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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE PUBLIC HEARING OF
WEDNESDAY, JULY 14, 2021
7:00 P.M.**

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

PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL
Wednesday, July 14, 2021
7:00 P.M.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

AUDIENCE COMMUNICATION

AGENDA ITEM

1. [Petition 2020-12-06-03](#) submitted by the City of Livonia Planning Commission to consider the adoption of an updated and re-formatted LIVONIA VISION 21 Zoning Ordinance and LIVONIA VISION 21 Zoning Map. The proposed LIVONIA VISION 21 Zoning Ordinance provides new definitions, creates several new zoning districts and deletes several existing districts, updates the list of permitted and waiver land uses for each zoning district, provides new requirements and regulations for lot sizes, building setbacks, and lot coverages, off street parking, signs, alternative energy systems, and other regulations for structures and uses, including a new form-based development option for the City's commercial districts.

AUDIENCE COMMUNICATION

SUSAN M. NASH, CITY CLERK

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June 15, 2021

To be announced at the City Council Regular Meeting of **Monday June 28, 2021**

**A Public Hearing for the following item will be held on
Wednesday, July 14, 2021
7:00 P.M.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan**

Petition 2020-12-06-03 submitted by the City of Livonia Planning Commission to consider the adoption of an updated and re-formatted LIVONIA VISION 21 Zoning Ordinance and LIVONIA VISION 21 Zoning Map. The proposed LIVONIA VISION 21 Zoning Ordinance provides new definitions, creates several new zoning districts and deletes several existing districts, updates the list of permitted and waiver land uses for each zoning district, provides new requirements and regulations for lot sizes, building setbacks, and lot coverages, off street parking, signs, alternative energy systems, and other regulations for structures and uses, including a new form-based development option for the City's commercial districts.

cc: Mayor, City Clerk (suggested publication 06/24/21), City Treasurer, City Attorney, Director of Planning & Economic Dev., City Assessor, City Engineer, Director of Public Works, Director of Finance and Director of Inspection



LETTER TO THE LIVONIA CITY COUNCIL

Planning
June 7, 2021

MEETING DATE

July 14, 2021

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2020-12-06-03 submitted by the City of Livonia Planning Commission to consider the adoption of an updated and re-formatted LIVONIA VISION 21 Zoning Ordinance and LIVONIA VISION 21 Zoning Map. The proposed LIVONIA VISION 21 Zoning Ordinance provides new definitions, creates several new zoning districts and deletes several existing districts, updates the list of permitted and waiver land uses for each zoning district, provides new requirements and regulations for lot sizes, building setbacks, and lot coverages, off street parking, signs, alternative energy systems, and other regulations for structures and uses, including a new form-based development option for the City's commercial districts.

BACKGROUND

RECOMMENDATION

At the 1,170th Public Hearing and Regular Meeting held by the City Planning Commission on June 1, 2021, the following resolution was unanimously adopted:

#06-27-2021 RESOLVED, That having conducted a Public Hearing with regard to Petition 2020-12-06-03, submitted by the City Planning Commission pursuant to Council Resolution #09-19, in connection with Phase 2 of the Livonia Vision 21 contract involving the preparation of a comprehensive update to the City of Livonia Zoning Ordinance, the Planning Commission does hereby recommend approval of the Livonia Vision 21 Zoning Ordinance, Version 6.0, dated June 1, 2021, prepared by McKenna, and the Livonia Vision 21 Zoning Map, dated June 1, 2021, as prepared by the City of Livonia Planning Commission, for the following reasons:

1. That this comprehensive rewrite of the City's zoning regulations is the culmination of over two (2) years of hard work by the Zoning Ordinance Technical Committee, including several Special Study Meetings of the Planning Commission and a Joint Work Session with City Council and members of the Zoning Board of Appeals.
2. That the Livonia Vision 21 Zoning Ordinance and Livonia Vision 21 Zoning Map are in full compliance with the requirements of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended.
3. That the overall organization, recodification, and functionality of the Livonia Vision 21 Zoning Ordinance represents a substantial improvement over the existing ordinance and streamlines all of the City's zoning regulations in a more efficient, effective and user-friendly format.

4. Adoption of the Livonia Vision 21 Zoning Ordinance achieves the #1 priority project as identified in the Three-Year Priority Project List in Book 4, Strategic Development, of the Livonia Vision 21 Master Plan, which recommends updating the Zoning Ordinance to jump start Livonia Vision 21 implementation.
5. Adoption of the Livonia Vision 21 Zoning Ordinance and Livonia Vision 21 Zoning Map is consistent with the recommended Revisions to the Zoning Ordinance and Zoning Map as outlined in Book 4, Strategic Development, of the Livonia Vision 21 Master Plan, including:
- a. Consolidating and simplifying the City's one-family residential zoning districts to reduce the number of non-conforming lots;
 - b. Consolidating and simplifying the City's multiple-family residential zoning districts, and providing new incentives and standards to encourage infill housing and neighborhood investment;
 - c. Consolidating and simplifying the City's commercial zoning districts by eliminating the office districts and incorporating the eligible uses and standards into the corresponding corridor and regional districts;
 - d. Incorporating form-based regulations for the City's Special Planning Areas, Mixed Development Centers, and commercial districts; and
 - e. Providing incentives and standards that will encourage sustainable use of land, materials, energy, and resources.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2020-12-06-03_LV21 Zoning Ordinance_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development
Director

Date: June 07, 2021



Maureen Miller Brosnan, Mayor

Date: June 17, 2021

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2020-12-06-03 submitted by the City of Livonia Planning Commission and the Zoning Ordinance Technical Committee requesting adoption of the **Livonia Vision 21 Zoning Ordinance** and **Livonia Vision 21 Zoning Map**, pursuant to Public Act 110 of 2006 (Michigan Zoning Enabling Act), as amended.

June 1, 2021 Public Hearing:

Approving Resolution: That having conducted a public hearing with regard to Petition 2020-12-06-03, submitted by the City Planning Commission pursuant to Council Resolution #09-19 in connection with Phase 2 of the Livonia Vision 21 contract for the preparation of a comprehensive update to the City of Livonia Zoning Ordinance, the City Planning Commission does hereby recommend approval of the ***Livonia Vision 21 Zoning Ordinance***, Version 6.0, dated June 1, 2021, prepared by McKenna, and the ***Livonia Vision 21 Zoning Map***, dated June 1, 2021, as prepared by the City of Livonia Planning Commission, for the following reasons:

1. That this comprehensive rewrite of the City's zoning regulations is the culmination of over two (2) years of hard work by the Zoning Ordinance Technical Committee, including several Special Study Meetings of the Planning Commission and a Joint Work Session with City Council and members of the Zoning Board of Appeals.
2. That the Livonia Vision 21 Zoning Ordinance and the Livonia Vision 21 Zoning Map are in full compliance with the requirements of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended.
3. That the overall organization, recodification, and functionality of the Livonia Vision 21 Zoning Ordinance is a substantial improvement over the existing ordinance, and streamlines all of the City's zoning regulations in a more efficient, effective and user-friendly format.
4. Adoption of the Livonia Vision 21 Zoning Ordinance achieves the #1 priority project as identified in the ***Three-Year Priority Project List*** in Book 4, Strategic Development, of the Livonia Vision 21 Master Plan, which recommends updating the Zoning Ordinance to jump start Livonia Vision 21 implementation.
5. Adoption of the Livonia Vision 21 Zoning Ordinance and Livonia Vision 21 Zoning Map is consistent with the recommended ***Revisions to the Zoning Ordinance and Zoning Map*** as outlined in Book 4, Strategic Development, of the Livonia Vision 21 Master Plan, including:
 - a. Consolidating and simplifying the City's one-family residential zoning districts to reduce the number of non-conforming lots;

- b. Consolidating and simplifying the City's multiple-family residential zoning districts, and providing new incentives and standards to encourage infill housing and neighborhood investment;
- c. Consolidating and simplifying the City's commercial zoning districts by eliminating the office districts and incorporating the eligible uses and standards into the corresponding corridor and regional districts;
- d. Incorporating form-based regulations for the City's Special Planning Areas, Mixed Development Centers, and commercial districts; and
- e. Providing incentives and standards that will encourage sustainable use of land, materials, energy, and resources.

May 25, 2021 Study Meeting:

Based on suggestions stemming from the March 30th Joint Work Session, several changes were made to the proposed new zoning ordinance. A brief description of some of the more significant changes that appear in the latest draft are provided below:

- 1) Under Section 1.01, the official title given to the new zoning ordinance is: ***Livonia Vision 21 Zoning Ordinance***. A similar change was made to Section 3.02 to make the official title of the new zoning map: ***Livonia Vision 21 Zoning Map***.
- 2) Definitions for *Specially Designated Distributor (S.D.D.)* and *Specially Designated Merchant (S.D.M.)* liquor licenses were added to Section 2.01(8).
- 3) A definition for *Exotic Vehicle* was added to Section 2.02(2), and Section 6.33 was created for the purpose of regulating *Internet-Based Exotic Vehicle Sales*, which is proposed to be treated as a permitted use in M-1 and M-2 Districts.
- 4) *Vehicle Tow Yards* have been added as a waiver use in the M-1 and M-2 Districts, subject to the same special requirements that currently apply to Truck Terminals, Truck and Trailer Rental Facilities, Steel Fabricators, and other Special Trade Contractors under Section 6.58.
- 5) A 1,000 ft. separation requirement between *Caregiver Grow Facilities* was added to Section 6.10.
- 6) *Form-Based Development Option* and *Planned Developments* were added to Section 7.17 to allow for taller buildings.
- 7) *Fences*, except where specifically allowed, would be prohibited in all commercial zoning districts pursuant to changes made to Section 7.24.
- 8) Section 9.15 was added allowing for *Electric Vehicle (EV) Charging Stations or Ports* in all zoning districts subject to five (5) special requirements.

March 30, 2021 Update

This Special Study Meeting and Joint Work Session with the Planning Commission and City Council is to introduce and discuss the Version 4 Draft of the New Zoning Ordinance. Since the Commission's last study meeting held on March 16th, additional suggested changes involving the P, Parking district have been incorporated. In the previous draft, the P District was eliminated, which created a potential problem with many P-zoned parcels that either extend into or lie adjacent to residential-zoned

properties. The unanimous consensus was to reinsert the “P” District regulations into the New Zoning Ordinance and have Staff selectively sort through the New Zoning Map to determine where “P” zoning should remain and where it should be replaced with a more appropriate zoning classification. This has been done. Of the total existing 89 P Districts, 21 were changed (mostly to C-1 and C-2) and 68 will remain.

Included in the ePacket is a chart that compares the land area between the 26 current zoning districts and the 16 proposed zoning districts. This chart shows the acreage for each existing zoning district side-by-side with the acreage of each related proposed zoning district. It also shows the difference—whether land was added or subtracted—along with a brief explanation as to the reason for the change. For example, the amount of RUF-zoned land will increase 512.1 acres as a result of combining the existing RUF districts with the R-5 and AG districts, plus the addition of one (1) P, Parking district, and lastly, subtracting 2.9 acres that are being replaced with PL zoning. Another example is the 39.7-acre increase in PL-zoned land attributable to changing the zoning of several City-owned parcels that lie in the Rouge River floodplain which are currently zoned residential. This situation mostly exists in Section 16 adjacent to the Burton Hollow, Idyle Hills, and Coventry Gardens Subdivisions.

The Planning Department, on behalf of the Zoning Ordinance Technical Committee, is pleased to present to the Planning Commission, for its review and consideration, the latest draft of the **New Zoning Ordinance**. This comprehensive rewrite of the City's zoning regulations is the culmination of several months of hard work by the Committee and Staff guided by the City's Planning Consultant, McKenna. Updating the Zoning Ordinance was identified in Book 4 of 4 of **Livonia Vision 21 (LV21)**, Strategic Development, as the No. 1 Priority Project for implementing the Master Plan. Adopted by the Planning Commission in April of 2019, LV21 recommends several revisions to the Zoning Ordinance, including:

- New Zoning Districts that incorporate form-based regulations should be created for the Mixed Development Center and City Center designations.
- The Commercial Districts, C-1, C-2, and C-3 should be simplified and consolidated into a new district corresponding to the development intensity of the corridor commercial designation.
- The Commercial District C-4 should be modified to reflect a regional commercial designation with higher intensity development and traffic that results from its proximity to I-96 and I-275.
- The Office Districts should be eliminated - the eligible uses and standards of OS should be incorporated into a corresponding corridor district and the eligible uses and standards of PO into a regional commercial district.
- The five One-Family Residential Districts should be simplified and consolidated.

- The six Multiple-Family Residential Districts should be simplified and consolidated.
- New incentives and standards for infill housing and neighborhood investment should be developed for districts corresponding to the medium density residential designation. Strategies for affordable housing, accessory dwelling units, and adaptive reuse should be considered.
- The three Planned Unit Development (PUD) Districts should be simplified and consolidated.
- The Zoning Ordinance should be reviewed and edited according to lean-zoning principals. Regulations that do not contribute to the implementation of the Future Land Use Plan should be eliminated or reduced in scope.
- Additional incentives to encourage sustainable use of land, materials, energy, and resources should be developed for all districts.
- The City should consider initiating rezoning of the Mixed Development Centers and the City Center areas.

With the initiation of LV21 Phase 2, the first major assignment of the Zoning Ordinance Technical Committee was completing an inventory and analysis of past zoning variances. This, in turn, contributed to an in-depth Diagnostic Review of the City's current zoning regulations (see attached). The Diagnostic Review outlines a series of changes that were used to help guide in the preparation of the first draft of the **New Zoning Ordinance**. The following describes some of the more significant changes, many of which will have a corresponding impact on the New Zoning Map:

- 1) The six (6) existing single-family zoning districts (R-1, R-2, R-3, R-4, R-5, and RUF) are being consolidated and replaced with three (3) new single-family districts: N1 Neighborhood, N2 Neighborhood, and R-U-F. The N1 District will largely replace the R-1 District and allow for slightly smaller lots: 50' x 120' vs. 60' x 120'. The N2 District will combine the City's R-2, R-3 and R-4 Districts and allow for a minimum lot size of 70' x 120', which is currently the minimum for the R-2 District. And the RUF District will be expanded to include the current R-5 and AG Districts with a reduced minimum lot size of 100' x 150' as opposed to the current one-half acre minimum. In considering whether to reduce the number of single-family residential districts and adjust the lot sizes, the Committee undertook a detailed evaluation of how the changes would affect the degree nonconformity within each of the new residential zoning districts as well as the potential for new land divisions (see attached "District Consolidation – Nonconforming Lot Area Analysis" and "District Consolidation – Lot Split Analysis"). It is important to note that the Lot Split Analysis is based on land area only, and hence not a true determinant of the number of potential divisions. The reason for this is that it is not practical to look at all the possible iterations of how each parcel might be split, including lot width and the location of structures. Instead, Staff performed a GIS analysis using lot area as

the only factor in determining whether a parcel could be subdivided based on the current and proposed zoning.

- 2) The six (6) existing multiple-family housing districts (R-6, R-C, R-7, R-8, R-8C, and R-9) will be consolidated and replaced with three (3) new multi-family districts: NM1 Neighborhood Multifamily, NM2 Neighborhood Multifamily, and NM3 Neighborhood Multifamily. Density would no longer be calculated according to a prescribed minimum land area per unit, but instead become a function of the yard requirements and allowable building height. Of the three (3) multifamily districts, NM1 would be the most restrictive, allowing for one and two-family dwellings and condominiums subject to a height restriction of 35 feet, or 2-1/2 stories. In the NM2 District, multiple dwellings and apartments would be allowed, and building height would be limited to four (4) stories unless one of four “zones” is affixed to the zoning designation (expressed as either I, II, III or IV), in which case building height could increase from between five (5) to twenty (20) stories. A similar methodology would be used to determine building height for the NM3 District, but with a limitation of nine (9) stories. Additionally, the NM3 list of permitted uses include condominium multiple dwellings and housing for the elderly, but not apartments.
- 3) The six (6) existing commercial zoning districts (PO, OS, C-1, C-2, C-3, & C-4) will be replaced with four (4) new commercial districts: C-1, C-2, C-3, and C-4. The OS Districts is being eliminated and replaced with C-1 zoning resulting in an expansion of permitted uses associated mainly under the category of neighborhood-oriented commercial. This change moves the City closer in the direction of form-based zoning regulations, which focuses more on site and building design and less on the separation of land uses. The C-2 District will continue to serve more intensive commercial and highway-oriented uses. The Committee felt that the C-3 District, because of its unique status and extremely limited application (only two parcels in the City are currently zoned C-3), should be retained—primarily for legal reasons—to have a “placeholder” for adult-oriented businesses and avoid the potential for exclusionary zoning. Lastly, the PO District will be replaced with a modified C-4 District to mostly accommodate high-rise commercial, including general and professional offices uses. Combining the two (2) districts results in an overall increase of just under 300 acres of C-4 zoning, much of which is concentrated along the I-275 expressway.
- 4) The P-L, ML, M-1, M-2, P, and NP Districts all remain, while the AG (General Agricultural) and R-E (Research Engineering) Districts get eliminated. All AG-zoned parcels get absorbed under the RUF District, and the R-E District gets replaced by the ML District. As previously noted, the majority of P-zoned parcels remain and—to a lesser extent—the others get replaced by the adjacent associated zoning classification.

With the changes enumerated above, the total number of zoning districts would go from 26 down to 16 resulting in a much better alignment with the nine (9) land use classifications identified on the **LV21 Future Land Use Map**.

Another significant change is a complete restructuring and recodification that reduces the number of Articles from 31 to 14. Below is a list of the new Articles:

Article I: Title, Purpose, and Scope
Article II: Definitions
Article III: Zoning Districts and Map
Article IV: Schedule of Regulations
Article V: Supplemental Zoning District Standards
Article VI: Standards Applicable to Specific Uses
Article VII: General Provisions
Article VIII: Environmental Performance Standards
Article IX: Parking, Loading, and Access Management
Article X Landscaping and Screening
Article XI: Signs
Article XII: Nonconformities
Article XIII: Administrative Procedures
Article XIV: Violations and Penalties

The current zoning ordinance, with only one (1) exception (Article V.- R-1 through R-5 District Regulations), has separate articles for each zoning district that includes a list of the various land uses and whether they are treated as permitted, prohibited or as a waiver use, along with area, height, bulk, placement, and other regulations applicable to the specific district. As a result, significant redundancy exists throughout the current ordinance since—in many instances—the same rules apply to multiple districts. The **New Zoning Ordinance** attempts to streamline the information in a more user-friendly format. **Section 3.03, Permitted Uses by District**, is a single table that provides a comprehensive list of land uses and how each use is treated within each of the 16 zoning districts (i.e., Principally Permitted, Waiver Land Use, or Not Permitted). Additionally, a separate table is provided for each zoning district under **Sections 3.04 - 3.18** that lists the Permitted Uses and Waiver Uses in two (2) separate columns, identifies any Prohibited Uses specific to that district, as well as the applicable Dimension Regulations (i.e., Lot Standards). **Article IV, Schedule of Regulations**, uses a traditional table format that provides the various height, area bulk, and placement standards for each zoning district. For standards that are used in multiple instances or that require additional explanation, hyperlinks are provided to **Section 4.04, Footnotes to Schedule of Regulations**.

Article V, Supplemental Zoning District Standards establishes and provides regulations with respect to four (4) unique elements of the ordinance which are not specific to any single zoning district. They are:

- 1) Section 5.01, Special Area Development Control.
- 2) Section 5.02, Special Waiver Use Standards for Planned Residential Developments and Planned General Developments.
- 3) Section 5.03 Single Family Clustering.
- 4) Section 5.04, Form-Based Development Option in Commercial Districts.

Most of the standards and development options proposed in **Sections 5.01, 5.02, and 5.03** are currently in place pursuant to Articles XVIII (Section 18.47) and XX. Only **Section 5.04** is new to Livonia. It introduces a technique referred to as “Form Based” zoning. The adoption of a form-based code and development option is an important and critical step towards the successful implementation of **LV21**. Like most form-based codes, this part of the **New Zoning Ordinance** is highly technical. It outlines not only the procedural requirements of what is involved with developing under this option, but also establishes the detailed design criteria and architectural standards needed to achieve the desired built environment as envisioned in the **LV21**. (See below for more information on the proposed Form-Based Regulations.)

Article VI, Standards Applicable to Specific Uses deals with several land uses where special requirements apply and that are possible in more than one zoning district. Many are treated as waiver uses and are permitted only upon review and submission of findings by the City Planning Commission and approval by the City Council.

Article VII, General Provisions provides multiple building and use requirements for items that might occur in many of the City’s zoning districts, such as easements, lighting, fences, and walls, etc.

Article VIII, Environmental Performance Standards is intended to consolidate under a single division all the regulations pertaining to environmentally related uses and issues, such as waste and rubbish facilities, noise, odors, soil removal, and dumping. It also includes a section on the City’s flood hazard areas.

Article IX, Parking, Loading, and Access Management; Article X, Landscaping and Screening; and Article XI, Signs consolidates, and puts all the City’s rules for these items into separate, easy-to-find sections, mainly for convenience purposes, since—in one way or another—they affect nearly all development and redevelopment projects.

Article XII, Nonconformities was created due mainly to the unique nature of the subject matter and the fact that multiple sections are needed to fully address the complexities that surround this singular issue.

Article XIII, Administrative Procedures, and Article XIV, Violations are issues common to all Zoning Ordinance and typically reside as separate articles or divisions for many of the same reasons as cited above.

Form-Based Regulations

Probably the most significant change with the New Zoning Ordinance is the addition of a form-based code. This appears under Section 5.04, Form-Based Development Option in Commercial Districts. The primary purpose of Section 5.04 is to encourage development and redevelopment in a manner consistent with the recommended urban

design principles of LV21. Most prominent among these are outlined in the three (3) Special Planning Areas: City Center, Former Livonia Mall (Seven Mile and Middlebelt area), and East Plymouth Road.

As written, the form-based section is not a separate zoning district, but instead a set of standards and review procedures that apply to the C-1, C-2, C-3, and C-4 Districts. The main purpose of Section 5.04 is to guide and incentivize development in a way that adheres to the design objectives of the Master Plan. This includes the location and spacing of buildings, as well as the height, area, bulk, and appearance. Mixed-use with medium-high density housing is encouraged.

The entitlement process will differ depending on the scale of the project and—based upon a determination made at the onset of the review—whether it conforms to the form-based development standards. If it does, then a typical site plan review procedure is followed. Conversely, if the project does not conform to the recommended form-based development standards, then the Special Waiver Use Standards of Section 5.02 apply, requiring a public hearing along with a higher degree of discretion afforded to the Planning Commission and City Council as part of the evaluation. Smaller projects, such as façade renovations and small building additions, are not required to follow the form-based standards.



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
Resolution No. 06-27-2021

(Chair)

(Secretary)

City Council Approval: _____

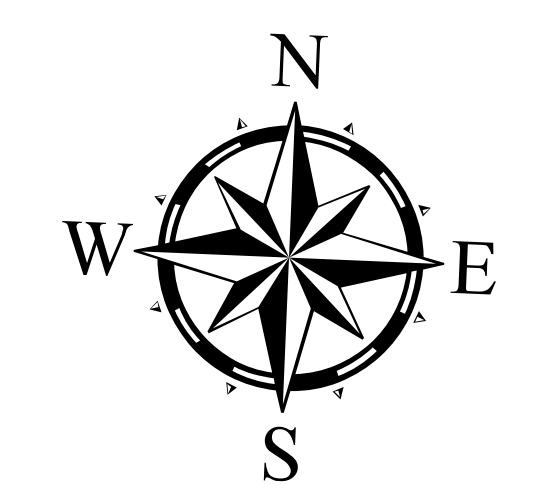
(Council President)

Authenticated by:

(Mayor)

(City Clerk)

This is to certify that this map includes all corrections
and district amendments through and including
amendment number _____.



0 0.5 1
Miles

PREPARED BY THE CITY OF LIVONIA PLANNING COMMISSION
JUNE 1, 2021



LIVONIA VISION 21

Zoning Ordinance

City of Livonia, Michigan

PREPARED JUNE 1, 2021 BY



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MCKENNA

Communities for real life.

Acknowledgments

Mayor

Maureen Miller Brosnan

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Kathleen E. McIntyre—*Council President*

Scott Bahr—*Council Vice President*

Rob Gjonaj Donovic

Jim Jolly

Brandon McCullough

Laura M. Toy

Cathy K. White

Planning Commission Members

Ian Wilshaw, Chairman

Glen W. Long, Jr.—*Vice Chairman*

Sam Caramagno—*Secretary*

David Bongero

Elizabeth McCue

Carol A. Smiley

Peter H. Ventura

Zoning Board of Appeals Members

Gregory G. Coppola—*Chairman*

James M. Baringhaus—*Vice Chairman*

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Christopher N. Boloven

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Joel Turbiak

Michael Testa

Technical Committee

Ian Wilshaw—*Chairman, Planning Commission*

James M. Baringhaus—*Zoning Board of Appeals*

Michael E. Fisher—*Chief Assistant City Attorney*

Jerome Hanna—*Director of Inspection*

Mark Taormina—*Director of Planning and Economic Development*

Consulting Planners: McKenna

John Jackson, AICP —*President*

Paul Lippens AICP, NCI — *Project Manager*

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Carrie Leitner—*Graphic Designer*

Hunter Whitehill—*Project Planner*

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Article I.

Title, Purpose, and Scope

Section 1.01 Short Title.

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

Section 1.02 Purpose.

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

Section 1.03 Construction.

This Ordinance shall be liberally construed in such manner as to best effectuate its purpose. In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public health, safety, convenience, comfort, prosperity, and general welfare. Whenever the requirements of this Ordinance impose requirements of lower heights of buildings, or a less percentage of lot that may be occupied, or require wider or larger courts, or deeper yards than are imposed or required by existing provisions of law or ordinance, the provisions of this Ordinance shall govern. Where, however, the provisions of the State Housing Code or other ordinance or regulations of the City of Livonia impose requirements for lower heights of buildings, or less percentage of lot that may be occupied, or require wider or larger courts, or deeper yards than are required by this Ordinance, the provisions of the State Housing Code or other ordinance or regulations shall govern. The provisions of this Ordinance shall be construed, if possible, in such manner as to make such provisions compatible and consistent with each other and likewise with the provisions of all existing and future ordinances of the City of Livonia, and all amendments thereto provided, however, that where any inconsistency or conflict cannot be avoided, then the most restrictive of such inconsistent or conflicting provisions shall control and prevail.

Section 1.04 Enabling Authority.

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

Article II.

Definitions

Section 2.01 General.

(1) Definitions Pertaining to Grammatical Usage.

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

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

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

(2) Definitions of General Zoning Terms.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Essential Services. The construction, alteration, or maintenance by private companies, municipal departments, or commissions of the various transmission, distribution, or disposal systems that are necessary for the preservation of the public health, safety, or general welfare, such as gas, electricity, telephone, telegraph, fire alarm, steam, water and sewage. This term shall also include all poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, emergency outdoor warning sirens, and other similar equipment or accessories reasonably necessary for the furnishing of adequate service by such private company, municipal department, or commission, but it shall not be deemed to include buildings or public utility substations. This term shall not include telecommunication towers, solar energy facilities, and wind energy conversion systems.

