

**AGENDA
CITY PLANNING COMMISSION
CITY OF LIVONIA
TUESDAY, SEPTEMBER 15, 2026**

Study Meeting - Fifth Floor Gallery, City Hall

7:00 p.m.

PRE HEARING ITEM(S) FOR SEPTEMBER 22, 2026

1. **(The Petitioner is requesting to be tabled to the October 13, 2026, meeting) Petition 2026-08-01-04, submitted by Farrukh Moghul, pursuant to Section 13.15 of the Livonia Zoning Ordinance, as amended,** requesting to rezone the property at 15150 Levan Road, from C-1 (Local Business) to C-2 (General Business), to allow for the development of an electric vehicle charging lot as the principal use, located on the east side of Levan Road between Five Mile Road and Jamison Street in the Northeast ¼ of Section 20.
2. **Petition 2026-08-02-23, submitted by Afor Concepts** requesting waiver use approval under Sections 3.10 and 6.52 of the Livonia Zoning Ordinance, as amended, to operate a full-service restaurant (**Brome Modern Eatery**) at 19450 Haggerty Road, located on the east side of Haggerty Road between Seven Mile Road and Eight Mile Road in the Southwest ¼ of Section 6.
3. **Petition 2026-06-06-01 submitted by the City Planning Commission,** pursuant to a referral by the City Council to determine whether to amend Sections 2.02, 3.03, 3.10, 3.11, 3.12, 3.13, 3.15, 3.16, 3.17, and 6.61 of the Livonia Zoning Ordinance, as amended, to define and regulate Data Centers, including establishing the zoning districts in which they can locate and any special requirements.
4. **Petition 2026-08-06-02 submitted by the City Planning Commission,** pursuant to a referral by the City Council to determine whether to add Section 13.16 for the purpose of establishing land use moratoriums.

REPORT FROM STAFF

5. Regular Meetings held by the City Council on August 31 and September 14, 2026.

AVOID SCAMS!

**PLEASE BE AWARE THAT THE CITY OF LIVONIA PLANNING COMMISSION
DOES NOT SEND INVOICES EITHER BY REGULAR MAIL OR EMAIL.
WHEN YOU APPLY, YOU WILL BE REQUIRED TO PAY IN FULL AT THAT TIME.
IF YOU RECEIVE AN INVOICE, PLEASE CONTACT US IMMEDIATELY.**

In accordance with Title II of the Americans 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 disabilities. If you need assistance, please call (734) 466-2236 or email Clerk@livonia.gov as soon as possible.

(The Petitioner is requesting to be tabled to the October 13, 2026, meeting)

Petition 2026-08-01-04, submitted by Farrukh Moghul, pursuant to Section 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 15150 Levan Road, from C-1 (Local Business) to C-2 (General Business), to allow for the development of an electric vehicle charging lot as the principal use, located on the east side of Levan Road between Five Mile Road and Jamison Street in the Northeast ¼ of Section 20.

REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN

All applications must be presented in quadruplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications must include property owner's name, address and notarized signature. You are invited and encouraged to review your proposal with the Planning Department staff.

Date Filed: 07/22/2026 Petition: 2026-08-01-04

Site Address: 15150 LEVAN Sidwell: 077 99 0012 008

Requesting To Rezone Property From C1 To C2

For the Following Reason (s) to install EV Chargers as primary use
to install EV Chargers as primary use

Applicant: FARRUKH MOGHUL Business/Company: _____

Applicant's Address: 1870 CANTERBURY COURT City: BLOOMFIELD HILLS State: MI Zip Code: 48302

Applicant's Phone # [REDACTED] Applicant's Email [REDACTED]

For fee computation, see attached Fee Schedule Please provide the following information:

- 1) **Legal Description** of the property to be considered. Paper copy must be clearly printed.
- 2) **Fully Dimensional Map (3 copies)** drawn at an appropriate scale, with a north arrow, dated & legend key to symbols and showing:
 - The land that would be affected by the proposed amendment.
 - The dimensions, square footage & acreage of the land.
 - The existing conditions of the site, including all structures & parking layout.
 - A legal description of the land to be rezoned.
 - All public and private right-of-ways & easements bounding & intersecting the site.
 - A preliminary plan showing the proposed land use(s) of the land under consideration.
 - The zoning classification of all abutting zoning districts.
 - The structures and existing land uses on all property adjacent to the subject parcel and on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- 3) A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be emailed to Planning@livonia.gov

Owner of Property: FARRUKH MOGHUL

Owner's Address: 1870 CANTERBURY COURT City: BLOOMFIELD HILL State: MI Zip Code: 48302

Owner's Phone # [REDACTED] Owner's Email [REDACTED]

Signature of Owner: [Signature] Print Name: Farrukh Moghul

Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of MI

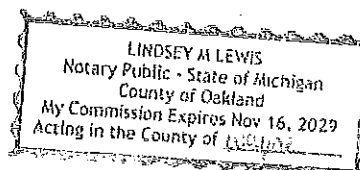
on this 14th day of August 20 26

Signature of Notary: [Signature] My commission expires 11/16/2026

APPROVED AS FORM
Department of Law

By:

Date:



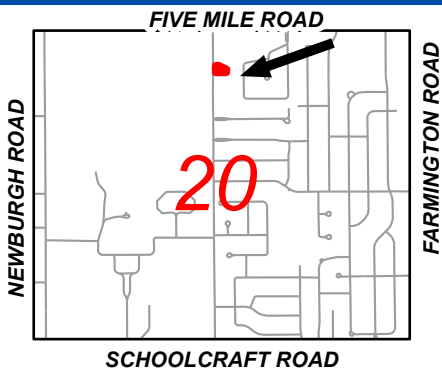
C-4

LEVAN ROAD

15156

C-1

15150



Address & Zoning Map

Petition 2026-08-01-04
EV Chargers
15150 Levan Road
C-1 to C-2

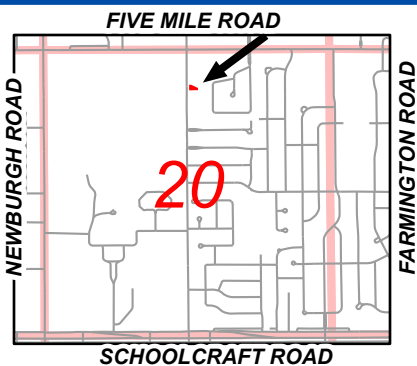


Not to Scale



City of Livonia
Planning Department

LEVAN ROAD



Aerial Map

Petition 2026-08-01-04
EV Chargers
15150 Levan Road
C-1 to C-2



Not to Scale



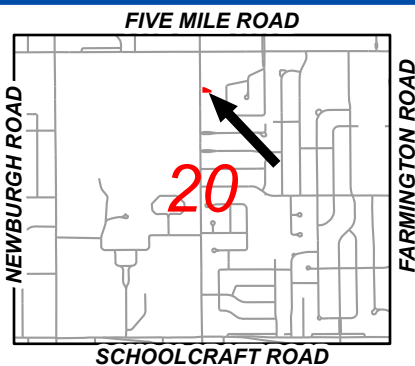
City of Livonia
Planning Department

LEVAN ROAD

15156

15150

**Corridor
Commercial**



Future Land Use Map

Petitions 2026-08-02-23
EV Chargers
15150 Levan Road
C-1 to C-2



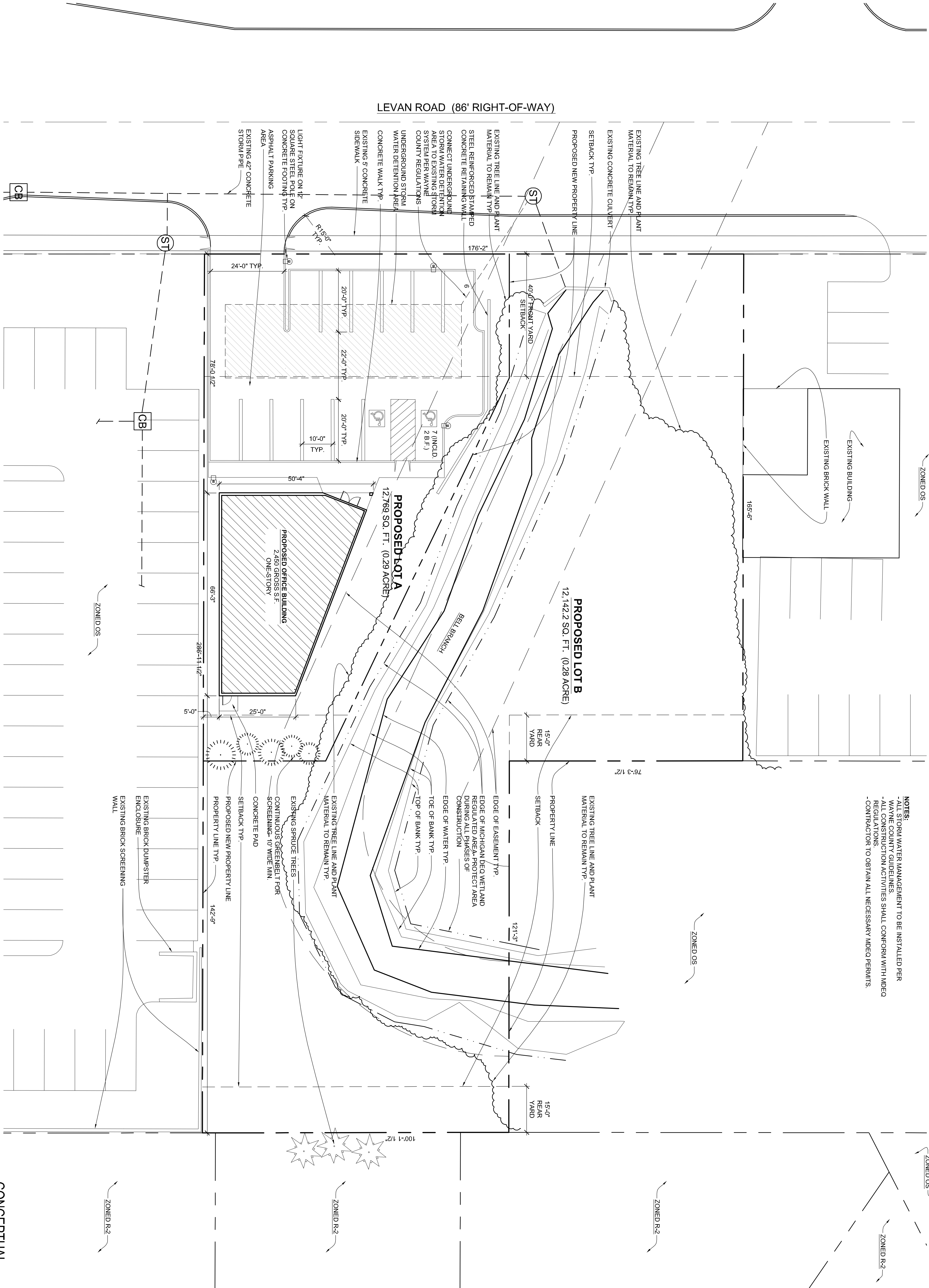
Not to Scale



City of Livonia
Planning Department

RECEIVED BY
PLANNING DEPARTMENT

Date: 08-25-2026



NOTES:
- ALL STORM WATER MANAGEMENT TO BE INSTALLED PER
- WAIVE COUNTY GUIDELINES
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM WITH MDEQ
- REGULATIONS
- CONTRACTOR TO OBTAIN ALL NECESSARY MDEQ PERMITS.

LEVAN ROAD OFFICE BUILDING

15150 LEVAN ROAD LIVONIA MI 48154

ISSUED	DATE
SITE PLAN	01.18.05
APPROVAL	
REV. RC	02.08.06
STUDY MTG	
REVISED	02.17.06
REVISED	05.08.06
REVISED	11.22.06



tel. 248.427.0007
fax. 248.427.0077
23829 Beverly #200
Farmington, MI 48335
s3@architects.com

Date	08.01.05
Scale	1/16" = 1'-0"
Drawn by	SC
Approved by	SS
Job	0515
Sheet Name	CONCEPTUAL SITE PLAN
Sheet No.	SPA-101

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 1

Petition 2026-08-01-04, submitted by Farrukh Moghul, pursuant to Section 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 15150 Levan Road, from C-1 (Local Business) to C-2 (General Business), to allow for the development of an electric vehicle charging lot as the principal use, located on the east side of Levan Road between Five Mile Road and Jamison Street in the Northeast ¼ of Section 20.

September 15, 2026, Study Meeting:

The petitioner is requesting to rezone approximately 0.29 acres of property located at 15150 Levan Road from C-1 (Local Business) to C-2 (General Business). The purpose of the rezoning is to facilitate the development of a new paved parking area that would ultimately accommodate public electric vehicle (EV) charging stations.

To the north and east of the subject property are vacant parcels zoned C-1 (Local Business). To the south is a pharmacy, also zoned C-1 (Local Business). To the west, across Levan Road, is the Trinity Health Hospital campus, which is zoned C-4 (High Rise Commercial).

According to the Future Land Use Plan, the area is zoned Corridor Commercial. Appropriate Land Uses for Corridor Commercial include office, general retail commercial, food service, townhomes, apartments, and attached and upper-story residential uses. Automotive oriented uses such as gas stations, auto repair, or drive through facilities may be appropriate in certain instances. Parking areas in Corridor Commercial areas should be located in side or rear yards for buildings facing an arterial street. Parking should also be located in side or rear yards for buildings facing an interior street. Interior streets should also feature on-street parking.

The requested rezoning should be evaluated not only in relation to the petitioner's proposed EV charging facility, but also in consideration of the full range of uses that could potentially be permitted under the C-2 zoning classification. While the petitioner's stated intent is to develop the site for EV charging, approval of a rezoning generally applies to the land rather than a particular operator or development proposal. Accordingly, the Planning Commission should determine whether C-2 zoning is appropriate for this property on a long-term basis, considering the surrounding zoning and land-use pattern, access and traffic conditions, compatibility with neighboring properties, and the City's future land-use objectives.

The submitted site plan appears inconsistent with the petitioner's previously stated development intent. The petitioner indicated that the purpose of the rezoning was to develop a parking area in preparation for the future installation and operation of electric vehicle charging stations. However, the current conceptual site plan identifies a proposed approximately 2,450-square-foot office building on "Proposed Lot A" and depicts an associated parking area. The plan does not clearly identify the location or configuration of future EV charging stations. The petitioner should clarify the intended use of the property, including whether the proposed office building is part of the current or future development, the purpose and occupancy of the building, and how the proposed parking area relates to the anticipated EV charging operation.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DOUGLAS L. MOORE, MSA
INTERIM DIRECTOR OF PUBLIC
WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

September 4, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-08-01-04 – #15150 Levan Road (Rezoning)

Dear Mr. Canty:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#15150 Levan Road**.
2. The existing parcels are currently serviced by public storm sewer and water main. Sanitary sewer is not currently available to the parcel, so the owner would be required to extend a sewer to the property for any proposed improvements if needed.
3. The site plan included with the submittal does not reflect the current proposed use, so we cannot comment on impacts to existing utility systems at this time.
4. Any proposed development will be required to conform to the current version of the Wayne County Storm Water Ordinance. Storm water reviews for the site may be completed by either City of Livonia or EGLE, depending on the outlet chosen for site storm water.
5. If the project is approved, engineering drawings will need to be submitted to this department and possibly EGLE for review and permitting.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "David W. Lear".

David W. Lear, P.E.
Assistant City Engineer

cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: September 8, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition #2026-08-01-04 EV Charging Lot at 15150 Levan

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

This division is concerned with future development of this property in terms of other new construction, specifically of buildings and proximity to the EV charging parking lot. If future development of this property does occur, maintaining Fire department access for suppression efforts in the event of an EV vehicle fire is also a concern and requirement.

Due to the potential of copious amounts of water utilized in EV fire application, a fire hydrant location in close proximity is critical. Consult with a licensed, certified architect regarding fire code.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

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

September 10, 2026

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petitions 2026-08-01-04 - 15150 Levan Road

Mr. Canty,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Brendan Adams, Sergeant
Traffic Bureau
(734) 466-2107

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

September 10, 2026

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2026-08-01-04 - 15150 Levan Road (Farrukh Moghul)

Dear Kristoffer,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Ermon Sims
Chief Accountant

ES: jw

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

September 4, 2026

RE: 15150 Levan

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

Petition 2026-08-02-23, submitted by Afor Concepts requesting waiver use approval under Sections 3.10 and 6.52 of the Livonia Zoning Ordinance, as amended, to operate a full-service restaurant (Brome Modern Eatery) at 19450 Haggerty Road, located on the east side of Haggerty Road between Seven Mile Road and Eight Mile Road in the Southwest ¼ of Section 6.

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL**

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications must include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: 08/21/2026 Petition 2026-08-02-23

Site Address: 19450 Haggerty Rd Sidwell 46-023-01-0007-000 Zoning of Property 48152

Requesting Approval To Restaurant in C-1 requires Waiver Use

Applicant: Albert Abbas Business/Company: Afor Concepts

Applicant's Address: 1165 Monroe St. City: Dearborn State: MI Zip Code: 48124

Applicant's Phone # [REDACTED] Applicant's Email [REDACTED]

Contact Person: Azher Matty Business/Company: J&A Architectural Engineering

Contact's Address: 6001 North Adams Rd City: Bloomfield Hills State: MI Zip Code: 48304

Contact's Phone # [REDACTED] Contact's Email [REDACTED]

Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to planning@livonia.gov
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) Two (3) completed application forms & **three (3)** sets of full-size drawings

AVOID SCAMS! PLEASE BE AWARE
THAT THE CITY OF LIVONIA
PLANNING COMMISSION DOES NOT
SEND INVOICES EITHER BY
REGULAR MAIL OR EMAIL. WHEN
YOU APPLY, YOU WILL BE REQUIRED
TO PAY IN FULL AT THAT TIME. IF
YOU RECEIVE AN INVOICE, PLEASE
CONTACT US IMMEDIATELY.

