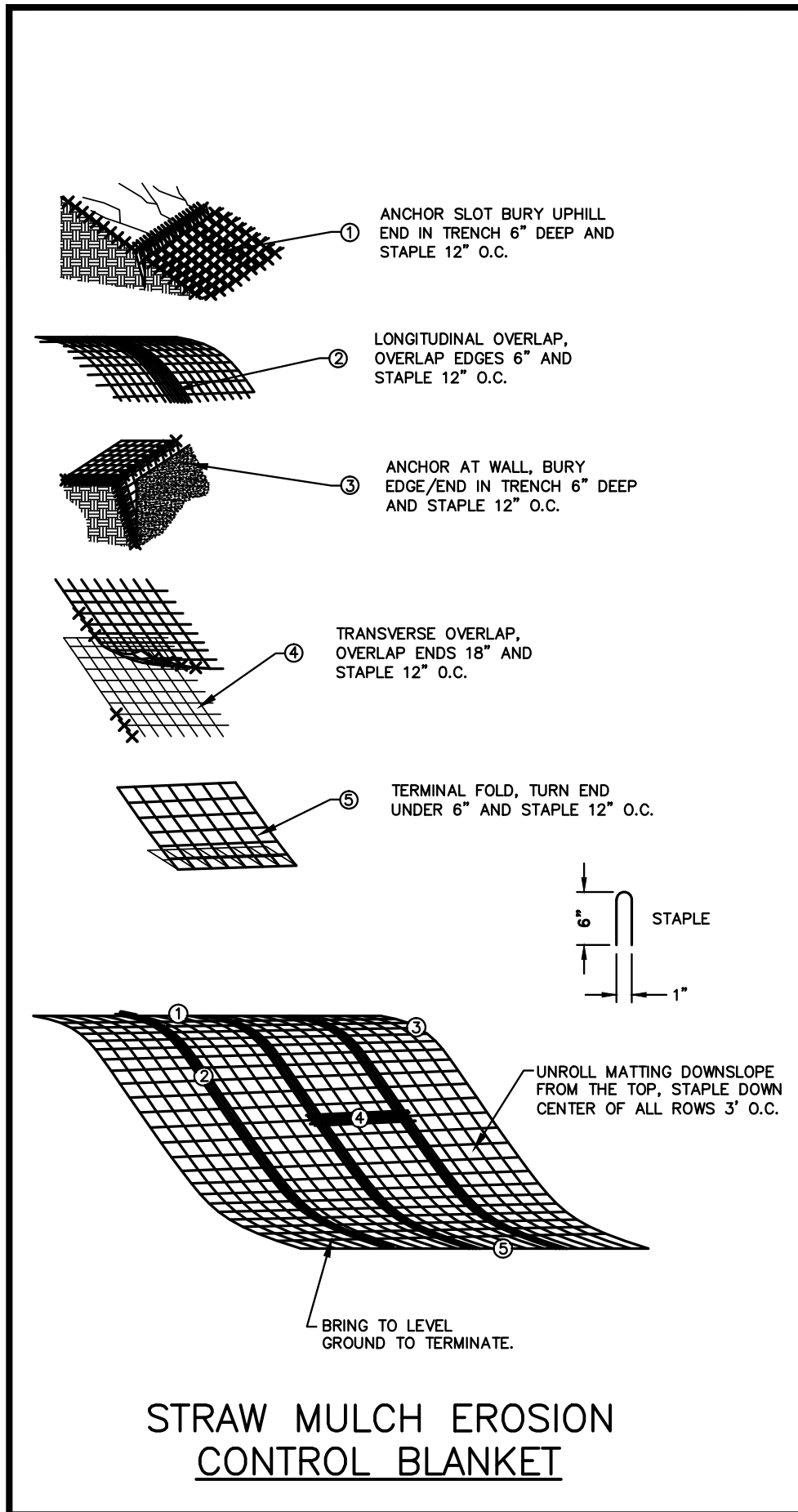


CITY OF LIVONIA
SECTION 5 REGIONAL
STORMWATER MANAGEMENT
PROJECT (PHASE 1)

CROSS SECTION DETAILS
STA 3+00 TO STA 7+50

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HRC JOB NO. 20210904	SCALE 1" = 20'
DATE March 2023	SHEET NO. 5 OF 5



- SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE SCHEDULE AND NOTES:**
- ALL MUD, DIRT, AND/OR DEBRIS TRACKED OR SPILLED ONTO ANY PAVED AREAS SHALL BE REMOVED/CLEANED DAILY IN A PROMPT MANNER BY THE CONTRACTOR AND/OR BUILDER. SCRAPING AND/OR SWEEPING OF PAVED AREAS TO REMOVE DEBRIS WILL BE REQUIRED WEEKLY.
 - SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT-UP SEDIMENT WHEN THE HEIGHT OF THE SEDIMENT ACCUMULATES TO $\frac{1}{3}$ TO $\frac{1}{2}$ OF THE HEIGHT OF THE FENCE OR IF THE FABRIC BEGINS TO SAG. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, REPLACEMENT, RETRENCHING AND BACKFILLING OF THE SILT FENCE SHOULD IT FALL OR BE DAMAGED DURING CONSTRUCTION.
 - SILT SACK MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY ACCUMULATED SEDIMENTATION OR OTHER DEBRIS FROM THE SILT SACK. THE REMOVAL OF SEDIMENTATION SHOULD BE ACCOMPLISHED BY USING A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF SILT SACKS CANNOT BE CLEANED, OR ARE DAMAGED, THEY MUST BE REPLACED ACCORDING TO THE PLANS.
 - PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGES HAVE BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED, OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASED, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 5 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND /OR ESTABLISHED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED. ALL DRAIN BANKS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITHIN 5 CALENDAR DAYS AND SOD PEGGED IN PLACE.
 - FILTER BARRIERS AND LOW POINT INLET FILTERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - IF ANY FILTER FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY. FILTER FENCING WHICH SAGS, FALLS OVER OR IS NOT STAKED IN, SHOULD PROMPTLY BE REPAIRED OR REPLACED.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES BOTH PERMANENT AND TEMPORARY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, UNLESS OTHERWISE NOTED. THESE MAINTENANCE RESPONSIBILITIES SHALL BE PART OF ANY FUTURE SALES AGREEMENT.
 - EXCAVATED MATERIALS SHALL REMAIN ON-SITE. PARTICULAR CARE SHOULD BE TAKEN WHEN WORKING ALONG THE PERIMETER OF THE SITE. IN NO EVENT SHALL THE WORK AREA EXTEND BEYOND THE LIMITS INDICATED ON THE PLANS.
 - ALL SOIL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF WAYNE COUNTY AND THE CITY OF LIVONIA.
 - DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
 - EROSION AND/OR SEDIMENT FROM ON-SITE WORK SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS, OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
 - SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SESC PRACTICES SHALL BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTING OF SILT OFF-SITE.
 - THE CONTRACTOR SHALL APPLY TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED, AND AS DIRECTED ON THESE PLANS. TEMPORARY MEASURES SHALL BE REMOVED AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED AND APPROVED BY THE CITY OF LIVONIA ENGINEERING DIVISION.
 - DEBRIS FROM THE PROJECT SITE SHALL BE LEFT ON-SITE BY DELIVERY OR CONSTRUCTION VEHICLES THROUGH THE USE OF CLEAN STONE EXIT(S). SHOULD THE STONE BECOME LESS EFFECTIVE AND/OR EFFICIENT IT SHALL BE REPLACED. ALL CONSTRUCTION TRAFFIC MUST USE THE CLEAN STONE EXIT(S).
 - DUST CONTROL SHALL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE DEVELOPER AND/OR HIS CONTRACTORS. SPRINKLING TANK TRUCKS MUST BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST MAY BECOME A PROBLEM.
 - EARTH EMBANKMENT BRIDGES PLACED OVER NEW PAVEMENT SHALL BE LOCATED ONLY AT PAVEMENT HIGH-POINTS AND SHALL HAVE STRAW BALES PLACED ALONG EACH SIDE OF THE BRIDGE FOR THE WIDTH OF PAVEMENT.
 - IMMEDIATELY AFTER SEEDING, ALL SEEDED AREAS SHALL BE MULCHED WITH UNWEATHERED SMALL GRAIN STRAW OR HAY, SPREAD UNIFORMLY AT THE RATE OF $1\frac{1}{2}$ TONS TO 2 TONS PER ACRE OR 100 POUNDS PER 1000 SQUARE FEET. ANCHOR MULCH WITH DISC-TYPE ANCHORING TOOL OR OTHER MEANS APPROVED BY THE CITY OF LIVONIA ENGINEERING DIVISION.

Regular Meeting Minutes of March 14, 2022

Sam Fakih, Petitioner, was present to answer any questions of Council. (Petition 2021-12-01-11)

Donald Schekel, 29161 Grandon, expressed his concern about the proposed rezoning petition submitted by Maple Real Estate Group, L.L.C. (Petition 2021-12-01-11)

Brandon Grisko, Fausone and Bohn, was present on behalf of the current owner of the property, Ventura Real Estate, and was present to answer any questions of Council. (Petition 2021-12-01-11)

City Engineer, Todd Zilincik, presented information to Council about certain long-term problems within the City and indicated grant funding obtained by Senator Laurie Pohutsky would be used to fund three separate projects: Bell Creek Stream Stabilization, Greenmead Regional Dredge Pond, and to help at Willow Woods on Brenton and the Denmark drain for maintenance. Mr. Zilincik indicated Senator Laurie Pohutsky was present to address Council.

Senator Laurie Pohutsky thanked everyone for the partnership to get the million dollars. She noted that Councilwoman Toy was the one that brought the issue of erosion at Bell Creek to her attention. The residents have been dealing with falling trees and their backyards falling into the creek. She thanked the residents for their patience to get this taken care of. She thanked Sarah Henning and Jeremy Glick for working tirelessly over the last three years to secure the grant from the State.