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

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

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

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

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

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

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

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

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

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

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

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

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

(5) Definitions of Basic Building and Structural Terms.

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

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

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

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

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

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

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

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

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

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

Mezzanine. An intermediate floor in any story occupying not to exceed one-third (1/3) of the floor area of such story.

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

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

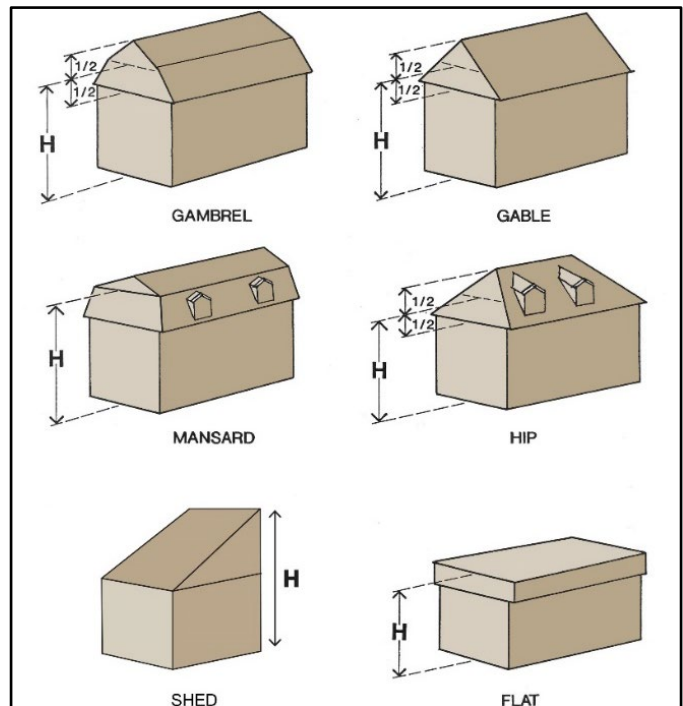
Story, Half. A half story is an uppermost story lying under a sloping roof, the usable floor area of which does not exceed seventy-five (75) per cent of the floor area of the story immediately below it.

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

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

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

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



(6) Definitions Pertaining to Lots and Areas.

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

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

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

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

Lot Depth. The average depth of a lot.

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

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

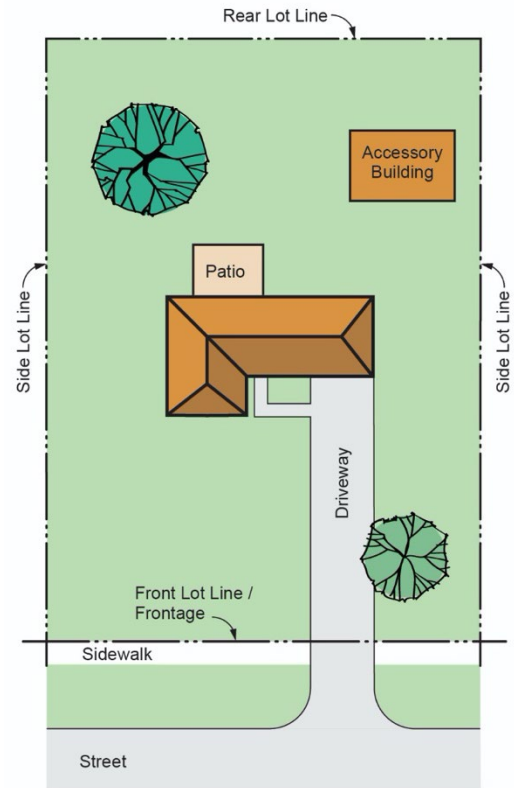
Lot of Record. A lot of record is a lot the dimensions of which are shown on a plat recorded in the office of the Register of Deeds prior to the effective date of this Ordinance, and which actually exists as so shown.

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

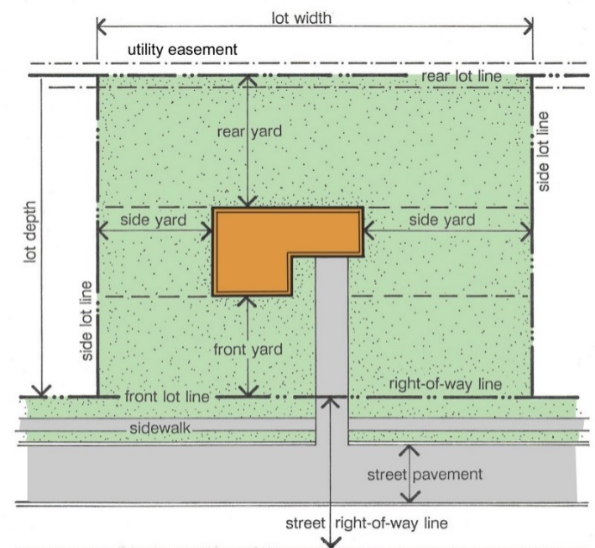
Lot Line, Front. The line abutting a street. On a corner lot the shorter street line shall be considered the front lot line. Where new street lines are established by ordinance or the Future Transportation Map of the City of Livonia, such lines shall be the front lot line. See Figure above.

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

Lot Line, Side. A side lot line is any lot boundary line not a front lot line or a rear lot line. A side lot line separating a lot from a street is a side street lot line. A side lot line separating a lot from another lot or lots is an interior lot line. See Figure above.



Lot Terms



Yard Terms

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

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

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

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

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

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

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

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

(7) Definitions Pertaining to Types of Dwellings.

Apartments. A suite of rooms forming one residence, typically in a building containing a number of these.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Adult Businesses:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Restaurants:

- A) **Full-Service Restaurant.** A structure or portion of a structure which is maintained, operated, and advertised or held out to the public as a place where food, confections, frozen dessert, and beverages are served and consumed at chairs and tables primarily within the structure and which has a minimum seating capacity for more than thirty (30) persons.
- B) **Limited Service Restaurant.** A structure or portion of a structure which is maintained, operated, and advertised or held out to the public as a place where food, confections, frozen dessert, and beverages are served and consumed within the structure, and which has seating for no more than thirty (30) persons.

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 2.02 Specific Terms.

(1) Definitions of Parking Terms.

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

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

(2) Definition of Miscellaneous Terms.

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

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

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

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

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

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

Bed and Breakfast Establishment. An owner-occupied dwelling where no more than 5 (five) 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 5 (five) but not more than 30 (thirty) 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 accommodates for periods as short as one overnight stay. Meals are not provided with rental, but kitchen and/or dining facilities may be available for guests to prepare their own meals. Only properties that have received approval of a rental registration application are recognized as a Homestay for purposes of complying with City of Livonia ordinances. See also definition of “Bed and Breakfast Establishment” and “Bed and Breakfast Inn.”

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

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

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

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

Enclosed. Surrounded or closed off on all sides.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Industrial plants manufacturing, processing, or assembling. Industries that engage in the transformation of goods, materials, or substances into new products. The transformational process can be physical, chemical, or mechanical. Manufacturers often have plants, mills, or factories that produce goods for public consumption. Includes but not limited to agricultural products; food and kindred products, excluding, slaughterhouses and abattoirs; fabricated metal products, except heavy machinery, transportation equipment, and steel fabricators; and dies, gauges, instruments, patterns, and leather goods.

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

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

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

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

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

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

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

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

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

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

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

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

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

- 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.



Awning Sign

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.



Banner



Blade Sign

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 not include banners, pennants, spinners, streamers, or barber poles.

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

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

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

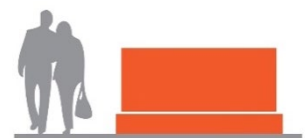
Non-Conforming Sign. Any advertising structure or sign which was lawfully erected and maintained prior to the effective date of this Ordinance, and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this Ordinance, or a sign for which a permit was previously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

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

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

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

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



Monument Sign



Pole Sign



Projecting Sign

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

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

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

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

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

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

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

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

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

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

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

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

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

Sign. A name, identification, description, display, light, balloon, flag, pennant, streamer, banner, illustration, letter, numeral, work, model, logo, trademark, representation, or device of any kind whatsoever, which is affixed to, painted, otherwise located, or set upon or in a building, structure, or piece of land and which directs attention to an object, product, place, activity, person, institution, organization, or business and which is visible from any public street, sidewalk, alley, park, or public property. The definition includes interior and exterior signs but not signs primarily directed at persons within the premises of the sign owners and does not include goods displayed in a store window.

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

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

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

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

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

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

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

(4) **Flood Plain Terms.**

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

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

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

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

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

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

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

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

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

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

Article III.

Zoning Districts and Map

Section 3.01 Zoning Districts.

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

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

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

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

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

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

Section 3.02 Adoption of Zoning Map.

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

Section 3.03 Permitted Uses by District.

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

P	Permitted
W	Waiver Use

(1) Permitted Agricultural Uses by District.

AGRICULTURAL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Fowl and rabbits for the owner's consumption			P														Section 6.33
Fowl and rabbits raised for sale			W														Section 6.34(3)
Gardening and Tree Nurseries			P					P	P	P							Section 6.25
Nurseries, including sale of garden supplies								P	P	P							
The raising of fur bearing animals			W														Section 6.49

(2) Permitted Residential Uses by District.

RESIDENTIAL USES																	
Land Use	N1	N2	RUF	NM1	NM2	NM3	C-1	C-2	C-3	C-4	P-L	M-L	M-1	M-2	NP	P	Use Standards
Accessory residential use for apartments										W							Section 7.23 Section 7.23(2)
Bed and breakfast establishments	W	W	W	W			P	P	P	P							Section 6.08
Boarding, rooming and lodging houses or tourist homes				W													
Condominium multiple dwellings				P	P	P											
Family child care home	P	P	P														Section 6.11
Group child care home	P	P	P														Section 6.12
Home occupations	P	P	P	P	P	P											Section 6.28
Housing for the elderly						P					P						Section 6.31
Multiple dwellings and apartment houses					P												Section 6.04 Section 6.18
One-family dwellings	P	P	P	P	P												Section 6.19
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													P	P			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			

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
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 terminal 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							
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)

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
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								
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

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
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 X, Section 6.45
Pawn shops								W	P								Section 6.45
Payday lenders								W	P								Section 6.46

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
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 general developments					W		W	W	W	W							Section 5.02
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 processing and computer centers								W	W			P	P	P			
Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair												P	P	P			Section 2.02 Section 2.02(2)
Experimental product development and testing including limited manufacturing												P	P	P			
Heavy manufacturing and general industrial 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 plants manufacturing, processing or assembling													P	P			Section 2.02 Section 2.02(2)
Internet-based exotic vehicle sales													P	P			Section 6.33
Steel fabricators, truck terminals, truck and trailer rental facilities, special trade contractors, and vehicle tow yards.													W	P			Section 6.58
Tool and die shops and pattern making shops												P	P	P			

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

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

Section 3.04 N1 Neighborhood District.

APPLICATION OF ARTICLE

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

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

PROHIBITED USES

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

DIMENSION REGULATIONS

Lot Standards	N1
Min. Lot Area (sq. ft.)	6,000
Min. Lot Width (ft.)	50 ((a))
Min. Lot Depth (ft.)	120 ((a)) ((b))
Front Yard Setback	25 feet ((r))
Rear Yard Setback	30 feet
Side Yard Setback	5 feet
Total of two side yard setbacks	14 feet
Side yard setback abutting street	15 feet
Rear yard abutting side yard, the side yard abutting upon a street not less than	25 feet
Max. Lot Coverage (%)	((c))
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20

Footnotes: Refer to [Section 4.03](#) wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Section 5.04\(1\)](#) for dimensional regulations for specific uses.

Section 3.05 N2 Neighborhood District.

APPLICATION OF ARTICLE

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

PERMITTED USES

- Accessory structures and uses ([Section 7.09](#), [Section 7.23](#), [Section 7.23\(1\)](#))
- Educational uses ([Section 2.01](#), [Section 2.01\(4\)](#))
- Golf courses, but not including miniature golf courses or golf driving ranges
- Family child care home ([Section 6.11](#))
- Group child care home ([Section 6.12](#))
- Home occupations ([Section 6.28](#))
- One-family dwellings ([Section 6.19](#))
- Parks and outdoor recreational uses ([Section 2.02](#), [Section 2.02\(2\)](#))
- Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements ([Section 6.56](#), [Section 6.56\(2\)](#))

WAIVER USES

- Bed and breakfast establishments ([Section 6.08](#))
- Public utility buildings and substations
- Single-family clustering ([Section 5.03](#))
- Privately owned and operated recreational uses ([Section 6.48](#))
- Religious institutions ([Section 6.50](#))

Refer to [Article II](#) for definitions of uses and refer to [Section 5.04\(1\)](#) for development standards for specific uses.

PROHIBITED USES

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

DIMENSION REGULATIONS

Lot Standards	N2
Min. Lot Area (sq. ft.)	8,400
Min. Lot Width (ft.)	70 ((a))
Min. Lot Depth (ft.)	120 ((a)) ((b))
Front Yard Setback	30 feet ((r))
Rear Yard Setback	30 feet
Side Yard Setback	6 feet
Total of two side yard setbacks	16 feet
Side yard setback abutting street	17 feet
Rear yard abutting side yard, the side yard abutting upon a street not less than	25 feet
Max. Lot Coverage (%)	((c))
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20

Footnotes: Refer to [Section 4.03](#) wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Section 5.04\(1\)](#) for dimensional regulations for specific uses.

Section 3.06 RUF District Regulations.

APPLICATION OF ARTICLE

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

PERMITTED USES

- Accessory structures and uses ([Section 7.09](#), [Section 7.23](#), [Section 7.23\(1\)](#))
- Educational uses ([Section 2.01](#), [Section 2.01\(4\)](#))
- Fowl and rabbits for the owner's consumption ([Section 6.33](#))
- Gardening and tree nurseries ([Section 6.24](#))
- Golf courses, but not including miniature golf courses or golf driving ranges
- Family child care home ([Section 6.10](#))
- Group child care home ([Section 6.12](#))
- Home occupations ([Section 6.28](#))
- One-family dwellings ([Section 6.19](#))
- Parks and outdoor recreational uses ([Section 2.02](#), [Section 2.02\(2\)](#))
- Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements ([Section 6.56](#), [Section 6.56\(2\)](#))
- Universities, colleges, private colleges, including ancillary uses and facilities

WAIVER USES

- Airports, landing fields and platforms, hangars, masts and other facilities for the operation of aircraft
- Bed and breakfast establishments ([Section 6.08](#))
- Carnivals, outdoor circuses or migratory amusement enterprises ([Section 6.56](#), [Section 6.56\(3\)](#))
- Cemeteries
- Dog kennels ([Section 6.34\(3\)](#))
- Fowl and rabbits raised for sale
- Public utility buildings and substations
- Privately owned and operated recreational uses ([Section 6.48](#))
- Religious institutions ([Section 6.50](#))
- Residential homes for mentally or physically handicapped persons ([Section 6.02](#))
- The raising of fur bearing animals ([Section 6.49](#))
- Veterinary clinics, animal clinics and hospitals ([Section 6.59](#))

Refer to [Article II](#) for definitions of uses and refer to [Section 5.04\(1\)](#) for development standards for specific uses.

PROHIBITED USES

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

DIMENSION REGULATIONS

Lot Standards	RUF
Min. Lot Area (sq. ft.)	15,000
Min. Lot Width (ft.)	75 ((a))
Min. Lot Depth (ft.)	150 ((a)) ((b))
Front Yard Setback	50 feet ((r))
Rear Yard Setback	45 feet
Side Yard Setback	10 feet
Total of two side yard setbacks	20 feet
Side yard setback abutting street	23 feet
Rear yard abutting side yard, the side yard abutting upon a street not less than	40 feet
Max. Lot Coverage (%)	(c)
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20

Footnotes: Refer to [Section 4.03](#) wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Section 5.04\(1\)](#) for dimensional regulations for specific uses.

Section 3.07 NM1 Neighborhood Multifamily Regulations.

APPLICATION OF ARTICLE

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

PERMITTED USES

- Accessory structures and uses ([Section 7.23](#), [Section 7.23\(1\)](#))
- Condominium multiple dwellings
- One-family dwellings ([Section 6.19](#))
- Parks and outdoor recreational uses ([Section 2.02](#), [Section 2.02\(2\)](#))
- Two-family dwellings ([Section 6.20](#))
- Home occupations ([Section 6.28](#))

WAIVER USES

- Bed and breakfast establishments ([Section 6.08](#))
- Boarding, rooming and lodging houses or tourist homes
- Privately owned and operated recreational uses ([Section 6.48](#))
- Public utility buildings and substations
- Religious institutions ([Section 6.50](#))

Refer to [Article II](#) for definitions of uses and refer to [Section 5.04\(1\)](#) for development standards for specific uses.

DIMENSION REGULATIONS

Lot Standards	NM1
Min. Lot Width	80 ((a))
Front Yard Setback	30 feet
Rear Yard Setback	50 feet
Side Yard Setback	25 ((d))
Total of two side yard setbacks	60 ((d))
Side yard setback abutting street	((e))
Max. Lot Coverage	25%
Max. Building Height	35 feet (2.5 stories), except as provided in Section 7.17 to Section 7.20

Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.

Section 3.08 NM2 Neighborhood Multifamily District.

APPLICATION OF ARTICLE

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

PERMITTED USES

- Accessory structures and uses ([Section 7.23](#) [Section 7.23\(1\)](#))
- Condominium multiple dwellings
- Home occupations ([Section 6.28](#))
- Multiple dwellings and apartment houses ([Section 6.04](#), [Section 6.18](#))
- One-family dwellings ([Section 6.19](#))
- Parks and outdoor recreational uses ([Section 2.02](#), [Section 2.02\(2\)](#))
- Two-family dwellings ([Section 6.20](#))

WAIVER USES

- Day care nurseries ([Section 6.13](#))
- Personal service establishments ([Section 2.02](#), [Section 2.02\(2\)](#)) ([Section 6.47](#))
- Planned general developments ([Section 5.02](#))
- Retail sales ([Section 2.01](#), [Section 2.01\(8\)](#)) ([Section 6.52](#))

Refer to [Article II](#) for definitions of uses and refer to [Section 5.04\(1\)](#) for development standards for specific uses.

DIMENSION REGULATIONS

Lot Standards	NM2
Max. Usable Floor Area in percentage of lot area	30%
Front Yard Setback	50 feet ((f))
Rear Yard Setback	50 feet ((f))
Side Yard Setback	25 feet ((f))
Total of two side yard setbacks	60 feet ((f))
Max. Building Height	(g)

Footnotes: Refer to [Section 4.03](#) wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Section 5.04\(1\)](#) for dimensional regulations for specific uses.

Section 3.09 NM3 District Regulations.

APPLICATION OF ARTICLE

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

PERMITTED USES

- Accessory structures and uses ([Section 7.23](#), [Section 7.23\(1\)](#))
- Condominium multiple dwellings
- Home occupations ([Section 6.28](#))
- Housing for the elderly ([Section 6.31](#))
- Parks and outdoor recreational uses ([Section 2.02](#), [Section 2.02\(2\)](#))

WAIVER USES

- Personal service establishments ([Section 2.02](#), [Section 2.02\(2\)](#)) ([Section 6.47](#))
- Retail sales ([Section 2.01](#), [Section 2.01\(8\)](#)) ([Section 6.52](#))

Refer to [Article II](#) for definitions of uses and refer to [Section 5.04\(1\)](#) for development standards for specific uses.

DIMENSION REGULATIONS

Lot Standards	NM3
Front Yard Setback	50 feet ((i))
Rear Yard Setback	50 feet ((i))
Side Yard Setback	25 feet ((i))
Total of two side yard setbacks	60 feet
Maximum ground coverage by principal structure	25%
Max. Building Height	((h))

Footnotes: Refer to [Section 4.03](#) wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Section 5.04\(1\)](#) for dimensional regulations for specific uses.

Section 3.10 C-1 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) • Bakeries • Banks and savings and loans associations • Bed and breakfast establishments (Section 6.08) • Blood and plasma donation centers • Catering establishments • Clubs, lodges, and meeting halls, fraternal and religious • Cultural institutions, such as museums, art galleries and libraries • Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment • Educational uses (Section 2.01, Section 2.01(4)) • General offices • Indoor recreational uses • Kidney transfusion centers • Limited service and carry-out restaurants with or without outdoor dining areas (Section 6.51, Section 6.51(1)) • Medicine, osteopathy and dentistry (excluding veterinary clinics) • 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))	• Artisan, craftsman, printing and engraving Shops other similar uses (Section 2.01, Section 2.01(8)) • Buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more (Section 6.52, Section 6.52(1)) • Brewer, micro brewer, brewpub, and distilleries (Section 6.09) • Convalescent and nursing homes (Section 6.39) • Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01, Section 2.01(8)) • Day care nurseries (Section 6.13) • 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 • Hospitals (Section 6.29) • Massage establishments (Section 6.37) • Open-air business uses (Section 6.42) • Planned general developments (Section 5.02) • S.D.D. and S.D.M. licenses (Section 6.03) • Veterinary clinics, animal clinics and animal hospitals (Section 6.59)
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES

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	(<i>j</i>)
Front Yard Setback	15 feet
Side Yard Setback	8 feet (<i>p</i>)
Total of two side yard setbacks	16 feet
Rear Yard Setback	8 feet (<i>p</i>)
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.

Section 3.11 C-2 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(1D)) - Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8)) - Bakeries - Banks and savings and loans associations - Bed and breakfast establishments (Section 6.08) - Blood and plasma donation centers - Catering establishments - Clubs, lodges, and meeting halls, fraternal and religious - Cultural institutions, such as museums, art galleries and libraries - Day care nurseries (Section 6.13) - Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment - Educational uses (Section 2.01, Section 2.01(4)) - Funeral homes and undertaking establishments - Gardening and tree nurseries (Section 6.24) - General offices - Hotels (Section 6.30) - Indoor recreational uses (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)) - Medicine, osteopathy and dentistry (excluding veterinary clinics) - 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 - 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))	- Ambulance services, local and suburban bus terminal and taxicab terminals (Section 6.57) - Automobile and light truck (one (1) ton gross vehicle weight) repair (Section 6.06) - Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps (Section 6.07) - Buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more (Section 6.52, Section 6.52(1)) - Brewer, micro brewer, brewpub, and distilleries (Section 6.09) - Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56, Section 6.56(3)) - Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54) - Convalescent and nursing homes (Section 6.39) - Dairies, Creameries, Soft Drink and Bottling Plants, and other similar uses (Section 2.01 (8)) - Dance halls and ballrooms (Section 6.14) - 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 - 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)) - Gasoline service station (Section 6.26) - Hospitals (Section 6.29) - Massage establishments (Section 6.37) - Motels (Section 6.38) - New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities (Section 6.05) - Open-air business uses (Section 6.42) - Automotive paint Shops (Section 2.01 (8)) - Parking structure (Section 9.09) - Pawn shops (Section 6.45) - Payday lenders (Section 6.46) - Planned general developments (Section 5.02) - S.D.D. and S.D.M. licenses (Section 6.03) - Second-hand stores and rummage shops (Section 6.53) - Veterinary clinics, animal clinics and animal hospitals (Section 6.59)

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

PROHIBITED USES

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
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.

Section 3.12 C-3 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(1D)) • Ambulance services, local and suburban bus terminal 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) • Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps (Section 6.07) • Bakeries • Banks and savings and loans associations • Bed and breakfast establishments (Section 6.08) • Blood and plasma donation centers • Buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more (Section 6.52, Section 6.52(1)) • Brewer, micro brewer, brewpub, and distilleries (Section 6.09) • Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56, Section 6.56(3)) • Catering establishments • Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54) • Clubs, lodges, and meeting halls, fraternal and religious • Convalescent and nursing homes (Section 6.39) • Cultural institutions, such as museums, art galleries and libraries • Dance halls and ballrooms (Section 6.14) • Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment • Day care nurseries (Section 6.13) • Drive-in restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks (Section 6.51, Section 6.51(3)) • Drive-in theaters • 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	• Adult businesses (Section 6.01) • Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01(8)) • Automotive paint shops (Section 2.01(8)) • Parking structure (Section 9.09) • Planned general developments Section 5.02 •

PERMITTED USES	WAIVER USES
- 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
Side Yard Setback	25 feet
Total of two side yard setbacks	50 feet
Rear Yard Setback	((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.

Section 3.13 C-4 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(1D)) - Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8)) - Bakeries - Banks and savings and loans associations - Bed and breakfast establishments (Section 6.08) - Blood and plasma donation centers - Brewer, Micro Brewer, Brewpub, and Distilleries (Section 6.09) - Catering establishments - Convalescent and nursing homes (Section 6.39) - Cultural service buildings, such as publicly owned museums, art galleries and libraries - 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	- Accessory residential use for apartments (Section 7.23, Section 7.23(2)) - Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56, Section 6.56(3)) - Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01 (8)) - Establishments having liquor licenses such as Class C, Tavern, and Club (Section 6.22) - Heliports (Section 6.27) - Hospitals (Section 6.29) - Massage establishments (Section 6.37) - Automotive paint shops (Section 2.01 (8)) - Parking structure (Section 9.09) - Planned general developments (Section 5.02)

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
Side Yard Setback	40 feet
Total of two side yard setbacks	80 feet
Rear Yard Setback	40 feet
Max. Ground Coverage by Principal Structure	20%
Max. Building Height	(h)

Footnotes: Refer to [Section 4.03](#) wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Section 5.04\(1\)](#) for dimensional regulations for specific uses.

Section 3.14 P-L District Regulations.

APPLICATION OF ARTICLE

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

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

Section 3.15 ML 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)) - Brewer, micro brewer, brewpub, and distilleries (Section 6.09) - Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54) - Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment - Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair - Experimental product development and testing including limited manufacturing (Section 6.22(3)) - General offices - Industrial, scientific, or business research development and testing laboratories and offices - 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))	- Heliports (Section 6.27) - Parking structure (Section 9.09)
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:

- All uses permitted in N1, N2, R-U-F, NM1, NM2, C-1, C-2, and C-3 Districts.
- All waiver uses listed in N1, N2, R-U-F-Districts, NM1, NM2, C-1, C-2, and C-3 Districts.
- Outside storage of trucks, materials, and/or supplies.
- 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.	

Section 3.16 M-1 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)) - Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01 Section 2.01(8)) - Brewer, micro brewer, brewpub, and distilleries (Section 6.09) - Bulk storage of refined petroleum products - Caregiver grow facilities (Section 6.10) - Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54) - Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01 Section 2.01(8)) - Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment - Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair - Experimental product development and testing including limited manufacturing (Section 6.22(3)) - General offices - Laundry and dry-cleaning establishments - Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities (Section 6.36) - 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 - 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)) - 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))	- Ambulance services, local and suburban bus terminal and taxicab terminals (Section 6.57) - Garages, repair shops, rustproofing and similar highway services (Section 6.24) - Heliports (Section 6.27) - Indoor recreational uses (Section 2.01, Section 2.01(8)) (Section 6.32) - Outdoor storage of recreational equipment (Section 6.44) - Parking structure (Section 9.09) - Retail sales (Section 2.01, Section 2.01(8)) (Section 6.52) - Steel fabricators, truck terminals, truck and trailer rental facilities where vehicles, trailers, equipment and material, special trade contractors, and vehicle tow yards (Section 6.58)
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.	