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION

\$700.00 (\$400 publication fee plus \$300 base review fee) plus

3483 sq. ft. of new construction x \$20.00 per 1,000 sq. ft. or \$30 per lot or unit for residential construction.
Total/Amount Due \$ 770 (To avoid scams, please see note above regarding invoices)

Owner of Property: Flex Livonia, LLC

Owner's Address: 1165 Monroe St. City: Dearborn State: MI Zip Code: 48124

Owner's Phone # [REDACTED] Owner's Email [REDACTED]

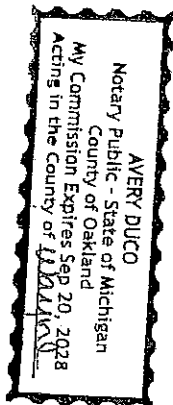
Signature of Owner: [Signature] Print Name: Albert Abbas

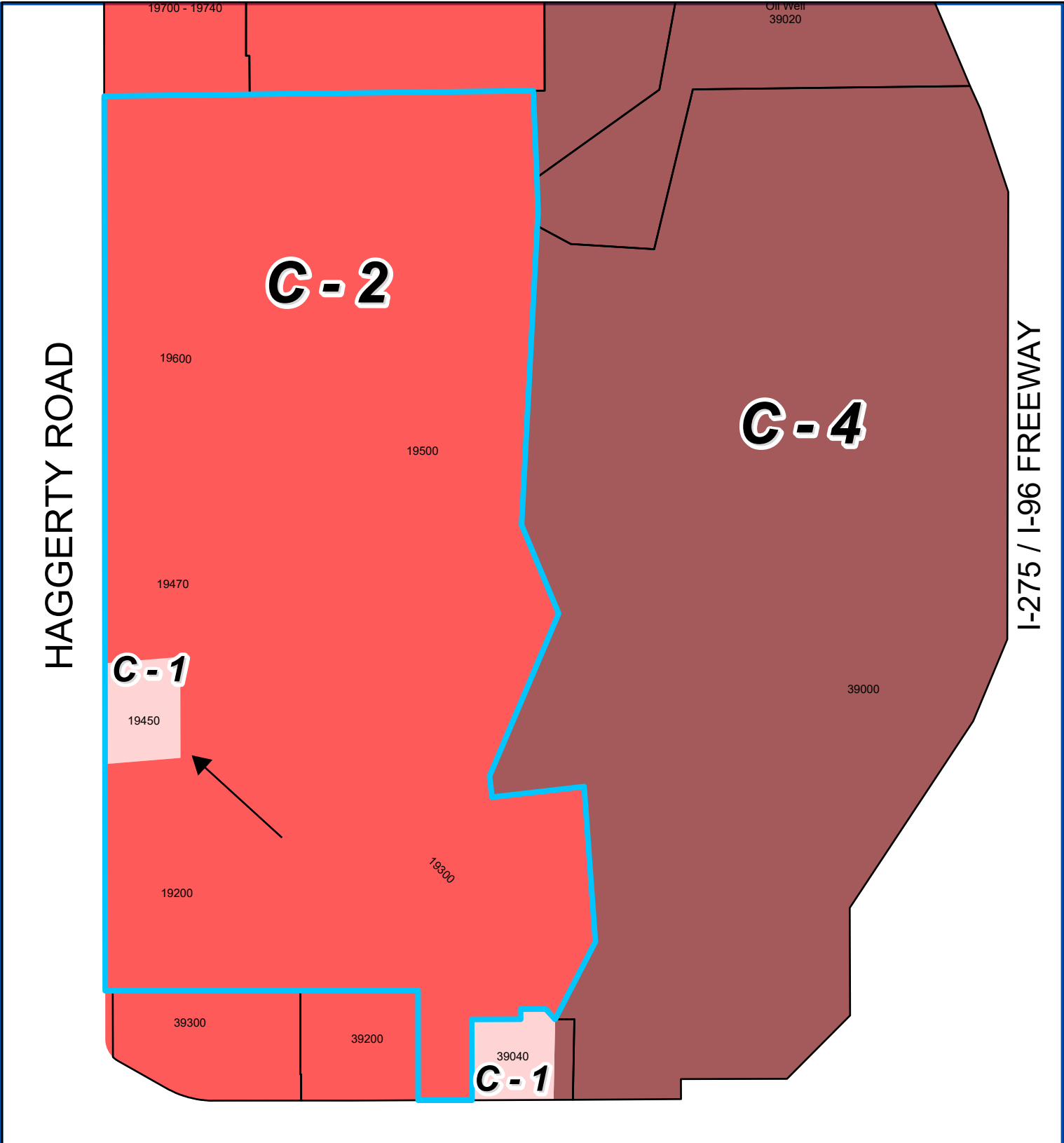
Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of Michigan

on this 21st day of August 20 26

Signature of Notary [Signature] My commission expires 9/20/28

Acting in the County of Wayne





EIGHT MILE ROAD

HAGGERTY ROAD

NEWBURGH ROAD

SEVEN MILE ROAD

6

Not to Scale

Address & Zoning Map

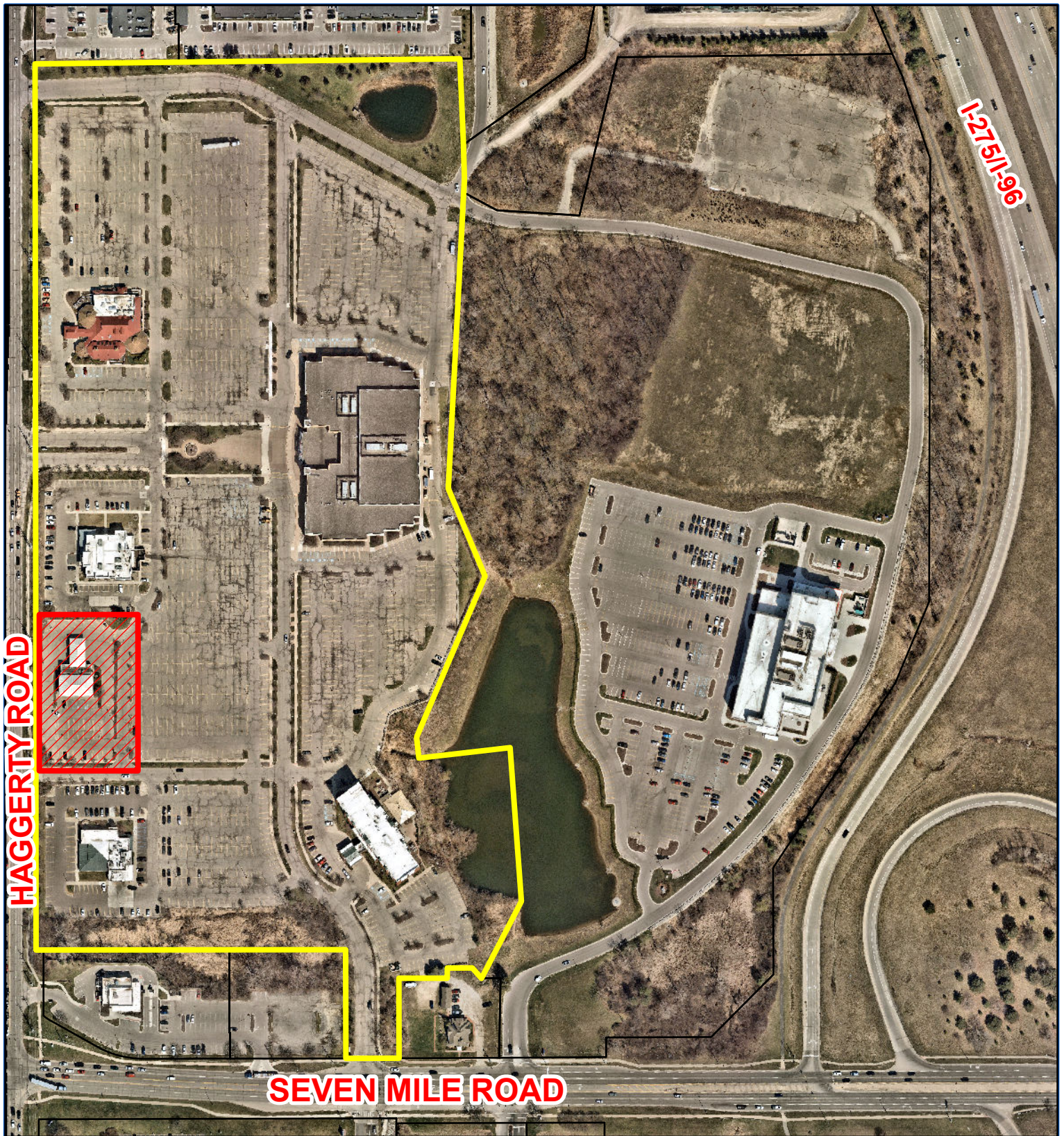
Petition 2026-08-02-23

Brome

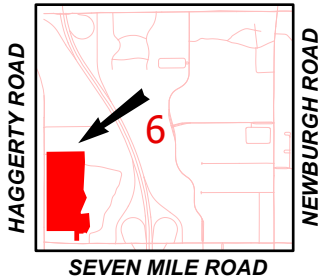
19450 Haggerty Road

N

City of Livonia
Planning Department



EIGHT MILE ROAD



Aerial Map

Petition 2026-08-02-23
Brome
19450 Haggerty Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 2

Petition 2026-08-02-23, submitted by Afor Concepts requesting waiver use approval under Sections 3.10 and 6.51 of the Livonia Zoning Ordinance, as amended, to operate a full-service restaurant (Brome Modern Eatery) at 19450 Haggerty Road, located on the east side of Haggerty Road between Seven Mile Road and Eight Mile Road in the Southwest ¼ of Section 6.

September 15, 2026: Study Meeting:

The petitioner is requesting waiver use approval to operate a full-service restaurant pursuant to Section 6.51 of the Zoning Ordinance. A full-service restaurant is defined as an establishment where food, confections, frozen desserts, and beverages are served and consumed at tables and chairs primarily within an enclosed structure, with a minimum seating capacity exceeding thirty (30) people.

Site Background

The subject property is governed by the Haggerty Road Investments Consent Judgment. The Haggerty Road Investments Amended Consent Judgment stems from a 1999 court settlement between Haggerty Road Investments Limited Partnership and the City of Livonia. The original Consent Judgment allowed property on the east side of Haggerty Road, north of Seven Mile Road, to be developed for certain commercial uses despite being zoned OS (Office Services), subject to the City's waiver use approval process. By 2004, the parties had reached an agreement allowing the subject property to be developed as a bank in conjunction with the adjacent Pentagon Centre Condominium development.

The 2004 amendment modified the Consent Judgment by permitting banks, credit unions, savings and loan associations, and other financial service providers, including associated lobby and drive-up window operations, without requiring waiver use approval for those specific uses. The property remained subject to all other applicable provisions of the Livonia Zoning Ordinance, including site plan approval. The amendment also imposed several site-specific conditions, including prohibiting a curb cut to Haggerty Road, requiring the property to be incorporated into the Pentagon Centre Condominium, and requiring the property to be graded consistently with the other condominium units.

As part of the City's comprehensive update of the Zoning Ordinance, commonly referred to as the Livonia Vision 21 Zoning Ordinance, the former OS (Office Services) District was eliminated and properties previously classified as OS were converted to the C-1 (Local Business) District. As a result of this citywide zoning district conversion, the subject property is now zoned C-1. The change in zoning classification was not the result of a site-specific rezoning of the subject property.

but rather occurred through the adoption of the updated zoning framework and corresponding zoning map. The property remains subject to the applicable provisions and conditions of the Haggerty Road Investments Amended Consent Judgment.

Existing Conditions

The subject parcel is currently zoned C-1 (Local Business), resulting from the conversion of the former OS (Office Services) zoning classification to C-1. To the west, across Haggerty Road, is The Home Depot, located on commercially zoned property in Northville Township. To the north is BJ's Restaurant & Brewhouse, zoned C-2 (General Business). To the east is the parking area serving AMC Livonia 20, also zoned C-2. To the south is J. Alexander's Restaurant, zoned C-2.

Existing conditions shown on Sheet C1.0 include the former PNC bank building, drive-through teller lanes and canopy, parking, and existing landscaping. The property is served by a shared parking and circulation system within the Pentagon Centre development. Sheet C1.0 identifies fifty-six (56) parking spaces within the immediate project area, including three (3) barrier-free spaces. The plan notes that these spaces do not represent the entirety of the parking available within the development, as additional shared parking is available throughout Pentagon Centre for use by the associated properties and their patrons. Existing accessible parking signage and landscaped areas are generally intended to remain as part of the proposed improvements.

Proposal

Plans show maintaining the existing building and bank drive thru facility which has a gross floor area (GFA) of 3,483 square feet. The drive thru canopy would remain but not be used for any operations. A fenced outdoor dining patio is proposed on the west side of the building adjacent to the main customer entrance, but no details are provided on the proposed fencing material.

Site Access & Parking

Section 6.51 requires a full-service restaurant to have ingress and egress available from a public street through at least two (2) separate driveways located at least forty (40) feet apart. There are no separate direct driveways from Haggerty Road serving the proposed restaurant. The Amended Consent Judgement specifies that the development eliminates Haggerty Road access to the site.

Access to the subject property will be provided through cross-access connections with the adjoining commercial development. Instead, vehicles will enter Pentagon Centre through the existing driveways along Haggerty Road and navigate the

development's internal drive aisles to reach the restaurant. Once on the subject property, the internal circulation system provides access to the parking areas surrounding the building and allows vehicles to circulate through the site. This shared-access arrangement integrates the proposed restaurant with the existing commercial development while utilizing the established access points along Haggerty Road.

The site plan includes both indoor and outdoor seating. Full-service restaurants with or without outdoor dining areas require one (1) parking space for every two (2) interior seats, one (1) parking space for every three (3) outdoor patio seats, and one (1) parking space for each employee. The petitioner has indicated that the restaurant will have eight (8) employees and sixty-four (64) indoor seats. Sheet A2.0 identifies forty (40) outdoor patio seats. Based on these figures, the restaurant requires fifty-six (56) parking spaces: thirty-two (32) spaces for indoor seating, sixteen (16) spaces for outdoor seating, and eight (8) spaces for employees. The site plan identifies fifty-six (56) parking spaces, thereby meeting the minimum parking requirement.

Section 9.06 requires three (3) barrier-free parking spaces for parking facilities containing between fifty-one (51) and seventy-five (75) spaces. The site plan provides three (3) barrier-free spaces, thereby satisfying this requirement.

The site plan parking spaces are currently marked with single striping. Pursuant to the Livonia Zoning Ordinance, all parking spaces, except parallel parking spaces, must be clearly marked with four (4)-inch-wide double stripes spaced twenty-four (24) inches apart.

Floor Plan & Elevations

The floor plan on Sheet A2.0 shows an indoor dining area containing sixty-four (64) seats, a sales area containing the point-of-sale and shake stations, a newly constructed vestibule, cooking and food preparation areas, a walk-in cooler, walk-in freezer, dry storage area, washing area, electrical room, and an office with an adjoining restroom. A forty-six (46)-seat outdoor dining area is proposed along the west side of the building facing Haggerty Road.

The exterior elevations on Sheet A2.2 show a substantial renovation of the existing building. Existing brick will be cleaned and repaired, with portions painted yellow, while existing limestone panels will be painted white with yellow accent areas. The existing standing-seam roof, trim, storefront frames, mullions, and doors will be painted black. Additional improvements include blue metal canopies, new exterior lighting, expanded storefront glazing, and illuminated restaurant signage. The south and west elevations contain the primary entrances and receive the most prominent architectural treatment. Decorative perforated metal screening is

proposed around the rooftop mechanical equipment, including perimeter LED strip lighting. Similar colors and materials are carried around the north and east elevations.

The site plan shows a trash enclosure in the northwest portion of the property, within the front yard setback and visible from Haggerty Road. The Zoning Ordinance requires garbage, refuse, and recycling containers to be fully screened by an enclosure on three sides with a solid gate on the fourth side. The enclosure must be at least six (6) feet in height, or one (1) foot higher than the dumpster, whichever is greater, and constructed of materials and colors compatible with the principal building.

Other outlot restaurants along Haggerty Road, including BJ's Restaurant & Brewhouse, J. Alexander's Restaurant, and the former Bahama Breeze, generally locate their refuse facilities toward the rear or less visible sides of their respective buildings. Relocation would be consistent with the established development pattern within Pentagon Centre.

Lighting

The photometric plan on Sheet C2.0 illustrates the proposed site lighting and indicates compliance with the requirements of Section 7.22 of the Zoning Ordinance. The proposed lighting provides illumination for parking areas, drive aisles, pedestrian walkways, and building entrances while limiting light trespass along the property boundaries. Section 7.22 requires exterior lighting to be directed and shielded to minimize glare and limits light trespass to 0.5 foot-candles at the property line.

Signs

A detailed sign plan was not included with the submitted plans. Although the building elevations illustrate proposed wall signage, insufficient information has been provided to determine compliance with the Zoning Ordinance. All proposed signage shall be subject to separate review and approval in accordance with the applicable provisions of the Zoning Ordinance. A complete sign plan shall identify the type, dimensions, area, location, materials, colors, and method of illumination for all proposed signs.

Landscaping

No detailed landscaping plans have been provided with the petition, but the site plan notes that existing landscaping will remain.

PROPOSED RENOVATION BROME RESTAURANT

19450 Haggerty Rd,
Livonia, MI 48152



DESIGNER OF RECORD:

J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD SUITE 165
BLOOMFIELD HILLS, MI 48304
248.282.6475



OWNER GROUP:

BROME RESTAURANT
SAM ABBAS, A FOR CONCEPTS
C: 313.350.3500
O: 313.427.3500 ext 1
http://aforconcepts.com



DEFERRED SUBMITTAL:

SCOPE OF WORK:

THIS PROJECT INVOLVES AN INTERIOR REMODEL AND CHANGE OF USE FROM A COMMERCIAL BANK TO A NEW RESTAURANT LOCATION. THE SCOPE ALSO INCLUDES EXTERIOR FACADE UPDATES TO ALIGN WITH THE BRAND IDENTITY AND MINOR SITE MODIFICATIONS TO ESTABLISH AN OUTDOOR SEATING AREA.

APPLICABLE CODES:

JURISDICTION: MICHIGAN
2021 MICHIGAN REHABILITATION CODE
2021 MICHIGAN BUILDING CODE (MBC)
2021 MICHIGAN MECHANICAL CODE (MMC)
2021 MICHIGAN PLUMBING CODE (MPC)
2021 MICHIGAN UNIFORM ENERGY CODE (MUEC)
2023 NATIONAL ELECTRIC CODE (NEC)
2017 ICC / ANSI A117.1

SHEET INDEX									
PLANNING COMMISSION - 08-22-2026	PROJECT HISTORY NOTES:								
	CV COVER SHEET AND PROJECT INFORMATION								
SITE									
									C1.0 SITE PLAN
									C1.1 SITE PLAN - EMERGENCY/ DUMP TRUCK & TRASH ENCLOSURE
									C1.2 SITE PLAN - PARKING
									C2.0 PHOTOMETRIC PLAN
									C2.1 PHOTOMETRIC PLAN
ARCHITECTURAL									
									A1.0 DEMOLITION FLOOR PLAN
									A2.0 FIRST FLOOR PLAN
									A2.1 ROOF PLAN
									A2.2 EXTERIOR ELEVATION



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PROJECT
19450 Haggerty Rd,
Livonia, MI 48152
OWNER
BROME MODERN EATERY

ISSUED FOR	DATE

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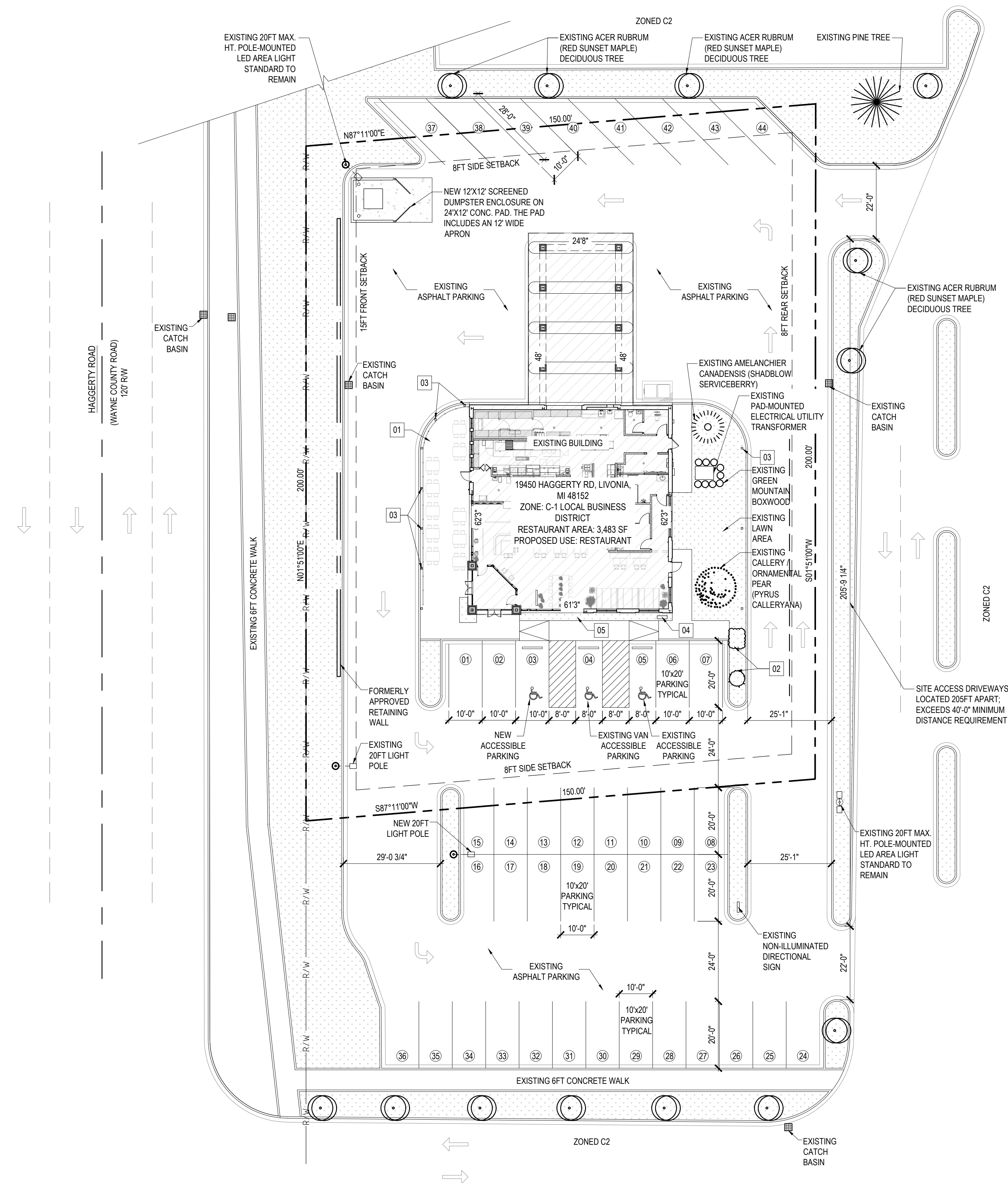