Karen Kanty, 37586 Kingsbury came to the podium to state that although she is not on the creek side, it will affect the neighbors on the creek side, in turn, affect her property value. She saw the erosion and stated that it was terrible. Her neighbor has lost 15 feet of her property. She invited Council to take a look at it if they haven't already.

On a motion by Bahr, seconded by McCullough, and unanimously adopted, it was:

#95-22 RESOLVED, that having considered a communication from the Director of Government Affairs, dated February 24, 2022, which bears the signatures of the City Engineer, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, to which is attached a Grant Agreement between the Michigan Economic Development Corporation (MEDC) and the City of Livonia, for grant funding available for the period October 1, 2021 through December 31, 2023, in the amount of \$1,000,000.00, to assist the City of Livonia with ongoing erosion and stormwater issues and to provide Bell Creek Streambank Stabilization, a Greenmead Regional Detention Pond, and Denmark Drain Channel Improvements, the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute the grant agreement between Michigan Economic Development Corporation (MEDC) and the City of Livonia in the manner and form herein submitted, subject to approval as to form and substance by the Department of Law, and to do all other things necessary or incidental to the full performance of this resolution.

Regular Meeting Minutes of March 14, 2022

<i>UNFINISHED BUSINESS AGENDA ITEM 25 (Regular Meeting of March 14, 2022)</i>
--

Motion by:	Bahr
Seconded by:	McCullough
ROLL CALL:	
Ayes:	McIntyre, Toy, Bahr, Donovic, Morgan, McCullough, Jolly
Nays:	None
Absent:	None

to execute the attached contract amendment between the City of Livonia and OHM Advisors, 34000 Plymouth Road, Livonia, Michigan 48150, to provide construction engineering services for the 2022 Asphalt Road Program (Contract 22-A) in an amount not to exceed \$480,000.00, said amount being based on the preliminary cost estimates and subject to adjustment based on the actual bids; FURTHER, the aforesaid proposal is accepted without competitive bidding pursuant to Livonia Code of Ordinances Section 3.04.140D.2.b; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$480,000.00 from funds budgeted in Account No. 204-441-818-102 (Road, Sidewalk and Tree Fund) for this purpose, and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

#156-22 RESOLVED, that having considered the report and recommendation of the City Engineer, dated April 7, 2022, submitted pursuant to Council Resolution #95-22, adopted on March 14, 2022, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, to which is attached a proposed Contract Amendment from Hubbell, Roth & Clark, Inc., dated April 8, 2022, the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute a contract amendment between the City of Livonia and Hubbell, Roth and Clark, Inc., P.O Box 824, Bloomfield Hills, Michigan 48303-0824, to provide professional engineering services for the Michigan Economic Development Corporation (MEDC) Grant – Greenmead Regional Detention Pond Project – in an amount not to exceed \$42,000.00; FURTHER, the Council does hereby authorize a budget adjustment to recognize the MEDC grant by increasing the budget in Account No. 401-000-569-010 (State Grant Revenue) and Account No. 401-000-974-000 (Capital Projects Fund – Land Improvements), each by \$1,000,000.00; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$42,000.00 from Account No. 401-000-974-000 (Capital Projects Fund – Land Improvements) for this purpose; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

A roll call vote was taken on the foregoing resolutions with the following result:

AYES: Morgan, McCullough, McIntyre, Bahr, Donovic, and Jolly

NAYS: None

McIntyre gave first reading to the following Ordinance:

On a motion by Councilmember Bahr, supported by Councilmember McIntyre, and unanimously adopted, it was:

#033-23 RESOLVED, that having considered the report and recommendation of the City Engineer, dated January 18, 2023, submitted pursuant to Council Resolution 95-22, adopted on March 14, 2022 and Council Resolution 156-22, adopted on May 2, 2022, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, to which is attached a proposed Contract Amendment from Hubbell, Roth & Clark, Inc., dated January 18, 2023, the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute a contract amendment between the City of Livonia and Hubbell, Roth & Clark, Inc., P.O. Box 824, Bloomfield Hills, Michigan 48303-0824, to provide professional engineering services for the Michigan Economic Development Corporation (MEDC) Grant – Greenmead Regional Detention Pond Project Phase 1, Whispering Willows Inline Channel Storage Improvements, in an amount not to exceed \$31,500.00 without prior approval of City Council; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$31,500.00 from funds budgeted in Account No. 401-000-974-000 (Capital Projects Fund – Land Improvements) for this purpose; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

On a motion by Councilmember McIntyre, and supported by Councilmember McCullough, and unanimously adopted, it was:

#034-23 RESOLVED, that having considered the request of Councilmember Kathleen McIntyre, at the Study Meeting held January 18, 2023, the Council does hereby refer the subject matter of transportation issues for seniors, families, and other community residents to the Senior Citizens, Families and Environment Committee for its report and recommendation.

There was no Audience Communication at the end of the meeting.

On a motion by Councilmember Bahr, supported by Councilmember McCullough, and unanimously adopted, this 1,961st Regular Meeting of the Council of the City of Livonia was adjourned at 7:46 p.m.