Section 3.17 M-2 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)) - Any lawful use of land or buildings not herein expressly provided for or prohibited - Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8)) - Brewer, micro brewer, brewpub, and distilleries (Section 6.09) - Bulk storage of refined petroleum products - Caregiver grow facilities (Section 6.10) - Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54) - Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01 (8)) - Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment - Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair - Experimental product development and testing including limited manufacturing (Section 6.22(3)) - Garages, repair shops, rustproofing and similar highway services (Section 6.24) - General offices - Heavy manufacturing and general industrial plants - Industrial, scientific, or business research development and testing laboratories and offices - Industrial 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 - Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities (Section 6.36) - 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, truck terminals, truck and trailer rental facilities where vehicles, trailers, equipment and material (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))	- Ambulance services, local and suburban bus terminal and taxicab terminals (Section 6.57) - Heliports (Section 6.27) - Vehicle tow yards (Section 6.58)
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.

Section 3.18 NP District Regulations.

APPLICATION OF ARTICLE

The regulations of this Article shall apply in all NP Districts. The intent of this Article is to provide for the preservation and protection of certain City-owned properties which remain undisturbed in their natural state and which are designated as "Nature Preserve" on Part VII of the Master Plan, the Future Land Use Plan, because they have unique characteristics such as a dense growth of trees, wild flowers and a variety of other plants, animals and birds normally associated with a densely wooded area, as well as the preservation of publicly-owned properties which are designated as wetlands by the Department of Natural Resources or are located within a designated Flood Hazard District as defined in [Section 2.02](#), [Section 2.02\(4\)](#) of this Ordinance.

PERMITTED USES

Nature Preserves ([Section 2.02](#), [Section 2.02\(2\)](#), [Section 6.39](#))

Refer to Article II for definitions of uses.

PROHIBITED USES

In all NP districts, no building or structure shall be erected, nor shall any land be used in whole or in part for any purpose whatsoever except for one or more of the uses expressly permitted in the permitted uses listed above. Irrespective of any other provisions of this Ordinance, the foregoing prohibition shall include grading, filling or dumping of any material in any manner; the removal or damaging of trees, wild flowers, and other plant material; and the destruction of wildlife.

Section 3.19 P District Regulations.

APPLICATION OF ARTICLE

The regulations of this Article shall apply in all P Districts.

PERMITTED AND WAIVER USES

Non-residential parking shall be treated as a Permitted Use. In all P Districts, no land shall be used and no building shall be hereafter erected, converted or structurally altered, unless otherwise provided for in this Ordinance, for any use other than automobile parking. All P Districts shall be contiguous to a Business District and/or Industrial District; provided, however, that there may be a private highway or public street or public alley between such P District and such Business District and/or Industrial District. Parking may be with or without charge. The standards of Article X, Parking, Loading, and Access Management shall apply ([Article X](#)).

Parking structures shall be treated as a Waiver Use, subject to the provisions set forth in [Section 9.09](#).

PROHIBITED USES

- a) Parking areas shall be used for parking of private passenger vehicles only.
- b) No business involving the repair or services to vehicles permitted thereon or sale, or other storage, or display thereof, shall be conducted from or upon such premises

Article IV.

Schedule of Regulations

Section 4.01 Statement of Purpose.

The purpose of this Article is to provide area, height, and placement regulations for districts established by this Zoning Ordinance.

Section 4.02 Schedule of Regulations.

Unless otherwise provided in this Ordinance, area, height, and placement regulations under this Ordinance shall be in accordance with the Schedule of Regulations in the Table and footnotes below, which schedule and footnotes are hereby made a part of this *Section 4.02*.

SCHEDULE OF REGULATIONS														
	Lot Area, Lot Coverage, and Dwelling/Business Unit Standards						Minimum Yard Setbacks (ft)						Maximum Building Height	
Zoning District	Minimum Lot Area	Maximum Usable Floor Area in Percentage of Lot Area	Minimum Size of Commercial Buildings	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Maximum Lot Coverage (%)	Front (ft.)	Side (ft.)	Total of 2 Sides (ft.)	Side yard setback abutting street	Rear yard abutting side yard, the side yard abutting upon a street not less than	Rear (ft.)	Feet	Stories
N1, Neighborhood	6,000 sq. ft.	—	—	50 (a)	120 (a) (b)	(c)	25 (r)	5	14	15	25	30	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
N2, Neighborhood	8,400 sq. ft.	—	—	70 (a)	120 (a) (b)	(c)	30 (r)	6	16	17	25	30	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
RUF, Rural Urban Farm	15,000 sq. ft.	—	—	75 (a)	150 (a) (b)	(c)	50 (r)	10	20	23	40	45	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
NM1, Neighborhood Multifamily	—	—	—	80 (a)	--	25%	30	25 (d)	60 (d)	(e)	—	50	35, except as provided in Section 7.17 to Section 7.20	2 ½, except as provided in Section 7.17 to Section 7.20
NM2, Neighborhood Multifamily	—	30%	—	—	—	—	50 (f)	25 (f)	60 (f)	—	—	50 (f)	(g)	(g)
NM3, Neighborhood Multifamily	—	—	—	—	—	25% for the principal structure	50 (i)	25 (i)	60 (i)	—	—	50 (i)	(h)	(h)
C-1, Local Business	4,000 sq. ft.	—	(j)	—	—	—	15	8 (p)	16	—	—	8 (p)	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
C-2, General Business	(k)	—	(l)	—	—	—	15	8 (p)	16	—	—	8 (p)	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
C-3, Highway Services	(k)	—	(l)	—	—	—	50	25	50	—	—	(q)	35, except as provided in Section 7.17 to Section 7.20	2, except as provided in Section 7.17 to Section 7.20
C-4, High Rise Commercial	4,000 sq. ft.	—	—	--	--		40	40	80	—	—	40	(g)	(g)
ML, Manufacturing Limited	—	—	—	—	—	—	(m)	(m)	—	—	—	(m)	35, except as provided in Section 7.17 to Section 7.20	—
M-1, Light Manufacturing	—	—	—	—	—	—	(n)	(n)	—	—	—	(n)	50, except as provided in Section 7.17 to Section 7.20	—
M-2, General Manufacturing	—	—	—	—	—	—	(o)	(o)	—	—	—	(o)	—	—

Footnotes: Refer to [Section 4.03](#) wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Section 5.04\(1\)](#) for dimensional regulations for specific uses.

Section 4.03 Footnotes to Schedule of Regulations.

- (a) When lots are hereafter platted with a side or rear lot line abutting a major thoroughfare with an existing or proposed right-of-way width of one hundred twenty (120) feet or more as designated on the Future Transportation Map of the City of Livonia, the lot depth and/or lot width shall be increased by at least thirty (30) feet to provide additional buffering from such thoroughfare.
- (b) Lot depth requirements need not be adhered to where immovable physical boundary limitations exist which prohibit meeting lot depth requirements, provided that all minimum area and width requirements are met.
- (c) One-family dwellings together with accessory buildings shall not cover more than thirty-five (35) percent of the lot area.
- (d) Side Yard Setbacks
 - i) Side Yards; One- and Two-Family Dwellings. All lots in NM1 Districts on which a one family dwelling is established shall have two (2) side yards, one with a minimum width of not less than six (6) feet, and the aggregate width of both side yards shall not be less than sixteen (16) feet. All lots in NM1 Districts on which a two (2) family dwelling is established shall have two (2) side yards of not less than ten (10) feet each.
 - ii) Side Yards; Non-Residential Use. Every lot on which a building or structure used for a non-dwelling purpose shall have a side yard on each side of such lot, and each such yard shall be not less than fifteen (15) feet in width.
- (e) In NM1 Districts, the width of side yards abutting upon a street shall not be less than seventeen (17) feet at the first-floor level when rear yards abut rear yards; however, in case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting upon a street shall be not less than thirty (30) feet.
- (f) Provided, however, that when any front, rear or side yard abuts a major thoroughfare of one hundred twenty (120) feet or more as indicated on the Future Transportation Map of the City of Livonia, the minimum setback shall be seventy-five (75) feet.
- (g) Buildings shall be over two (2) stories in height and not exceeding four (4) stories in height, except that the maximum height of buildings to be erected or used on any parcel or parcels of land designated Zone I, Zone II, or Zone III shall be as follows:

Zone	Maximum Height of Building
I	6 stories
II	8 stories
III	12 stories
IV	20 stories

- (h) Thirty-five (35) feet and two and a half (2-½) stories, except that the maximum height of a building to be erected or used on any parcel or parcels of land designated Zone I, Zone II, and Zone III shall be as follows:

Zone	Maximum Height of Building
I	4 stories
II	6 stories
III	9 stories

- (i) The following setbacks apply in the NM3 District for building heights greater than 2 stories:

Type of Building		Front Yard	Rear Yard	Side Yard	Interior Yard
Required setback lines for principal buildings and accessory buildings	Perimeter 3-story building:	75 feet	50 feet	50 feet	50 feet
	Perimeter for each story more than three (3), the following additional setback is required	5 feet	10 feet	10 feet	Interior for each story of a principal building in excess of three (3), the distance between buildings shall be increased by ten (10) feet.

- (j) In C-1 Districts no commercial building shall hereafter be erected having a first-floor area of less than six hundred (600) square feet or as otherwise approved by the City Council.
- (k) In no case shall a business lot be less than four thousand (4,000) square feet in area.
- (l) No commercial or business building shall hereafter be erected having a first-floor area of less than four hundred (400) square feet or as otherwise approved by the City Council.
- (m) When a building is hereafter erected or altered in any ML District, front, rear, and side yards shall be maintained as follows:
- i) Parcels Less Than One (1) Acre in Area. The front yard shall have a depth of at least fifty (50) feet, the rear yard shall have a depth of at least twenty (20) feet, and there shall be two (2) side yards, each having a width of not less than twelve (12) feet and the combined width of both side yards shall not be less than forty (40) feet; provided, however, that a side yard abutting a street shall not be less than thirty (30) feet.
 - ii) Parcels Less Than Ten (10) Acres in Area. Where such building is situated on a lot having an area in excess of one (1) acre and not more than ten (10) acres, the front and rear yards shall be at least fifty (50) feet each in depth, the interior side yards shall not be less than thirty (30) feet each, and a side yard abutting a street shall not be less than thirty (30) feet.
 - iii) Parcels More Than Ten (10) Acres in Area. The front yard shall have a depth of at least one hundred (100) feet, the rear yard shall be at least fifty (50) feet in depth, interior side yards shall not be less than thirty (30) feet each, and a side yard abutting a street shall not be less than fifty (50) feet.
 - iv) Provided, however, that notwithstanding the foregoing, where any such parcel or lot abuts a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more, as shown on the Future Transportation Map, then the required yards abutting major thoroughfares shall be provided with a depth of no less than one hundred (100) feet; except, however, in the case of properties abutting Eight Mile Road (Baseline Road) and the I-96 (Schoolcraft) Freeway eastbound service drive, in which case the said minimum setback shall be fifty (50) feet; further, the yard requirements set forth in this section shall not apply to property lines adjacent to any railroad right-of-way.
- (n) When a building is hereafter erected or altered in any M-1 District, front, rear, and side yards shall be maintained as follows:

- i) Parcels Less Than One (1) Acre in Area. The front yard shall have a depth of at least fifty (50) feet, the rear yard shall have a depth of at least twenty (20) feet, the interior side yards shall be not less than twenty (20) feet each, and a side yard abutting a street shall be not less than twenty-five (25) feet.
- ii) Parcels Less Than Ten (10) Acres in Area. Where such building is situated on a lot having an area in excess of one (1) acre and not more than ten (10) acres, the front and rear yards shall be at least fifty (50) feet each in depth, the interior side yards shall be not less than twenty (20) feet each, and a side yard abutting a street shall be not less than twenty-five (25) feet.
- iii) Parcels More Than Ten (10) Acres in Area. Where such building is situated on a lot having an area in excess of ten (10) acres, the front yard shall have a depth of at least one hundred (100) feet, the rear yard shall be at least fifty (50) feet in depth, the interior side yards shall not be less than twenty (20) feet each, and a side yard abutting a street shall be not less than fifty (50) feet.

Provided, however, that notwithstanding the foregoing, where any such parcel or lot abuts a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more, as shown on the Future Transportation Map, then the required yards abutting major thoroughfares shall be provided with a depth of no less than one hundred (100) feet; except, however, in the case of properties abutting Eight Mile Road (Baseline Road) and the I-96 (Schoolcraft) Freeway eastbound service drive, in which case the said minimum setback shall be fifty (50) feet; further, the yard requirements set forth in this section shall not apply to property lines adjacent to any railroad right-of-way.

- (o) When a building is hereafter erected or altered in any M-2 District, front, rear, and side yards shall be maintained as follows:
 - i) Parcels more than twenty (20) acres in area, front, rear, and side yards shall have a depth of at least two hundred (200) feet each.
 - ii) Parcels twenty (20) acres or less in area. Front, rear, and side yards shall be the same as required in an M-1 District;
 - iii) Provided, however, that notwithstanding the foregoing provisions of this section, the following additional requirements shall apply:
 - Where any such parcel or lot abuts a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more, as shown on the Future Transportation Map, then, and in such event, the required yard abutting a major thoroughfare shall have a setback of no less than one hundred (100) feet; except, however, in the case of properties abutting the I-96 (Schoolcraft) Freeway eastbound service drive, in which case the said minimum setback shall be fifty (50) feet;
 - Where any such parcel abuts on the boundary of any district zoned other than M-2, M-1, or PL, any yard of such parcel abutting on such boundary shall not be less than two hundred (200) feet;
 - The yard requirements set forth in this section shall not apply to property lines adjacent to any railroad right-of-way.
- (p) Side yards are not required along interior lot lines if all walls abutting or facing such lot lines are of fireproof construction and wholly without windows or other openings; but if the side wall is not of fireproof construction, or if of fireproof construction but containing windows or other openings (other than emergency exits or vents). For one (1) story buildings, the side/rear yard setback shall be five (5) feet; provided, however, that when a side/rear lot line coincides with a side/rear lot line in a residential district each commercial building shall provide a side/rear yard of not less than twenty (20) feet.
- (q) In C-3 Districts no rear yard is required except for a lot running through to the street in the rear in which case a rear yard shall be provided which shall comply with the front yards on that street.
- (r) A covered but unenclosed front porch will not be considered nonconforming by virtue of its incidental encroachment on the front yard setback.

Article V.

Supplemental Zoning District Standards

Section 5.01 Special Area Development Control.

- (1) **Requirement.** No building shall be erected, expanded, or externally altered on property in the following designated areas except upon review and submission of findings by the City Planning Commission and approval by the City Council.
- A) The area described as being within the vicinity of the Civic Center being that area located in Sections 15, 16, 21, and 22, bounded on the north by Roycroft Avenue, on the east by Hubbard Road, on the south by Lyndon Avenue (excepting therefrom all property in Kimberly Oaks Subdivision and Taylor Gardens Subdivision), on the west by the east property line of the Parkview Memorial Cemetery, and that portion of Stamford Road that is north of Five Mile Road and south of Roycroft Avenue.
 - B) The area described as being within the vicinity of the Wonderland Village being the area located in the Southwest $\frac{1}{4}$ of Section 25; the Northwest $\frac{1}{4}$ of Section 36; the Northeast $\frac{1}{4}$ of Section 35; and the Southeast $\frac{1}{4}$ of Section 26 (excepting therefrom all property located in Single-Family Residential Zoning Districts).
 - C) The area described as being within the vicinity of the Livonia Marketplace being the area located in the Southwest $\frac{1}{4}$ of Section 1; the Northwest $\frac{1}{4}$ of Section 12; the Northeast $\frac{1}{4}$ of Section 11; and the Southeast $\frac{1}{4}$ of Section 2 (excepting therefrom all property located in Single-Family Residential Zoning Districts).
 - D) The area described as being within the vicinity of the I-275 Freeway being the area described as the Southwest $\frac{1}{4}$ of Section 5; all of Section 6; all of Section 7; the west $\frac{1}{2}$ of Section 8; the Northwest $\frac{1}{4}$ of Section 17; and the North $\frac{1}{2}$ of Section 18 (excepting therefrom all property located in Single-Family Residential and Public Lands Zoning Districts).
 - E) The area described as being within the vicinity of the Seven Mile Road-Farmington Road Intersection being the area located in the West $\frac{1}{2}$ of Section 3; the East $\frac{1}{2}$ of Section 4; the Northeast $\frac{1}{4}$ of Section 9; and the N.W. $\frac{1}{4}$ of Section 10 (excepting therefrom all property located in Single-Family Residential Zoning Districts).
 - F) The area described as being within the vicinity of the Plymouth Road-Farmington Road Intersection being the area located in the Southwest $\frac{1}{4}$ of Section 27; the Southeast $\frac{1}{4}$ of Section 28; the Northeast $\frac{1}{4}$ of Section 33; and the Northwest $\frac{1}{4}$ of Section 34 (excepting therefrom all property located in Single Family Residential and Public Lands Zoning Districts).

- G) The area described as being within the vicinity of Middlebelt Road-Schoolcraft-1-96 Service Drive being the area located in the Southeast ¼ of Section 23; the Southwest ¼ of Section 24; the Northwest ¼ of Section 25; and the Northeast ¼ of Section 26 (excepting therefrom all property located in Single-Family Residential and Public Lands Zoning Districts)
- (2) **Standards.** A determination made by the City Planning Commission and City Council hereunder shall be subject to compliance with, and the application of, the standards prescribed in [Section 13.13](#), [Section 13.13\(6\)](#) of this Ordinance. A petition for site plan approval shall also comply with the requirements prescribed in [Section 13.13](#), [Section 13.13\(12\)](#) of this Ordinance.
- (3) **Appeal to City Council.** In the event any applicant or petitioner is aggrieved by the determination of the City Planning Commission in relation to site plan approval, they may file an appeal with the City Council in accordance with the provisions set forth in [Section 13.13](#), [Section 13.13\(10\)](#) of this Ordinance.
- (4) **Limitation.** Whenever the City Planning Commission and City Council shall approve a site plan, such approval shall continue and be valid only in accordance with the provisions set forth in [Section 13.13](#), [Section 13.13\(13\)](#) of this Ordinance.
- (5) **Implementation.** An approved site plan shall be immediately transmitted to the Inspection Department, and all non-building improvements such as, but not limited to, landscaping, parking lots, parking spaces, walkways, screen walls, and exterior lighting required by such site plan shall be completed prior to the issuance of a Certificate of Occupancy; provided, however, that a temporary Certificate of Occupancy may be issued in the event that such completion is impractical or impossible, provided that a performance bond in the form of a cash bond or irrevocable bank letter of credit covering the estimated total cost of such improvements or parts thereof is deposited with the Inspection Department prior to the issuance of such temporary Certificate of Occupancy; provided further, however, that in no event shall a final Certificate of Occupancy be issued until all improvements have been completed. All improvements, when completed, shall, thereafter, be maintained with materials equal to or greater than the quality of the materials originally installed.

Section 5.02 Special Waiver Use Standards for Planned Residential Developments and Planned General Developments.

- (1) **Statement of Intent.** The intent of this Article is to provide, in the case of Planned Residential Developments and Planned General Developments, an added degree of flexibility in the placement, bulk, and interrelationship of the buildings and uses within the Planned Development, and the implementation of new design concepts so as to encourage a more efficient use of land and of public services through the use of a unified planning approach, while at the same time maintaining the over-all intensity of land use, density of population, and amounts of light, air, access, and required open space as specified in this Ordinance for the zoning district in which the Planned Development is to be located.

A Planned Development shall be deemed to be a Planned Residential Development when such development is limited to dwelling units in detached, attached or multi-storied structures, or any combination thereof. A Planned Development shall be deemed to be a Planned General Development when it contains commercial and/or office structures and uses exclusively or when it includes residential structures or dwelling units in a unified plan with commercial and/or office structures and uses.

The City Council does hereby determine that the several district regulations pertaining to intensity of land use, density of population, and required open space are the minimum requirements for the promotion and protection of the public health, safety, and welfare.

(2) Authority to Grant Waiver for Planned Residential Development or Planned General Development.

Subject to the foregoing statement of intent, the Planning Commission may grant a waiver authorizing a Planned Residential Development or a Planned General Development but only after notice and hearing in the manner provided for other waivers and subject to all other provisions of this Article, and the City Planning Commission and City Council may, in the case of Planned Developments, allow for modification of the provisions of this Ordinance. Such modifications shall be considered only with respect to the following guidelines:

- A) Modification in lot sizes may be granted irrespective of the minimum requirements imposed under the Zoning District within which such development is located.
- B) Modification of yard requirements may be granted irrespective of the minimum requirements imposed under the Zoning District within which a Planned Development is located when it is determined that such modification will result in a more efficient use of the land and will not be injurious to surrounding land and to the public.
- C) Uses not permitted in the Zoning District within which the Planned Development is located may be permitted when such uses are primarily designed and intended to service residents of any Planned Residential Development or Planned General Development or when such uses relate to an overall concept in the case of a non-residentially conceived Planned General Development.

(3) Application for Waiver for Planned Residential Development and/or Planned General Development. The owner or owners of any tract of land may submit to the City Planning Commission an application for a waiver to use and develop the entire tract in a manner not consistent with regular or conventional street and lot patterns or general site development concepts. The application shall be made and filed in triplicate with the City Planning Commission and shall either contain or be accompanied by the following:

- A) A legal description of the property under consideration.
- B) The existing zoning classification of the property.
- C) A fully dimensional map of the land showing topographic information at a contour interval of not less than two (2) feet.
- D) A site plan showing the location of all existing and proposed principal and accessory buildings and structures, parking areas, driveways, buffer strips, distances between buildings and between buildings and lot lines, setback lines, all open spaces to be dedicated for parks, recreation, light and air, etc., and showing the location and design of all lots to be subdivided and the dimensions of all lot lines.
- E) A vicinity map showing the location of the site in relation to surrounding properties, streets, parks, schools, school sites, etc.
- F) Architectural sketches, at an appropriate scale, showing building heights, elevations, and an indication of the design and distribution of signs to be erected.
- G) A declaration of private restrictions to be imposed upon the property after it is subdivided and developed to ensure that the development conforms in every detail to the approved site plan.
- H) The location and the pavement and right of way width of all abutting roads and streets and driveway locations on abutting public streets.
- I) A statement on intended phases of the project.
- J) Description of soil erosion and sedimentation control measures.
- K) Location of clusters of trees on site and all existing trees eight (8) inches or greater in diameter.
- L) Location of existing wetlands.
- M) The location of all rubbish receptacles and the location, height, and type of fences and walls to screen receptacles.

- N) Location and dimension of required easements for public right-of way, utilities, access, and shared access.
- O) Location of any proposed stormwater detention or retention facilities.
- P) Traffic and pedestrian circulation patterns both within the site and on the public streets adjacent to the site and the proposed location and dimensions of any pedestrian sidewalks, malls, and open areas for parks and recreation either required or otherwise deemed necessary by the City Council. A concrete sidewalk of sufficient width as determined by the City Council shall be provided within the public right of way one (1) foot from the subject site's property line where the subject site borders a public right of way.
- Q) The location, height, and area of all signs.
- R) Information and plans for the storage, loading, disposal, and transfer of any hazardous/toxic waste (gas, oil, transmission fluid, lubricants, solvents, etc.). If any underground tank is used, the location, size, construction and use of the tank shall be specified on the site plan.
- S) Any other information as required by the City Council or Director of Planning which will assist in evaluation of the proposed use.

(4) Action by Planning Commission. After a study of the application for a planned project, the Planning Commission shall send a resolution recommending approval or denial to the City Council for the final determination based upon the following standards:

- A) The proposed use or uses shall be of such location, size, and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.
- B) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor conflict with the normal traffic of the neighborhood. In applying this standard, the Commission shall consider, among other things: convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed project to main traffic thoroughfares and to street and road intersections; and the general character and intensity of the existing and potential development of the neighborhood. In addition, where appropriate, the Commission shall determine that noise, vibration, odor, light, glare, heat, electromagnetic or radioactive radiation, or other external effects, from any source whatsoever which relates to the proposed use, will not have a detrimental effect upon neighboring property or the neighboring area in general.
- C) The location and height of buildings, the location and nature and height of walls and fences, and the nature and extent of landscaping of the site shall be such that they will not hinder or discourage the proper development and use of adjacent land and buildings nor impair the value thereof.
- D) The standards of density and required open space in the proposed project are at least equal to those required by this Ordinance in the zoning district in which the proposed project is to be located.
- E) In any Planned Development wherein a shopping center is an integral part, the following specific standards shall be made a part of the site plan as it relates to the front, side, and rear yards of said shopping center:
 - i) Along freeways, major thoroughfares or secondary thoroughfares, except in areas described in ii), hereinbelow, the nearest fifteen (15) feet within the required yard area to the right-of-way line shall be maintained in landscaping and no parking or parking access aisles shall be permitted in such landscaped areas.
 - ii) Where residential districts adjoin the shopping center without an intervening street, the nearest twenty-five (25) feet to the property line within the required yard area of the shopping center shall be maintained in landscaping and no parking or vehicular access shall be permitted in such landscaped area.

- iii) Where lots in residential areas front on minor streets at the boundary of a shopping center, the nearest twenty-five (25) feet to the right-of-way within the required yard of the shopping center shall be maintained in landscaping and no parking or parking access aisles shall be permitted in such area.
- iv) All other yards within the shopping center, except those abutting a business or industrial district shall maintain no less than a fifteen (15) foot landscaped strip along the property lines which strip shall not be used for parking or parking access aisles.

The Commission may require such changes or modification in the site plan as are needed to achieve conformity to the standards as herein specified. Upon the finding by the Commission that all the standards as herein specified have been met, it may approve the project and the requested minor modifications to the provisions of this ordinance, if any, and recommend approval of the same to the City Council. It shall also, where it deems appropriate and necessary, recommend to the City Council those conditions to be imposed upon the project, its operation, or both, that are needed to assure adherence to the aforesaid standards. The Commission and Council may, in their determination whether to approve a proposed Planned Residential Development or Planned General Development, consider the impacts of the proposed project on existing developed land bordering the site as well as the future impacts of any development or redevelopment on the adjoining lands. Upon such review and determination and in furtherance of its objective to provide for the orderly development of land within the city, the Council may require that the streets be arranged in such a manner to provide for the future continuation or appropriate projection of existing streets in the surrounding areas. Streets shall be laid out to prevent the creation of double frontage lots.