SHEET NAME:
COVER SHEET

DATE : 03-26-2026
DRAWN BY : HE KA
CHECKED BY : AM
JOB NO : 26-135
SHEET:

CV

SCALE: NO SCALE



1
C1.0
SITE PLAN
SCALE 1" = 20'-0"

SITE PLAN - GENERAL NOTES:

- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS NOTED FOR REMOVAL
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH CURRENT CITY AND CURRENT MDOT STANDARDS. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
- ALL DEMOLITION DRAWINGS AND DEMOLITION DETAILS ARE PROVIDED TO SHOW THE GENERAL SCOPE OF THE DEMOLITION WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL DEMOLITION WORK NECESSARY TO ACCOMPLISH NEW WORK. THE DEMOLITION DRAWINGS AND DETAILS MAY NOTE TYPICAL ITEMS IN SOME AREAS, WHICH APPLY IN OTHER AREAS (AND ARE DESIGNATED WITH DASHED, HIDDEN OR STRUCK THRU LINES). CONTRACTOR RESPONSIBLE TO REFERENCE ALL DRAWINGS/ SPECIFICATIONS TO CONFIRM EXTENT OF DEMOLITION WORK.
- ALL CONSTRUCTION AND DEMOLITION MEANS, METHODS AND SAFETY PRECAUTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND UNDERSTANDING EXISTING CONDITIONS PRIOR TO BIDDING.
- ASBESTOS AND OTHER HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER'S ABATEMENT CONTRACTOR PRIOR TO START OF CONSTRUCTION. IF ANY SUSPECTED HAZARDOUS MATERIAL IS ENCOUNTERED, STOP WORK IN THAT AREA AND IMMEDIATELY INFORM THE ARCHITECT AND OWNER.
- DISPOSE OF ALL DEMOLITION MATERIALS LEGALLY OFF-SITE, U.O.N.

SITE CRITERIA - CITY OF LIVONIA ZONING ORDINANCE

SITE USE (EXISTING)	C-1 LOCAL BUSINESS DISTRICT DISTRICT
SITE USE (PROPOSED)	C-1 LOCAL BUSINESS DISTRICT DISTRICT
SECTION 3.10 - C-1 LOCAL BUSINESS DISTRICT REGULATIONS	
ZONED C-1 LOCAL BUSINESS DISTRICT	FRONT = 15' SIDE = 8' REAR = 8'
SITE AREA	0.70 ACRES (30,824 SF)
AREA OF TOTAL EXISTING/PROPOSED STRUCTURE - GROSS STRUCTURE AREA	3,483 SF (EXISTING STRUCTURE TO REMAIN)
MAX. HEIGHT OF BUILDING	35 FT (2 STORIES)
EXIST. HEIGHT OF BUILDING	24'-2" V.I.F.
OUTDOOR STORAGE AREA	-
OUTDOOR SALES AREA	-
PARKING REQUIREMENTS	SEE PARKING CALCULATIONS
APPLICABLE CODES	2021 MICHIGAN BUILDING CODE 2021 MICHIGAN REHAB CODE 2023 NATIONAL ELECTRICAL CODE 2021 MICHIGAN MECHANICAL CODE 2021 MICHIGAN PLUMBING CODE 2010 ADA STANDARDS CITY OF LIVONIA ZONING ORDINANCE
MBC - USE GROUP	ASSEMBLY GROUP A-2
TRASH ENCLOSURE LIVONIA C-1 FULL SERVICE RESTAURANT WAIVER USE	A NEW TRASH ENCLOSURE IS PROVIDED
LEGAL DESCRIPTIONS	#19450 HAGGERTY RD, LIVONIA, MI 48152 THAT PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF HAGGERTY ROAD, DISTANT NORTH 87 DEGREES 11 MINUTES EAST 150 FEET; THENCE SOUTH 1 DEGREE 51 MINUTES WEST 200 FEET; THENCE SOUTH 87 DEGREES 11 MINUTES WEST 150 FEET; THENCE NORTH 1 DEGREE 51 MINUTES EAST ALONG THE EAST LINE OF HAGGERTY ROAD 200 FEET TO THE POINT OF BEGINNING.
PARCEL ID	46-023-99-0003-000

PARKING CALCULATIONS

SECTION 9.05 - FULL-SERVICE RESTAURANTS WITH OR WITHOUT OUTDOOR DINING AREAS	
ONE (1) PARKING SPACE FOR EACH TWO (2)	= 64 INDOOR SEATING / 2 = 32
INTERIOR SEATING SPACES TO BE PROVIDED	= 40 OUTDOOR SEATING / 3 = 13
WITHIN THE PROPOSED ESTABLISHMENT, PLUS ONE	= 8 EMPLOYEES / 1 = 8
(1) PARKING SPACE FOR EACH THREE (3) OUTSIDE	
PATIO SEATING SPACES, PLUS ONE (1) PARKING	
SPACE FOR EACH EMPLOYEE.	
TOTAL ADA PARKING REQUIRED	= 1 VAN-ACCESSIBLE & 2 ACCESSIBLE PARKING SPACE
TOTAL ADA PARKING PROVIDED	= 1 VAN-ACCESSIBLE & 2 ACCESSIBLE PARKING SPACE
TOTAL REQUIRED	= 53 PARKING SPACES
TOTAL PROVIDED	= 53 PARKING SPACES*

SHARED PARKING NOTE:
THE SUBJECT PROPERTY AT 19450 HAGGERTY ROAD IS LOCATED WITHIN THE PENTAGON CENTRE CONDOMINIUM DEVELOPMENT. PARKING FACILITIES WITHIN THE DEVELOPMENT ARE SHARED AMONG THE CONDOMINIUM/ASSOCIATION PROPERTIES. THE 53 PARKING SPACES SHOWN ON THIS SITE PLAN REPRESENT ONLY THE SPACES ILLUSTRATED WITHIN THE IMMEDIATE PROJECT AREA AND ARE NOT INTENDED TO REPRESENT THE TOTAL PARKING SUPPLY AVAILABLE TO THE SUBJECT USE. ADDITIONAL SHARED PARKING IS AVAILABLE THROUGHOUT THE PENTAGON CENTRE DEVELOPMENT FOR USE BY THE ASSOCIATED PROPERTIES AND THEIR PATRONS.
MASTER DEED:
(ARTICLE II) - EACH CO-OWNER IN THE CONDOMINIUM PROJECT SHALL HAVE AN EXCLUSIVE RIGHT TO ITS UNIT AND SHALL HAVE UNDIVIDED AND INSEPARABLE RIGHTS TO SHARE WITH OTHER CO-OWNERS THE COMMON ELEMENTS OF THE CONDOMINIUM PROJECT AS ARE DESIGNATED BY THE MASTER DEED.

REFER TO SHEET C1.2 FOR SHARED PARKING LOTS

SITE PLAN KEY NOTES:

- REMOVE EXISTING LANDSCAPING, TOPSOIL, VEGETATION, AND IRRIGATION AS REQUIRED. PREPARE SUBGRADE FOR NEW EXTERIOR CONCRETE SLAB FOR PROPOSED EXTERIOR SEATING AREA
- EXISTING LANDSCAPE BED CONTAINING SHRUBS (ITEA/ILEX) AND FOUNTAIN GRASS (PENNISETUM) TO REMAIN
- NEW SITE LIGHT BOLLARDS. REFER TO PHOTOMETRIC PLANS FOR FIXTURE TYPE AND DETAILS
- EXISTING ACCESSIBLE PARKING SIGNAGE
- EXISTING LANDSCAPE STRIP (NO TURF/LAWN)

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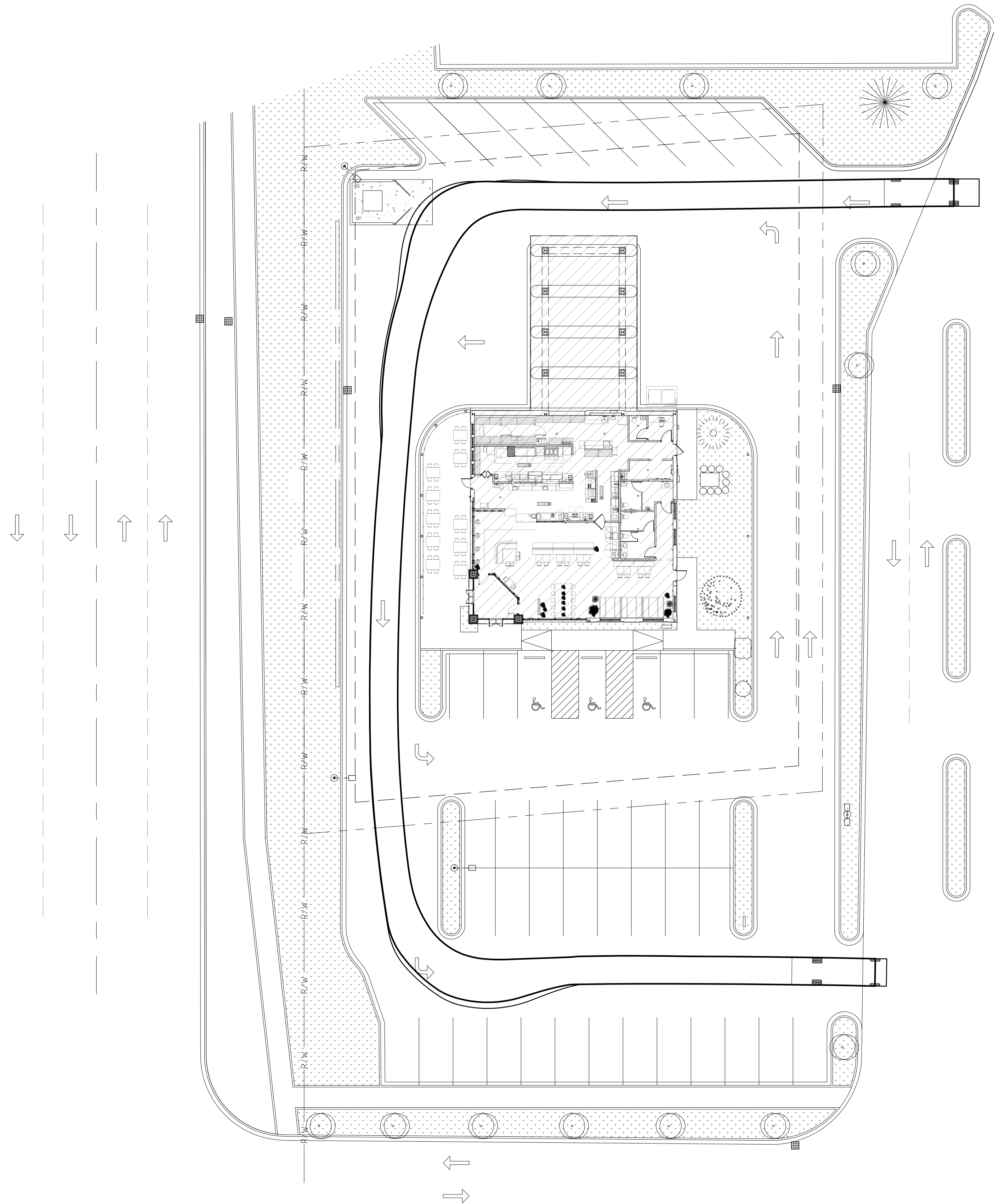


SHEET NAME:
SITE PLAN

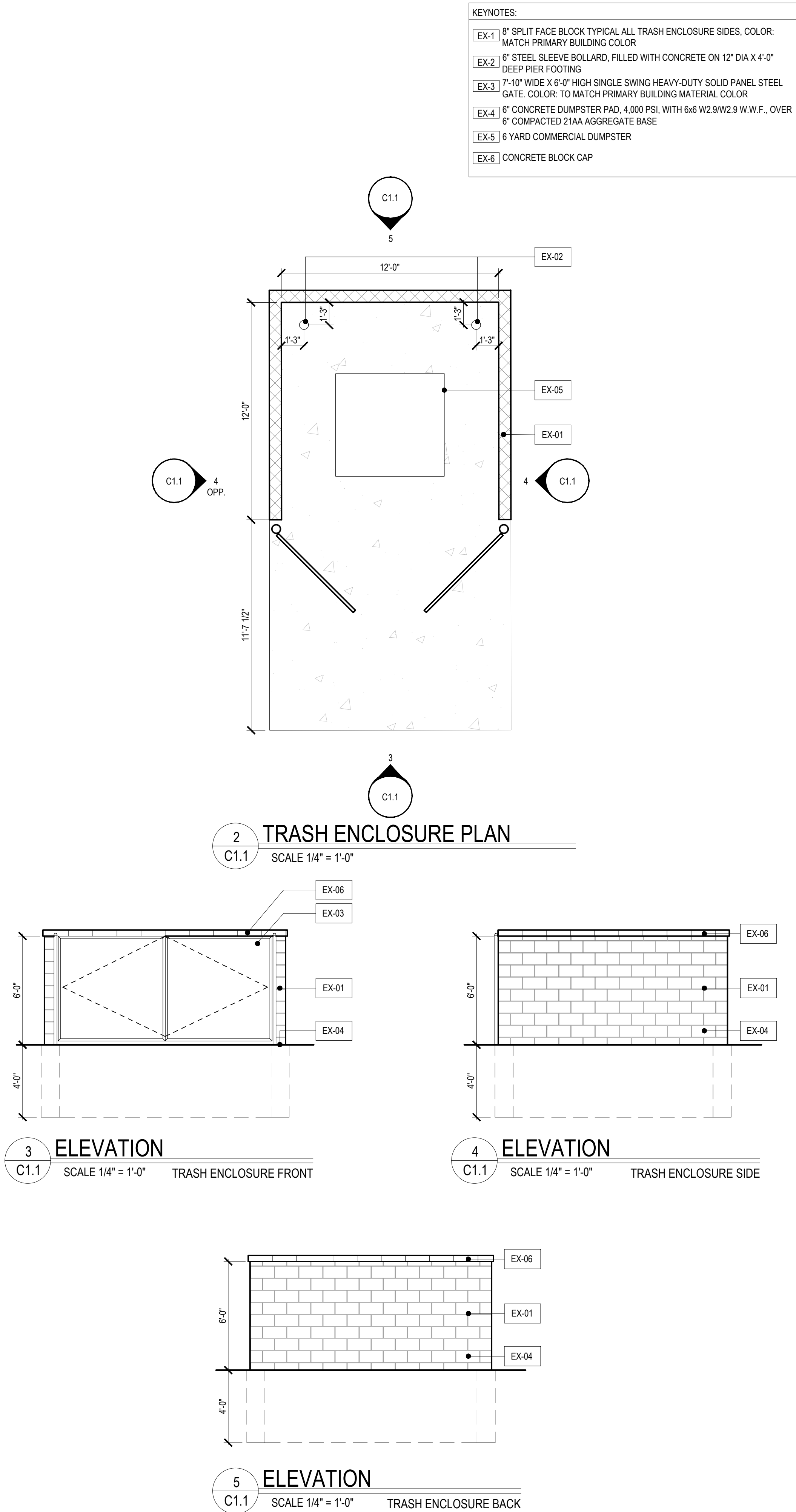
DATE : 03-26-2026
DRAWN BY : HE KA
CHECKED BY : AM
JOB NO : 26-135
SHEET:

C1.0

SCALE: 1" = 20'-0"



1 SITE PLAN
SCALE 1" = 20'-0"
VEHICLE MANEUVERING PLAN



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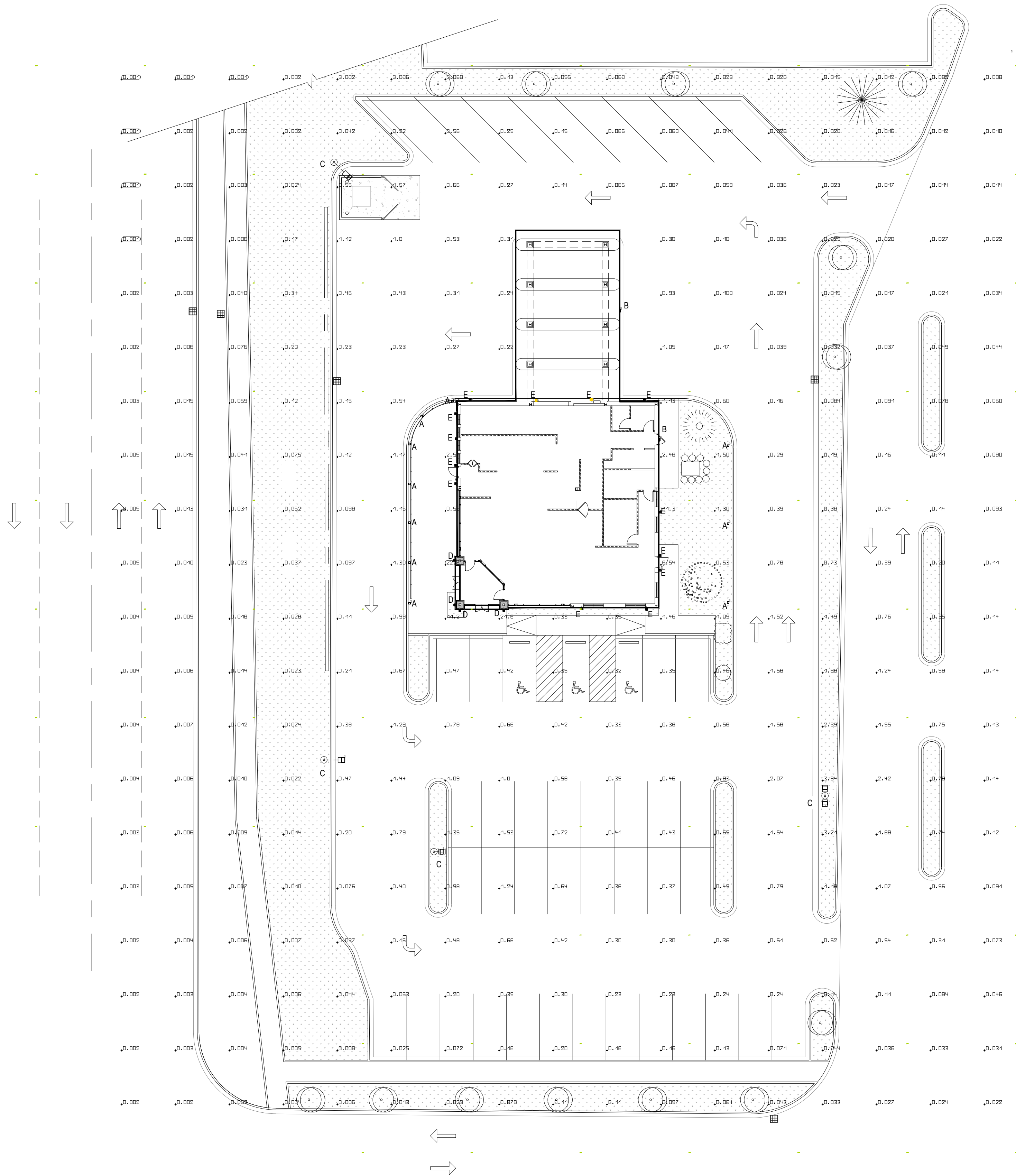


SHEET NAME:
SITE PLAN -
EMERGENCY/
DUMP TRUCK
& TRASH
ENCLOSURE

DATE :	03-26-2026
DRAWN BY :	HE KA
CHECKED BY :	AM
JOB NO :	26-135
SHEET:	

C1.1

SCALE: AS SHOWN



Luminaire list									
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity	Height
A	BEGA	84690K3		1x LED 16,8W	388 lm	0.80	21 W	10	@ 2'-6"
B	Lithonia Lighting	WPX1 LED wallpack 1500lm 5000K color temperature 120-277 Volts	WPX1 LED P1 50K Mvolt	1x	1602 lm	0.80	11.4 W	2	@ 10'-0" @ 11'-4"
C	Lithonia Lighting	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution with EGS Shield	RSX1 LED P1 40K R4 EGS	1x	6115 lm	0.80	51.3 W	5	@ 20'-0"
D	BEGA	24 502 K3		1x LED 14W	1216 lm	0.80	17 W	4	@ 6'-8"
E	BEGA	33591K3		1x LED 8W	598 lm	0.80	11 W	13	@ 6'-8"

1
C2.0
PHOTOMETRIC PLAN
SCALE 1" = 20'-0"

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PROJECT
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JOSEPH C. ROCKWOOD
ENGINEER
No. 8201025357
LICENSED PROFESSIONAL ENGINEER

SHEET NAME:
PHOTOMETRIC PLAN

DATE : 03-26-2026
DRAWN BY : HE KA
CHECKED BY : AM
JOB NO : 26-135
SHEET:

C2.0

SCALE: 1" = 20'-0"

System bollard head - Shielded - 360°

BEGA

Application

BEGA system bollard heads with shielded 360° light distribution. Simply order the bollard head and also the required bollard tube in various heights and options. Both modules can be joined together easily and quickly during the installation.