(5) Conditions Upon which Waiver is Granted. Any waiver granted to authorize such a planned project shall in every case be subject to the following express conditions:

- A) Immediately after waiver approval by the City Planning Commission the applicant shall submit the proposal to the City Council and obtain its concurrence in the waiver; until the approval of the City Council is obtained, the City Planning Commission's approval shall not be effective; if the City Council rejects, then the action of the City Planning Commission shall be deemed null and void.
- B) The applicant shall thereafter submit proposed and final plats for the Planned Residential Development or Planned General Development for approval as in the case of other subdivision plats to the extent required by law; provided, however, that if the planned project is designed as site condominiums, the applicant shall thereafter submit the Master Deed for approval in accordance with the provisions set forth in [Section 7.27](#) of this Ordinance prior to any bonds being established by City Council pursuant to [Section 7.27](#) of this Ordinance.
- C) Such plats or Master Deed shall be in strict conformity with the approved waiver, the conditions attached thereto, the site plan submitted with the waiver, and the provisions of this Article.
- D) Where appropriate, a development agreement shall be submitted to the City in recordable form sufficient to assure the use and development of the planned project in accordance with the waiver, site plan, and the provisions of this Article.
- E) The development agreement shall incorporate the approved site plan together with the resolutions of the City Planning Commission and City Council approving such waiver use. Said approved site plan shall be filed with the Department of Inspection and all building and land uses shall thereafter be in accordance with the site plan.
- F) When open space and/or park land is/are provided as a part of a Planned Residential Development or a Planned General Development, the applicant shall provide an appropriate document which sets forth the function of the open space and/or park land, and such provisions for the ownership and maintenance of such lands as are reasonably necessary to ensure its continuity, care, conservation, maintenance, and to ensure that remedial measures will be available to the City of Livonia if such open space and/or park land is permitted to deteriorate or is not maintained in a condition that is consistent with the best interests of the Planned Development or of the City of Livonia.

- G) No structure designed or intended to be used in part or in whole, for commercial purposes shall be constructed prior to the construction of not less than thirty (30) percent of the dwelling units, if any, proposed for the development.
- H) Except as may otherwise be expressly authorized by council resolution, all internal private roads within a Planned Residential Development or a Planned General Development shall be designed and constructed in accordance with the minimum standards set forth by the City of Livonia Engineering Division consisting of asphalt pavement with monolithic valley swales, twenty-eight (28) feet wide, with a six (6) inch thick asphalt base, and one and one-half (1-1/2) inch thick wearing course.

(6) Public Improvements within Planned Development. The applicant for a waiver to authorize a Planned Residential Development or a Planned General Development may apply to the City Council for a modification of the nature and extent of public improvements required to be installed with respect to new residential subdivisions. The City Council may in its discretion relieve the applicant from installing public improvements as would otherwise be required to the extent that it determines such improvements to be unnecessary with the Planned Development. In the event of such a determination, the City Council shall incorporate the same in its resolution granting the waiver for the Planned Development. In granting such relief, as in granting the waiver use, the City Council may attach thereto such condition(s) regarding the character of the proposed development as it may deem reasonable. Compliance with such conditions shall be a prerequisite to the issuance of a Certificate of Compliance or Occupancy and the violation of any such condition shall be deemed a violation of this Ordinance.

Section 5.03 Single-Family Clustering.

The intent of this section is to encourage development alternatives in any N1 and N2 district which will preserve open space while at the same time provide detached or attached single-family dwellings; encourage improved design alternatives to provide more efficient use of land and public services; provide single-family development for difficult sites; and encourage reasonable alternatives to multiple family residential development commonly referred to as apartments or townhouses.

- A) The Planning Commission may recommend and the City Council may grant a waiver authorizing a single-family cluster project pursuant to [Section 5.02, Section 5.02\(2\)](#) of this Ordinance; provided, however, that in addition to requirements set forth in [Section 5.02, Section 5.02\(3\)](#), the application for a waiver shall include documentation substantiating that the land area to be developed contains one or more of the following characteristics:
 - i) Contains natural assets, such as, but not limited to, natural stands of large trees, natural habitat for wildlife, natural streams and watercourses, or unusual topographic features, a substantial portion of which would be preserved using single-family clustering.
 - ii) Has a substantial portion of its perimeter adjacent to major office, commercial, industrial, institutional, or high-rise residential development or is otherwise located to act as a transitional use between conventional single-family residential areas and uses which are or are likely to be incompatible.
 - iii) Contains a flood plain which results in a substantial portion of the total land area being unbuildable as confirmed by current Flood Plain Information Report prepared by the Corps of Engineers, United States Army, a copy of which is on file with the Engineering Division.
 - iv) Contains poor soil conditions which result in a substantial portion of the total area being unbuildable using conventional construction methods as confirmed by soil test borings furnished by the applicant.

- v) Is a small parcel which has frontage on a major thoroughfare with an existing or planned right-of-way width of one hundred twenty (120) feet or more as indicated on the Future Transportation Map and contains acute angles or is of shallow depth as measured from the thoroughfare to make conventional subdivision development physically impractical.
 - vi) Contains other unique physical or geographical constraints as determined by the Planning Commission and City Council to make conventional subdivision development impractical.
- B) In addition to requirements contained in other sections of this Ordinance regarding "Planned Residential Developments" or "Planned General Developments," the following standards shall govern single-family cluster development:
- i) In a planned development that qualifies as a single-family cluster project, yard requirements may be modified pursuant to [Section 5.02 Section 5.02\(2\)](#) of this Ordinance; provided, however, that the following additional rules shall apply:
 - a) Attaching of single-family dwelling units, provided the number of dwelling units attached shall not exceed four (4).
 - b) Minimum yard requirements shall provide that the minimum spacing between groups of attached buildings or between unattached buildings shall be ten (10) feet in an N1 district, and sixteen (16) feet in an N2 district; provided, however, that where a rear yard of one building or group of attached buildings abuts a rear yard or a side yard of another building or group of attached buildings, the distance between such buildings shall be the sum of the two abutting yards as required by [Section 4.02](#) of this Ordinance.
 - c) Front yards abutting a private street shall be as required by [Section 4.02](#) of this Ordinance; a side yard abutting a private street shall be a minimum of fifteen (15) feet and a side yard abutting a public street shall be as required by [Section 4.02](#) of this Ordinance; provided, however, that all buildings and parking areas shall be set back at least forty (40) feet from any major thoroughfare with an existing or proposed right-of-way width of one hundred twenty (120) feet, or more, as indicated on the Future Transportation Map .
 - ii) In a planned development when a single-family cluster project is proposed, the maximum number of units which may be developed shall be the number of acres of land on the proposed site, less any current or planned future rights-of-way of abutting public roads and areas designated by the Federal Emergency Management Agency (FEMA) as Special Flood Hazard Areas inundated by the 100-year flood or by the Michigan Department of Environmental Quality as protected wetlands, times the following numbers of units per acre for each zoning district:

N1 Districts	4.0 dwelling units per acre
N2 Districts	3.0 dwelling units per acre

- iii) Whenever a proposed single-family cluster project abuts an existing single-family residential district, such district shall be buffered by means of one (1) or more of the following methods as a part of the development of the single-family cluster project:

- a) Locate detached single-family dwellings on conventional lots immediately abutting the existing single-family residential district subject to requirements contained in *Section 3.04* of this Ordinance and the Subdivision Rules and Regulations of the City of Livonia.
 - b) Provide open space or recreation space immediately abutting said existing single-family residential district.
 - c) Provide significant topographic features, landscaping, or a combination thereof immediately abutting said existing single-family residential district.
 - d) A major thoroughfare located between the cluster development and a single-family residential district.
- iv) The application shall include a fully dimensional and illustrated landscape treatment of the project, including the labeling of all materials as to type and size when installed, and shall also indicate the location, type, and size of all existing trees having at least a three (3) inch caliper measured one (1) foot above the ground and shall designate for non-removal all such trees so located so as not to substantially interfere with proposed street and structure locations.

Section 5.04 Form-Based Development Option in Commercial Districts.

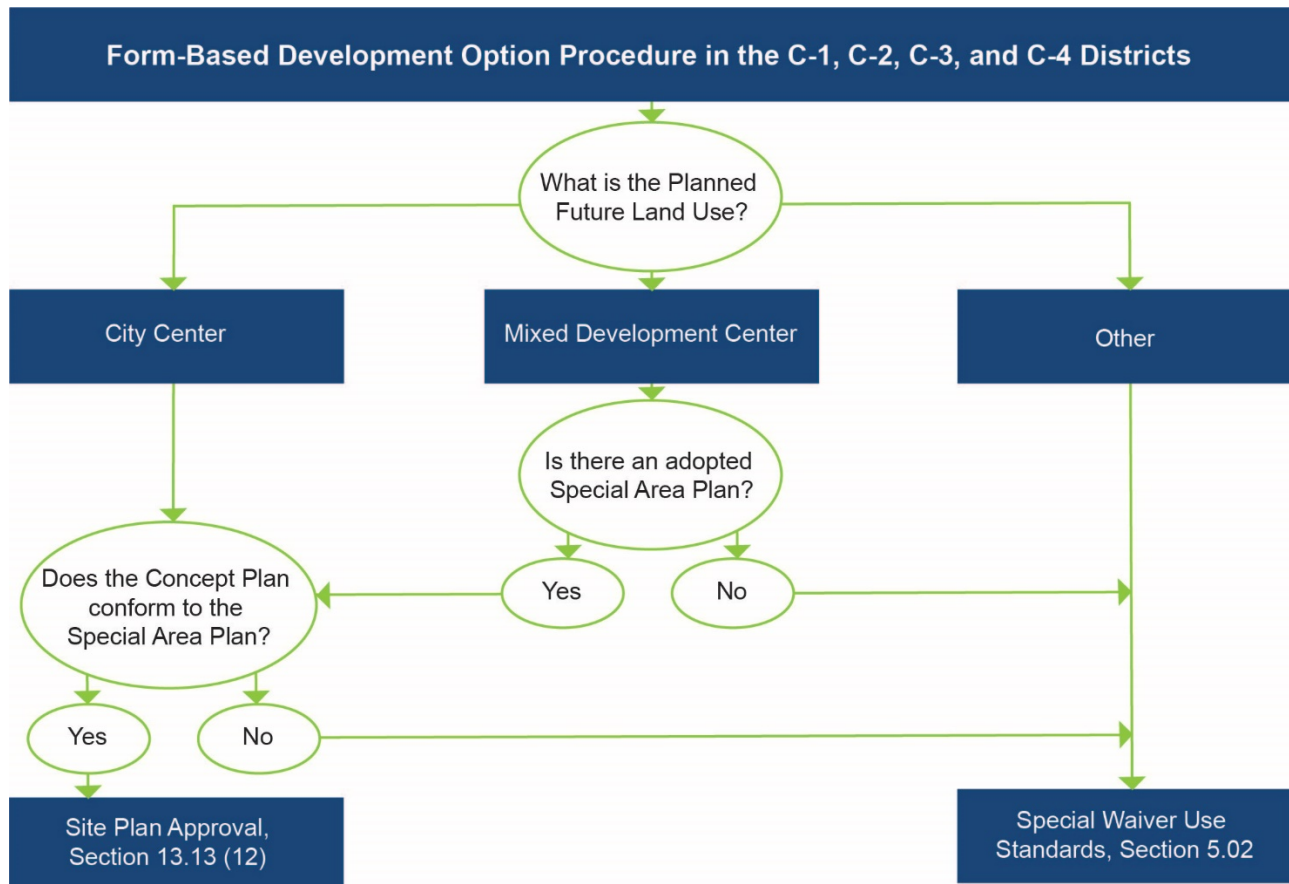
- (1) **Statement of Purpose.** The purpose of the form-based development option is to create clear and simple regulations on the design of new development or redevelopment in Livonia's Commercial Districts of C-1, C-2, C-3, and C-4.

The regulations of this Section require development to have a physical form that enhances the goals and objectives of the City's Future Land Use Plan. Specifically, these regulations encourage a pedestrian friendly and walkable character; permit a mixture of land uses; encourage streets that serve the needs of pedestrians, bicycles, and motorized vehicle traffic equitably; encourage places for informal social activity and recreation; and encourage building frontages that define the public space of streets. With proper physical form, a building can accommodate a wide range of uses without generating undue impact on neighboring properties.

It is further the purpose of the Form-Based Development Option to:

- A) Create walkable business area(s) that maintain the traditional physical form and help to implement the City's development objectives as described in the City's Future Land Use Plan.
- B) Create unique, walkable mixed-use developments including residential, retail, entertainment, office, and other compatible uses.
- C) Promote the orderly development, redevelopment, and continued maintenance of the City's commercial districts.
- D) Encourage shared parking areas throughout the City rather than requiring each individual property owner to provide physical parking space on their property.
- E) Create quantitative and qualitative building design guidelines that ensure new development is compatible with the City's Future Land Use Plan.
- F) Ensure buildings create a solid street wall that helps to define streets as public spaces.
- G) Ensure that permitted uses complement each other in terms of character and location, and to ensure that uses in the C-1, C-2, C-3, and C-4 districts do not have an adverse impact on the overall economic and social vitality of the district, street capacity, public utilities or services, or the overall image and function of the district.
- H) Prevent automobile-oriented development from impacting access to commercial uses by walking, biking, or transit.
- I) Encourage harmonious residential infill and adaptive reuse of noteworthy buildings to provide a mix of housing types, unit sizes, and compatible uses within walking distance of Livonia neighborhoods.
- J) Encourage accessible housing options throughout the City.

- (2) **Form-Based Development Option Procedures.** When using the Form-Based Development Option, conformance with the adopted Livonia Future Land Use Plan is required and one of the following application procedures must be followed:
- A) Areas designated on the Future Land Use Plan as City Center.
 - i) A concept plan shall first be submitted. The City Planning and Economic Development Director, or designee, shall conduct a preliminary development meeting to review the concept plan and determine its conformance with the adopted Special Area Plan.
 - ii) Conforming plans may submit for Site Plan approval, per [Section 13.13 \(12\)](#).
 - iii) Non-conforming plans shall follow the procedure outlined in [5.04 \(2\) C](#).
 - B) Areas designated on the Future Land Use Plan as Mixed Development Center
 - i) Developments within an area having an adopted Special Area Plan, may follow the procedure outlined in [5.04 \(2\) A](#).
 - ii) Developments not within an area having an adopted Special Area Plan, shall follow the procedure outlined in [5.04 \(2\) C](#).
 - C) Areas in the C-1, C-2, C-3, and C-4 districts not within an area having an adopted Special Area Plan, or not in conformance with an adopted Special Area Plan.
 - i) Developments in the C-1, C-2, C-3, and C-4 districts may use the Form Based Development Option subject to a review following the procedures of [Section 5.02](#), Special Waiver Use Standards for Planned Residential Developments and Planned General Developments.



- (3) **Expansion of existing development in the C-1, C-2, C-3, and C-4 districts with the Form-Based Development Option.** All sites in the C-1, C-2, C-3, and C-4 districts are eligible to use the Form-Based Development Option. When using the Form-Based Development Option to expand or redevelop an existing site or structure the following standards shall apply:

A) **Expansions of developed sites.**

- i) Less than 15 percent of existing condition. Any development activity on a developed site that would increase the floor area of an existing building or group of buildings located on the same parcel or the area of existing site improvements by less than 15% need not comply with the requirements of this Section. However, any new building area or site improvements should result in the site being more compliant and shall not result in the site being less compliant with the requirement of this Section.
- ii) More than 15 percent of existing condition. Whenever a building or site improvement expansion of greater than 15 percent of the existing condition is proposed, the activity shall comply with the requirements of this Section.
- iii) Expansions measured cumulatively. For the purposes of determining compliance with this section, expansions shall be measured cumulatively, with the baseline being the building area and improved site area that existed at the date of adoption of this Ordinance.

B) **Redevelopment.** Redevelopment of existing buildings shall comply with the Architectural Standards for Adaptive Reuse, [Section 5.04 \(5\)](#).

- i) Whenever 50 percent or less of the existing building will be demolished or replaced, the development activity need not comply with the requirements of this Section. However, any site layout or building design changes that may occur as a result of the development activity should result in the site being more compliant with the requirements of this Section.
- ii) Whenever more than 50 percent of an existing building will be demolished or replaced, the development activity shall comply with all of the requirements of this Section.

(4) **Modification of form-based development option requirements.**

- A) **Purpose and limitations.** Upon review and submission of findings by the City Planning Commission and approval by the City Council for an activity in the C-1, C-2, C-3, and C-4 districts, the Planning Commission or Council may modify certain dimensional requirements contained in this Section. Regulations that may be altered through the modification process are described in the various sections of this Section, along with the specific parameters by which the regulation may be altered.

Modifications, as described in this section, are separate and distinct from variances in that they are limited in their bounds and are intended to permit reasonable use of property where the strict application of the requirements of this Section would not further the public purpose, and a relaxed or altered dimensional standard will still meet the intent and purpose of the C-1, C-2, C-3, and C-4 districts.

Whenever a regulation may be altered through the modification process, specific bounds are listed within which the modifications must be maintained. If an alteration to a dimensional requirement is requested that is greater than that listed in this Section, the applicant must obtain a variance following the procedures and review standards [Section 13.14](#) Board of Appeals.

- B) **Application and review procedures.** The applicant shall clearly identify all requested modifications on the application and site plan. The reviewing authority shall evaluate the requested modifications and approve, approve with conditions, or deny the modification request. In evaluating a modification request, the reviewing authority shall take into account the following considerations:

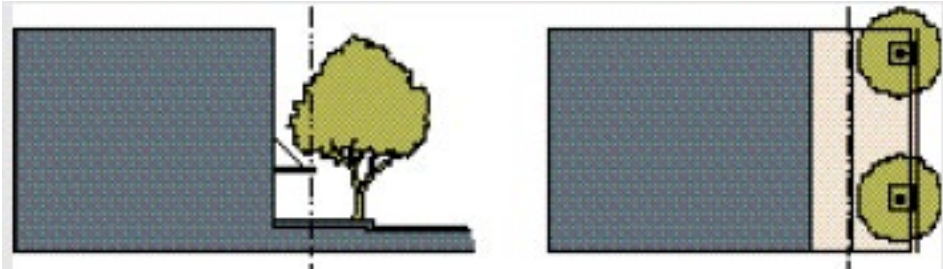
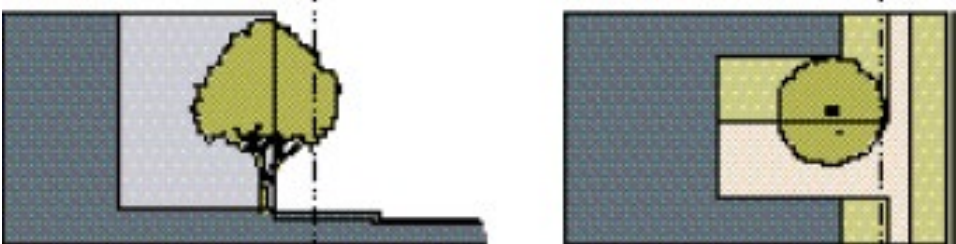
- i) Approval of the modification will not result in development that is incompatible with or will negatively impact existing or potential future development in the vicinity of the property to be developed.
- ii) The requested modification is consistent with the intent and purpose of this Section.

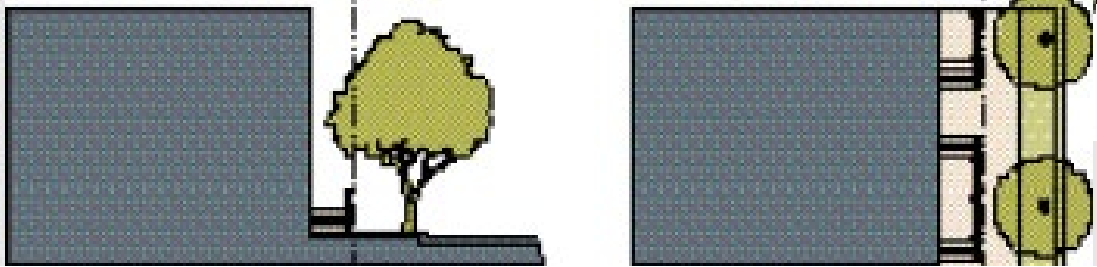
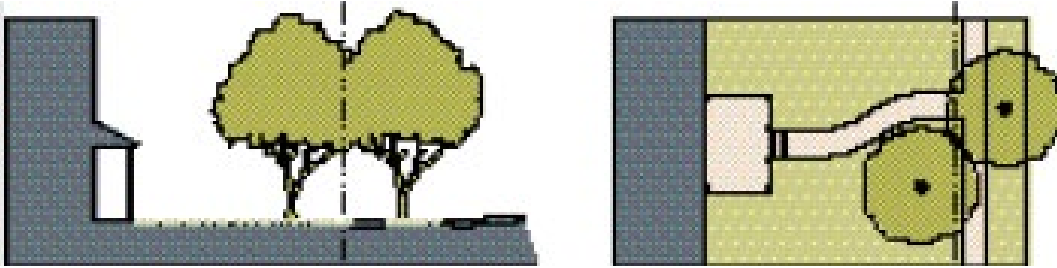
- iii) The modification will result in a superior development when compared with what could be achieved through the strict application of the requirements of this Section.
- iv) A lesser modification will not accomplish the same purpose as the requested modification.
- v) The modification will not negatively impact the potential of adjacent parcels to develop according to the requirements of this Section.

(5) Architectural Standards for Adaptive Reuse.

- A) **Frontage Requirements.** Buildings in the C-1, C-2, C-3, and C-4 districts shall comply with the following requirements, in addition to any applicable requirements of [Section 4.02](#), Schedule of Regulations. The requirements of this Section and [Section 4.02](#) are intended to be complimentary; however, in any instance where there is an apparent conflict, the provisions of this Section shall control.
 - i) **Private frontage.** The private frontage is the area between the right-of-way and the principal building façade. Buildings must contain architectural elements consistent with one of the following four private frontages. Each frontage is designed to be consistent with some or all of the uses permitted in the C-1, C-2, C-3, and C-4 districts.

Note that the following table includes specific dimensional requirements for each of the frontages. Unless otherwise noted, the dimensional requirements are in addition to any other dimensional requirement of this Section.

FRONTAGE TYPE	WHERE PERMITTED	DIMENSIONAL REQUIREMENTS
Shopfront.		
A frontage where the building façade is located close to the front lot line with the building entrance at sidewalk grade. This frontage type is suitable for nonresidential uses on the first floor.	C-1 C-2 C-3 C-4	The building shall be set back a maximum of 15 feet from the front lot line.
		
Courtyard		
A frontage where a portion of the building façade is close to the front lot line with a portion set back. The courtyard may accommodate tree plantings or a vehicle drop-off area. This frontage is suitable for any building use.	C-1 C-2 C-3 C-4	The building shall be set back a maximum of 5 feet from the front lot line. The courtyard area shall be considered part of the front building façade for the purposes of determining compliance with the setback and frontage requirements.
		

FRONTAGE TYPE	WHERE PERMITTED	DIMENSIONAL REQUIREMENTS
Stoop		
A frontage where the first floor is elevated from the sidewalk to provide privacy for first floor windows. The entrance is usually from an exterior stair and landing. This frontage is suitable for ground-floor residential use.	C-1 C-2 C-3 C-4	The building shall be set back a minimum of 7 feet from the front lot line. The stoop or porch area shall be set back a minimum of 2 feet from the front lot line.
		
Lawn		
A frontage where the building is set back from the street with a landscaped front yard area. This frontage is suitable for any building use.	C-1 C-2 C-3 C-4	The building shall be set back a minimum of 10 feet from the front lot line. Unenclosed front porches shall be set back a minimum of 5 feet from the front lot line.
		

- B) **Minimum height.** The minimum building height in the C-1, C-2, C-3, and C-4 districts is 20 feet. All buildings shall have the appearance of being at least 2-story buildings.

- C) **Base, Middle, and Cap.** All buildings shall incorporate a base, middle, and cap, as is applicable.
- i) **Base.** The base shall include an entryway with transparent windows and a horizontal molding or reveal placed between the first and second stories or over the second story. The molding or reveal shall have a depth of at least two (2) inches and a height of at least four (4) inches. If a one-story building is proposed, the molding or reveal is not required.
 - ii) **Middle.** The middle may include buildings and/or balconies that are located between the reveal and the cap area.
 - iii) **Cap.** The cap includes the area from the top floor to the roof of the building and shall include a cornice or roof overhang.
- D) **Alignment.** Window sills, moldings, and cornices shall align with those of adjacent buildings. The bottom and top line defining the edge of the windows (the "window sill alignment") shall not vary more than two feet from the alignment of surrounding buildings. If the adjoining buildings have window sill alignments that vary by more than two feet from one another, the proposed building shall align with one of the adjoining buildings. This requirement may be modified, per [Section 5.04 \(4\)](#).
- E) **Building materials.** Buildings in the C-1, C-2, C-3, and C-4 districts shall comply with the following building material requirements:
- i) **Primary building materials.** Durable natural building materials such as brick, stone, exposed logs or timber, and other similar materials are preferred primary building materials in the C-1, C-2, C-3, and C-4 districts. Concrete block or similar masonry units (including CMU or split-face blocks) are prohibited as a primary building material unless covered with a veneer of natural building materials. Synthetic building materials that convincingly match the appearance of natural building materials may be used as a primary building material. Primary building materials shall be used on a minimum of 70 percent of the façade area of the building (excluding doors and windows).
 - ii) **Accent building materials.** Accent materials may be used on up to 30% of the façade area of the building (excluding doors and windows). Acceptable accent materials include decorative precast concrete block, metal, and glass. Non-durable building materials such as EIFS may be used as accent building materials on up to ten percent of the total wall area of any façade, but may not be used on the ground floor façade.
 - iii) **Modification.** This requirement may be modified, per [Section 5.04 \(4\)](#).
- F) **Ground floor design.**
- i) **Building entrance(s).** All buildings shall have their principal entrance or entrances open onto a street, sidewalk, or public space. The principal building entrance shall not open onto a parking lot, although a secondary or subordinate entrance may be provided to a parking lot.
 - ii) **Entryway alignment.**

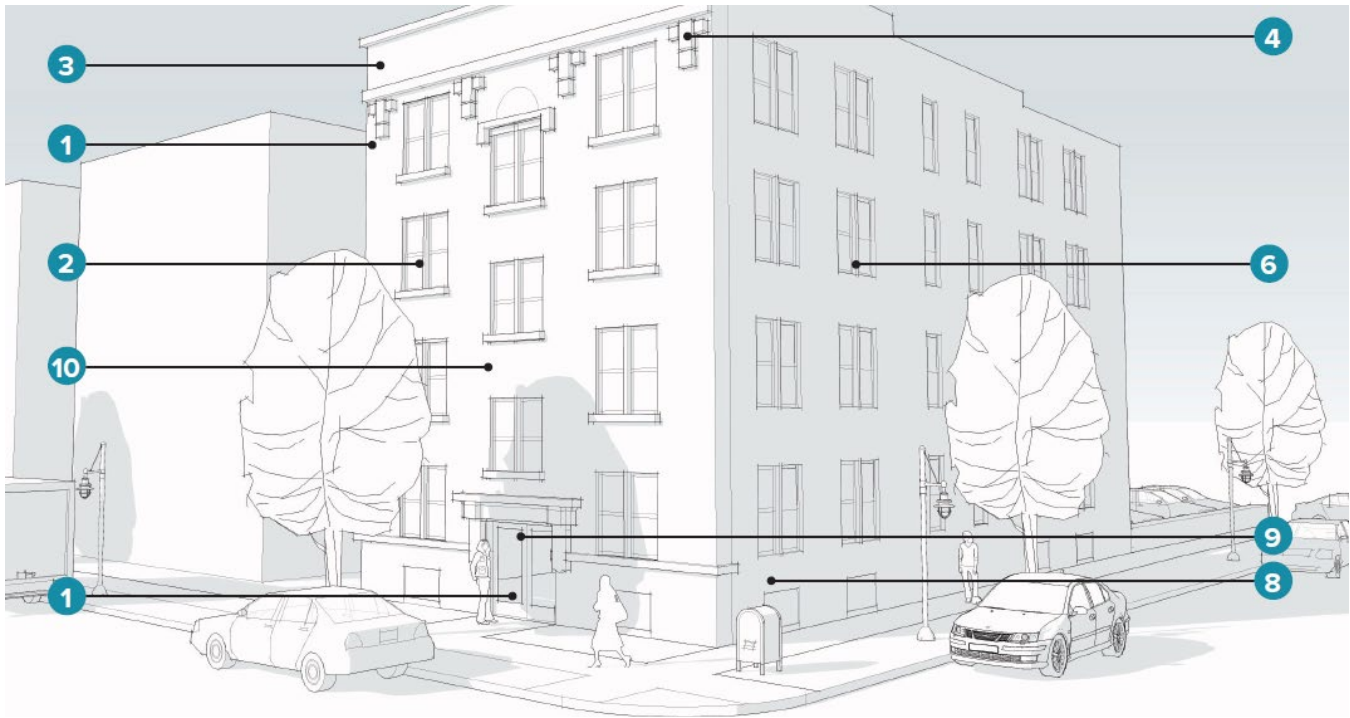
- a) Nonresidential uses. For all buildings in the C-1, C-2, C-3, and C-4 districts and buildings with nonresidential uses on the first floor, the ground floor of the principal entrance shall align with the elevation of the adjacent sidewalk. Sunken terraces or stairways to a basement shall not constitute principal entrances to a building for the purposes of this section. It is not the intent of this section to preclude the use of below or above grade entryways, provided that such entryways are secondary, not principal entrances.
 - b) Residential and live/work uses. For first-floor residential and live/work uses in the C-1, C-2, C-3, and C-4 districts, the ground floor of the building (and consequently the principal entrance as well) may be raised up to 36 inches above the elevation of the adjacent sidewalk. This is intended to create greater privacy for first floor residential uses by elevating windows above the view of passing pedestrians.
- G) Windows and entryways. The following requirements apply to façades of buildings facing a public street or public space such as a plaza or square.
 - i) Windows. Windows above the ground floor shall have a height to width ratio of at least 2:1.
 - ii) Ground floor façade transparency.
 - a) All buildings with first floor nonresidential uses shall maintain transparency for at least 70 percent of the first-floor façade area between two and eight feet above grade level. Doors and windows provide transparency.
 - b) All windows shall use transparent, non-reflective glass.
 - c) Areas of solid wall shall not exceed a length of 20 feet.
- H) Recessed entrances encouraged. Doors are encouraged to be recessed into the face of the building to create a sense of entry and to add variety to the streetscape.
- I) Encroachments. The following building elements may encroach into a public right-of-way or setback
 - i) Balconies. Balconies on upper stories may encroach up to 6 feet into any required setback area and up to 4 feet into any right-of-way area.
 - ii) Stoops. Unenclosed and uncovered front stoops may encroach up to 5 feet into a front yard setback area, provided that the stoop maintains a minimum setback of five feet from any right-of-way line.
 - iii) Awnings.
 - a) Ground-story awnings may encroach up to six feet from the face of the building into the setback or right-of-way area.
 - b) Awnings shall have a minimum of eight (8) feet of clear space between the sidewalk and the bottom of the awning or any support structure and shall not exceed a height of 12 feet to the highest point of the canopy.
 - c) If the awning encroachment of six (6) feet would interfere with the placement of street lighting or street trees, the awning projection shall be reduced to resolve the conflict.
 - d) Awnings shall be constructed out of fabric and may not be internally illuminated. Metal or other materials may be used for awnings if a modification is approved per Section 5.04 D.
 - iv) *Bay windows*. Bay windows on the ground story may encroach up to three (3) feet into any setback area, but may not encroach into a right-of-way area. Bay windows on upper floors may encroach up to three (3) feet into any setback or right-of-way area.
 - v) *Eaves*. Roof eaves may encroach up to three (3) feet into any setback or right-of-way area.
- J) Service areas. All service areas, including utility access, above ground equipment and dumpsters shall be located in side or rear yards and shall be screened from view from any street.

- K) Mechanical and utility equipment. Mechanical equipment, electrical and gas meter and service components, and similar utility devices (whether ground level, wall mounted, or roof mounted) shall be screened from view from the front property line. Exterior screening materials shall be the same as the predominant exterior materials of the principal building.

(6) Building Type Standards for New Construction.

When using the Form-Based Development Option for new construction in the C-1, C-2, C-3, and C-4 districts, buildings must conform to architectural and dimensional standards of the following building types.

- A) **Apartments.** A medium sized building that contains five (5) to ten (10) dwelling units either side-by-side or stacked between two floors. There can be one shared entry or individual entries facing the street.

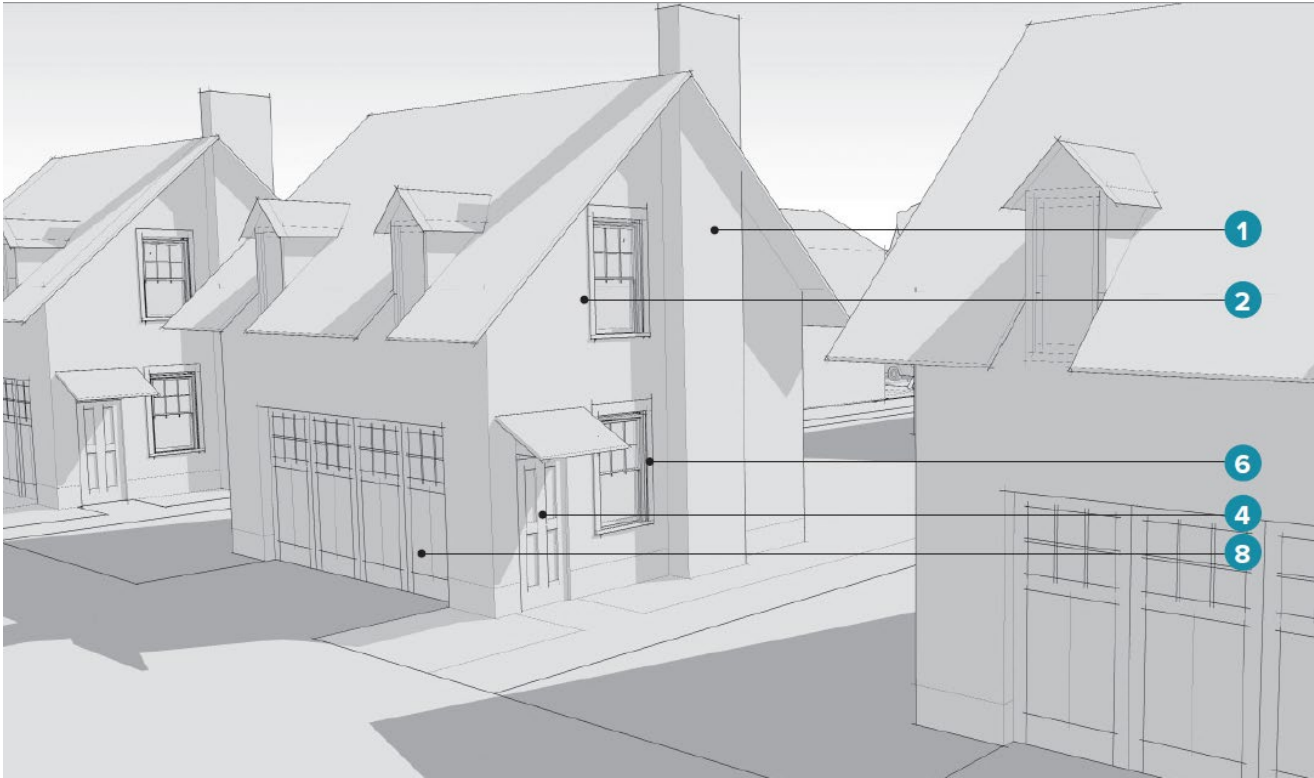


ILLUSTRATED DESIGN STANDARDS: APARTMENTS

1. Traditional building façade treatments (including masonry reliefs and/or motifs) and main entrances located along street of building address.
2. Opaque façade through which window and door openings appear to have been "punched" as through paper in a ring binder.
3. Building cornice (at top of building) of substantial height and decoration.
4. Minimum one horizontal molding or accent material projection dividing the façade into layers.
5. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in repeating sizes.
6. Window groupings encouraged, with groups of up to 3 allowable.
7. Main entrances at grade for accessibility, working in conjunction with interior lobby or vestibule and elevator(s).
8. Ground Floor Units (finished floor) 36" to 42" above grade.
9. Main entrance articulation.
10. Prominent sills and/or heads required for windows located along façades (discouraged along other exterior walls).
11. No building entrances from side parking lots allowable. Otherwise, sides and backs of buildings not regulated by this code, except at corners (as shown here).
12. Building façade treatments optional along intersecting streets.
13. Towers, sculptures, and other characteristic forms and/or focal points encouraged (not illustrated).
14. Floor to floor heights limited to 10'-6".
15. Feature excepted on Art Deco style buildings.

Permitted Materials: Apartments							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
Building Wall	X		X			X	Portland Cement Stucco
Accents		X	X	X	X	X	Limestone
Window and Door Heads	Soldier Course	X	X	X	X		Limestone
Window Sills	Soldier Course	X	X	X	X	X	Limestone
Columns	X	X	X	X	X		Limestone

- B) **Carriage House/Accessory Dwelling Unit.** Also considered an accessory structure, a carriage house is a small building located in the rear of a residential lot and can contain a small dwelling unit or similar use. They are often above a garage but can also be at ground level.



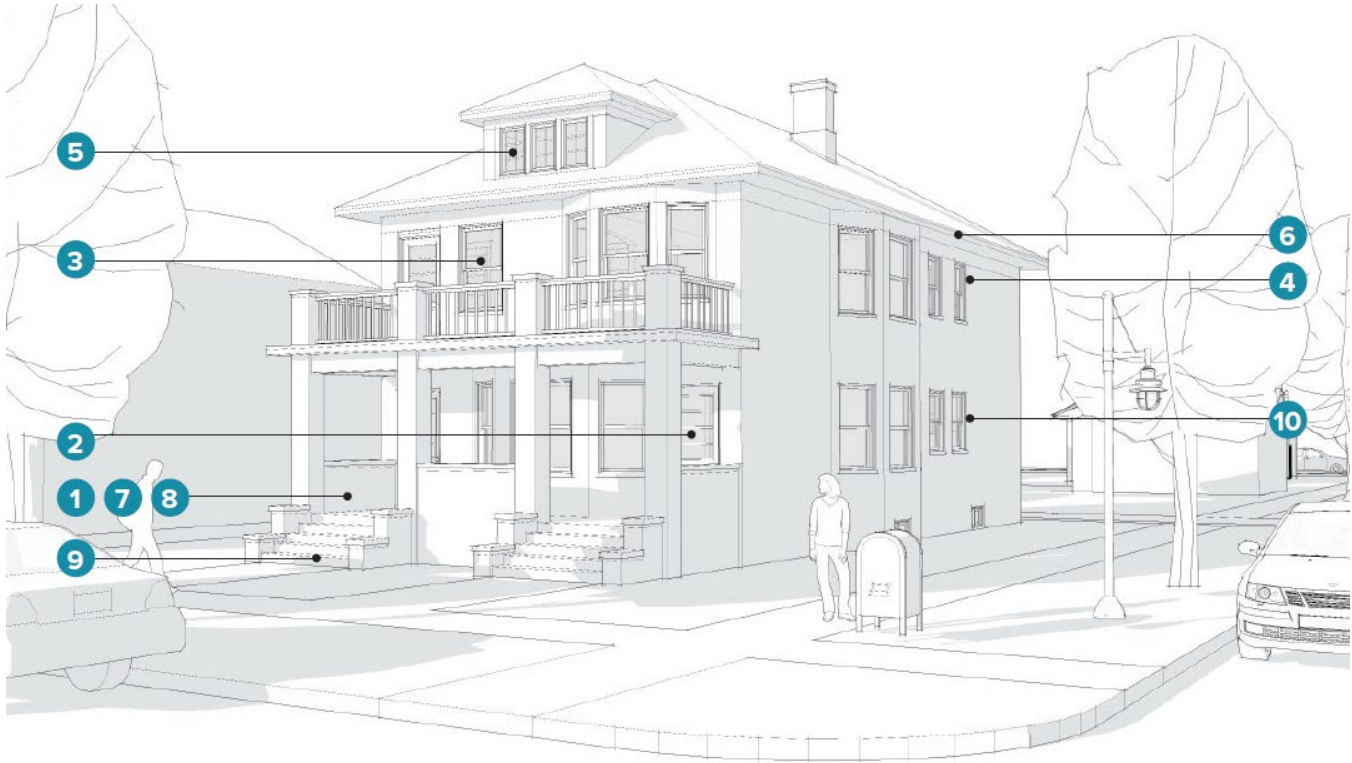
ILLUSTRATED DESIGN STANDARDS: CARRIAGE HOUSE / ACCESSORY DWELLING UNIT

1. Small, traditionally-styled residential garage form containing one (1) residential unit, indoor parking, or one (1) residential unit above indoor parking. Ground floor finish floor 24"-36" above grade (if not above parking).
2. Opaque façade through which window and door openings appear to have been "punched" as through paper in a ring binder (garage doors excepted).
3. Window groupings encouraged, with groups of up to 3 allowable.
4. Residential entrance articulation and indoor stairway (stairway if more than one story).
5. Floor to floor heights limited to 10'-6".
6. Window screens to be made of wood or, if non-masonry structure, windows to have 3 ½" ht. painted wood aprons added beneath sills to width of cased openings.
7. Must be concealed behind a primary building type. Not to be located in view of frontage corresponding to street of primary building address. Garage door openings, garage doors, garage door Window panes, and garage door panels must all be square or rectangular. Door panels and Window panes must be oriented vertically.

Permitted Materials: Carriage House / Accessory Dwelling Unit							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
Building Wall	X		X			X	Portland Cement Stucco / Cement Board*
Accents		X	X	X	X		
Window and Door Heads	Soldier Course	X	X	X	X		Cedar
Window Sills*	Soldier Course	X	X	X	X		Cedar
Columns	X	X	X	X	X		Wood

*Cement Siding and Wood Trim Installed Smooth-Side Out. Visible Wood-Grain Embossing or Rough-Sawn Surfaces Prohibited

- C) **Duplex/Triplex Stacked, or Adjacent.** A small or medium sized building with two dwelling units stacked one on ground level and one above, each with a separate door facing the street.



ILLUSTRATED DESIGN STANDARDS: DUPLEX / TRIPLEX STACKED, OR ADJACENT

1. Traditionally-styled single-family house form containing two (2) residential units with two (2) main entrances at the front, and alternate or service entrances along the sides and/or back. Finished floor located 24" to 30" above grade.
2. Residential units exist above one another within building enclosure.
3. Opaque exterior walls through which window and door openings appear to have been "punched" as through paper in a ring binder.
4. Pattern of solids and voids generated by the vertical and horizontal alignment of Windows and doors in variously repeating sizes.
5. Window groupings encouraged, with groups of up to 3 allowable.
6. Building overhangs commensurate with style of architecture.
7. Ground floor 24" to 30" above grade.
8. Min. 6'-6" deep front porch maximum 30" above grade with optional decorative rail 28"– 36" above porch floor.
9. Stacked duplex and triplexes entrances may have separate doors or share a vestibule. Adjacent duplex and triplexes entrances shall have individual main entrance articulation.
10. Window screens to be made of wood or, if non-masonry structure, windows to have 3 ½" ht. painted wood aprons added beneath sills to width of cased openings.
11. Floor to floor heights limited to 10'-6".

Permitted Materials: Duplex / Triplex Stacked, or Adjacent								
	Duplex Type	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Beveled Cedar Siding	Other
Building Wall	Stacked	X		X			X	Portland Cement Stucco / Cement Board *
	Adjacent							
Accents	Stacked	X	X	X	X	X		
	Adjacent							
Window and Door Trim*	Stacked	Soldier Course	X	X	X	X		Cedar
	Adjacent							
Window Sills*	Stacked	Soldier Course	X	X	X	X		Cedar
	Adjacent							
Columns	Stacked	X	X	X	X	X		Wood
	Adjacent							

*Cement Siding and Wood Trim Installed Smooth-Side Out. Visible Wood-Grain Embossing or Rough-Sawn Surfaces Prohibited.

- D) **Fourplex/Four-Family Dwelling Unit.** A medium sized building that contains four dwelling units split up two (2) on the ground floor and two (2) above, with a shared door facing the street.



ILLUSTRATED DESIGN STANDARDS: FOURPLEX / FOUR-FAMILY DWELLING UNIT

1. Traditional building façade treatments (including masonry reliefs and/or motifs) and main entrances located along street of building address.
2. Opaque exterior walls through which window and door openings appear to have been “punched” as through paper in a ring binder.
3. Building cornice must have the most prominent shadow line.
4. Minimum one (1) additional horizontal molding or accent material projection dividing the building into layers or creating water table expression on ground floor level.
5. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in repeating sizes.
6. Window groupings encouraged, with groups of up to 3 allowable.
7. Main entrances at grade for accessibility, working in conjunction with interior lobby or vestibule and lift or ramp servicing first floor units.
8. Ground-floor units finish floor-elevation 36” to 42” above grade.
9. Main entrance articulation.
10. Prominent sills and/or heads required for Windows located along façades.
11. No building entrances from side parking lots allowable. Otherwise, sides and backs of buildings not regulated by this code, except at corners (as shown here).
12. Building façade treatments optional along intersecting streets.
13. Floor to floor heights limited to 10’-6”.

Permitted Materials: Fourplex / Four-Family Dwelling Unit							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
Building Wall	X		X			X	Portland Cement Stucco
Accents	x	X	X	X	X		
Window and Door Heads	Soldier Course	X	X	X	X		Cedar
Window Sills	Soldier Course	X	X	X	X		Cedar
Columns	X	X	X	X	X		Wood

- E) **Live/Work Unit.** A small to medium sized building that contains a ground floor office, service, or retail space with a dwelling unit above or behind it. The building can be attached or detached, and both the living and working space are owned or rented by one (1) user.



ILLUSTRATED DESIGN STANDARDS: LIVE / WORK UNIT

1. Ground floor elevated 30" to 42" above average grade at front of building with interior lift for accessibility (Type A). Main level may be accessible at grade with plate glass storefront (Type B) or if building is setback from right-of-way line minimum 7'-0" (Type C).
2. Traditional building façade treatments (as well as main business entrances) to be located along streets of corresponding building addresses and corresponding to right-of-way lines. Side entrances subordinate and allowable at right-of-way lines along intersecting streets only. Side entrances along parking lots prohibited. Rear entrances also subordinate. Storefront main entrance at corner may substitute for that listed above (see Mixed-Use Building).
3. Main business entrance doors must remain unlocked during business hours.
4. Open, plate-glass shopfronts (Type B) encouraged at ground-floor level along street of building address, with façade supported above by columns and beams and extending for a distance of 12' to 14' around building corners at intersecting streets.
5. Plate glass material beginning 15" to 18" above finished grade (top of sidewalk) and extending to underside of beam, with alternate leaded or stained-glass transoms minimum 8'-0" above finish grade.
6. Sign band and/or secondary cornice to be integral with any shopfronts and located above plate glass shopfronts or transoms (Type B).
7. At-grade doorways to be recessed (see numerical parameters below).
8. Opaque exterior walls, through which all window openings appear to have been "punched" (such as through paper in a ring binder), with such windows recessed into the façade, reinforcing this intended effect (except at shopfronts, which are to have plate glass column to column).
9. Building cornice (at top of building) casting tallest horizontal shadow upon building façade. Must be the most prominent shadow line (aside from those cast individually by awnings above shopfronts).
10. Phasing of site development to be coordinated with individual units (each 16' to 25' in width), any first unit developed front to back for a minimum distance of 25' before development of any adjacent unit is to begin. Adjacent and subsequent units to be developed front to back in a similar manner. 8 units per building maximum.

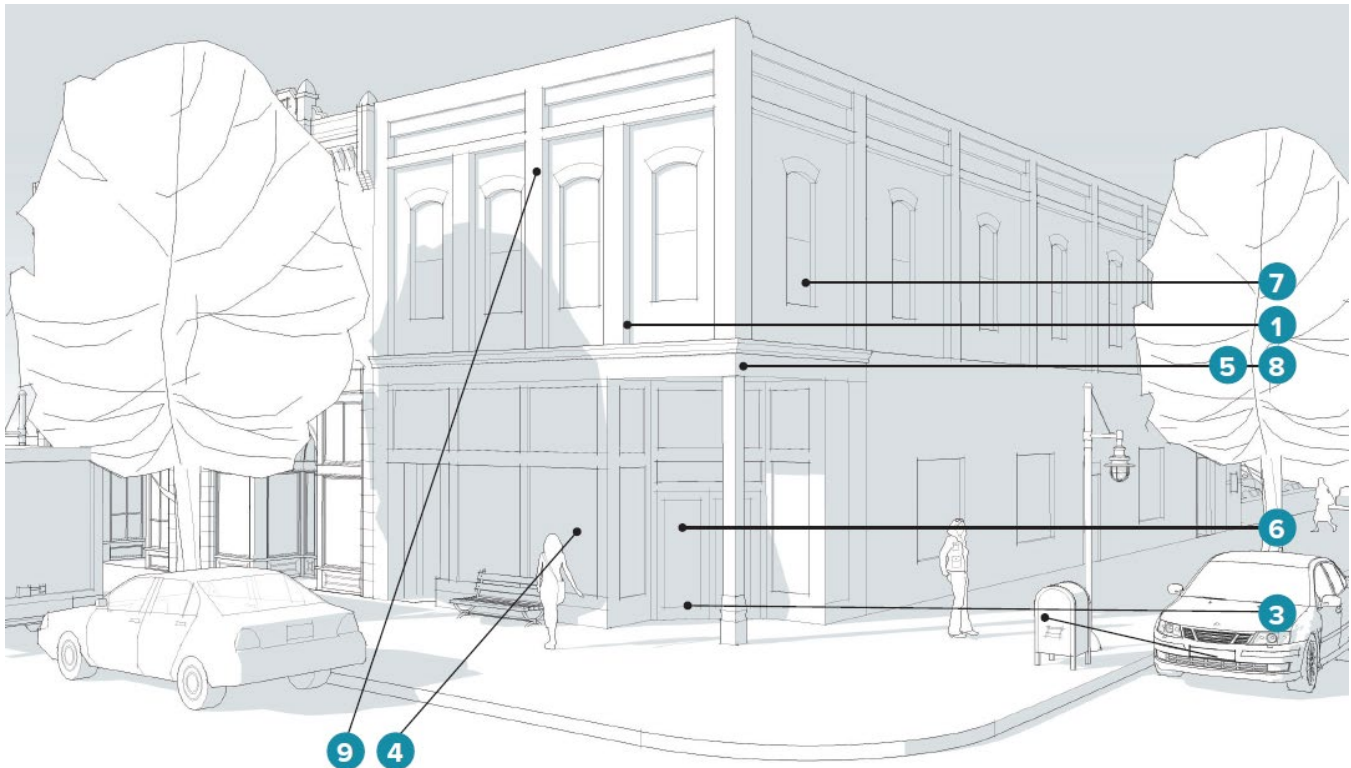
ILLUSTRATED DESIGN STANDARDS: LIVE / WORK UNIT

11. Pattern of solids and voids, coordinated within structural bays, generated by the vertical and horizontal alignment of rectangular windows and doors in repeating sizes. Full and segmented arches allowable atop rectangular windows in these locations (shopfronts excepted).
12. Arched building tops prohibited.
13. Window groupings allowable.
14. Open-ended, canvas, sloped awnings above shopfront windows. (Type B).
15. Decorative sills and/or headers required on windows located along exterior walls (shopfronts excepted).
16. Sides and backs of buildings not regulated by this code, except along intersecting streets (as shown here).
17. Floor to floor heights limited to 15'.
18. Flat roof required.

Permitted Materials: Live / Work Unit

	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Marble	Other
Building Wall	X		X				Portland Cement Stucco
Accents	X	X	X	X	X		
Window and Door Heads	Soldier Course	X	X	X	X		
Window Sills	Soldier Course	X	X	X	X	X	
Columns	X	X		X	X	X	Steel

- F) **Mixed-Use Building.** A small to medium sized building that contains ground floor commercial space with dwelling units above. Any number of dwelling units can be incorporated based on the desired level of density. Typically, there is one (1) shared door for residential access facing the street.



ILLUSTRATED DESIGN STANDARDS: MIXED-USE BUILDING

1. Traditional building façade treatments (including masonry reliefs and/or motifs), as well as main business entrances, to be located along streets of corresponding building addresses and at right-of-way lines. Side entrances subordinate and allowable at right-of-way lines along intersecting streets only. Side entrances along parking lots prohibited. Rear entrances also subordinate. Main entrance at corner may substitute for that listed above.
2. Main entrance doors must remain unlocked during business hours.
3. Main level accessible at grade.
4. Open, plate-glass shopfronts (curtain walls), located at ground-floor level along street of building address, with façade supported above by columns and beams and extending for a distance of one structural bay around building corners at intersecting streets. Plate glass material beginning 15" to 18" above finish grade (top of sidewalk) and extending to underside of beam, with alternate leaded or stained-glass transoms minimum 8'-0" above finish grade.
5. Sign band and/or secondary cornice integral with shopfronts and above plate glass and/or transoms. Such cornice may be used to satisfy the one horizontal molding or accent material band projection requirement.
6. Recessed doorways located within shopfronts (see numerical parameters below).
7. Opaque exterior walls above ground floor, through which window openings appear to have been "punched" (such as through paper in a ring binder), with such windows recessed into the façade, reinforcing this intended effect.
8. Minimum one additional horizontal molding or accent material band projection, casting a secondary horizontal shadow line, dividing the façade into layers. This feature is excepted on Art Deco-style buildings.
9. Vertical façade projections (corresponding to structural columns) casting vertical shadows on façade and articulating regular structural bays, each 20' to 30' in width.