Materials

Borosilicate glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Interlocking stainless steel mounting mechanism for attachment of head and tube

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 21.0 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	16.8W
System wattage	21.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	388 lm
LED service life (L70)	60000 hrs

LED color temperature

□ 4000K (K4)
□ 3500K (K35)
□ 3000K (K3)
□ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors

□ Black (BLK)	□ Bronze (BRZ)
□ Silver (SLV)	□ White (WHT)
□ Natural Bronze (NTB)	□ RAL
□ CUS:	

Type:

BEGA Product:

Project:

Modified:

Available options

□ CUS	Custom finish
□ MGU	Marine grade undercoat
□ NTB	Natural bronze (premium finish)
□ RAL	RAL Classic, matte finish



System bollard head - Shielded - 360°			
LED	A	B	
B84690	16.8W	6 1/4"	4 1/4"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Wall luminaire - Directed light

BEGA

Application

Wall luminaires with directed light distribution designed for general illumination of pathways and building entrances from various mounting heights.

Materials

Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 2.2 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	14.0W
System wattage	17.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1217 lm
LED service life (L70)	60000 hrs

LED color temperature

□ 4000K (K4)
□ 3500K (K35)
□ 3000K (K3)
□ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors

□ Black (BLK)	□ Bronze (BRZ)
□ Silver (SLV)	□ White (WHT)
□ Natural Bronze (NTB)	□ RAL
□ CUS:	

Available options

□ CUS	Custom finish
□ FSC	Fusing
□ MGU	Marine grade undercoat
□ NTB	Natural bronze (premium finish)
□ RAL	RAL Classic, matte finish



Wall luminaire - Directed light			
LED	A	B	C
B24502	14.0W	4 1/4"	7 1/2"

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Contractor Select™

WPX LED

Wall packs

The WPX LED wall packs are energy efficient, cost effective, and aesthetically appealing full cut-off solution for both new construction and HID wall pack replacement/renovation opportunities. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.

FEATURES:

- Architectural design at very economical prices
- Energy efficient - payback in less than two years
- Wide range of configuration options available

Note: WPX3 lumen package and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit [WPX LED](#).

Luminaire	CCT	Lumens	Input Watts	Photocell	Finish	Voltage	Catalog Number	CI Code	UPC	Pallet qty	Replaces Up To
WPB	3500K/4000K/5000K	850 - 1,650	6.4-10W	Switchable On/Off	DARK BRONZE	120-277V	WPB0 LED ALD 5W/12W MVOLT PE DOBBD M2	*276U40	196162511066	280	70W Metal Halide
WP1	4000K	2,900	24W	N/A	DARK BRONZE	120-277V	WP1 LED P2 40K MVOLT DOBBD M4	*2655W6	193048870589	160	150W Metal Halide
WP2	4000K	6,000	47W	N/A	DARK BRONZE	120-277V	WP2 LED 40K MVOLT DOBBD M2	*2655S3	193048870756	120	250W Metal Halide
	5000K	6,000	47W	N/A	DARK BRONZE	120-277V	WP2 LED 50K MVOLT DOBBD M2	*2655S6	193048870770	120	250W Metal Halide

More configurations are available. [Click here](#) or visit [www.acuitybrands.com](#) and search for [WPX LED](#).

CONTRACTOR SELECT WPX SERIES LED

Page 1 of 2

Wall luminaire - Narrow beam upward - Narrow beam downward

BEGA

Application

Designed to provide general illumination and visual interest for interior and exterior locations. A narrow beam light distribution in both directions is ideal for general illumination of pathways and corridors, while highlighting various architectural features and creating patterns of light.

Materials

Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64

Weight: 3.5 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	8.0W
System wattage	11.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	601 lm
LED service life (L70)	60000 hrs

LED color temperature

□ 4000K (K4)
□ 3500K (K35)
□ 3000K (K3)
□ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors

□ Black (BLK)
□ Silver (SLV)
□ Natural Bronze (NTB)
□ CUS:

□ Bronze (BRZ)
□ White (WHT)
□ RAL

Type:

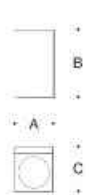
BEGA Product:

Project:

Modified:

Available options

□ AMB	Amber LED
□ CUS	Custom finish
□ FRO	Frosted lens
□ FSC	Fusing
□ MGU	Marine grade undercoat
□ NTB	Natural bronze (premium finish)
□ RAL	RAL Classic, matte finish
□ SFG	Surge protection
□ UPD	Upright only



Wall luminaire - Narrow beam upward - Narrow beam downward			
LED	B	A	C
B33591	8.0W	20°	4 1/4"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
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Catalog Number	
Notes	
Type	

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SUITE 165

BLOOMFIELD HILLS, MI 48304

P. 248.282.6475

F. 248.590.0257

jaa@jaarcheng.com

PROJECT

19450 Haggerty Rd,
Livonia, MI 48152

OWNER

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CHARGE:

SHEET NAME:

PHOTOMETRIC
PLAN

DATE : 03-26-2026

DRAWN BY : HE KA

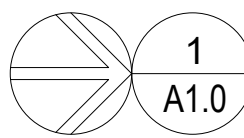
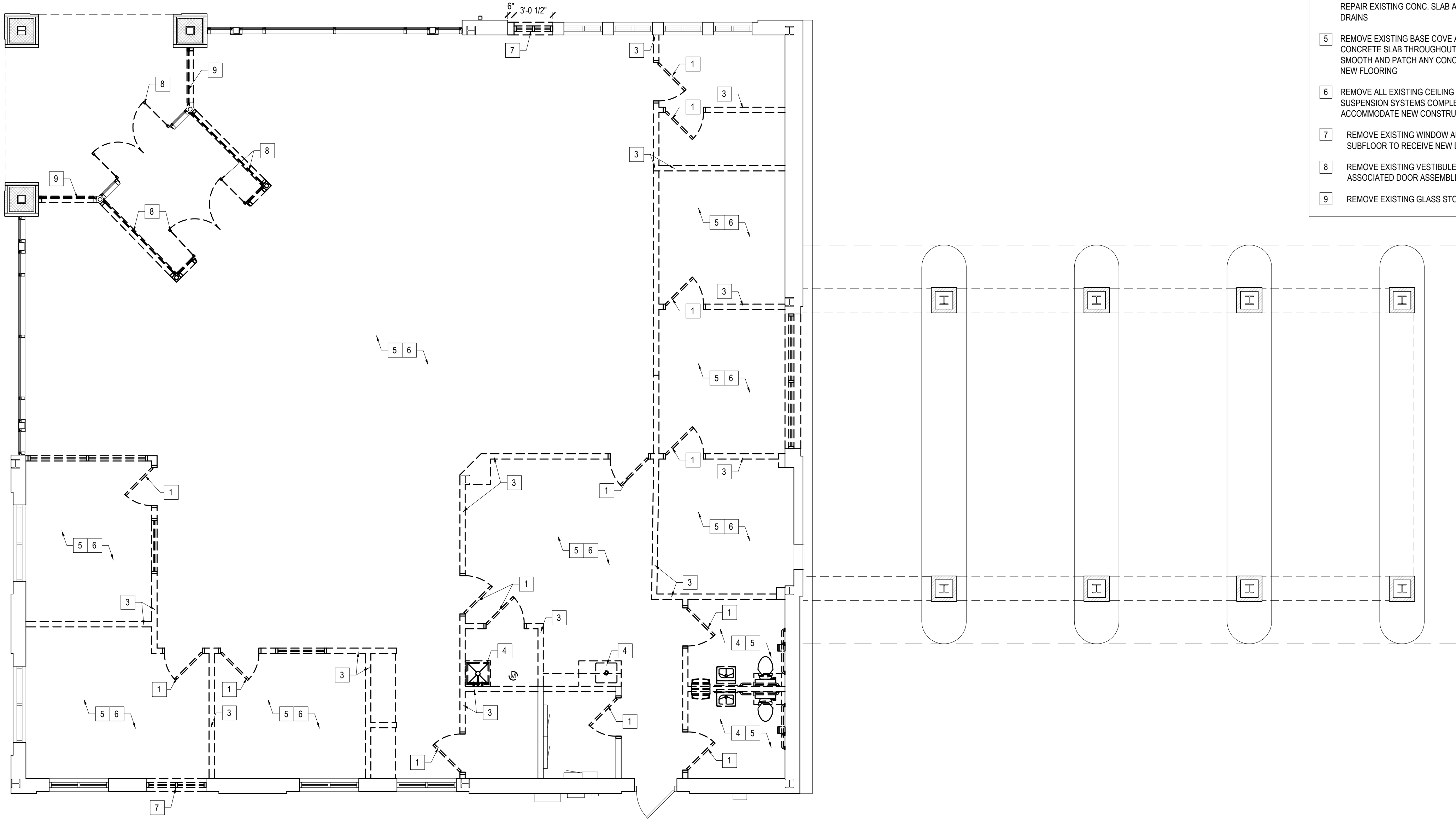
CHECKED BY : AM

JOB NO : 26-135

SHEET:

C2.1

SCALE: NO SCALE



DEMOLITION FLOOR PLAN
SCALE 3/16" = 1'-0"

GENERAL DEMOLITION NOTES:

- A. ALL DEMOLITION DRAWINGS AND DEMOLITION DETAILS ARE PROVIDED TO SHOW THE GENERAL SCOPE OF THE DEMOLITION WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL DEMOLITION WORK NECESSARY TO ACCOMPLISH NEW WORK. THE DEMOLITION DRAWINGS AND DETAILS MAY NOTE TYPICAL ITEMS IN SOME AREAS, WHICH APPLY IN OTHER AREAS (AND ARE DESIGNATED WITH DASHED, HIDDEN OR STRUCK THRU LINES). COORDINATE ALL DEMOLITION WORK WITH ALL ARCHITECTURAL DRAWINGS. CONTRACTOR RESPONSIBLE TO REFERENCE ALL DRAWINGS/ SPECIFICATIONS TO CONFIRM EXTENT OF DEMOLITION WORK.
- B. ALL REMOVED ITEMS, WALLS, FLOORS CEILING, OPENINGS, ETC ARE TO BE PATCHED/REPAIRED AND PREPPED TO RECEIVE NEW WORK AND/OR FINISHES.
- C. ALL CONSTRUCTION AND DEMOLITION MEANS, METHODS AND SAFETY PRECAUTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- D. REMOVE ALL ITEMS PROJECTING FROM EXISTING WALLS OR FLOORS TO REMAIN (BLOCKING, SCREWS, FASTENERS, PIPES, CONDUITS, MOUNTING PLATES, FIXED EQUIPMENT, ETC). PATCH AND REPAIR FOR NEW FINISH
- E. DISPOSE AND/OR RECYCLE ALL DEMOLITION MATERIALS LEGALLY OFF-SITE.
- F. AT DEMOLISHED WALLS AND CEILINGS, REMOVE ELECTRICAL DEVICES, FIXTURES, & WIRING BACK TO ELECTRICAL PANEL.

DEMOLITION PLAN LEGEND

- EXISTING CONSTRUCTION TO BE DEMOLISHED
————— EXISTING CONSTRUCTION TO REMAIN

DEMOLITION PLAN - KEY NOTES

- 1 REMOVE EXISTING DOOR AND FRAME, INCLUDING ALL HARDWARE
- 2 REMOVE EXISTING DOOR AND STOREFRONT WINDOW, INCLUDING ALL HARDWARE AND FRAME
- 3 REMOVE EXISTING INTERIOR PARTITION WALL
- 4 REMOVE ALL PLUMBING FIXTURES, ALL TOILET ROOM FIXTURES AND ACCESSORIES, REMOVE RELATED PLUMBING SYSTEMS, PATCH AND REPAIR EXISTING CONC. SLAB AS REQ'D. CAP ABANDONED SANITARY DRAINS
- 5 REMOVE EXISTING BASE COVE AND ALL FLOORING DOWN TO THE CONCRETE SLAB THROUGHOUT THE TENANT SPACE, GRIND THE FLOOR SMOOTH AND PATCH ANY CONCRETE AS REQUIRED TO PREPARE FOR NEW FLOORING
- 6 REMOVE ALL EXISTING CEILING TILES, LIGHTS, GRID AND CEILING SUSPENSION SYSTEMS COMPLETELY THROUGHOUT SPACE TO ACCOMMODATE NEW CONSTRUCTION
- 7 REMOVE EXISTING WINDOW AND INFILL/EXTEND WALL OPENING TO SUBFLOOR TO RECEIVE NEW DOOR ASSEMBLY
- 8 REMOVE EXISTING VESTIBULE PARTITION WALLS, ENCLOSURE, AND ASSOCIATED DOOR ASSEMBLIES COMPLETE
- 9 REMOVE EXISTING GLASS STOREFRONT WALLS



J & A ARCHITECTURAL
ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48304
P. 248.282.6475
F. 248.590.0257
jaa@jaarcheng.com

PROJECT
19450 Haggerty Rd,
Livonia, MI 48152
OWNER
BROME MODERN EATERY

ISSUED FOR	DATE

NOTES:
1.

Statement of Intellectual Property
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DESIGN PROFESSIONAL IN CHARGE:



SHEET NAME:
DEMOLITION FLOOR PLAN

DATE :	03-26-2026
DRAWN BY :	HE KA
CHECKED BY :	AM
JOB NO :	26-135
SHEET:	

A1.0

SCALE: 3/16" = 1'-0"



SCALE 3/16" = 1'-0"

- A. ALL DIMENSIONS ARE TO FINISH FACE OF WALL - WALL THICKNESS IS SHOWN AS NOMINAL. SEE WALL TYPES FOR ACTUAL THICKNESS.
- B. COORDINATE SIZE AND LOCATIONS OF ALL DUCT, SHAFT, AND LOUVER OPENINGS IN WALLS AND FLOORS WITH MECHANICAL AND ELECTRICAL PROVIDE ALL REQUIRED INETELS FOR OPENINGS.
- C. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED. IF A CONFLICT IS ENCOUNTERED OR A REQUIRED DIMENSION IS NOT PROVIDED, REQUEST A CLARIFICATION FROM THE ARCHITECT.
- D. AT ALL LOCATIONS WHERE GYPSUM BOARD WALL INTERSECTS PERPENDICULAR TO MASONRY BLOCK WALL CORNER, THE GYPSUM BOARD IS TO BE SET BACK 1" FROM BULLNOSE OF BLOCK.

 METAL STUD WALL

1	24" X 24" MOP SINK, WALL TO HAVE TILE TO EXTEND AT LEAST 4" HIGH
2	NEW WALL EXTENSION TO MATCH EXISTING ADJACENT
3	INFILL EXISTING DOORWAY OPENING COMPLETE. REROUTE ENTRY TO NEW LOCATION PER PLAN. PREPARE SUBSTRATE TO RECEIVE NEW WALL COVERING/POSTER. PROVIDE AND INSTALL NEW WALL GRAPHIC/POSTER (BY OWNER) OVER CLOSED OPENING.
4	NEW VESTIBULE ENTRY/EXIT DOORWAY. RELOCATED ACCESS TO REPLACE EXISTING OPENING

NOTE:
CONTRACTOR TO PROVIDE AND INSTALL INTERNAL SOLID BLOCKING FOR ALL
WALL-MOUNTED EQUIPMENT AND ACCESSORIES. COORDINATE EXACT
LOCATIONS WITH MANUFACTURER'S MOUNTING TEMPLATES

INDOOR DINING	= 64 SEATS
OUTDOOR PATIO	= 40 SEATS
TOTAL PROVIDED	= 104 SEATS

ARCHITECTURAL
ENGINEERING

J & A

J & A ARCHITECTURAL
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PROJECT
19450 Haggerty Rd,
Livonia, MI 48152
OWNER
BROME MODERN EATERY

[illegible]

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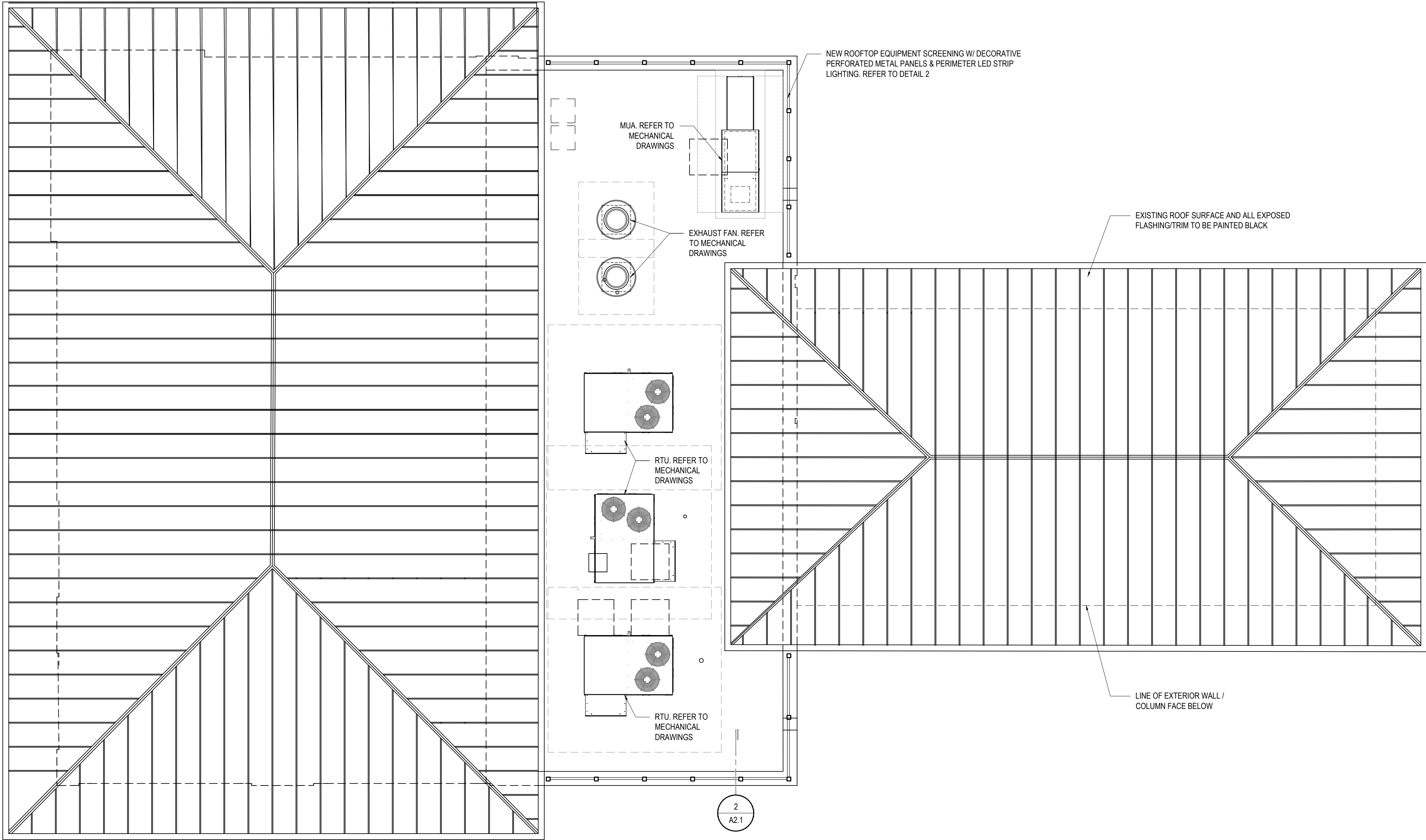