ILLUSTRATED DESIGN STANDARDS: MIXED-USE BUILDING

10. Phasing of site development to be coordinated with structural bays, any first bay developed front to back for a minimum distance of 20' before development of any adjacent bay is to begin. Adjacent and subsequent bays to be developed front to back in a similar manner.
11. Pattern of solids and voids above ground floor, coordinated within structural bays, generated by the vertical and horizontal alignment of rectangular windows and doors in repeating sizes. Full and segmented arches allowable atop rectangular windows in these locations.
12. Radii of arches on segmented-arch windows must equal widths of corresponding windows.
13. Arched building tops prohibited.
14. Window groupings allowable above ground floor, corresponding to structural bays.
15. Open-ended, canvas, sloped awnings above shopfront windows.
16. Decorative sills and/or headers required on upper-floor windows located along façades.
17. Sides and backs of buildings not regulated by this code, except at corners (as illustrated here).
18. Building façade treatments optional along intersecting streets.
19. Towers, sculptures, and other characteristic forms and/or focal points encouraged (not illustrated).
20. Characteristic forms echoed or repeated within structural bays.
21. Floor to floor heights limited to 15'.

Permitted Materials: Mixed-Use Building

	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Beveled Cedar Siding	Other
Building Wall	X		X				Portland Cement Stucco
Accents	X	X	X	X	X		
Window and Door Heads	Soldier Course	X	X	X	X		Cedar
Window Sills	Soldier Course	X	X	X	X	X	Cedar
Columns	X	X		X	X	X	Wood

*Cement Siding and Wood Trim Installed Smooth-Side Out. Visible Wood-Grain Embossing Or Rough-Sawn Surfaces Prohibited

- G) **Townhome, Rowhouse.** A small to medium sized building that contains side-by-side attached single-family dwelling units. Typically, two (2) to eight (8) units make up a building, all with individual entrances facing the street.



ILLUSTRATED DESIGN STANDARDS: TOWNHOME / ROWHOUSE

1. Residential units existing side-by side within building enclosure with each unit extending from foundation to roof.
2. Parking at rear or within building at ground floor with parking entrance at rear of building.
3. Side parking lots prohibited.
4. Opaque exterior walls through which window and door openings appear to have been "punched" as through paper in a ring binder.
5. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in variously repeating sizes.
6. Window groupings encouraged, with groups of up to 3 allowable.
7. Ground floor (finished floor) 24" to 30" above grade.
8. Min. 6'-6" deep required front porch maximum 30" above grade with decorative rail 28" – 36" above porch floor (porches may be individual or shared and continuous across front of building).
9. Individual main entrance articulation. Porch may be shared (entrances may have separate doors or share a vestibule).
10. Window screens to be made of wood or, if non-masonry structure, Windows to have 3 ½" ht. painted wood aprons added beneath sills to width of cased openings.
11. Floor to floor heights limited to 10'-6".

Permitted Materials: Townhome / Rowhouse							
	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Beveled Cedar Siding	Other
Building Wall	X		X			X	Portland Cement Stucco Cement Board (a)
Accents	X	X	X	X	X		Painted Wood
Window and Door Heads (a)	(b)	X	X	X	X		Cedar
Window Sills (a)	(b)	X	X	X	X		Cedar
Columns	X	X		X	X		Wood

- a) Cement siding and wood trim shall be installed with the smooth side facing outward. Visible woodgrain embossing or rough-sawn surfaces are prohibited.
- b) Soldier course.

- H) **Schedule of Regulations by Building Types:** When using the Form-Based Development Option, the following dimensional standards by building type shall apply to new construction in the C-1, C-2, C-3, and, C-4 districts. When in conflict with [Section 4.02](#), these regulations shall prevail.

SCHEDULE OF REGULATIONS BY BUILDING TYPE				
Building Type	Front Setback (j)	Side Setback (adjacent to private lot)	Side Setback (adjacent to ROW line)	Rear Setback
Adjacent / Stacked Duplex & Triplex	≥ 20' (a)	10'	7' to 12'	10'
Fourplex	10' (b)	7'	4' to 7'	0'
Rowhouse	20' (c)	7'	4' to 6'	10' (d)
Small Apartment Building	≤ 10' (e)	7'	≤ 7'	0'
Residential Accessory Dwelling Unit / Garage	≥ 10' (f)	≥ 3'	≥ 3'	10' (d)
Live-Work Building	0' (g)	0'	0'	0'
Mixed-Use Building	0' (h)	0'	0'	0'

a) Setback shall match mean setback of existing residential buildings along block frontage, ≥ 20'. If mean existing setback is < 20', then setback of new building shall default to 20'. Porches may encroach ≤ 12' into required front setbacks.

b) Setback shall match that of an adjacent residential building on the principal frontage, ≤ 35'. If adjacent building(s) are set back > 35', then setback of new building shall default to 10'.

c) Setback shall match that of an adjacent residential building on the principal frontage, ≤ 35'. If adjacent building(s) are set back > 35', then setback of new building shall default to 20'. Porches or porticos may encroach ≤ 9' into required front setbacks.

d) Rear setback is 4' from alley easements.

e) Setback shall match that of an adjacent residential building on the principal frontage, ≤ 35'. If adjacent building(s) are set back > 35', then setback of new building shall default to a distance ≤ 10'. Porches or porticos may encroach ≤ 9' into required front setbacks. Entrance canopies on Large Apartment Buildings may extend into right of way over sidewalk.

f) From main building on parcel.

g) See Building Type Regulations.

h) Required build-to line.

- I) **Modifications from Building Design Standards for New Construction.** The City Council may modify the above requirements finding all of the following standards have been met:
- The architectural design of the proposed structure is consistent with the character of the surrounding area.
 - The architectural design otherwise meets the building design standards for adaptive reuse in the C-1, C-2, C-3, and C-4 districts.
 - The project brings the site more into compliance with the Building Design Standards for New Construction and purpose of the C-1, C-2, C-3, and C-4 districts.

Article VI.

Standards Applicable to Specific Uses

Section 6.01 Adult Entertainment.

Adult Businesses provided that:

- (1) **Districts Permitted.** The following standards apply in the C-3 District as a waiver use.
- (2) **Location.** No adult business shall be located within one thousand (1,000) feet of any property which is either occupied or approved for an adult business or within five hundred (500) feet of any property which is either occupied or zoned for residential use as measured from any point on the property which is so occupied or zoned.
- (3) **Access.** The parcel of land on which the adult business is located shall have direct access to a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more as designated on the Future Transportation Map of the City of Livonia.

Section 6.02 Adult Foster Care.

Residential homes for mentally or physically handicapped persons (as defined in [Section 2.02](#), [Section 2.02\(2\)](#) of this Ordinance) for more than six (6) persons, provided that:

- (1) **Districts Permitted.** The following standards apply in the RUF District as a waiver use.
- (2) **Lot Size.** Residential homes for mentally or physically handicapped persons shall be located on a lot or parcel of no less than one-half (½) acre in area.
- (3) **Maximum Capacity.** Such residential home shall house no more than sixteen (16) mentally or physically handicapped persons plus such persons as may be required to provide supervision. There shall be no more than two (2) occupants per bedroom.
- (4) **Outdoor Recreation.** An outdoor recreation area shall be provided equal to five hundred (500) square feet per bedroom, and such recreation area shall be designed and oriented to fulfill the needs of all residents.

Section 6.03 Alcohol Sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD]).

S.D.D. and S.D.M. licenses provided, however, that S.D.D. licenses which were approved and in use at locations prior to March 7, 1977, and S.D.M. licenses which were approved and in use at locations prior to April 11, 1983, may continue to be used to the extent and in the manner previously established at such locations without waiver use approval, provided further that:

- (1) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 District as a permitted use.
- (2) **Location.**
 - A) Such proposed S.D.D. licensed establishment shall be located at least one thousand (1,000) feet distant from any existing S.D.D. licensed establishment, as measured from the nearest point on the building proposed to be licensed to the building in which the existing licensed establishment is located; and further provided that such S.D.M. licensed establishment shall be located at least five hundred (500) feet distant from any existing S.D.M. licensed establishment, as measured from the nearest point on the building proposed to be licensed to the building in which the existing licensed establishment is located; provided, however, that the foregoing one thousand (1,000) foot and five hundred (500) foot limitations may be waived by action of the City Council.
 - B) Such proposed S.D.D. or S.D.M. licensed establishment shall be located at least four hundred (400) feet distant from any church or school building, either public or parochial, as measured from the nearest point on the building proposed to be licensed to the existing church or school building.
- (3) **Access.** Access to such S.D.D. or S.D.M. licensed establishment shall be from a public street having a right-of-way width of at least one hundred twenty (120) feet, as indicated on the Future Transportation Map of the City of Livonia.
- (4) **Locked Display Case.** All S.D.D. licensees who sell alcoholic liquor other than beer and wine in their original package for consumption off the premises and whose total gross receipts derived from the sale of all alcoholic beverages do not exceed 35% of the total gross receipts of all sales, both alcoholic and non-alcoholic, shall display such alcoholic liquor behind a counter or in a locked display case in such a manner with no direct public access for a qualified employee at least eighteen (18) years of age to distribute to the customer.

Section 6.04 Apartments.

- (1) **Districts Permitted.** The following standards apply in the NM2 District as a permitted use.
 - (2) **Studio.** A dwelling unit containing a minimum net floor area of at least three hundred (300) square feet per unit, consisting of not more than one (1) room, in addition to kitchen and necessary sanitary facilities, and for the purposes of computing density shall be considered as a one (1) room unit.
 - (3) **One (1) Bedroom Unit.** A dwelling unit containing a minimum net floor area of at least four hundred fifty (450) square feet per unit, consisting of not more than three (3) rooms, in addition to kitchen and necessary sanitary facilities, and for the purposes of computing density shall be considered as a three (3) room unit.
 - (4) **Two (2) Bedroom Unit.** A dwelling unit containing a minimum net floor area of at least seven hundred fifty (750) square feet per unit, consisting of not more than four (4) rooms, in addition to kitchen and necessary sanitary facilities, and for the purposes of computing density shall be considered as a four (4) room unit.
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- (5) **Three (3) or More Bedroom Unit.** A dwelling unit wherein for each room in addition to the four (4) rooms permitted in a two (2) bedroom unit, there shall be provided an additional area of three hundred (300) square feet to the minimum net floor area of seven hundred fifty (750) square feet. For the purpose of computing density, said three (3) bedroom unit shall be considered as a five (5) room unit and for each increase in a bedroom over three (3) there shall be an increase in the room count by one (1) over the five (5).

Section 6.05 Automobile Sales and Rental and Mobile Home Sales.

New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities (including repair and service facilities only when owned and operated in conjunction therewith by the same proprietor and located on the same property), provided that:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Minimum Lot Size and Lot Width.** Automobile sales and rental and mobile home sales shall be located on a parcel of land containing no less than one-half (½) acre and having a width of at least one hundred (100) feet at the front lot line.
- (3) **Parking Setback.** No vehicles shall be parked within twenty (20) feet from the front lot line or at the side lot line adjacent to the street.
- (4) **Lighting.** All exterior lighting, including illuminated signs, shall be erected and hooded or shielded so as to be deflected away from the adjacent or neighboring residential property.
- (5) **Number of Vehicles.** The total number of vehicles proposed to be displayed or stored shall be subject to recommendation by the Planning Commission and approval by the City Council.
- (6) **Access.** Automobile sales and rental and mobile home sales shall have direct access to a major thoroughfare having an existing or proposed right-of-way width of one hundred twenty (120) feet or more as designated on the Future Transportation Map.
- (7) **Outdoor Storage.** Outdoor storage of disabled, damaged, or unlicensed vehicles is prohibited.

Section 6.06 Automobile Repair (Up to One (1) Ton GVWR).

Automobile and light truck (one (1) ton gross vehicle weight) repair such as motor and electrical tune-up; replacement of shock absorbers, brakes, mufflers, exhaust and tailpipes; transmissions; and other similar repairs subject to the following:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Repair Work.** All repair work must be carried out within an enclosed building.
- (3) **Light Truck Repair.** Automobile and light truck repair shall not permit such repairs as bumping, painting, spraying or rustproofing.
- (4) **Number of Vehicles.** The total number of vehicles proposed to be stored shall be subject to recommendation by the Planning Commission and approved by the City Council.

- (5) **Access.** Automobile Repair shops shall have direct access to a major thoroughfare having an existing or proposed right-of-way width of one hundred twenty (120) feet or more as designated on the Future Transportation Map.
- (6) **Outdoor Storage.** Outdoor storage of disabled, damaged, or unlicensed vehicles is prohibited.

Section 6.07 Auto-Wash Establishments.

Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps, provided that:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Enclosure.** All washing facilities (except steaming) are to be enclosed within a building.
- (3) **Side Yard Setback.** The building is situated no closer than thirty-five (35) feet from one side property line.
- (4) **Parking Lot Layout.** The building and off-street parking (waiting) areas shall be so located and arranged so that motor vehicles shall not park upon or overhang any public sidewalk, street, or right-of-way.
- (5) **Location.** Auto-wash Establishments shall not be located nearer than one hundred fifty (150) feet as measured from any point on the property to any point on the property of any church, public or parochial school, or playground.
- (6) **Minimum Lot Size and Lot Width.** Auto-wash establishments shall be located on a parcel of land containing at least eight thousand (8,000) square feet and having a width of at least one hundred (100) feet at the front property line.
- (7) **Screening.** Where such a use adjoins any property located in any residential district or is separated from such property by a public alley, a protective wall shall be erected and maintained as provided in [Article X](#) of this Ordinance.
- (8) **Lighting.** All exterior lighting, including illuminated signs, shall be erected and hooded or shielded so as to be deflected away from any adjacent or neighboring residential property.
- (9) **Access.** Ingress and egress shall be available from a public street having a right-of-way width of at least one hundred twenty (120) feet or more as indicated on the Future Transportation Map.

Section 6.08 Bed and Breakfast Establishments.

Bed and breakfast establishments provided that:

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, and NM1 Districts as a waiver use and in the C-1, C-2, C-3, and C-4 as a permitted use.
- (2) **Minimum Lot Size and Lot Width.** Bed and Breakfast Establishments shall be located on a lot or parcel of no less than one-half (½) acre in area or in a residential structure containing no less than two thousand (2,000) square feet of living space.

- (3) **Parking Setbacks.** Off-street parking shall be provided in the rear or side yard, behind the front building setback line. For parcels abutting an exterior side street, parking shall not be closer to the street than the principal structure.
- (4) **Site Features.** Such parking lot shall be improved with a minimum of four (4) inches of concrete or plant mixed asphalt. Natural screening by use of plant material or other screening by use of fencing shall be utilized to screen parking areas from adjoining residential properties.
- (5) **Access.** Bed and breakfast establishments shall have direct access to a public street having an existing or planned width of at least eighty-six (86) feet or more as designated on the Future Transportation Map.
- (6) **Ownership.** Such establishments shall be run by persons who own and occupy the premises for residential purposes.
- (7) **Bedrooms.** Not more than six (6) bedrooms in the bed and breakfast establishment shall be used for bed and breakfast sleeping rooms. No more than four (4) occupants per room shall be allowed. There shall be no cooking facilities for use by the occupants of the bed and breakfast sleeping rooms.
- (8) **Accessory Structures.** No accessory buildings shall be used for bed and breakfast sleeping rooms unless they were originally constructed to accommodate housing use. No garage shall be used for bed and breakfast sleeping rooms.
- (9) **Signs.** One (1) sign identifying the bed and breakfast establishment shall be permitted if such sign complies with the requirements of Section 11.08 Section 11.08(1) of this Ordinance.
- (10) **Maximum Stay.** Guest occupancy shall be no longer than fourteen (14) consecutive days.
- (11) **Restrooms.** Lavatory and bathing facilities shall be available for all persons utilizing the bed and breakfast establishment.
- (12) **Safety.** The dwelling to be used as a bed and breakfast establishment shall have at least two (2) usable exits. A fire escape plan shall be developed and graphically displayed in each guest room. A smoke detector in proper working order shall be placed in every sleeping room and a fire extinguisher in proper working order shall be placed on every floor. The site shall be reviewed by the Fire Marshall pursuant to the standards contained in the Fire Prevention Code as to the necessity for fire lanes.
- (13) **Compliance.** All bed and breakfast establishments shall be required to obtain a business license under Chapter 5.42 of the Livonia Code of Ordinances and shall not conduct operations until such license has been obtained pursuant to that chapter. Such establishments shall comply with all applicable local, county, state, and federal ordinances, laws, rules, regulations, and codes. All bed and breakfast operations shall submit to annual inspections by the Building and Fire Departments. Renewal of a business license shall be contingent upon compliance with applicable codes, as verified by such inspectors.

Section 6.09 Brewer, Micro Brewer, Brewpub, and Distilleries.

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, and C-4 Districts as a waiver use and in the P-L, C-3, M-L, M-1, and M-2 District as a permitted use.
- (2) **Location.**

- A) Brewers, micro brewers, brewpubs, and distilleries shall not be located within one thousand (1,000) feet of any other such licensed establishment as measured from the actual premises being used or proposed for use of the respective properties; provided, however, that with respect to those licensed establishments which are utilized primarily as restaurants or for dining facilities, the foregoing one thousand (1,000) foot requirement may be waived by the City Council.
 - B) Such proposed licensed establishment shall be located at least four-hundred (400) feet distant from any church or school building, either public or parochial, as measured from the nearest point on the building proposed to be licensed to the existing church or school building.
- (3) **Compliance.** Brewers, micro brewers, brewpubs, and distilleries shall comply in every respect with the Michigan Liquor Control Act.
- (4) In M-L, M-1, and M-2 Districts, waiver use approval shall be required for on-site consumption except from a hospitality room located on the premises for sampling by consumers as provided in the Michigan Liquor Control Act which provisions are made a part hereof and incorporated herein by reference, and further provided, no Brewer, Micro Brewer, Brewpub, or Distillery shall be located less than 250 feet from the nearest point on the boundary of a residential district.

Section 6.10 Caregiver Grow Facilities

- (1) Such use shall not be located within four hundred (400) feet of any residential district, place of worship, municipal or private park, public or private school or daycare facility, or public or private indoor recreational facility or athletic training school permitted pursuant to Section 16.11(f), as measured from the nearest point on the building within which the caregiver grow facility is operating and the property line of any of the uses.
- (2) Such use shall be limited to buildings in which there are no other uses other than caregiver grow facilities.
- (3) Such proposed Caregiver Grow Facility shall be located at least one thousand (1,000) feet distant from any existing Caregiver Grow Facility as measured from the nearest point on the building proposed to be occupied to the building in which the existing Caregiver Grow Facility is located.

Section 6.11 Child Care, Family Home.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, and RUF Districts as a waiver use.
- (2) **Compliance.** The owner or occupant of said residence is a licensee in good standing with the State of Michigan pursuant to PA 1973, No. 116, MCL 722.111, et seq, as amended. All health and safety requirements established by the State of Michigan shall be met.
- (3) **Ownership.** The owner or occupant of said residence has registered with the City Clerk. The facility must be the principal residence of the provider.
- (4) **Drop-off/ Pickup Area.** A drop-off/pickup area shall be provided where the residence is located on a major thoroughfare as defined in this Ordinance in order to prevent vehicles from backing onto the roadway.
- (5) **Operating Hours.** There shall be no dropping off or picking up of children between the hours of 10:00 p.m. and 6:00 a.m.

- (6) **Exterior Alterations.** No structural changes or exterior alterations shall be made which would alter the residential character of the dwelling except for those necessary to comply with the State of Michigan licensing rules applicable to family day care homes.
- (7) **Outdoor Recreation.** Family day care homes shall provide and maintain an outdoor play space as required by the State of Michigan.
- (8) **Noise.** Use will comply with all noise standards and other provisions contained in [Section 8.01](#).
- (9) **Signs.** No sign shall be used on the premises.
- (10) **Safety.** All family day care homes shall be registered with the 911 dispatch center and the City of Livonia Public Safety Department.
- (11) **Location.** No new family day care home shall operate within one thousand (1,000) feet from any existing registered family day care home or group day care home, as measured from the nearest property line of the proposed use to the nearest property line of the existing registered use.

Section 6.12 Child Care, Group Home.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, and RUF Districts as a conditional use.
- (2) **Compliance.** The owner or occupant of said residence currently operating as a group day care home is a licensee and has continuously remained a licensee in good standing with the State of Michigan pursuant to 1973 PA 116, as amended, since prior to November 14, 1999.
- (3) **Previously Existing Group Homes.** Group day care homes not licensed and operating prior to November 14, 1999 in residential zones shall meet all of the following:
 - A) The owner or occupant of said residence shall be a licensee and continuously remain a licensee in good standing with the State of Michigan pursuant to 1973 PA 116, as amended.
 - B) The group day care home shall not operate within a distance of one thousand (1,000) feet from any existing registered family day care home or group day care home, as measured from the nearest property line of the proposed use to the nearest property line of the existing registered use.
 - C) The owner or operator has registered with the City Clerk.
 - D) The facility is the principal residence of the provider.
 - E) Group day care homes shall not result in traffic congestion or hazardous traffic conditions.
 - F) A drop-off/pickup area shall be provided if the residence is located on a major thoroughfare as defined in this Ordinance in order to prevent vehicles from backing onto the roadway.
 - G) The use shall not involve an increase in on-street parking by more than two (2) additional vehicles at a time.
 - H) All health and safety requirements of the State of Michigan shall be met.
 - I) There shall be no dropping off or picking up of children between the hours of 10:00 p.m. and 6:00 a.m.
 - J) No structural changes or exterior alterations shall be made which would alter the residential character of the dwelling except as required by the State of Michigan licensing rules.
 - K) Group day care homes shall provide and maintain an outdoor play space meeting the minimum requirements of the State of Michigan.

- L) The residence shall have appropriate fencing which shall encompass the entire outdoor play space, unless same is prohibited by recorded private homeowner's restrictions/bylaws, or, in the alternative, relief from this requirement may be sought upon appeal to the Board of Appeals.
- M) The use shall comply with all noise standards and other provisions contained in *Article VIII* of this Ordinance.
- N) No sign shall be used on the premises.
- O) All group day care homes shall be registered with the 911 dispatch center and the City of Livonia Public Safety Department.

Section 6.13 Day Care Nurseries.

- (1) **Districts Permitted.** The following standards apply in the NM2 and C-1 Districts as a waiver use and in the C-2, C-3, and C-4 Districts as a permitted use.
- (2) **General Requirements.** Day care nurseries if situated on a parcel of land at least ten thousand (10,000) square feet in area and abutting a street or thoroughfare which has an existing or planned width of eighty-six (86) feet or more as indicated on the Future Transportation Map , and further provided that there is provided and maintained a minimum of five thousand (5,000) square feet of outdoor play area; and further provided that buildings erected on the premises are in harmony with the adjacent buildings in the area; and further provided that appropriate fencing of at least five (5) feet in height encompass the entire outdoor play area. Any use permitted herein shall not be permitted in the interior of any residential block.

Section 6.14 Dance Halls and Ballrooms.

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Residential Setback.** Dance halls and ballrooms, provided that such use shall not be located within three hundred (300) feet of any residential district or property used for church purposes as measured from any point on the property to be so used.

Section 6.15 Dwelling, Accessory Unit.

Separate dwellings for the use of domestic employees of the owners, lessee, or occupants of the principal dwelling on a lot shall be considered accessory buildings, but if containing a complete housekeeping unit or units, shall conform to all the height and yard requirements for dwellings in the district in which they are located.

Section 6.16 Dwelling, Condominium.

- (1) **Districts Permitted.** The following standards apply in the NM1, NM2, and NM3 Districts as a permitted use.
- (2) **Minimum Size.** The minimum size of condominium dwellings within the City, unless otherwise established and shown on the Zoning Map, shall be as follows:

One Bedroom unit	800 sq. feet
Two Bedroom unit	1000 sq. feet
Three Bedroom unit	1200 sq. feet

- (3) **Minimum Size within Zones.** Notwithstanding the foregoing provisions, Zones "A", "B", and "C" as shown on the Zoning Map of the City of Livonia, are hereby established and shall determine the minimum size of condominium dwellings within said zones. The following regulations are hereby established for such zones and no building used as a condominium dwelling shall be constructed except in accordance with the following schedule of regulations which establish the minimum size of condominium dwellings within said respective zones. The purpose and intent of establishing the following additional regulations is to protect, stabilize and conserve property values in residential areas. Numbers contained in the schedule refer to the minimum required usable floor area in square foot dimensions:

Dwelling Design	Minimum Required Usable Floor Area (sq. ft.)		
	Zone A	Zone B	Zone C
One (1) Bedroom Unit	1,000	1,200	1,400
Two (2) Bedroom Unit	1,200	1,400	1,600
Three (3) Bedroom Unit	1,400	1,600	1,800

Section 6.17 Dwelling, Mobile Homes and Modular Homes.

The placement of a mobile home or a modular home, as defined in [Section 2.01](#), [Section 2.01\(7\)](#) of this Ordinance, on any lot or parcel in N-1, N-2, N-3, and NM1 districts shall comply with all the requirements and standards contained in such districts relating to one-family dwellings including, but not limited to, lot size, building setback and land coverage limitations and, in addition, shall comply with the requirements and standards set forth in [Section 6.19](#) of this Ordinance relating to one-family dwelling size; provided, however, that said mobile home or modular home shall comply with the following additional standards:

- (1) **Structure Width.** Every mobile home or modular home shall have a minimum width across any main section of twenty (20) feet.
- (2) **Attachment to Permanent Foundation.** Every mobile home or modular home shall be attached to a permanent foundation co-extensive with the perimeter of the building, which foundation shall be approved by the Inspection Department.
- (3) **Public Utilities.** Every mobile home or modular home shall be connected to a public sanitary sewer, storm sewer, and water system.
- (4) **Visual Appearance.** Such mobile home, when in place, shall not have exposed wheels, towing mechanisms, undercarriage, or chassis. The mobile home or modular home shall contain no additions or rooms or other areas which are not constructed with similar materials and which are not similar in appearance and which shall have similar quality of workmanship as the original structure, including the above described foundation and permanent attachment to the principal structure.

- (5) **Site Features.** Every mobile home and modular home shall be aesthetically compatible in design and appearance with other residences in the vicinity, with either a roof overhang of not less than six (6) inches on all sides, or alternatively, with window sills and roof drainage systems concentrating roof drainage along the sides of the dwelling; with not less than two (2) exterior doors with one being in the front of the dwelling and the other being in either the rear or side of the dwelling, containing permanently attached steps connected to said exterior door areas where a difference in elevation requires the same. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.
- (6) **Compliance.** Every mobile home or modular home shall comply with all pertinent City building and fire codes as well as, in the case of mobile homes, state and federal standards for mobile home construction. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in any ordinance of the City of Livonia pertaining to such parks.

Section 6.18 Dwelling, Multi-Family and Apartments.