SHEET NAME:
FIRST FLOOR
PLAN

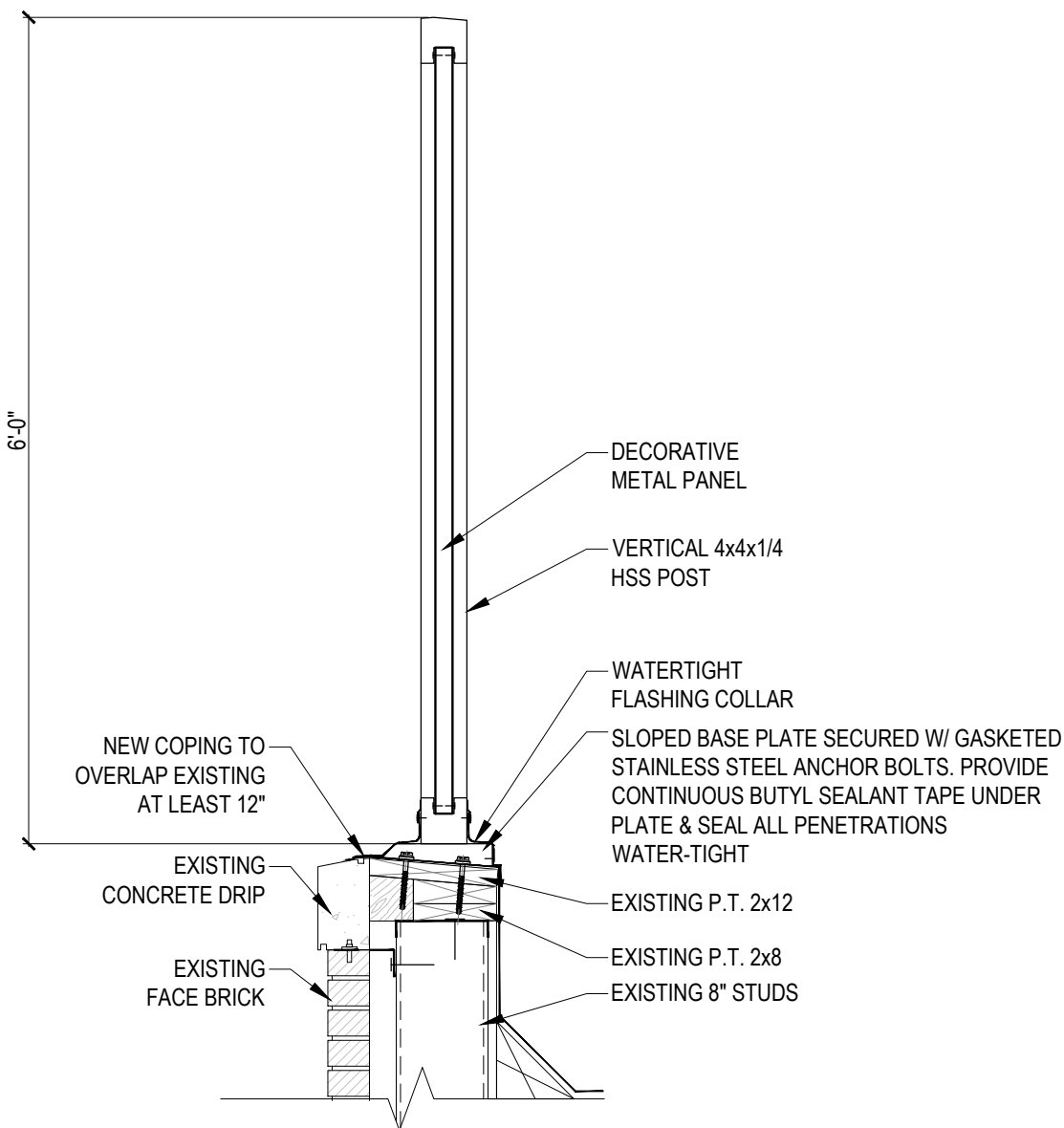
DATE :	03-26-2026
DRAWN BY :	HE KA
CHECKED BY :	AM
JOB NO :	26-135
SHEET:	

A2.0

SCALE: $3/16" = 1'-0"$



1
A2.1
SCALE 3/16" = 1'-0"



2
A2.1
SCALE 3/4" = 1'-0"

ROOF PLAN - GENERAL NOTES

- GUARDRAILS SHALL BE REQUIRED IF ANY ROOF TOP EQUIPMENT, APPLIANCES, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE (INCLUDING ROOF HATCH) ARE INSTALLED WITHIN 10'-0" OF A ROOF EDGE OR AN OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE IS OR OPEN SIDE IS LOCATED MORE THAN 30" ABOVE THE FLOOR, ROOF OR GRADE BELOW. CONTRACT TO NOTIFY ARCHITECT / ENGINEER OF SUCH SITUATION IS NEEDED.
- TAPERED INSULATION SHALL SLOPE 1/4" PER 1'-0" TOWARDS ROOF SUMP UNLESS OTHERWISE NOTED. SLOPE VALUES ARE APPROXIMATE. IF SLOPE CANNOT BE ACHIEVED, CONTACT ARCHITECT BEFORE PROCEEDING FURTHER. ARROWS SHOWN REPRESENT DOWN SLOPE OF ROOF.
- NEW MECH CURBS SHALL BE PROVIDED CONTINUOUSLY AT ALL SIDES OF MECH UNITS.
- PROVIDE 2 ROWS OF 24"x24" ROOF WALKWAY PADS AROUND ENTIRE MECHANICAL UNIT. TYP FOR ALL MECHANICAL UNITS.
- ROOF DEMOLITION AREAS ARE APPROXIMATE. REMOVE MATERIALS FROM ROOF AS NECESSARY TO ACCOMPLISH NEW WORK.
- ROOF INSULATION FASTENERS SHALL NOT BE VISIBLE FROM INTERIOR WHERE METAL DECK IS EXPOSED, BUT SHALL BE INSTALLED TO MEET ALL ROOFING WARRANTY AND INSURANCE REQUIREMENTS.
- REFER TO MECHANICAL AND ELECTRICAL FOR ALL THRU ROOF PENETRATIONS. FLASH AND SEAL ALL PENETRATIONS IN ACCORDANCE WITH THE ROOF WARRANTY AND ROOF DETAILS.

PROJECT
19450 Haggerty Rd,
Livonia, MI 48152

OWNER
BROME MODERN EATERY

ISSUED FOR	DATE

NOTES:
1.

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DESIGN PROFESSIONAL IN CHARGE:



SHEET NAME:
ROOF PLAN

DATE :	03-26-2025
DRAWN BY :	HE KA
CHECKED BY :	AM
JOB NO :	26-135
SHEET:	

A2.1

SCALE: AS SHOWN



ISSUED FOR	DATE

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DESIGN PROFESSIONAL IN CHARGE:



SHEET NAME:
EXTERIOR
ELEVATION

DATE : 03-26-2025
DRAWN BY : HE KA
CHECKED BY : AM
JOB NO : 26-135
SHEET:

A2.2

SCALE: 3/16" = 1'-0"

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DOUGLAS L. MOORE, MSA
INTERIM DIRECTOR OF PUBLIC
WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

September 4, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-08-02-23 – #19450 Haggerty Road (Brome Modern Eatery)

Dear Mr. Canty:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#19450 Haggerty Road**.
2. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. There is no mention of utility revisions with the proposal, and we do not believe there will be any adverse effects on the existing systems based on the proposed usage.
3. Due to the proposed change of use, the owner will need to provide a grease separator on the sanitary sewer service as required by our Fats, Oils and Grease (FOG) Ordinance.
4. Should revisions to the utility services to the building, or any work within the Haggerty Road right-of-way be required, the owner will need to submit drawings to this department and/or the Wayne County Department of Public Services for permitting.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

David W. Lear, P.E.
Assistant City Engineer
cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: September 8, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division

SUBJECT: Petition #2026-08-02-23 Brome Modern Eatery 19450 Haggerty Rd.

This office has reviewed the site plan submitted in connection with the modification and use of the property located at the above referenced address.

- Required Emergency vehicle access to west side of structure to be 20 feet in width.
- Permits and plans are a required submission for hood and duct suppression in the kitchen along with fire alarm details in permit and plans.
- Perhaps an oversight on my part, please provide location of nearest fire hydrant.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

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

September 10, 2026

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petitions 2026-08-02-23- 19450 Haggerty Road

Mr. Canty,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,



Brendan Adams, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT



MAUREEN MILLER BROSINAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

September 10, 2026

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2026-08-02-23- 19450 Haggerty Road (Afor Concepts)

Dear Kristoffer,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Ermon Sims
Chief Accountant

ES: jw

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

September 4, 2026

RE: 19450 Haggerty

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

**OTHER ITEMS
RELATED TO THE
PETITION**

PETITION 2026-06-06-01

The undersigned, Ian Wilshaw, Chairman of the City of Livonia Planning Commission, does hereby certify that a Public Hearing will be held on Tuesday, September 22, 2026, on the following petition:

Petition 2026-06-06-01 submitted by the City Planning Commission, pursuant to the referral by the City Council to determine whether to amend Sections 2.02, 3.03, 3.10, 3.11, 3.12, 3.13, 3.15, 3.16, 3.17, and 6.61 of the Livonia Zoning Ordinance, as amended, to define and regulate Data Centers, including establishing the zoning districts in which they can locate and any special requirements.

(Proposed ordinance amendments attached)

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended, and that thereafter there shall be a report and recommendation submitted to the City Council.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his signature on this 1st day of September, 2026.

Ian Wilshaw, Chairman
City Planning Commission

Dated: August 19, 2026

APPROVED AS TO FORM
Department of Law

By: _____

Date: _____

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 3

Petition 2026-06-06-01 submitted by the City Planning Commission, pursuant to the referral by the City Council, to determine whether to amend Sections 2.02, 3.03, 3.10, 3.11, 3.12, 3.13, 3.15, 3.16, 3.17, and 6.61 of the Livonia Zoning Ordinance, as amended, to define and regulate Data Centers, including establishing the zoning districts in which they can locate and any special requirements.

September 15, 2026, Study Meeting:

The language amendment petition is scheduled to be presented to the Commission at its Public Hearing on September 22, 2026. The public hearing will be devoted to going over each of the ten (10) proposed changes.

This proposed language amendment is intended to establish standards for regulating data centers in the City of Livonia. In addition to establishing where Data Centers may be located, the proposed ordinance amendments would establish specific development standards and special requirements applicable to these facilities. The regulations address Sections 2.02, 3.03, 3.10, 3.11, 3.12, 3.13, 3.15, 3.16, 3.17, and 6.61 of the Livonia Zoning Ordinance. Additionally, Chapter 13.04 of the Code of Ordinances would be amended to supplement the zoning regulations governing water use for data centers that use large amounts of water for cooling equipment. These provisions are intended to ensure that Data Centers are appropriately located and designed to consider surrounding land uses, site characteristics, infrastructure, and potential impacts associated with large-scale technology- and utility-related facilities.

The proposed changes involve ten (10) sections in the Zoning Ordinance. These new ordinances intend to enable the City to effectively regulate the location and development of data centers and data center accessory uses.

Section 2.02 would be amended to add the definition of data center and data center accessory uses. A Data Center is defined as a building or group of buildings primarily occupied by computers, telecommunications equipment, and related infrastructure used to process, transfer, or store digital information, primarily to and from off-site locations. The definition distinguishes data centers from computer or telecommunications equipment that is merely accessory to another principal use, such as servers supporting an office or manufacturing facility. Data centers may include cryptocurrency mining, blockchain transaction processing, server farms, and associated accessory uses. Data Center Accessory Uses include structures and infrastructure that are secondary and incidental to the data center's operation. These may include administrative, logistical, fiber-optic, storage, and security facilities, as well as generators, electrical substations, utility lines, cooling and wastewater systems, water storage and pump facilities, cooling towers, fire-suppression equipment, and other environmental-control systems. Such accessory uses must be located on the same property or on an assemblage of adjacent parcels developed as a unified data center development.

PRE HEARING

Section 3.03 (Permitted Uses by District) would be amended to identify where data centers are permitted within each zoning district and generally distinguish between uses permitted by right and those requiring additional review or approval.

Sections 3.10 (C-1 District), 3.11 (C-2 District), 3.12 (C-3 District), 3.13 (C-4 District), 3.15 (ML District), and 3.16 (M-1 District) would be amended to identify Data Processing and Computer Centers separately from Data Centers and Data Center Accessory Uses, as defined in Section 2.02. Each of these district regulations would treat Data Processing and Computer Centers as a permitted use and exclude Data Centers and Data Center Accessory Uses from both the Permitted Uses and Waiver Uses categories, thereby prohibiting them.

Section 3.17 (M-2 District) would be amended to identify Data Processing and Computer Centers as a permitted use, similar to the other districts, and provide that Data Centers and Data Center Accessory Uses would require waiver use approval.

Section 6.61 (Data Centers and Data Center Accessory Uses) would be added as a new section to the zoning ordinance to establish specific development and operational standards for data centers, including requirements intended to address their unique characteristics and potential impacts, such as building and site design, infrastructure demands, utilities, equipment, noise, screening, decommissioning, and compatibility with surrounding properties.

Below is a brief description of how each of the major issues would be addressed:

1. **Location.** Data centers would be restricted to M-2 districts only, as a waiver use. Moreover, data center buildings and structures would be categorized by size with associated separation requirements. Data centers exceeding 100,000 square feet or 15 megawatts of power would be required to be at least 1,000 feet from any residential land use, and those below 100,000 square feet and 15 megawatts would be required to be at least 300 feet from any residential land use.
2. **Water.** To address water consumption, a new standard was developed for “Large Water Users” under **Chapter 13.04 of the Code of Ordinances**. Large Water Users would include any operation that proposes to use 150,000 gallons per day (GPD) or more, or more than 3% of the city’s contracted Great Lakes Water Authority (GLWA) water supply allocation for the system peak hour. To put this into perspective, the city’s largest water user, Michigan Dairy, currently uses an average of about 250,000 GPD, followed by the Ford Transmission Plant at 167,000 GPD and St. Mary’s Hospital at 79,000 GPD. Chapter 13.04 would require Large Water Users to be subject to the review and approval of the City’s Water Board. Furthermore, where a proposed Large Water User intends to use the public water supply system for cooling purposes, the system must be closed-loop unless the City approves an alternative cooling technology.

PRE HEARING

3. **Power.** Meeting the electrical demands of a data center is the responsibility of the service provider (DTE). For this reason, the approach is to require the service provider (and applicant) to provide guarantees regarding the infrastructure needed to meet user demands and to ensure that adequate capacity is maintained throughout the service area without causing interference or disruption. Additionally, the applicant would have to pay for all required upgrades to the electrical system and reduce power usage if a third-party consultant (hired by the city and paid for by the applicant) determines that the use causes power fluctuations or other problems within the service area.
4. **Noise.** The main objective is to make sure that the noise generated by a data center, including low-frequency sounds, does not exceed the pre-development ambient sound levels at the property line or the standards established in the code of ordinances, whichever is lower. A third-party acoustic engineer would conduct the baseline measurements and sound study.
5. **Decommissioning.** This provision would require that notice be given to the City if a data center ceases operations, that all infrastructure associated with the data center be removed within a specified time frame, and that a removal plan and financial guarantees be provided as part of the process.

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.

Data Center: A building or buildings and structures that are occupied primarily by computers and/or telecommunications and related equipment where digital information is processed, transferred, or stored, primarily to and from off-site locations. A Data Center does not include computers or telecommunications-related equipment that is secondary and customarily incidental to an otherwise permitted use on the property, such as servers associated with an office building or manufacturer. This use shall also include cryptocurrency mining, blockchain transaction processing, and server farms. A Data Center includes Data Center Accessory Uses.

Data Center Accessory Uses: Ancillary uses or structures secondary and incidental to a Data Center, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); security features, provided such Data Center Accessory Uses are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center.

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.

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.

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 planing 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:

- 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, or barber poles.



Monument Sign



Pole Sign



Projecting Sign

Murals. A painting or texturing applied to the surface of a wall or structure.

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.

(Ord. of [2-14-2023](#))

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
Apartments				W	P													Section 6.04
One-family dwellings	P	P	P	P	P													Section 6.19
Open space preservation option			P															Section 5.03
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 clustering	W	W																Section 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 health services (not including massage establishments and public baths)							P	P	P	P							
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 rehabilitation of adults or minor children and psychiatric hospitals												W					Section 6.23
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 including, but not limited to dance, music and instrumental, and business/training							P	P	P	P								
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								
Banquet facilities								W	P	P							Section 6.14	

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 self-service basis								W	P			P	P	P		Section 6.54
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							
Drive-up window facilities for uses other than restaurants							W	W	P							
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 areas							W	W	P	P							Section 6.51 Section 6.51(2)
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 S.D.M. licenses								W	W	P								Section 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 Centers and Data Center Accessory Uses														W				
Data processing and computer centers, but not including Data Centers and Data Center Accessory Uses							P	W P	W P	P		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 plants														P				
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 and special trade contractors															W	P			Section 6.58
Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards															W	W			
Tool and die shops and pattern making shops														P	P	P			
Warehouses														P	P	P			Section 2.01 Section 2.01(8)

(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](#); Ord. of [2-14-2023](#))

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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, microbrewer, 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)
	• Drive-up window facilities for uses other than restaurants
• 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, <u>but not including Data Centers and Data Center Accessory Uses as defined in Section 2.02</u>	• 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](#); Ord. of [2-14-2023](#))

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, microbrewer, 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, <u>but not including Data Centers and Data Center Accessory Uses as defined in Section 2.02</u>	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)) (Section 6.32)	• Massage establishments (Section 6.37)
• Kidney transfusion centers	• New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities (Section 6.05)
• Limited service and carry-out restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(1))	• Motels (Section 6.38)
• Medicine, osteopathy and dentistry (excluding veterinary clinics)	• Open-air business uses (Section 6.42)
• Music, dance, or business academies	• Automotive paint Shops (Section 2.01 (8))
• Nurseries, including sale of garden supplies	• Parking structure (Section 9.09)
• Open-air sales of Christmas trees (Section 6.43)	• Pawn shops (Section 6.45)
• Optometry and Chiropractic	• Payday lenders (Section 6.46)
• Orthopedic and medical supply stores, but not including assembly or manufacturing	• Planned developments (Section 5.02)
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	• S.D.D. and S.D.M. licenses (Section 6.03)
• Personal service establishments (Section 2.02, Section 2.02(2)) (Section 6.47)	• Second-hand stores and rummage shops (Section 6.53)
• Photographic studios	• Veterinary clinics, animal clinics and animal hospitals (Section 6.59)
• 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](#); Ord. of [2-14-2023](#))

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	
• Banquet facilities (Section 6.14)	
• 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, microbrewer, 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, <u>but not including Data Centers and Data Center Accessory Uses as defined in Section 2.02</u>	
• 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	
• Drive-up window facilities for uses other than restaurants	
• 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 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 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](#); Ord. of [2-14-2023](#))

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)
• Banquet facilities (Section 6.14)	
• 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)
• <u>Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment, but not including Data Centers and Data Center Accessory Uses as defined in Section 2.02</u>	
• 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](#); Ord. of [2-14-2023](#))

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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, microbrewer, brewpub, and distilleries (Section 6.09)	• Parking structure (Section 9.09)
• 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, <u>but not including Data Centers and Data Center Accessory Uses as defined in Section 2.02</u>	
• 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](#); Ord. of [2-14-2023](#))

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, and other similar uses (Section 2.01 Section 2.01(8))	Garages, repair shops, rustproofing, and similar highway services (Section 6.24)
Brewer, microbrewer, 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 2.01 Section 2.01(8))	Parking structure (Section 9.09)
Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment, <u>but not including Data Centers and Data Center Accessory Uses as defined in Section 2.02</u>	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 and special trade contractors (Section 6.58)
Experimental product development and testing, including limited manufacturing	Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards
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](#); Ord. of [2-14-2023](#))

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, and 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, microbrewer, brewpub, and distilleries (Section 6.09)	Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards
Bulk storage of refined petroleum products	Data Centers and Data Center Accessory Uses (Section 2.02 and Section 6.61)
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, but not including Data Centers and Data Center Accessory Uses as defined in Section 2.02	
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	
• Steel fabricators and special trade contractors (Section 6.58)	
• 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.	

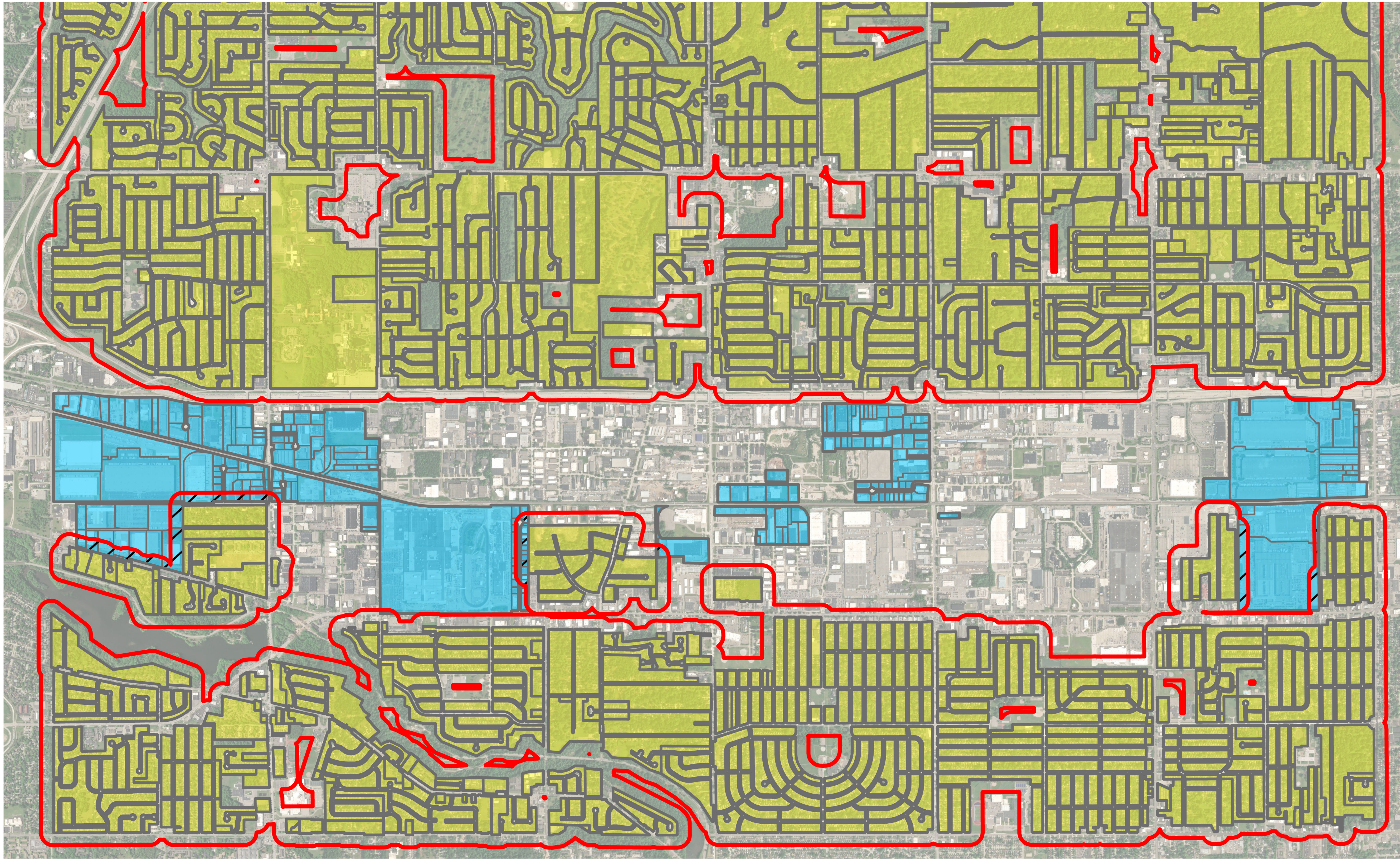
(Ord. of [4-18-2022](#); Ord. of [2-14-2023](#))

Section 6.61 – Data Centers and Data Center Accessory Uses.

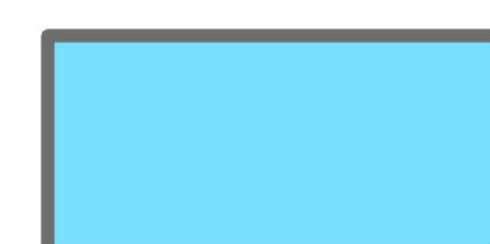
- 1) **Districts Permitted.** The following standards apply in the M-2 District as a waiver use.
- 2) **Location.** No Data Center building or complex of buildings and structures, including Data Center Accessory Uses, with a combined total floor or ground area of 100,000 square feet or more, or with a designed maximum electrical demand of 15 megawatts or more, shall be located within one thousand (1,000) feet of any property that is either occupied or zoned for residential use, as measured from any point on the Data Center building(s) or structures to any point on the property that is so occupied or zoned for residential use. No Data Center building or complex of buildings and structures, including Data Center Accessory Uses, with a combined total floor or ground area of less than 100,000 square feet and with a designed maximum electrical demand of less than 15 megawatts, shall be located within three hundred (300) feet of any property that is either occupied or zoned for residential use, as measured from any point on the Data Center building(s) to any point on the property that is so occupied or zoned for residential use.
- 3) **Cooling System - Water Supply.** Data Centers shall fully comply with Chapter 13.04 of the Livonia Code of Ordinances. Any proposed Data Center that intends to utilize the City's public water supply for cooling purposes shall be designed, constructed, and operated utilizing a closed-loop cooling system unless the City's Water Board approves an alternative cooling technology. The applicant shall demonstrate, to the satisfaction of the City, that the proposed cooling system minimizes potable water consumption, maintains sustainable long-term demand on the City's water distribution system, and does not create an undue burden on existing or planned public water infrastructure.
- 4) **Power.**
 - A. The applicant shall provide written documentation from the applicable service provider on the following:
 - i. A full description of the projected electrical demand, including the average and maximum electrical demand of the current or former users of the parcel(s) where the Data Center and any Data Center Accessory Uses are proposed, compared with the average and maximum electrical demand of the proposed Data Center and Data Center Accessory Uses.
 - ii. An affidavit signed by the Applicant and a corporate officer of the service provider stating that:
 - a. Adequate capacity is available to serve the needs of the entire service area, consistent with the normal projected load growth envisioned by the provider.
 - b. The electrical supply infrastructure and all related equipment are sufficiently sized and can safely accommodate the proposed use, identifying any required system upgrades needed to meet projected load growth, and the Applicant will be responsible for funding all required upgrades.
 - c. A guarantee that the use will not cause electrical interference or fluctuations in line voltage off the operating premises, and if the use does cause periodic disruptions as verified by a third-party consultant hired by the city and at the expense of the Applicant, the Applicant shall immediately rectify the situation, including temporarily or permanently lowering the electrical demand.
 - B. The applicant shall include in their plan a proposal for the reasonable use of renewable energy.
 - C. Generators are only to be used for emergency power or manufacturer-required testing.
- 5) **Sound.** The applicant shall conduct a sound study, to be performed by a third-party acoustic engineer, to document baseline sound levels around the proposed Data Center and Data Center Accessory Uses, including noise levels measured at the property line and at any residential areas within 1,500 feet of any proposed noise-producing equipment associated with the Data Center and Data Center Accessory Uses. The baseline study and projected sound levels shall include low-frequency sounds not commonly reflected in A-weighted measurements. The Data Center and all Data Center Accessory

Uses must be designed and built to incorporate sound-mitigation methods sufficient to prevent the sound levels emanating from the Data Center and all Data Center Accessory Uses (as determined by a third-party acoustic engineer) from exceeding the ambient noise levels observed in the baseline study, including low-frequency sounds, or the maximum permissible sound levels by receiving land use as established in Chapter 8.32 of the Livonia Code of Ordinances, whichever are lower. Design specifications for such sound mitigation must be provided to the City before building permit approval. Once operational, the owner shall perform periodic sound monitoring, as directed by the Livonia Inspection Department, to assess noise levels at the Data Center and Data Center Accessory Uses. Where the Inspection Department determines that the sound levels exceed the limits established in the baseline study or the ordinance, whichever applies, the owner shall take immediate steps to lower the sound levels by implementing additional abatement measures or by reducing the Data Center's sound output to all predetermined acceptable noise levels.

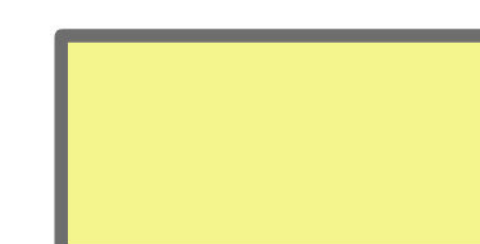
- 6) **Building Facades.** Building facades facing adjacent public roads shall be articulated through changes in the facade plane, window installation, recessed panels, landscaping, wall articulation, or other features. Loading bays located in building facades that face adjacent public roads or adjacent residential uses shall be screened from view. Equipment used for cooling, ventilating, or powering the facility, including emergency power generators and other emergency power supply equipment, when located closer to an adjacent public road or adjacent residential use than a principal building, must be contained within an enclosed building or be encompassed on three sides by an opaque barrier extending at least 12 inches in height above the mechanical equipment and screened from view with dense vegetation.
- 7) **Decommissioning.** The owner shall give the City written notice within thirty (30) days after operations stop. If a Data Center ceases operation for twelve (12) consecutive months, the owner shall, within twelve (12) months after that period, remove all generators, fuel storage, batteries, cooling equipment, related accessory structures, and leave the building in a condition suitable for occupancy by another permitted use or for demolition. These obligations run with the land and bind successors. The applicant shall provide a written removal plan and a financial guarantee in a form and amount acceptable to the City Attorney, limited to the estimated cost of equipment removal and site remediation.



Legend



Data Center: Waiver Required (M2 District)



Residential District



Data Center: Not Permitted (M2 District)



1,000 ft Buffer



CITY OF LIVONIA



0 0.25 0.5 1 Miles

PROPOSED AMENDMENT TO TITLE 13 OF THE LIVONIA CODE OF ORDINANCES
PUBLIC SERVICES
CHAPTER 13.04 – GENERAL USE REGULATIONS

13.04.150 Large Water Users.

- A. The City shall ensure that new water service demands do not adversely affect its ability to provide reliable service to existing customers or to accommodate reasonably foreseeable future demand identified in the City's adopted master plans, capital improvement programs, Great Lakes Water Authority (GLWA) contract allocations, or other planning documents.
- B. Any proposed water user that meets one or more of the following thresholds shall be subject to review by the City's Water Board. The review by the City's Water Board shall occur before the review by either the Planning Commission or the City Council, where required.
 - 1. Projected average daily water demand of 150,000 gallons per day (gpd) or greater; or
 - 2. Projected peak hour water demand equal to or greater than three (3%) percent of the City's contracted GLWA water supply allocation for System Peak Hour.
- C. The Water Board may require a system capacity analysis to evaluate impacts on water supply, transmission capacity, storage, pumping facilities, pressure districts, fire-flow requirements, and the City's ability to serve existing and future customers. The system capacity analysis will be used to identify any infrastructure improvements needed to maintain acceptable service levels and regulatory compliance.

13.04.160 Water Usage for Cooling Requirements

- A. Any proposed Large Water User that intends to utilize the City's public water supply for cooling purposes shall be designed, constructed, and operated utilizing a closed-loop cooling system. The applicant shall demonstrate, to the satisfaction of the City's Water Board, that the proposed system minimizes potable water consumption, maintains sustainable long-term demand on the City's water distribution system, and does not create an undue burden on existing or planned public water infrastructure.
- B. Alternative Cooling Technologies
An applicant may propose an alternative cooling technology instead of a closed-loop cooling system. Approval of an alternative system shall be at the sole discretion of the City's Water Board. It shall require the applicant to submit a comprehensive engineering and sustainability study, prepared and sealed by a licensed professional engineer, demonstrating that the proposed alternative:
 - 1. Results in equal or lower annual and peak potable water demand than a comparable closed-loop cooling system;
 - 2. Maintains or improves long-term sustainability of the City's water resources;
 - 3. Does not increase peak hour water demand or adversely affect the capacity, pressure, reliability, or operation of the City's water distribution system;
 - 4. Demonstrates resilience during drought conditions, emergency water restrictions, and other periods of limited water availability; and

5. Complies with all applicable federal, state, and local environmental and public health regulations.

The engineering study shall include, at a minimum, projected average daily demand, maximum daily demand, peak-hour demand, annual water consumption, operational assumptions, lifecycle water-use analysis, and any other information the City's Water Board deems necessary to evaluate impacts on the public water system.

C. Independent Review

The City's Water Board reserves the right to retain, at the applicant's expense, an independent engineering consultant to review any submitted study or supporting documentation. Approval shall not be granted unless the City determines that the proposed alternative provides an equal or greater level of water conservation and system protection than a closed-loop cooling system.

D. Continuing Compliance

Any approved cooling system shall be operated in accordance with the approved plans. The City's Water Board may require periodic reporting of water use and system performance and may impose reasonable monitoring requirements to verify ongoing compliance with this section. Failure to maintain compliance may constitute a violation of this ordinance and may result in enforcement actions as provided by law.

13.04.1570 Violation deemed a misdemeanor.

Any person or customer found guilty of violating any of the provisions of this chapter or any written order of the Wayne County Environmental Health Division or approved contractor, in pursuance thereof, shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00) for each violation. Each day upon which a violation of the provisions of this act shall occur shall be deemed a separate and additional violation for the purpose of this chapter.

(Ord. 2843, § 7, 2009)

PETITION 2026-08-06-02

The undersigned, Ian Wilshaw, Chairman of the City of Livonia Planning Commission, does hereby certify that a Public Hearing will be held on Tuesday, September 22, 2026, on the following petition:

Petition 2026-08-06-02 submitted by the City Planning Commission, pursuant to the referral by the City Council to and pursuant to Section 13.15 of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Article XIII (Administrative Procedures) to add a new section (Section 13.16) for the purpose of establishing the means and reasoning for the creation of moratoria pertaining to specific land uses with the City of Livonia.

(Proposed ordinance amendments attached)

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended, and that thereafter there shall be a report and recommendation submitted to the City Council.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his signature on this 1st day of September, 2026.

Ian Wilshaw, Chairman
City Planning Commission

Dated: August 19, 2026

APPROVED AS TO FORM
Department of Law

By: _____

Date: _____

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 4

Petition 2026-08-06-02 submitted by the City Planning Commission, pursuant to the referral by the City Council to determine whether to add Section 13.16 to establish the means and reasoning for the creation of moratoria pertaining to specific zoning uses within the City of Livonia.

September 15, 2026 Study Meeting:

The proposed amendment would add Section 13.16, Moratoria, to the City of Livonia Zoning Ordinance. This amendment establishes a formal process and standards by which the City Council may temporarily suspend the acceptance or approval of zoning-related applications involving a specific land use. The purpose of the amendment is to provide the City with a regulatory mechanism to address emerging or evolving land uses that may present potential impacts to the public health, safety, or welfare that are not adequately addressed by existing zoning regulations.

Under the proposed ordinance, a zoning moratorium may be considered when City Council determines that a particular land use potentially threatens the health, safety, or welfare of residents or visitors; existing City ordinances do not sufficiently address the identified concerns; and additional research and evaluation are necessary. During the moratorium period, the City may temporarily prohibit the acceptance or approval of applications for permits, zoning changes, site plan approvals, or other Zoning Ordinance-related approvals involving new or modified developments associated with the affected land use.

The proposed ordinance change recognizes that new technologies, development patterns, business models, and land uses may emerge more quickly than municipal zoning regulations can be updated. In certain circumstances, allowing development to proceed before the City has had an opportunity to evaluate the potential impacts of a particular use could limit the City's ability to establish appropriate regulatory standards.

A moratorium would therefore serve as a temporary planning and regulatory measure, rather than a permanent prohibition of a particular land use. The temporary suspension would provide sufficient time for the City to study potential impacts, evaluate existing regulations, research regulatory approaches used by other communities, receive public input, and determine whether amendments to the Zoning Ordinance or other City regulations are necessary. The proposed language would allow time for full consideration of relevant zoning and land-use issues before permanent regulations are adopted.

Any moratorium would be limited to no more than one (1) year in length or until the related zoning ordinance changes are made, whichever comes first. However, the amendment would allow City Council a one-time extension for up to six (6) months if further study is required.

Section 13.16 – Moratoria.

- (1) **Establishment.** The purpose of this Section is to establish the means and reasoning for the creation of moratoria pertaining to specific zoning uses within the City of Livonia.
- (2) **Reasons for creating moratoria.** Where the City Council of the City of Livonia finds that a particular land use type potentially threatens the public health, safety or welfare of the Citizens of the City of Livonia, that this potential threat is not adequately addressed by current ordinances, and that **further** research is required as to the threats posed to residents and visitors of the City, the City Council may enact a zoning moratorium via ordinance that temporarily prohibits the acceptance or approval of applications for any permits, zoning changes, site plan approvals, or Zoning Ordinance related approvals of any kind for new or modified developments related to such use type. The contemplated moratorium must be constructed to allow the study of the public health, safety, and welfare concerns, welcome citizen input, involvement, and public debate, and permit full consideration of relevant zoning-related issues.
- (3) **Criteria for creating moratoria.** Any moratorium ordinance imposed under this Ordinance must be accompanied by findings of Council which establish that Current City ordinances do not sufficiently address public health, safety, and welfare concerns related to a specific land use type such that study further of potential new regulations and ordinance language is necessary, and that the particular land use being regulated has the potential to:

 - a. Directly harm the health of the surrounding neighbors, or harm the health of the public at large by irreparably damaging the environment in a manner that may contaminate drinking water, pollute the air, or negatively impact food safety and sanitation; or
 - b. Directly increase concerns for public safety, or increase disturbances to the public peace and order in a manner that negatively impacts the City’s public safety resources and ability to effectively respond to public safety concerns; or
 - c. Directly harm the public welfare or irreparably harm the City’s ability to provide basic public services, maintain its critical infrastructure, or allow for future development.
- (4) **Term of Moratorium.** Any moratorium imposed under this Ordinance will remain in effect for no more than one year after the effective date of the ordinance, or until amendments to the zoning ordinance are made as a result of the imposed moratorium, whichever comes first. The Council may, by amending the ordinance promulgating a moratorium, extend a moratorium for one additional six-month term upon a finding that the potential threats to public safety, health, and welfare remain unabated and that further study is needed to adequately address said threats.