- (1) **Districts Permitted.** The following standards apply in the NM2 District as a permitted use.
- (2) **Common Recreation Area.** In the case of multiple family condominium projects comprising two (2) or more acres, there shall be provided a common recreation area equal to at least twenty-five (25) square feet per dwelling unit in the development with a minimum of twelve hundred (1,200) square feet. Such recreation area shall be designated and oriented to fit the needs of all tenants and may contain facilities such as but not limited to community buildings, swimming pools, tennis courts, and putting greens.

Section 6.19 Dwelling, Single-Family.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, NM1, and NM2 Districts as a permitted use.
- (2) **Minimum Size.** The minimum size of one-family dwellings within the City, unless otherwise established and shown on the Zoning Map, shall be as follows:

Dwelling Design		Minimum Size Required (sq. ft.)
One (1) Story Plan		1,000
One and One-half (1-1/2) Story Plan	Ground Floor	800
	Aggregate	1,100
Two (2) Story Plan	Ground Floor	624
	Aggregate	1,200

- (3) **Minimum Size Within Zones.** Notwithstanding the foregoing provisions, Zones "A," "B," and "C" as shown on the Zoning Map of the City of Livonia, are hereby established and shall determine the minimum size of one-family dwellings within said zones. The following regulations are hereby established for such zones and no building used as a one-family dwelling shall be constructed except in accordance with the following schedule of regulations which establish the minimum size of one-family dwellings within said respective zones. The purpose and intent of establishing the following additional regulations is to protect, stabilize, and conserve property values in residential areas that are substantially developed by providing a means to ensure that such areas will continue to develop in a manner consistent with the trend and character of the already existing building and development. Numbers contained in the schedule refer to the minimum required usable floor area in square foot dimensions:

Dwelling Design		Minimum Required Usable Floor Area (sq. ft.)		
		Zone A	Zone B	Zone C
One (1) Story Plan		1,150	1,300	1,500
One and One-half (1-1/2) Story Plan	Ground Floor	850	900	950
	Aggregate	1,260	1,400	1,650
Two (2) Story Plan	Ground Floor	690	780	900
	Aggregate	1,380	1,560	1,800

Section 6.20 Dwelling, Two-Family.

- (1) **Districts Permitted.** The following standards apply in the NM1 and NM2 Districts as a permitted use.
- (2) **Minimum Size of Two-Family Dwellings.** The minimum size of two-family dwellings is hereby fixed as follows: Each living unit shall have not less than eight hundred (800) square feet of usable floor area, all on one floor, which shall not include common hall space or utility room space; provided, however, that where a living unit occupies more than one (1) floor, the aggregate usable floor area for the entire unit shall not be less than one thousand (1,000) square feet.

Section 6.21 Essential Services.

Essential services shall be permitted as authorized and regulated by law and other ordinances, it being the intention hereof to exempt such essential services from the application of this Ordinance.

Section 6.22 Establishments Having Liquor Licenses Such as Class C, Tavern, and Club.

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, and C-4 Districts as a waiver use and in the C-3 and P-L Districts as a permitted use.
- (2) **Location.**

- A) Establishments having liquor licenses such as Class C, tavern, club, and small distiller shall not be located within one thousand (1,000) feet of any other such licensed establishment as measured from the actual premises being used or proposed for use of the respective properties; provided, however, that with respect to those licensed establishments which are utilized primarily as restaurants or for dining facilities, the foregoing one thousand (1,000) foot requirement may be waived by the City Council.
 - B) Such proposed licensed establishment shall be located at least four-hundred (400) feet distant from any church or school building, either public or parochial, as measured from the nearest point on the building proposed to be licensed to the existing church or school building.
- (3) **Compliance.** Establishments having liquor licenses such as Class C, tavern, club, and small distiller shall comply in every respect with the Michigan Liquor Control Act.

Section 6.23 Facilities for the Detention, Incarceration, Commitment, and/or Rehabilitation of Adults or Minor Children and Psychiatric Hospitals.

Licensed and certified publicly or privately-owned facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals provided that:

- (1) **Districts Permitted.** The following standards apply in the P-L District as a waiver use.
- (2) **Minimum Lot Size.** Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be located on a parcel of land consisting of at least twenty-five (25) acres in area.
- (3) **Access.** Access to the site shall be directly from a major thoroughfare having an existing right-of-way width of one hundred twenty (120) feet or more.
- (4) **Fencing.** Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be completely enclosed with security fencing at least eight (8) feet in height; provided, however, that such fence shall be located no closer than twenty (20) feet from any side or rear lot line and no closer than eighty (80) feet from the front property line. In addition, perimeter fencing not to exceed four (4) feet in height may be provided in the front yard forward of the building; provided, however, that in all cases the fencing shall be exclusive of the minimum front yard setback requirement.
- (5) **Surveillance.** Such use shall have twenty-four (24) hour supervision and surveillance on site by experienced professional personnel in sufficient numbers as to ensure the security of the institution and surrounding properties as well as the safety of the general public.
- (6) **Location.**
 - A) Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be separated from any school, playground, park, or church by a distance of at least one thousand (1,000) feet as measured from any point on the respective property lines.
 - B) Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be located no closer than five hundred (500) feet from the intersection of two (2) major thoroughfares.

- C) Facilities for the detention, incarceration, commitment, and/or rehabilitation of adults or minor children and psychiatric hospitals shall be separated from any residential zoning district by a distance of at least five hundred (500) feet as measured from any point on the subject property to any point on the residential district line; provided, however, that the foregoing five hundred (500) foot restriction may be waived by the City Council.
- (7) **Setbacks.** The minimum distance of any main or accessory building from boundary property lines shall be at least one hundred (100) feet for front, rear and side yards.
- (8) **Off-street Parking.** Off-street parking shall comply with standards as set forth in [Section 9.03](#) of this Ordinance and shall be provided in an amount equal to one (1) space for each employee, including administrators, plus visitor parking spaces equal to fifty (50) percent of the number of individuals being served by the facility.

Section 6.24 Garages, Repair Shops, Rustproofing and Similar Highway Services.

Garages, repair shops, rustproofing, and similar highway services, provided that:

- (1) **Districts Permitted.** The following standards apply in the M-1 District as a waiver use and in the M-2 District as a permitted use.
- (2) **Required Fencing.** Except for the front yard setback, the lot area shall be enclosed with a fence of a type approved by the City Council which shall be located and maintained on the boundaries of such lot area, with only such openings therein as may be necessary for ingress and egress; provided, however, that in the case of a corner lot such fence shall be located on the side yard setback line abutting a public or private thoroughfare.

Section 6.25 Gardening and Tree Nurseries.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, C-2, C-3, and C-4 Districts as a permitted use.
- (2) **Sale of Nursery Stock.** The sale of nursery stock and greenhouse product is permitted in the RUF, C-2, C-3, and C-4 Districts but prohibited in the N1 and N2 District.

Section 6.26 Gasoline Service Station.

In order to regulate and control the problems of noise, odor, light, fumes, dust, danger of fire and explosion, and traffic congestion which is likely to result from the unrestricted and unregulated construction and operation of gasoline service stations, and to avoid, if possible, and control the adverse effects which these factors and other characteristics incident to the gasoline service station may have upon adjacent and surrounding land and uses, the following special requirements and regulations governing the erection of gasoline service stations are hereby established:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Minimum Lot Area and Lot Width.** Gasoline service stations shall always be located on a plot of ground with frontage along a commercial street of not less than one hundred fifty (150) feet and which shall have a minimum area of not less than twenty-two thousand five hundred (22,500) square feet.

- (3) **Setbacks.** Gasoline service stations shall provide a setback (area between the adjacent road right-of-way line(s) and the building line) of sixty (60) feet from any road with a right-of-way width of one hundred twenty (120) feet or more and/or any freeway service drive as designated on the Future Transportation Map and at least one side yard of not less than twenty (20) feet. The area within the setback and side yards shall not be used for vehicular storage or for any other service facilities.
- (4) **Maximum Height.** Gasoline service stations including any part of the façade, shall not exceed thirty-five (35) feet in height; provided, however, that canopies shall not exceed eighteen (18) feet in height.
- (5) **Access.** Gasoline service stations when located on a corner lot shall provide vehicular entrances or exits (curb cuts) no less than a minimum of twenty-five (25) feet from the intersection of the property lines parallel to the two (2) streets pavement. All curb openings whether on a corner lot or not shall not exceed thirty-five (35) feet in width at the curb. There shall always be a minimum of thirty (30) feet measured along the property line between any series of driveways. On corner lots, no driveway from a side street shall be less than fifteen (15) feet from rear property line as measured along the side street property line. Curbs shall be provided to prevent ingress or egress except at the required locations.
- (6) **Enclosure.** All lubrication equipment, motor vehicle equipment, hydraulic hoists, and pits shall be enclosed entirely within the building. All gasoline pumps shall be located not less than twenty (20) feet from any lot line and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, street or right-of-way.
- (7) **Screening.** Where a gasoline service station use adjoins any property located in any residential district, or is separated from such property by a public alley, a protective wall shall be erected and maintained as provided in [Article X](#) of this Ordinance.
- (8) **Lighting.** All exterior lighting on the property, including illuminated signs, shall be erected and hooded, shielded and recessed so as to be deflected away from any adjacent or neighboring residential property.
- (9) **Outdoor Storage.** Outdoor storage of disabled, abandoned, junked, wrecked, and/or unlicensed vehicles is prohibited. Outdoor storage of rubbish and junked equipment or parts is prohibited unless such rubbish, junked equipment, or parts are stored adjacent and to the rear of the principal building and are enclosed by a masonry wall. When such a wall is provided, rubbish, junked equipment, or parts shall not be stored at a height exceeding the height of the wall; provided, further, that such rubbish and junked equipment or parts shall be removed from the property at least once every week.
- (10) **Parking.**
 - A) No part of any parcel of land used for gasoline service station purposes shall be utilized for outdoor storage, placement, or display of merchandise; provided, however, that the foregoing prohibition shall not apply to the display, on a pump island only, of oil or oil-based products including, by way of example, but not limitation, motor oil, transmission oil, oil and gasoline additives, windshield solvent, and windshield wipers.
 - B) No more than one (1) tow truck may be parked in the front or side yard abutting a street.
 - C) Outside parking or storage of recreational equipment, or commercial vehicles or automobiles which are not used in the operation of the business is prohibited; provided, however, that such prohibition shall not apply to any equipment or vehicle which is temporarily on the premises for repair or service and which is stored or parked in a designated parking space; and provided, further, that no such equipment or vehicle shall be parked within one hundred (100) feet of the intersection of the property lines of two (2) intersecting public streets.
- (11) **Free Air.** Free air shall be provided at all times station is open for business. The free air shall be dispensed at the point of service without having to enter the station or the performance of any extra action in order to obtain the air without charge.

- (12) **Compliance.** Gasoline service stations must meet all the requirements of the Police and Fire Departments. The petitioner shall receive written approval by the Police and Fire Departments before the City Council can validly consider this use within a multi-story structure.
- (13) **Signs.** Gasoline service stations only may display the following type, size, and number of signs which are deemed customary and necessary to their respective business:
- A) One (1) ground sign per development site not to exceed a maximum area of forty (40) square feet at a maximum height above grade not to exceed twelve (12) feet and a minimum setback of five (5) feet from any right-of-way line.
 - B) Wall signs and all window signage, including those signs attached to the service buildings or to the canopy fascia, shall not in sum total exceed two (2) square feet in area for each one (1) lineal foot of building frontage with a maximum total area of one hundred (100) square feet.
 - C) Customary lettering or other insignia on a gasoline pump consisting of the brand of gasoline sold, lead warning information, and any other data not exceeding a total of three (3) square feet on each pump.

Section 6.27 Heliports.

No land, water, or building in the City of Livonia shall be used as a location for landing, take-off, storage, servicing, or fueling of any helicopter until the following standards have been adhered to:

- (1) **Districts Permitted.** The following standards apply in P-L as a permitted use and in the C-4, ML, M-1, and M-2 as a waiver use.
- (2) **Compliance.** The proposed heliport shall be constructed, operated, and maintained in accordance with the published rules and regulations of the Federal Aviation Administration (FAA), Michigan Aeronautics Commission, and the National Fire Protection Association governing the use of heliports.
- (3) **Required Application.** Each application for a heliport shall include:
- A) A copy of the Federal Aviation Administration Form #7480, "Notice of Landing Area Approval".
 - B) A copy of a letter of "No Objection" from the FAA.
 - C) A copy of an approved State of Michigan Aeronautics Commission application for licensing.
 - D) An aerial photograph of a scale no less than one (1) inch equals four hundred (400) feet indicating the approach and departure routes, the location of all residences, schools, churches, hospitals and areas used for the open assembly of people as well as other noise sensitive areas within a radius of one-half (½) mile of the proposed heliport site.
 - E) A statement of property ownership or authorization of owner for property proposed to be used as a heliport.
 - F) A description of the purpose for which the heliport is being established and a schedule of proposed activities including:
 - i) Number of monthly operations.
 - ii) Hours of operation.
 - iii) Support activities such as storage, maintenance, and refueling.
 - G) A site plan which shall contain the following information:
 - i) The location, nature, and height of proposed security fences, berms, landscaping, and other security and noise attenuation structures.

- ii) The location and type of firefighting equipment and materials.
- iii) The location and type of fuel storage facilities.
- iv) The location of all existing and proposed buildings.
- v) The location of all helicopter landing and take-off areas; parking areas; and the method of surface preparation or stabilization.
- H) A certificate of structural compliance attested to by registered professional engineer or architect shall be furnished with each application for a roof-top or other elevated heliport.
- I) An environmental report showing the expected noise levels and possible odors, fumes, and dust that may be caused by the operations of the heliport.
- J) Approval of the City of Livonia Department of Public Safety, Division of Fire, for the installation and location of firefighting equipment and materials; and the installation and location and method of use for refueling equipment and procedures.
- K) Approval of the City of Livonia Department of Public Safety, Division of Police, as to the location of a temporary heliport and the effect of the proposed operation on the safety and well-being of the public.

Section 6.28 Home Occupations.

Home occupations, except where specifically prohibited, shall be permitted where incidental to residential use and meeting all the following criteria:

- (1) **Districts Permitted.** The following standards apply in the in the N1, N2, RUF, NM1, NM2, and NM3 Districts as a permitted use.
- (2) **Usable Floor Area.** The activity is conducted entirely within a completely enclosed dwelling unit and entails neither the use of more than 20% of the usable floor area of that dwelling unit nor any garage (detached or attached) or other building or structure accessory to the principal building.
- (3) **Nuisances.** The activity does not generate any noise, vibrations, smoke, dust, heat, glare, or interference with radio or television reception in the area that would exceed that normally produced by a dwelling unit in a residential district.
- (4) **Advertisement.** The activity does not entail any advertising, display, or other indications of a home occupation, business, professional, trade, or occupational use of the property, except as permitted by [Section 11.08](#) of this Ordinance.
- (5) **Outdoor Storage.** There is no outdoor display or storage of materials, goods, supplies, or equipment.
- (6) **Deliveries.** There are no deliveries from commercial suppliers by any vehicle that exceeds Class 5 in the Federal Highway Administration classification system, and all deliveries are made between 9:00 a.m. and 5:00 p.m. on weekdays, provided further that such deliveries shall not restrict traffic circulation or occur so frequently as to interfere with the quiet character of the residential neighborhood.
- (7) **Operating Hours.** No clients, patrons, salespersons, or other commercial invitees visit the premises except between the hours of 8:00 a.m. and 9:00 p.m., and no more than ten (10) vehicles visit the premises during that period, with no more than two (2) vehicles visiting at one time; provided further, that massage establishments, as defined in [Section 2.01](#), [Section 2.01\(8\)](#) of this Ordinance, shall be strictly prohibited in all N1 districts, as permitted or waiver uses.

- (8) **Prohibited Use.** The activity does not entail large-scale manufacturing or assembly; warehousing or distribution; or sales or rentals of any article or service except such as is produced by such occupation.
- (9) **External Alterations.** The activity does not require any internal or external alteration, construction feature, equipment, or machinery which is not customary in residential areas.
- (10) **Employment.** The activity does not entail employment of more than one person other than members of the resident family.
- (11) **Safety.** If chemical and/or toxic-based materials will be utilized in connection with said home occupation, the owner or occupant of the property shall register same with the Building Official, the Fire Department and the Livonia Emergency Planning Committee prior to use of the residence for said home occupation in order to ensure compliance with all local, state, and federal environmental regulations.

Section 6.29 Hospitals.

Hospitals are subject to the following regulations:

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, and C-4 Districts as a waiver use and in the C-3 and P-L District as a permitted use.
- (2) **Minimum Lot Size.** All such hospitals shall be developed on sites consisting of at least five (5) acres in area. Provided that there is a minimum of fifteen hundred (1,500) square feet of lot area per bed.
- (3) **Access.** Ingress and egress shall be available from public street having an existing or planned right-of-way width of at least eighty-six (86) feet as shown on the Future Transportation Map. All ingress to and egress from the off-street parking areas for guests, employees, staff, as well as any other users of the facility, shall be directly from a major thoroughfare.
- (4) **Setbacks.** The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least one hundred (100) feet for front, rear, and side yards for all two (2) story structures. For every story above two (2), the minimum yard distance shall be increased twenty (20) feet.
- (5) **Screening.** Ambulance and delivery areas shall be obscured from all residential view with an obscuring wall or fence not less than six (6) feet in height.

Section 6.30 Hotel.

- (1) **Districts Permitted.** The following standards apply in the C-2, C-3, and C-4 Districts as a permitted use.
- (2) **Number of Dwelling Units.** Any building containing primarily rooming units with the number of dwelling units being not greater than ten percent (10%) of the total number of rooming units and, with the exception of the unit occupied by the management staff, used only for the accommodation of transients.
- (3) **Signs.** Hotels having a minimum of two hundred (200) feet of property bordering on I-275 or I-96 right-of-ways may display additional wall signs on the basis of one (1) square foot of sign area in sum total for each one (1) lineal foot of building frontage facing I-275 or I-96. Wall signs exceeding thirty (30) square feet of sign area each shall consist exclusively of individually fabricated letters or symbols attached individually and flatly to the building.

Section 6.31 Housing for the Elderly.

- (1) **Districts Permitted.** The following standards apply in the NM3 and P-L Districts as a permitted use.
- (2) **General Standards.** A building or group of buildings which provides housing, and as to which at least eighty percent (80%) of the occupied units are rented to at least one (1) person who is fifty-five (55) years of age or older, and which otherwise meets the requirements of 42 USC 3607(b)(2). This may include any of the following: independent elderly housing, senior assisted living facilities, congregate elderly housing, and nursing homes; but shall not include hospitals, hotels, motels, tourist homes, rooming homes, condominiums, or site condominiums.

Section 6.32 Indoor Recreational Uses.

- (1) **Districts Permitted.** The following standards apply in the M-1 District as a waiver use and in the C-2, C-3, and C-4 Districts as a permitted use.
- (2) **Nature of Use.** Due to the nature of the use or its unique characteristics (e.g., requirement for higher ceilings), indoor recreational uses may be better suited or compatible in an industrial setting, including, but not limited to, gymnastics training facilities, martial arts and cheerleading schools, soccer facilities, tennis courts, racquetball and handball courts, baseball and softball practice areas, and archery ranges, provided that all parking and ingress/egress to the facility shall be designed so as not to interfere with industrial traffic in the area. In an M-1 District, such uses shall not include health and fitness clubs, swimming pools, bowling alleys, or billiard parlors and poolrooms.
 - A) **Skating Rinks.** Skating Rinks, ice or roller are permitted by right in the C-2 and C-3 and prohibited in the M-1 District, provided that such use shall not be located within five hundred (500) feet of any Class C licensed establishment as measured from any point on the respective properties.
 - B) **Theaters.** Enclosed theaters (not including drive-in theaters) are permitted by right in the C-2 and C-3 Districts and prohibited in the M-1 District. Such use must be carried on in a building properly designed and suitable for theater use and when such building is located on a parcel of land five (5) acres or more in size; provided further, that the parcel of land on which the theater building is located shall have direct access by means of at least two (2) separate entrances and exits to a major thoroughfare having an existing or planned width of one hundred twenty (120) feet or more as designated on the Future Transportation Map of the City of Livonia.

Section 6.33 Internet-based Exotic Vehicle Sales

- (1) **Districts Permitted.** The following standards apply in the M-1 and M-2 Districts as a permitted use.
 - (2) **Parking and Storage of All Vehicles.** No vehicles or parts thereof are displayed or stored outdoors, and that none of the vehicles stored or offered for sale within building(s) are visible from the surrounding streets or public places.
 - (3) **No Advertising.** The site offers no advertising of vehicle sales/storage which is visible from the surrounding streets or public places
 - (4) **No Repair Services.** There is no repair or reconditioning of vehicles on the premises.
 - (5) **Operating Hours.** Hours of operation do not include any time on Saturday, Sunday, or holidays, nor after 6:00 p.m. on weekdays, except by appointment.
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- (6) **Inspections.** All facilities for Internet-based Exotic Vehicle Sales shall be subject to annual inspection by the Department of Inspection.

Section 6.34 Keeping of Animals (Fowl, Rabbits, Horses, Cows, etc.).

- (1) **Districts Permitted.** The following standards apply in the RUF Districts as a permitted use.
- (2) **Minimum Lot Size.** Fowl and rabbits may be raised and kept for the owner's consumption only on one-half (½) acre or more; two (2) horses may be kept for the owner's use only on one (1) acre or more; two (2) horses and one (1) cow or three (3) horses may be kept for the owner's use only on two (2) acres or more. The raising of livestock shall conform to the Generally Accepted Agricultural and Management Practices (GAAMP) for the Care of Farm Animals.
- (3) **Fowl and Rabbits Raised for Sale.** Fowl and rabbits may be raised for sale on parcels five (5) acres or more in size if such animals are properly housed, maintained, and fenced so as not to become a nuisance or detrimental to public health, safety, or welfare.

Section 6.35 Kennels.

- (1) **Districts Permitted.** The following standards apply in the RUF District as a waiver use.
- (2) **Minimum Lot Size.** Dog kennels may be operated on parcels five (5) acres or more in size if such animals are properly housed, maintained, and fenced so as not to become a nuisance or detrimental to public health, safety, or welfare.

Section 6.36 Local and Suburban Passenger Terminals; Trucking Transportation Terminals Including Maintenance and Service Facilities.

- (1) **Districts Permitted.** The following standards apply in the M-1 and M-2 Districts as a permitted use.
- (2) **Parking and Storage of All Vehicles.** Parking and storage of all vehicles, equipment, and material must be enclosed wholly within a building.

Section 6.37 Massage Establishment.

Massage establishments (as defined in [Section 2.01](#), [Section 2.01\(8\)](#) of this Ordinance), provided that:

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, and C-4 Districts as a waiver use and in the C-3 District as a permitted use.
- (2) **Compliance.** Such facilities shall conform to the requirements, restrictions, and prohibitions contained within Mich. Admin. Code R 338.701 through R 338.727 inclusive, as amended, the provisions of which are made a part hereof and incorporated herein by reference.

- (3) **Separation Requirements.** No massage establishment shall be located within four hundred (400) feet of any property which is either occupied or approved for a massage establishment. No massage establishment shall be located within four hundred (400) feet of a preexisting school, place of worship, state-licensed day care facility, public library, playground, or public park, as measured from any point on the property to any point on the property of any school, place of worship, state-licensed day care facility, public library, playground, or public park.
- (4) **Operating Hours.** Daily hours of operation of any massage establishment shall be limited to the period of time from 8:00 a.m. to 10:00 p.m.

Section 6.38 Motels.

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 and C-4 Districts as a permitted use.
- (2) **Setbacks.** No building shall be any closer than twenty-five (25) feet to any side lot line and no closer than seventy-five (75) feet to the front lot line.
- (3) **Separation.** Separate buildings shall not be less than ten (10) feet apart.
- (4) **Signs.** Motels having a minimum of two hundred (200) feet of property bordering on I-275 or I-96 right-of-way may display additional wall signs on the basis of one (1) square foot of sign area in sum total for each one (1) lineal foot of building frontage facing I-275 or I-96. Wall signs exceeding thirty (30) square feet of sign area each shall consist exclusively of individually fabricated letters or symbols attached individually and flatly to the building.

Section 6.39 Nature Preserves

- (1) **Districts Permitted.** The following uses and standards apply in the NP District as a permitted use.
 - A) **Outdoor Recreational Uses**, such as:
 - i) Nature trails, including the construction of new trails and any improvements necessary to meet barrier-free design standards, where feasible, provided such improvements are consistent with the City of Livonia Five-Year Parks and Recreation Master Plan and the City's nonmotorized transportation plan.
 - ii) Appropriate forest management practices as determined by the Parks and Recreation Commission, including:
 - a) The removal of invasive plant or animal species deemed to be harmful or damaging to the health of existing or desired native plant or animal species, or to the economy, environment, or human health.
 - b) Introduction, reintroduction or promotion of native plant and animal species
 - iii) Hiking.
 - iv) Educational laboratories.
 - v) Day camping (overnight camping not permitted).
 - B) **Accessory Uses**, necessary or incidental to the principal uses listed above in A).

Section 6.40 Nursing Homes and Convalescent Homes.

- (1) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 and C-4 Districts as a permitted use.
- (2) **Minimum Lot Size.** Provided nursing homes and convalescent homes are located on a parcel of land comprising at least one (1) acre plus five hundred (500) square feet of land per bed.

Section 6.41 Oil and Gas Wells and Storage.

No oil well or natural gas well shall be drilled, established, or maintained in the City of Livonia, nor may any drilling rig or similar equipment be erected or constructed for the purpose of drilling, establishing or maintaining an oil or gas well without recommendation of the City Planning Commission and approval of the City Council.

Section 6.42 Open Air Business Uses Sales, Display, and/or Rental of Utility Trailers and Recreational Equipment.

- (1) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 District as a permitted use.
- (2) **General Standards.** Open air sales, display, and/or rental of utility trailers and recreational equipment subject to the following:
 - A) **Minimum Lot Size.** A minimum lot area of eight thousand (8,000) square feet shall be required.
 - B) **Minimum Building Size and Maximum Building Height.** A building of not less than four hundred (400) square feet in area and not more than fifteen (15) feet in height shall be required to be located on said lot.
 - C) **Lighting.** Adequate lighting facilities shall be provided and so arranged as to reflect light toward the trailer rental area and away from streets and residential uses adjacent to the area. During the hours when the open-air display area is closed to business, lighting shall be provided at a level of not less than one (1) watt per each square yard of display area and with a maximum of not more than one and one-half (1 1/2) watts per each square yard of display area; provided, however, that such lighting shall be hooded or shielded so as to be deflected from adjacent residential property.
 - D) **Enclosure.** The display area shall be enclosed with either a six (6) foot cyclone fence or a fence of a type approved by the Inspection Department which shall be located and maintained on the boundaries of such display area, with only such openings therein as may be necessary for ingress and egress.
 - E) **Display Area Setback.** No utility trailers or recreational equipment shall be parked or displayed within twenty (20) feet from the front or side lot line abutting a public street.
- (3) **Certain additional open-air business uses as herein specified:**
 - A) **Operating Season.** Retail sales and/or display of plant materials not grown on site and sales of lawn furniture, playground equipment, and other home garden supplies, providing such use is temporary and carried on between April 1 and November 1.
 - B) **Location.** Open-air Businesses shall not be located within two hundred (200) feet of any intersection of two (2) or more major thoroughfares as indicated on the Future Transportation Map.