**2047th Regular Meeting of the Council of the City of Livonia
Monday, August 31, 2026**

7:00 p.m. – City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

View meeting packet here: <https://livoniamt.portal.civicclerk.com/>

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES

Regular Meeting Minutes of August 17, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

Department of Finance

- a. Communication from the Department of Finance dated August 3, 2026, forwarding the Departmental Purchases Report for the month ending July 31, 2026.

CONSENT AGENDA

External Requests

1. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Lamberto Smigliani of Lamberto Custom Homes, for the property located at 15505 Auburndale Avenue. (Approving)

Planning Commission

2. SIGN PETITION 2026-05-SN-01 submitted by Bazo Construction requesting approval for ground sign, wall sign, and canopy signs replacements at the Amoco gas station at 29401 Seven Mile Road, located at the corner of Seven Mile and Middle Belt Roads in the Northeast ¼ of Section 11. (Approving)
3. SIGN PETITION 2026-06-SN-02 submitted by Kimley-Horn & Associates requesting approval for five (5) wall signs at the Target store at 20100 Haggerty Road, located on the east side of Haggerty Road between Eight Mile Road and Seven Mile Road in the northwest ¼ of Section 6. (Approving)

Department of Parks and Recreation

4. REQUEST FOR AWARD OF PROFESSIONAL SERVICES: for the roof replacement project at all three City-Owned golf courses and authorization of a budget amendment, from budgeted funds. (Approving)

Agenda for the Regular Meeting of August 31, 2026

Engineering Division

5. REQUEST TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CHARTER COUNTY OF WAYNE AND THE CITY OF LIVONIA: for the improvement of Middle Belt Road from Joy Road to Plymouth Road, with the proposed City's participation to be estimated at 9.075% in the amount of \$204,387, from budgeted funds. (Approving)
6. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from True Community Credit Union, in conjunction with the construction of a storm drain system that provides adequate drainage for the True Community Credit Union at 36525 Plymouth Road in the northwest 1/4 of Section 32. (Approving)

UNFINISHED BUSINESS - MEETINGS OF THE COMMITTEE

7. LAW AND EDUCATION COMMITTEE MEETING OF AUGUST 17, 2026
 - a. The subject matter of potential ordinance language related to limiting the distance between bodies of water and new gas stations. (CR 03-26)
 - b. The subject matter of 100 buffer foot requirements listed in ordinance vis a vis gas station distances. (CR 05-26)
 - c. The subject matter of a 12-month moratorium on approvals for all new car washes throughout the City of Livonia. (CR 35-26)
 - d. The subject matter of a proposed ordinance allowing the City to assess fees for non-emergency 911 calls and non-emergency usage of emergency resources where appropriate. (CR 51-26)
 - e. The subject matter of blighted and vacant businesses on Plymouth Road. (CR 107-26)
 - f. The subject matter of data centers and attendant zoning related issues. (CR 108-26)
 - g. The subject matter of proposed ordinance amendments to the City's noxious weed ordinance. (CR 128-26)
 - h. The subject matter of an updated lighting ordinance. (CR 130-26)

UNFINISHED BUSINESS

Department of Parks and Recreation

8. AWARD OF BID: for security camera additions, replacements and upgrades for the Jack E. Kirksey Recreation Center, Botsford Pool and Clements Circle Pool, from budgeted funds.

Department of Public Works

9. AWARD OF BID: for the replacement of the boiler system at Robert and Janet

Agenda for the Regular Meeting of August 31, 2026

Bennett Civic Center Library, from budgeted funds.

Engineering Division

10. AWARD OF CONTRACT: for the Robert and Janet Bennett Civic Center Library Elevator Modernization.

Department of Law

11. REQUEST TO EXTEND SPECIFIC SETTLEMENT AUTHORITY: Shaun Day v City of Livonia, et al., Wayne County Circuit Court Case No. 25-010729-NI.

NEW BUSINESS

Engineering Division

12. REQUEST TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CHARTER COUNTY OF WAYNE COUNTY AND THE CITY OF LIVONIA: Traffic Signal Reconstruction and Modernization along Newburgh Road at Hines Drive (Work Order No. 47278), Plymouth Road (Work Order No. 47279), and Seven Mile Road (Work Order No. 47280) Intersections and Paving of Newburgh Road at Hines Drive to the south side of Plymouth Road (CR #142-24, CR #376-25, CR #89-26).

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 disabilities. 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.

AVOID SCAMS! SCAMMERS ARE IMPERSONATING CITY OF LIVONIA DEPARTMENTS, COMMISSIONS, OR EMPLOYEES. IF YOU ARE UNSURE WHETHER A COMMUNICATION IS LEGITIMATE, CONTACT THE RELEVANT CITY DEPARTMENT DIRECTLY. FIND CITY PHONE NUMBERS AT LIVONIA.GOV/DIRECTORY

**2048th Regular Meeting of the Council of the City of Livonia
Monday, September 14, 2026**

7:00 p.m. – City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

View meeting packet here: <https://livoniami.portal.civicclerk.com/>

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES

Regular Meeting Minutes of August 31, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

Housing Commission

Audit Report: Livonia Housing Commission submission of fiscal year ending December 31, 2025.

CONSENT AGENDA

External Requests

1. BLOCK PARTY: Sam Plymale and Jake Vargo, to be held Saturday, October 3, 2026, from 12:00 p.m. to 8:00 p.m. on Sherwood Street, between Woodside and Westbrook Streets (Fairway Farms Subdivision), with a rain date of Sunday, October 4, 2026.
2. BLOCK PARTY: Fatima Ismail and Ellen De La Fuente, to be held Saturday, October 3, 2026, from 2:00 p.m. until 10:00 p.m., on Edgewood Street off of Ellen Drive.
3. BLOCK PARTY: Vanessa Mink, to be held Sunday, October 18, 2026, from 12:00 p.m. until 5:00 p.m., on Pollyanna Drive from Pollyanna Court to Carl Drive.
4. REQUEST TO APPROVE AND RECOGNIZE THE CLARENCEVILLE HIGH SCHOOL HOMECOMING PARADE, PARADE ROUTE, THE CLOSING OF CERTAIN CITY STREETS AND REQUEST TO DESIGNATE AND AUTHORIZE SENIOR POLICE OFFICER MICHAEL ARAKELIAN TO SIGN THE WAYNE COUNTY ROAD COMMISSION PERMIT ON BEHALF OF THE CITY TO CLOSE A PORTION OF MIDDLEBELT ROAD, WITH THE CITY TO ASSUME LIABILITY FOR ANY DAMAGE CLAIMS WHICH MAY ARISE AS A RESULT OF THE ROAD CLOSURE: Kevin Murphy, Athletic Director, to be held on Friday, October 9, 2026, beginning at 6:00 p.m.

Agenda for the Regular Meeting of September 14, 2026

5. REQUEST TO AMEND CONSENT JUDGMENT: Melissa Worjnar-Raycraft of The Mike Cox Law Firm, PLLC, for the Wonderland Flats Project, to provide additional time for Middlebelt Plymouth Ventures (MPV), developers of the project, to apply for the necessary permits.

Planning Commission

6. REQUEST TO APPROVE A ONE-YEAR EXTENSION OF THE APPROVED PLANNED GENERAL DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LIVONIA AND THE SEVEN MILE/FARMINGTON VENTURE, L.P.: Stephen E. Duczynski, Schostak Brothers & Company, Inc., on behalf of Seven Mile/Farmington Venture, LP, re: petition 2023-06-02-07 approved by the Council on August 26, 2024, pursuant to CR 284-24, re: one-year extension for issuance of a building permit for the residential development, pursuant to Section 1.8 of the approved Agreement.
7. SITE PLAN PETITION: Petition 2026-06-08-03, submitted by Contineo Group, requesting site plan approval to construct and add two self-storage buildings to the existing storage facility (Clover Self Storage) at 28900 Schoolcraft Road, located on the north side of Schoolcraft Road between Cardwell Avenue and Middlebelt Road in the northwest ¼ of Section 24.

Division of Police

8. REQUEST FOR AUTHORIZATION TO WAIVE THE CITY'S FORMAL BIDDING PROCESS AND PURCHASE LAPTOPS USING THE STATE OF MICHIGAN CONTRACT PRICING, to replace multiple rugged laptops that are out of warranty and/or end of life, from budgeted funds.

Department of Civil Service

9. REQUEST TO ACCEPT QUOTATION FOR THE EMPLOYEE ASSISTANCE PROGRAM: from Ulliance for the period of December 1, 2026, to December 31, 2029, from budgeted funds.

Department of Finance

10. REQUEST TO ACCEPT QUOTATION FOR LIFE INSURANCE AND ACCIDENTAL DEATH AND DISMEMBERMENT (AD&D) INSURANCE: from Sun Life for the period of March 1, 2026, to January 1, 2028, from budgeted funds.

Department of Public Works

11. REQUEST TO AMEND THE QBS ENGINEERING CONTRACT WITH OHM ADVISORS: for Engineering services that include design and bidding preparation for upgrades to Livonia's existing SCADA infrastructure.

Engineering Division

12. REQUEST TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CHARTER COUNTY OF WAYNE AND THE CITY OF LIVONIA: for a new sidewalk on Wayne Road from Joy Road to Ann Arbor Trail.

UNFINISHED BUSINESS - MEETING OF THE COMMITTEE

13. LAW AND EDUCATION COMMITTEE MEETING OF AUGUST 17, 2026

- a. The subject matter of potential ordinance language related to limiting the distance between bodies of water and new gas stations. (CR 03-26)
- b. The subject matter of 100 buffer foot requirements listed in ordinance vis a vis gas station distances. (CR 05-26)
- c. The subject matter of a 12-month moratorium on approvals for all new car washes throughout the City of Livonia. (CR 35-26)
- d. The subject matter of a proposed ordinance allowing the City to assess fees for non-emergency 911 calls and non-emergency usage of emergency resources where appropriate. (CR 51-26)
- e. The subject matter of blighted and vacant businesses on Plymouth Road. (CR 107-26)
- f. The subject matter of data centers and attendant zoning related issues. (CR 108-26)
- g. The subject matter of proposed ordinance amendments to the City's noxious weed ordinance. (CR 128-26)
- h. The subject matter of an updated lighting ordinance. (CR 130-26)

UNFINISHED BUSINESS

NEW BUSINESS

External Requests

- 14. Appeal of the denial of the Planning Commission regarding Petition 2026-06-02-15: submitted by Sasa Head Spa requesting waiver use approval under Section 3.10 and Section 6.37 of the Livonia Zoning Ordinance, as amended, to operate a massage establishment, at 33600 Seven Mile Road, located on the north side of Seven Mile Road between Farmington Road and Norwich Street in the Southeast 1/4 of Section 4.
Public Hearing held on August 31, 2026.
- 15. Application for Industrial Facilities Exemption Certificate: Katrina DeMoss, Beaver Aerospace & Defense, Inc., re: to expand all operations in support of the aerospace and defense industry, creating more than 20 qualified jobs for individuals, located at 36555 Amrhein Road, Livonia, MI 48150. (Industrial Development Overlay District #110)
Public Hearing held on August 31, 2026.

Department of Law

- 16. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary

Agenda for the Regular Meeting of September 14, 2026

- consideration from Belaggio Homes, Inc., for a public utility easement in connection with the sanitary sewer constructed at 19270 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0010-010).
17. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the sanitary sewer constructed at 19288 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0010-008).
 18. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the sanitary sewer constructed at 19306 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0010-009).
 19. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the sanitary sewer constructed at 19324 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0001-002).
 20. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the sanitary sewer constructed at 19342 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0001-003).
 21. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the sanitary sewer constructed at 19360 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0001-004).
 22. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the storm sewer constructed at 19288 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0010-008).
 23. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the storm sewer constructed at 19270 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0010-010).
 24. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection

Agenda for the Regular Meeting of September 14, 2026

with the storm sewer constructed at 19306 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0010-009).

25. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the storm sewer constructed at 19324 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0001-002).
26. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the storm sewer constructed at 19342 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0001-003).
27. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Belaggio Homes, Inc., for a public utility easement in connection with the storm sewer constructed at 19360 Newburgh Road in connection with the Newburgh Road Land Division Project, in the Southwest ¼ of Section 5. (Tax I.D. No. 46-019-99-0001-004).

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 disabilities. 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.

AVOID SCAMS! SCAMMERS ARE IMPERSONATING CITY OF LIVONIA DEPARTMENTS, COMMISSIONS, OR EMPLOYEES. IF YOU ARE UNSURE WHETHER A COMMUNICATION IS LEGITIMATE, CONTACT THE RELEVANT CITY DEPARTMENT DIRECTLY. FIND CITY PHONE NUMBERS AT LIVONIA.GOV/DIRECTORY

2026 MEETING SCHEDULE CITY OF LIVONIA PLANNING COMMISSION

All Meetings and Public Hearing dates are subject to change depending on the number of petitions, holidays and unanticipated conflicts with other city events.

JANUARY

January 6, 2026	Study Meeting	Gallery	7:00 p.m.
January 13, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
January 20, 2026	Off Week		
January 27, 2026	Study Meeting	Gallery	7:00 p.m.

FEBRUARY

February 3, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
February 10, 2026	Off week		
February 17, 2026	Study Meeting	Gallery	7:00 p.m.
February 24, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.

MARCH

March 3, 2026	Off week		
March 10, 2026	Study Meeting	Gallery	7:00 p.m.
March 17, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
March 24, 2026	Off week		
March 31, 2026	Spring Break week		

APRIL

April 7, 2026	Study Meeting	Gallery	7:00 p.m.
April 14, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
April 21, 2026	Off Week		
April 28, 2026	Study Meeting	Gallery	7:00 p.m.

MAY

May 5, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
May 12, 2026	Off Week		
May 19, 2026	Study Meeting	Gallery	7:00 p.m.
May 26, 2026	Memorial Day week		

JUNE

June 2, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
June 9, 2026	Study Meeting	Gallery	7:00 p.m.
June 16, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
June 23, 2026	Spree week		
June 30, 2026	Fourth of July week		

**CITY PLANNING COMMISSION
MEETING SCHEDULE – 2026**

JULY

July 7, 2026	Study Meeting	Gallery	7:00 p.m.
July 14, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
July 21, 2026	Off week		
July 28, 2026	Study Meeting	Gallery	7:00 p.m.

AUGUST

August 4, 2026	Election Day		
August 11, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
August 18, 2026	Off week		
August 25, 2026	Study Meeting	Gallery	7:00 p.m.

SEPTEMBER

September 1, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
September 8, 2026	Labor Day week		
September 15, 2026	Study Meeting	Gallery	7:00 p.m.
September 22, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
September 29, 2026	Off week		

OCTOBER

October 6, 2026	Study Meeting	Gallery	7:00 p.m.
October 13, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
October 20, 2026	Off week		
October 27, 2026	Study Meeting	Gallery	7:00 p.m.

NOVEMBER

November 3, 2026	Election Day		
November 10, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
November 17, 2026	Off week		
November 24, 2026	Thanksgiving week		

DECEMBER

December 1, 2026	Study Meeting	Gallery	7:00 p.m.
December 8, 2026	Public Hearings & Regular Meeting	Auditorium	7:00 p.m.
December 15, 2026	Off week		
December 22, 2026	Holidays		
December 29, 2026	Holidays		

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Zoning General Codes



LIVONIA VISION 21 ZONING MAP

LEGEND

Zoning Districts

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

CERTIFICATION

Planning Commission Approval: JUNE 1, 2021

Ian Wilshaw, Chair

Sam Caramagno, Secretary

City Council Approval: AUGUST 23, 2021

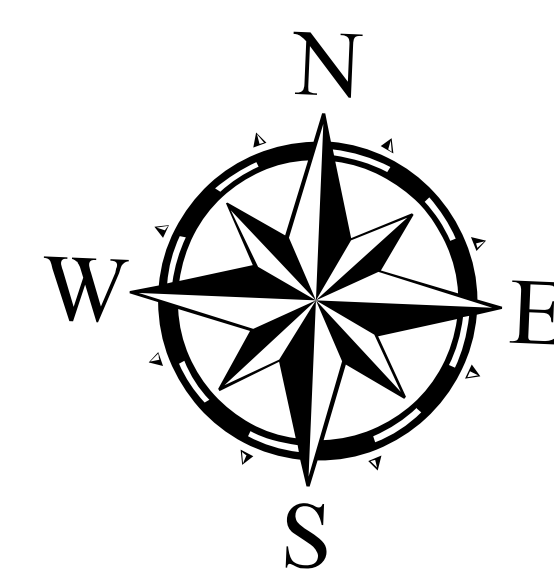
Kathleen McIntyre, Council President

Authenticated by:

Maureen Miller Brosnan, Mayor

Susan Nash, City Clerk

This is to certify that this map includes all corrections and district amendments through and including Ordinance No. 3159



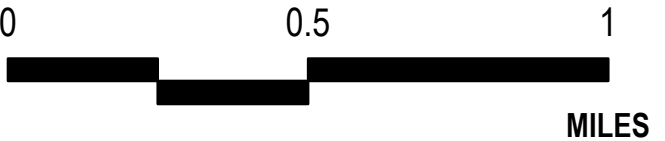
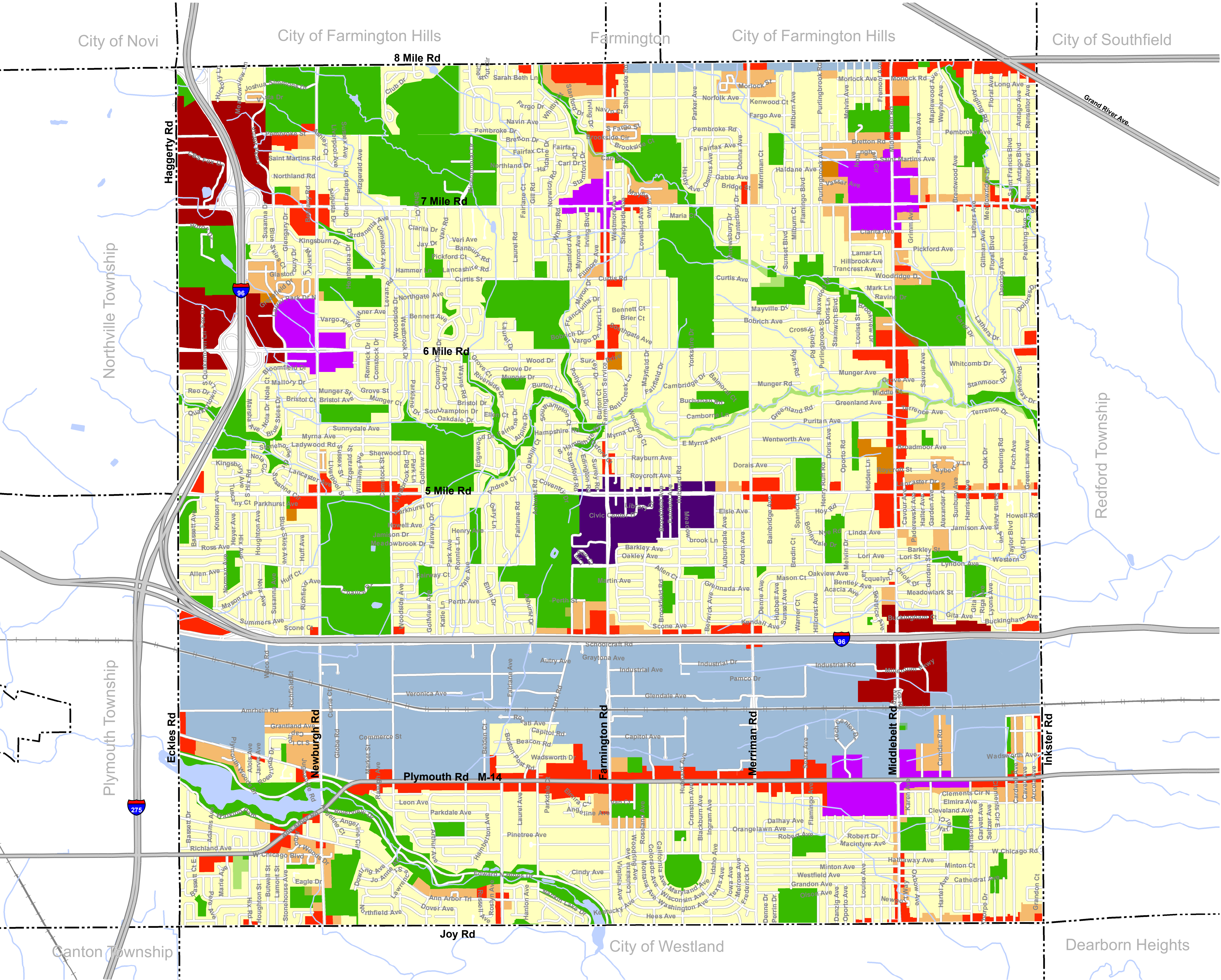
Future Land Use

City of Livonia, Michigan

September 7, 2018

LEGEND

- Parks and Community
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Corridor Commercial
- Regional Commercial
- Mixed Development Center
- City Center
- Tech and Manufacturing
- Floodplain Area



Data Source: City of Livonia, 2015, Michigan Geographic Framework, Michigan Center for Geographic Information, McKenna, 2018





CITY OF LIVONIA
THOROUGHFARE PLAN

SYMBOL	TRANSPORTATION SYSTEM	R.O.W. WIDTH
	Freeway <i>Connects communities, and services major activity centers</i>	N.A.
	Arterial Highway <i>Connects communities, and services major activity centers</i>	100-120 feet
	Arterial Street <i>Manages heavy volumes of traffic to other areas of the City</i>	100-120 ft.
	Special Arterial <i>A broad avenue that services adjacent land use</i>	180 ft.
	City Major Road <i>Manages heavy volumes of traffic to other areas of the City and/or communities</i>	N.A.
	Industrial/Commercial <i>Funnels or directs traffic primarily for a commercial and/or industrial purpose</i>	N.A.
	Collector I <i>Junction between local streets and major road with high rate of through traffic (from major road to major road)</i>	86 ft.
	Collector II <i>Junction between local streets and major road</i>	70-100 ft.
	Parkway <i>Course through a park or landscaped development</i>	N.A.
	Local Street <i>Provides access into neighborhoods and adjacent properties</i>	60 ft.
	Reserved R.O.W. <i>Land designated for future highways and streets</i>	86 ft.
	Street Discontinuity <i>Due to environmental constraints or if heavy traffic is not desired</i>	
	Railroad Grade Separation <i>A passage provided at a railroad crossing (overpass/underpass)</i>	

AMENDMENTS

This is to certify that this map includes all corrections through and including Petitioner number 01-10-7-2 dated 1/29/02.

Planning Director

The following amendments to Part I of the Master Plan of the City of Livonia, The Master Thoroughfare Plan, have been adopted by the City Planning Commission pursuant to the provisions of Act 285 of the Public Acts of Michigan, 1931, as amended.

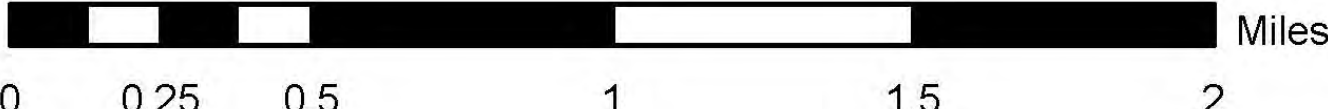
PETITION NO.	DATE APPROVED
82-4-7-4	5/18/82
83-7-7-2	8/30/83
86-1-7-1	3/18/86
86-5-7-4	6/17/86
86-7-7-5	8/19/86
88-6-7-1	7/12/88
88-6-7-2	7/12/88
89-12-7-4	1/30/90

NOTES

Resolved that, pursuant to the Provisions of Act 285 of the Public Acts of Michigan, 1931, as amended, the City Planning Commission of the City of Livonia, having held a public hearing on June 12, 1973 for the purpose of amending Part I of the Master Plan of the City of Livonia, entitled "The Master Thoroughfare Plan," the same is hereby amended so as to repeal the existing provisions of the Master Thoroughfare Plan and adopt a new Master Thoroughfare Plan.

And, having given proper notice of such hearing as required by Act 285 of the Public Acts of Michigan, 1931, as amended, the City Planning Commission does hereby adopt said amendment as part to the Master Thoroughfare Plan of the City of Livonia, which is incorporated herein by reference, the same having been adopted by resolution of the City Planning Commission with all amendments thereto, and further that this amendment shall be filed with the City Council, City Clerk and the City Planning Commission and a certified copy shall also be forwarded to the Register of Deeds for the County of Wayne for recording.

The forgoing resolution was duly adopted at a meeting of the City Planning Commission held on June 12, 1973 by the unanimous vote of all members present.



Prepared by the City of Livonia Planning Department (1/16/02)

CITY OF LIVONIA OUTDOOR LIGHTING POLICY

The City of Livonia finds it necessary to establish guidelines for the installation of exterior lighting in all non-residential zoning districts. The purpose and intent of establishing these guidelines are as follows:

- To reduce glare and light pollution as a result of unnecessary and improperly designed light fixtures.
- To prevent light trespass into residential homes.
- To provide safe roadways for motorists, cyclists and pedestrians.
- To conserve energy by promoting efficient and cost effective lighting.
- To allow for flexibility in the style of lighting fixtures.
- To provide sufficient illumination for safety, convenience and security.
- To assist residents, business and property owners, city departments, the Planning Commission, City Council, and other governmental agencies in bringing outdoor lighting into conformance with the purposes of this policy.

The City of Livonia Inspection Department shall consider the following guidelines and criteria at the time a building permit is applied for, and in the case of projects that require the review and approval of a site plan by the Planning Commission and/or City Council, such guidelines shall be considered as part of the site plan review process. The Inspection Department or Planning Department may request additional information, as it deems necessary in determining whether or not the following guidelines are being met. Such information may include, but shall not be limited to: lighting plans with a layout of the proposed fixture locations; photometric data showing the spatial distribution of the output of the proposed fixtures; and manufacturer's catalog cuts that present a description of the equipment, including glare reduction devices, lamps, and mounting heights.

- 1) All light fixtures should be located, aimed or shielded so as to minimize stray light trespassing across property boundaries.
- 2) Pole mounted lights should not exceed a height of 20 feet as measured from the surface of the parking lot or ground surrounding the base of the proposed light fixture. Exceptions will be allowed in cases where there are unique circumstances due to topography, or the location and size of the parking lot in relation to residential districts and public thoroughfares is such that increasing the height of the light poles will not cause a nuisance or result in any safety hazards.
- 3) Flat lens "shoebox" or full cutoff design with horizontally aligned flush-mounted (non-protruding) lens style light fixtures are preferred over sag-lens or drop lens fixtures, which tend to waste energy and produce unnecessary glare.

- 4) Any canopy structures should have recessed lights with diffusers, which do not extend below the surface of the canopy. Canopy mounted sag-lens or drop lens fixtures are discouraged.
- 5) Where security is a concern, fluorescent and metal halide lamps are preferred source of outdoor lighting.
- 6) Directional fixtures such as floodlights, spot lights and sign lights should be installed or aimed so that they do not shine directly into the window of a neighboring residence, directly into a roadway, or skyward. Photocells with timers that allow a floodlight to go on at dusk and off by 11:00 p.m. are encouraged.
- 7) All outdoor light fixtures should be equipped with or be capable of being back fitted with light directing devices such as shields, visors or hoods when necessary to redirect offending light distribution.
- 8) All non-essential exterior lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
- 9) The use of mercury vapor lamps is discouraged.

**CITY OF LIVONIA
CITY PLANNING COMMISSION
RULES OF PROCEDURE**

Article I – Officers and their Duties

- Section 1. The Officers of the Planning Commission shall consist of a Chairman, Vice Chairman and a Secretary, all of whom must be members of the Planning Commission.
- Section 2. The Chairman shall preside at all meetings and hearings of the Planning Commission and shall have the duties normally conferred by Parliamentary usage on such Officer. The Chairman shall be one of the citizen members of the Commission. He shall have the privilege of discussing all matters before the Commission and to vote thereon.
- Section 3. The Vice Chairman shall act for the Chairman in his absence.
- Section 4. The Secretary shall cause the minutes and records of the Commission to be recorded, prepare the agenda for regular and special meetings with the Chairman, provide notice of meetings to Commission members, arrange proper and legal notice of hearings, attend to correspondence of the Board and such other duties as are normally carried out by a Secretary.

Article II – Election of Officers

- Section 1. Nomination and election of Officers shall be made at the annual organizational meeting which shall be the last regular meeting held in June of each year.
- Section 2. A candidate receiving a majority vote of the entire membership of the Planning Commission shall be declared elected and shall serve for one year or until his successor shall take office, the term to commence on the following July 1.
- Section 3. Vacancies in offices shall be filled immediately by regular election procedure.

Article III – Meetings

- Section 1. The Planning Commission shall meet at least once a month within a City building to transact or study Planning Commission business.
- Section 2. Special meetings may be called by the Chairman of the Planning Commission or upon written request of two (2) members, provided twenty-four (24) hours notice has been given to each member before the time set for such meetings and that notice to the public has been given at least eighteen (18) hours before the time set for such meeting.
- Section 3. Four (4) members of the Planning Commission shall constitute a quorum for the conduct of its business.
- Section 4. Every resolution not otherwise provided for shall require a majority vote of the members present and voting at a legally constituted meeting.
- Section 5. Parliamentary procedure shall be governed by “Robert’s Rules of Order” except as may otherwise be provided in these Rules of Procedure.

Article IV – Committees

- Section 1. Various committees shall be appointed by the Chairman to supplement the technical expertise of the Planning staff in studying special problems and making reports to the full Commission and carrying out functions and duties not normally expected of staff personnel.

Article V – Employees

- Section 1. The Planning Commission may employ such permanent staff as necessary to administer a comprehensive planning program for the City.

Article VI – Hearings

- Section 1. Such public hearings as are required by law will be heard by the Commission in the order in which they appear on the agenda except where the Chairman deems a change necessary and a hearing may be postponed or adjourned for

Article VI – Hearings (continued)

hearing by order of the Planning Commission upon good cause shown.

- Section 2. The applicant may appear on his own behalf or may be represented by an attorney or agent at the hearings by the Planning Commission. If the applicant or his representative fails to appear, the arguments of the opposition may be heard and the Planning Commission may adjourn the hearing, or it may take action on the application or petition.
- Section 3. The City Planner, unless otherwise directed by the Secretary, may, at his discretion, establish dates for public hearings and may cause notice of such public hearings to be advertised in the official paper of the City of Livonia and without the necessity of formal action by the Commission.
- Section 4. All applications and petitions requiring action by the Planning Commission shall be stamped so as to indicate upon the petition the date on which such application or petition was received. Applications and petitions shall be given a public hearing by the City Planning Commission in the order in which they are received unless applicant, petitioner or Commission deems additional time is necessary for change or study provided, however, that if the applicant or petitioner can show written reasons indicating that an extreme hardship will be imposed by compliance with the above provisions of this section, then the Director may determine to place such application or petition on an agenda out of the regular order.
- Section 5. A record of the minutes shall be maintained by the Planning Director as directed by the Secretary which shall record all resolutions relating to each case acted upon together with the reasons supporting any resolution of denial. The minutes shall also specify the vote of each member of the Commission.
- Section 6. The Commission may where it deems necessary condition its action (or recommend to the City Council that the latter condition its action).
- Section 7. The Chairman shall have wide discretion in conducting the hearings. He shall have the power to interrupt arguments at any time in the interest of expediting the orderly disposition

Article VI – Hearings (continued)

of the business at hand. He shall be obligated to prevent any party from unduly consuming the Planning Commission's time. The Planning Commission shall take notice of pertinent sections of the Zoning Ordinance or other Ordinances of the City. All written material filed with the Planning Commission will be made a part of the minutes.

- Section 8. The Chairman, or the Planning Director by direction of the Chairman, may transmit letters stating policy or opinions when the majority of Commissioners agree to such action.
- Section 9. The Commission shall act by resolution at all Regular and Special Meetings.
- Section 10. When the Commission acts by resolution, the resolution shall become effective seven (7) days after the adoption of said resolution except as may otherwise be provided in the resolution.
- Section 11. A Commissioner who abstains shall be considered as present but not voting.
- Section 12. If a person chairing a meeting abstains from voting on a motion he shall relinquish all rights to rule on that particular motion.
- Section 13. Any motion or resolution which has already been voted on by the Planning Commission may, nevertheless, be brought back for further consideration by means of a Motion to Reconsider, subject however, to the following:
- a) The Motion to Reconsider may be made only by a member who voted with the prevailing side when the resolution sought to be reconsidered was originally acted upon.
 - b) The Motion to Reconsider may be seconded by any member regardless of how he voted when the resolution sought to be reconsidered was originally acted upon.
 - c) The Motion to Reconsider may be made:
 - 1. At the meeting at which the resolution sought to be reconsidered was originally acted upon, or

Article VI – Hearings (continued)

2. At the next regular meeting following the meeting at which the resolution sought to be reconsidered was originally acted upon;

provided, however, in the event that a Motion to Reconsider has been adopted, said motion shall, nevertheless, be considered a nullity and of no force or effect if subsequent to its adoption the Planning Commission is advised that with respect to the petition identified in said motion the Council of the City of Livonia has prior thereto taken any action by resolution at either a special meeting or a regular meeting.

- d) In order for a Motion to Reconsider to prevail, it shall be adopted by a majority of those present and voting; provided, however, that if any member had abstained from voting on the resolution sought to be reconsidered, then that member shall not vote on either the Motion to Reconsider or on the main motion itself in the event that Motion to Reconsider is adopted.

- e) The Motion to Reconsider may be introduced without notice and shall be debatable.

Article VII – Conduct of Commissioners

Section 1. Until such time as a petition for rezoning or an application for waiver use and/or site plan approval has been advertised in the official newspaper of the City, and notification of public hearing sent to all affected property owners and utility companies, as required by Ordinance and/or State statute, such petition or application shall be considered confidential information within the Planning Commission. In addition, it shall be deemed improper for any Planning Commissioners to discuss with the petitioner, applicant, his agent, or any civic association, neighborhood group, or combination thereof, such petition or application until the advertisement has appeared as aforesaid.

Section 2. In the event that the Chairman or any member of the Planning Commission is requested to attend any civic or neighborhood association meeting, or a combination thereof, or to meet with a petitioner, applicant, or his agent, or

Article VII – Conduct of Commissioners (continued)

initiates action to meet with any civic association, neighborhood association, or combination thereof, or any petitioner, applicant, or his agent for the purpose of discussing policy, a decision of the Commission, or any pending petition and/or application as aforesaid, it shall be the obligation of such Commissioner to immediately inform the balance of the Commission of such request in order that they may arrange to attend such meeting if they so desire.

- Section 3. In the event that any Planning Commissioner shall violate this code of conduct, it shall be his obligation to so inform the Chairman and the other Planning Commissioners and request that his name be stricken from the roll call vote at the regular or special meeting when such petition and/or application is under consideration. Or, the Chairman or any Planning Commissioner may bring notice of such violation to the attention of the Planning Commission at which time the Chairman shall be obligated to request the Planning Commissioner who violated this code of conduct not to participate in the roll call vote at the regular or special meeting when such petition and/or application is under consideration.

OUTLINE OF CITY PLANNING COMMISSION MEETING FORMAT

I. Opening remarks by the Chairman:

- A. Welcome to the _____ Regular Meeting (and Public Hearing) of the Livonia City Planning Commission.

I wish to inform all interested persons in the audience that:

For petitions on tonight's agenda involving a question of zoning, the Planning Commission makes a recommendation to the City Council and the City Council, after holding their own public hearing, makes 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 the petition is accepted or rejected.

If a petition requesting a waiver of use or site plan is denied tonight, the petitioner has ten (10) 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.

- B. Will the Secretary please call the roll?

Also with us tonight are: Jacob Uhazie and Stephanie Reece.

- C. Optional special remarks (if any) re:

- D. We will begin with the _____ section of our agenda. Will the Secretary please read the first item?

PUBLIC HEARING ITEMS

- II. A member of the Planning staff will present an area and site map illustrating the subject site and the surrounding area.

Are there any questions for the Staff?

When questions have been exhausted...

Mr. Uhazie, is there any correspondence in the file relating to this petition?

(Mr. Uhazie reads for the record any correspondence on file)

- III. **Will the petitioner please come to the podium? State your name, address, and reasons for making this request.**

(The petitioner makes his/her presentation)

- IV. **Do members of the Commission have any questions for the petitioner?**

(Questions by Commissioners)

- V. **If there are no further questions by the Commission, we will hear questions from the floor. Interested persons are invited to speak for or against this petition. Please come to the podium and state your name and address for the record.**

- VI. If there are no further questions from the audience or the Commission, the Chair will close the public hearing. (Gavel)

A. A motion is in order.

(Motion is offered)

B. Is there support for the motion?

(Support is given) If support is not offered after 3 calls, the motion fails for lack of support. Call for a new motion.

C. A motion has been made and supported. Is there discussion?

(Comments speaking to the motion)

D. Will the Secretary please call the roll?

E. The motion passes (or fails). If the motion fails, call for a new motion.

F. Will the Secretary please read the next item? Restart

PENDING ITEMS

VII. That concludes the public hearing portion of this meeting (if applicable).

(10 minute recess if appropriate – if meeting is going to last beyond 3 hours)

We will now proceed with the Pending Item section of our agenda. These items have been discussed at length in prior meetings. Therefore, there will only be limited discussion tonight. Audience participation will require unanimous consent from the Commission.

Will the Secretary please read the first item?

(Secretary reads the first pending item)

A. Do you have any new information Mr. Taormina?

(Staff comments if applicable)

B. The Chair may recognize speakers in the audience, if appropriate and there is no objection.

C. A motion is in order.

(motion is offered)

D. Is there support for the motion? (If necessary)

(motion is supported)

E. A motion has been made and supported. Is there any discussion?

F. Will the Secretary please call the roll?

(Secretary calls the roll)

G. The motion carries (or fails). If the motion fails, call for a new motion.

H. Will the Secretary please read the next item?

Restart at Section A above

(Proceed as above until all pending items on the agenda have been resolved)

MISCELLANEOUS SITE PLANS

- VIII. We will now begin the Miscellaneous Site Plan section of our agenda. Members of the audience may speak in support or opposition to these items.**

Will the Secretary please read the first item?

(The Secretary reads the item)

- A. Do you have any comments Mr. Uhazie?**

(Staff comments, if applicable)

- B. The Chair will then recognize speakers in the audience.**

- C. A motion is in order.**

(motion is offered)

- D. Is there support for the motion? (If necessary)**

(motion is supported)

- E. A motion has been made and supported. Is there any discussion?**

- F. Will the Secretary please call the roll?**

(Secretary calls the roll)

- G. The motion passes (or fails). If the motion fails, call for a new motion.**

- H. Will the Secretary please read the next item?**

Restart at Section A above.

(Proceed as above until all miscellaneous items on the agenda have been resolved)

CLOSE MEETING

IX. That concludes our agenda for this evening.

We would like to thank Livonia Television volunteers for their contribution to our meeting tonight.

If there is no further business to come before the Planning Commission we will adjourn the meeting at _____p.m.