- C) **Enclosure.** Except for sales and/or display taking place on a pedestrian walkway, the sales and/or display area shall be enclosed with a fence of a type as recommended by the Planning Commission and approved by the City Council, which fence shall be located and maintained on the boundaries of such sales and display area.
- D) **Pedestrian Access.** Such retail sales and/or display taking place on any walkway providing pedestrian access to the adjacent building shall be limited to bedding plants (flowers and vegetables) and potted shrubs; provided, however, that such uses shall be conducted in a manner that will insure that the walkway is sufficiently free of obstructions at all times so as to provide safe and direct pedestrian access to and from the building.

Section 6.43 Open-Air Sales of Christmas Trees by Churches, Public and Parochial Schools and Other Bona Fide Charitable Organizations.

- (1) **Districts Permitted.** The following standards apply in the C-1, C-2, C-3, and C-4 Districts as a permitted use.
- (2) **General Standards.** Open-air sales of Christmas trees shall be permitted upon approval of a special annual commercial license by the Department of Inspection to churches, public and parochial schools, and other bona fide charitable organizations. The Department of Inspection shall determine that there is safe and suitable ingress and egress to the premises; adequate off-street parking is provided; and shall contact the Fire Department to determine that all fire rules and regulations have been complied with.

Section 6.44 Outdoor Storage of Recreational Equipment.

Outdoor storage of Recreational Equipment provided that:

- (1) **Districts Permitted.** The following standards apply in the M-1 District as a waiver use and in the M-2 District as a permitted use.
- (2) **Compliance.** A site plan, as defined by Section 2.02 Section 2.02(2) of this Ordinance, has been submitted therefor and has been reviewed and recommended by the Planning Commission and approved by the City Council.
- (3) **Outdoor Storage.** There shall be no recreational equipment parked or stored within the front yard or side yard abutting a public or private street as would be required therefor by Section 4.02.
- (4) **Enclosure.** The storage area shall be enclosed with either a six (6) foot cyclone fence or a fence of a type approved by the Inspection Department which shall be located and maintained on the boundaries of such storage area with only such openings therein as may be necessary for ingress or egress.
- (5) **Lighting.** Adequate lighting facilities shall be provided and so arranged as to reflect light toward the storage area and away from streets and residential uses adjacent to the area.

Section 6.45 Pawnshops.

Pawn shops, provided that:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Outdoor Storage.** There shall be no outdoor sales, storage, or display of merchandise.
- (3) **Access.** Ingress and egress shall be available from a public street having an existing or planned right-of-way width of at least one hundred twenty (120) feet as shown on the Future Transportation Map.
- (4) **Compliance.** The business shall be properly licensed and bonded pursuant to Chapter 5.63 of the Livonia Code of Ordinances.
- (5) **Separation.** There is not a similar use within one thousand (1,000) feet measured from property lines.

Section 6.46 Payday Lenders.

Any business licensed pursuant to the Deferred Presentment Service Transactions Act, MCL 487,2121, et. seq., provided that:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Access.** Ingress and egress shall be available from a public street having an existing or planned right-of-way width of at least one hundred twenty (120) feet as shown on the Future Transportation Map.
- (3) **Separation.** There is not a similar use within one thousand three hundred and twenty (1,320) feet measured from property lines.

Section 6.47 Personal Service Establishment.

Personal Service Establishments within the NM2 and NM3 Districts must be developed in conjunction with the development of a planned residential community.

Section 6.48 Privately Owned and Operated Recreational Uses.

Privately owned and operated recreational uses subject to the following special requirements:

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, and NM1 Districts as a waiver use.
 - (2) **Minimum Lot Size.** The use shall be erected and located on a satisfactory site that is at least four (4) acres in area.
 - (3) **Setbacks.** Front, side, and rear yards shall each be at least twenty (20) feet wide. A swimming pool shall not be constructed within fifty (50) feet of any existing public street right-of-way as measured from the edge of the water. The pool shall not be constructed within three hundred (300) feet of any existing residence as measured from the edge of the water.
 - (4) **Access.** A parking and traffic plan showing the planned provision for parking and ingress and egress for pedestrian and motor vehicle traffic approved by the Police and Fire Departments shall be filed with the Inspection Department as a condition precedent to the issuance of the permit.
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- (5) **Landscape Plan.** A landscaping plan and time schedule approved by the Parks and Recreation Department shall be filed with the Inspection Department as a condition precedent to the issuance of the permit.
- (6) **Maximum Building and Lighting Height.** Buildings erected on the premises in connection with privately owned and operated recreational uses shall in no case exceed one (1) story in height except where, as a result of the peculiar topography of the premises, a lower level can be constructed entirely below the grade of the public street abutting or adjacent to such premises, in which case the same shall be permitted, and lighting facilities erected on the premises shall not exceed twenty (20) feet in height.
- (7) **Compliance.** Provided further, that privately owned and operated recreational uses comply with all other applicable rules, regulations, and ordinances of the City of Livonia. In order that the City Council might properly determine whether or not the requirements provided herein have and can be complied with, there shall be filed with the City Council a certified copy of the Articles of Incorporation and By-Laws of the private swimming pool club or organization; a plot plan drawn to scale showing the location of the premises on which the private swimming pool and related recreational facilities are to be situated, showing also the dimensions and area of such proposed area; the location of all residences and other buildings, structures, and public streets within one thousand (1,000) feet of such premises as measured from each of the property lines of the property site; and a separate development plan of the proposed site showing the size and location of all facilities to be situated thereon, and the size and location of all front, rear, and side yards and the length, width, and location of all driveways and parking facilities to be located on the proposed site. For the purpose of this Ordinance, the term "neighborhood," "community," or "club" pool shall mean that the pool is owned and operated by a private swimming club or similar organization for the sole and exclusive use of its members of such club, their families, and guests.

Section 6.49 Raising of Fur Bearing Animals.

- (1) **Districts Permitted.** The following standards apply in the RUF District as a waiver use.
- (2) **Minimum Lot Size.** The raising of fur bearing animals shall be conducted on a farm of five (5) acres or more.
- (3) **Setbacks.** The pens or cages must be located at least one hundred (100) feet from any front, side, or rear property line.
- (4) **Conformance.** The raising of livestock shall conform to the Generally Accepted Agricultural and Management Practices (GAAMP) for the Care of Farm Animals.

Section 6.50 Religious Institutions.

- (1) **Districts Permitted.** The following standards apply in the N1, N2, RUF, and NM1 Districts as a waiver use, and in the C-1, C-2, C-3, and C-4 Districts as a permitted use.
- (2) **Minimum Lot Size.** In N1, N2, RUF, and NM1 Districts, Religious Institutions must be located on a parcel of land at least two (2) acres in area.
- (3) **Signs.** Religious institutions shall be permitted the following:
 - A) One (1) identification ground sign not to exceed thirty (30) square feet of sign area or to exceed six (6) feet in height and shall have a minimum setback of ten (10) feet from any right-of-way line.

- B) One (1) freestanding bulletin board or identification ground sign not to exceed twenty (20) square feet of sign area and not to exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any right-of-way line.
- C) One (1) wall sign not to exceed twenty (20) square feet of sign area. Such sign shall consist of individual letters attached individually and flatly to the building.

Section 6.51 Restaurants.

- (1) Limited service and carry-out restaurants with or without outdoor dining areas subject to the following:
 - A) **Districts Permitted.** The following standards apply in the C-1, C-2, C-3, and C-4 Districts as a permitted use.
 - B) **Access.** Ingress and egress shall be available from a public street having an existing or planned right-of-way width of at least one hundred twenty (120) feet as shown on the Future Transportation Map.
 - C) **Drive-Up Window Facilities.** Drive-up window facilities are prohibited.
 - D) **Outdoor Dining.** Outdoor dining areas with seating for no more than six (6) persons when conducted in conjunction with a carry-out restaurant or twelve (12) persons when conducted in conjunction with a Limited Service Restaurant (as defined in [Section 2.01 Section 2.01\(8\)](#) of this Ordinance) operating pursuant to a valid waiver use approval, provided that:
 - i) The outdoor dining is conducted in accordance with a site plan illustrating the seating arrangement and capacity which has been approved by the Planning Department and Inspection Department.
 - ii) That outdoor dining shall be restricted to sidewalk or patio areas adjoining the building.
 - iii) That the outdoor dining shall be conducted in a manner that will ensure that sufficient clear space for pedestrian and handicapped circulation is provided, and that safe and direct access to and from the building is maintained.
 - iv) If deemed necessary for public safety in instances where outdoor dining areas or drive aisles, decorative fencing (or other measures, such as bollards) shall be installed to demarcate and protect the outdoor seating areas.
 - v) That trash receptacles shall be provided for the outdoor seating area and shall be emptied regularly as needed.
 - vi) That the sound levels of any outdoor speakers shall be kept to a reasonable minimum so as to not become objectionable.
 - vii) That all lighting equipment installed for the outdoor seating area shall be shielded or so arranged as to minimize stray light trespassing across property lines and glaring into adjacent roadway.
- (2) Full-service restaurants with or without outdoor dining areas subject to the following:
 - A) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 and C-4 Districts as a permitted use.
 - B) **Floor Area.** At least one-half (½) of a restaurant's usable main floor area shall be devoted to a dining or eating and/or drinking area.
 - C) **Access.** Ingress and egress be available from a public street by means of at least two (2) separate driveways at least forty (40) feet apart from one another.
 - D) **Lighting.** Suitable lighting shall be provided and so arranged as to reflect away from any adjacent or abutting residential district and toward the commercial area.

- (3) Drive-in restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks subject to the following:
- A) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
 - B) **Access.** Ingress and egress shall be available from a public street having a right-of-way width of at least one hundred twenty (120) feet or more as indicated on the Future Transportation Map by means of at least two (2) separate driveways located at least thirty (30) feet apart from one another.
 - C) **Lighting.** Suitable lighting shall be provided and so arranged as to reflect away from any adjacent or abutting residential district and toward the commercial area.
 - D) **Setback.** No drive-in restaurant shall be located nearer than two hundred (200) feet as measured from any point on the property to any point on the property of a religious institution.
 - E) **Drive-Up Window Facilities.** Drive-up window facilities shall comply with the following minimum standards:
 - i) A restaurant with a drive-up window shall provide a separate customer ordering station.
 - ii) The traffic lane serving the drive-up window shall be at least ten (10) feet wide.
 - iii) The turning radius on any curve in the drive-up window traffic lane shall be no less than fifteen (15) feet.
 - iv) A by-pass lane or other suitable means of access to a public street shall be provided for vehicles that do not use the drive-up window.
 - v) Parking spaces located beyond drive-up windows shall be designated for use of drive-up window patrons.
 - vi) Ingress and egress shall be available from a public street by means of at least two (2) separate driveways at least forty (40) feet apart from one another.
 - vii) Suitable lighting shall be provided and so arranged as to reflect away from any adjacent or abutting residential district and toward the commercial area.

Section 6.52 Retail Sales.

- (1) Buildings (single or multi-unit) for the purpose of retail sales and which contain a gross floor area of thirty thousand (30,000) square feet or more provided that:
- A) **Districts Permitted.** The following standards apply in the C-1 and C-2 Districts as a waiver use and in the C-3 District as a permitted use.
 - B) **Setbacks.** The front yard shall be at least one hundred (100) feet; the rear yard shall be at least twenty-five (25) feet; the interior side yard(s) shall be at least twenty (20) feet; and a side or rear yard abutting a street shall be at least sixty (60) feet; provided, however, that when Retail Sales abuts a residential district, the required side and rear yards which abut such residential district shall be at least sixty (60) feet.
 - C) **Outdoor Storage.** There shall be no outdoor sales, storage, or display of merchandise.
 - D) **Restaurants as an accessory use.** Restaurant uses as defined in [Section 2.01](#), [Section 2.01\(8\)](#) of this Ordinance shall be permitted as an accessory use to a single unit building only; provided, however, that the number of customer seats in the restaurant shall not exceed thirty (30). In the event that such building of thirty thousand (30,000) square feet or more was previously granted waiver use approval without providing for an accessory restaurant use, any restaurant use may not be added thereafter without first obtaining waiver use approval in accordance with the provision of this Ordinance.

- E) **Single Unit.** In the event that such building of thirty thousand (30,000) square feet or more is intended to be a single unit, the application for waiver use shall include a statement that the building as proposed will be attractive to other commercial tenants in the event the initial occupant ceases its occupancy of the building, including a description of the features of the building which will make it attractive to prospective replacement tenants. Such statement shall be revised, prior to final approval, to reflect any design changes recommended by City Council which affect the attractiveness of the proposed building to subsequent would-be occupants.
- (2) A workshop incidental to retail sales is permitted for servicing, repairing, or workshop activities. Up to 50% of the usable floor area can be used as a showroom in the commercial zoning districts. Up to 10% of the usable floor area can be used as a showroom in the industrial zoning districts. Such uses are detailed below:
- A) Air conditioning sales, service, and repair shops;
 - B) Apparel alteration and repair shops;
 - C) Electrical and lighting fixture sales, service, and repair shops;
 - D) Furniture reupholstery and refinishing establishments;
 - E) Lawnmower sales, service, and repair shops;
 - F) Locksmith shops;
 - G) Office equipment sales, service, and repair establishments;
 - H) Plumbing and heating sales, service, and repair shops;
 - I) Radio and television sales, service, and repair shops;
 - J) Sign painting shops (no outside storage);
 - K) Taxidermy shops;
 - L) Motorcycle sales, service, and repair establishments; however, facilities for outdoor testing, display, or storage of merchandise are expressly prohibited.
- (3) Retail sales of new furniture when such use is accessory to a furniture warehouse establishment and located within a warehouse structure, and located in an M-1 District, such waiver use being expressly prohibited in an M-2 District, and provided that:
- A) **Minimum Lot Size.** The warehouse structure in any such case shall be located on a parcel of land containing four (4) acres or more.
 - B) **Floor Area.** Such retail sales use and display areas combined shall not exceed thirty-five (35) percent of the entire floor area of the structure or such lesser percent as approved.
 - C) **Outdoor Storage.** No outside storage, sales, or display of merchandise or promotional activity shall be permitted.
 - D) **Sales.** All sales of merchandise shall be conducted wholly within the retail sales portion of the structure.
 - E) **Off-Street Parking.** Off-street parking facilities shall be provided as hereinafter specified in [Section 9.04](#) of this Ordinance, except that no parking of automobiles or other motor vehicles shall be permitted in the front yard setbacks and in the case of double frontage lots, the rear yard setbacks or side yard setbacks if such yard abuts a public or private street.

Section 6.53 Second-hand Stores.

The following standards shall apply to second-hand stores and rummage shops (not including antique stores as defined in [Section 2.01\(8\)](#) of this Ordinance):

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3 District as a permitted use.
- (2) **Outdoor Storage.** There shall be no outdoor sales, storage, or display of merchandise.
- (3) **Access.** Ingress and egress shall be available from a public street having an existing or planned right-of-way width of at least one hundred twenty (120) feet as shown on the Future Transportation Map.

Section 6.54 Self-Storage, Indoor Climate Controlled.

Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis, subject to the following:

- (1) **Districts Permitted.** The following standards apply in the C-2 District as a waiver use and in the C-3, ML, M-1, and M-2 Districts as a permitted use.
- (2) **Minimum Lot Size.** The minimum size of the site shall be not less than three (3) acres.
- (3) **Maximum Number.** Only one (1) climate-controlled building used in whole or in part for the purpose of providing storage on a self-service basis shall be permitted on the premises.
- (4) **Outdoor Storage.** There shall be no outdoor storage and no storage of flammable, explosive, radioactive, hazardous, toxic, or volatile substances within the self-storage buildings or upon the premises.
- (5) **Access.** Customer access to the self-storage units shall only be from the interior of a fully-enclosed, climate-controlled building.
- (6) **Overhead Doors.** Overhead doors to allow vehicles to enter or exit the building may be allowed provided they are controlled by means of electronic access devices or by an employee of the facility.
- (7) **Operating Hours.** The facility shall not be open for customer access to the storage units earlier than 7 a.m. nor later than 9 p.m.
- (8) **Building Façades.** Exterior building wall façades shall consist of maintenance-free materials, and the design and architectural appearance of the building shall be compatible to and in harmony with the surrounding commercial buildings in the area.
- (9) **Use of Self-Storage Facility.** Except as provided herein, the use of the self-storage facility shall be limited to the storage of personal and business items only, and no unit designed or intended for storage purposes shall be used for operating a business or recreational activity including, but not limited to, repairs, manufacturing, assembly, personal service, hobby, retail, or office.
- (10) **Security Manager.** A security manager shall be permitted to reside within the confines of the same building used in whole or in part for self-storage and such residence shall be considered an accessory use as provided in Section 2.01 Section 2.01(4).

- (11) **Accessory Uses.** Office, retail, and other uses otherwise permitted under this Article may be allowed only where such use or uses are designed and provided as an integral part of the development, including, but not limited to, access, parking, lighting, and signage.

Section 6.55 Small Cell Wireless Facilities.

- (1) **Districts Permitted.** The following standards apply in all zoning districts as a permitted use.
- (2) **Compliance.** Per the provisions of the Small Wireless Communications Facilities Deployment Act, Public Act 365 of 2018, MCL 460.1301, et seq. ("Act 365"), the activities set forth in Code of Ordinances Section 12.06.050(D) are exempt from zoning review, except that replacement small cell wireless facilities shall require a permit if they exceed in size or weight the size or weight of the small cell wireless facility being replaced. Subsections (3) to (5) below apply to zoning reviews for the following activities that are subject to zoning review and approval, that are not a permitted use under Code of Ordinances Section 12.06.040(E), and that take place within or outside the public right-of-way:
- A) The modification of existing or installation of new small cell wireless facilities.
 - B) The modification of existing or installation of new wireless support structures used for such small cell wireless facilities.
- (3) **Application.** Applications for zoning approval shall be filed with the City Engineer, or his or her designee ("Engineer"), and the processing of an application for a zoning approval is subject to all of the following requirements:
- A) Within 30 days after receiving an application under this section, the Engineer shall notify the applicant in writing whether the application is complete. If the application is incomplete, the notice shall clearly and specifically delineate all missing documents or information. The notice tolls the running of the 30-day period.
 - B) The running of the time period tolled under subdivision (A) resumes when the applicant makes a supplemental submission in response to the authority's notice of incompleteness. If a supplemental submission is inadequate, the Engineer shall notify the applicant not later than 10 days after receiving the supplemental submission that the supplemental submission did not provide the information identified in the original notice delineating missing documents or information. The time period may be tolled in the case of second or subsequent notices under the procedures identified in subdivision (2)(A) above. Second or subsequent notices of incompleteness may not specify missing documents or information that was/were not delineated in the original notice of incompleteness.
 - C) The application shall be processed on a nondiscriminatory basis.
 - D) The Engineer shall approve or deny the application and notify the applicant in writing within 90 days after an application for a modification of a wireless support structure or installation of a small cell wireless facility is received or 150 days after an application for a new wireless support structure is received. The time period for approval may be extended by mutual agreement between the applicant and the Engineer. If the Engineer fails to comply with this subdivision, the application is considered to be approved subject to the condition that the applicant provide the City not less than 15 days' advance written notice that the applicant will be proceeding with the work pursuant to this automatic approval.
 - E) The Engineer shall not deny an application unless all of the following apply:
 - i) The denial is supported by substantial evidence contained in a written record that is publicly released contemporaneously.
 - ii) There is a reasonable basis for the denial.

- iii) The denial would not discriminate against the applicant with respect to the placement of the facilities of other wireless providers.

(4) Zoning Approval. Review of an application for a zoning approval is subject to all of the following requirements:

- A) An applicant's business decision on the type and location of small cell wireless facilities, wireless support structures, or technology to be used is presumed to be reasonable. This presumption does not apply with respect to the height of wireless facilities or wireless support structures. The Engineer may consider the height of such structures in its zoning review but shall not discriminate between the applicant and other communications service providers.
- B) The Engineer shall not evaluate or require an applicant to submit information about an applicant's business decisions with respect to any of the following:
 - i) The need for a wireless support structure or small cell wireless facilities.
 - ii) The applicant's service, customer demand for the service, or the quality of service.
- C) Any requirements regarding the appearance of facilities, including those relating to materials used or arranging, screening, or landscaping, shall be reasonable.
- D) Any spacing, setback, or fall zone requirement shall be substantially similar to a spacing, setback, or fall zone requirement imposed on other types of commercial structures of a similar height.

(5) Fees. Application fees for zoning approval hereunder shall be:

- A) \$1,000.00 for a new wireless support structure or modification of an existing wireless support structure.
- B) \$500.00 for a new small cell wireless facility or modification of an existing small cell wireless facility.

Fees hereunder shall be adjusted as necessary to assure that such fees are the highest amounts permitted under Act 365, so long as such fees do not exceed the costs imposed on the City in connection with the permit application and zoning review.

(6) Construction Commencement. Within 1 year after a zoning approval is granted, a wireless provider shall commence construction of the approved structure or facilities that are to be operational for use by a wireless services provider, unless the Engineer and the applicant agree to extend this period or the delay is caused by a lack of commercial power or communications facilities at the site. If the wireless provider fails to commence the construction of the approved structure or facilities within the time required, the zoning approval is void, and the wireless provider may reapply for a zoning approval. However, the wireless provider may voluntarily request that the zoning approval be terminated.

(7) Moratorium. The City shall not institute a moratorium on either of the following:

- A) Filing, receiving, or processing applications for zoning approval.
- B) Issuing approvals for installations that are not a permitted use.

(8) Failure to Meet Requirements. The Engineer may revoke a zoning approval, upon 30 days' notice and an opportunity to cure, if the permitted small cell wireless facilities and any associated wireless support structure fail to meet the requirements of the approval, applicable codes, or applicable zoning requirements.

(9) Administration. The Mayor or his/her designee may provide forms and policies for administering this Section and Chapter 06 of Title 12 of the Code of Ordinances.

- (10) **Written Appeal.** Pursuant to MCL 460.1327, a person seeking to reverse a determination made under this Section or Chapter 06 of Title 12 of the Code of Ordinances may submit a written appeal to the Mayor, identifying the reason(s) for reversing the determination. Within 10 business days of receiving the written appeal, the Mayor shall render his/her decision whether to uphold, reverse, or uphold in part/reverse in part the determination under appeal.

Section 6.56 Temporary Uses and Sidewalk and Tent Sales.

- (1) **Sidewalk and Tent Sales.** Sidewalk and tent sales are permitted accessory uses for retail establishments in C-1 and C-2 Districts, provided that:
- A) The retail establishment submits a site plan to the Building Official and obtains a permit from the Building Official and complies with all permit conditions.
 - B) No portion of any sale shall take place in a public right-of-way or the front or side yard required by this Ordinance for the retail establishment, except in cases where the building setback renders compliance with the yard requirement infeasible, in which case the sale shall be conducted at a setback which is, in the judgment of the Building Official, as near to a conforming setback as is feasible.
 - C) The retail establishment does not conduct more than two sidewalk and/or tent sales in any calendar year per address or tenant.
 - D) No such sale exceeds two (2) weeks in duration.
 - E) The principal use is located on the same premises; and
 - F) The premises upon which the sidewalk or tent sale is proposed is otherwise code compliant. If the Building Official has concerns or questions regarding safe access or the possibility of pedestrian and vehicular traffic conflicts that could occur in connection with the subject use, the Building Official will obtain a recommendation from the Traffic Bureau of the Police Department prior to issuance of a permit.
- (2) **Temporary Buildings Incidental to the Construction of Residential Dwellings.** The following standard applies in the N1, N2, and RUF Districts as a permitted use. Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements shall be removed immediately upon completion or abandonment of the construction work.
- (3) **Carnivals.** The following standard applies in the RUF, C-2, and C-4 Districts as a waiver use and in the P-L and C-3 Districts as a permitted use. Carnivals may be allowed for periods not normally to exceed two (2) weeks; however, they may request an optional time extension of up to two (2) weeks from the Planning Director.

Section 6.57 Terminals, Ambulances Services, Bus, and Taxicab.

- (1) **Districts Permitted.** The following standards apply in the C-2, M-1, and M-2 Districts as a waiver use and in the C-3 District as a permitted use.
- (2) **General Standards.** Ambulance services, local and suburban bus terminals, and taxicab terminals when exterior design, appearance, and location of any proposed building, structure, or premises and the location and design of any proposed parking facility or loading and unloading area to be used for above uses is consistent with the spirit, intent, and purpose of this Ordinance.

Section 6.58 Truck Terminals, Truck and Trailer Rental Facilities, Steel Fabricators, Special Trade Contractors, and Vehicle Tow Yards.

(1) **Districts Permitted.** Except in the case of vehicle tow yards, the following standards apply in the M-1 District as a waiver use and in the M-2 District as a permitted use. For vehicle tow yards, the following standards apply in the M-1 and M-2 Districts as a waiver use.

(2) **Classification.** Steel fabricators; truck terminals; truck and trailer rental facilities where vehicles, trailers, equipment, and material are not wholly enclosed within a building; vehicle tow yards; and special trade contractor classified as:

- A) Bridge builders.
- B) Concrete contractors.
- C) Dredging contractors.
- D) Excavating contractors.
- E) Fence contractors.
- F) Foundation contractors.
- G) Grading contractors.
- H) Oil well contractors.
- I) Paving contractors.
- J) Pile driving contractors.
- K) Sewer excavators.
- L) Steel erectors.
- M) Underground contractors.
- N) Wrecking contractors.
- O) Septic tank installers and cleaners.
- P) Landscape contractors.

Provided that:

- i) Except for the front yard setback, the lot area shall be enclosed with a fence of a type approved by the Inspection Department which shall be located and maintained on the boundaries of such lot area, with only such openings therein as may be necessary for ingress and egress; provided, however, that in the case of a corner lot such fence shall be located on the side yard setback line abutting a public or private thoroughfare.
- ii) Landscaping of the front yard and, in the case of a corner lot, also the side yard abutting a public or private thoroughfare, shall be required.
- iii) The outside stacking or stockpiling of materials shall not exceed eight (8) feet in height above ground level.

- iv) Notwithstanding any other provisions of this Ordinance, wherever the outside storage of equipment and/or material occurs on the site of an approved waiver use and is immediately adjacent to or abutting any residentially zoned property, there shall be provided a greenbelt which shall be at least twenty (20) feet in width, which shall consist of at least two (2) rows of appropriate live plant materials, so placed as to provide continuous screening over and above that which is provided by the protective wall, as is required by other provisions of this Ordinance and shall thereafter be permanently maintained; and further provided, that such greenbelt shall attain a minimum height of at least eight (8) feet after one full growing season.

Section 6.59 **Veterinarian.**

Veterinary clinics, animal clinics, and animal hospitals, provided that such uses or clinics are hereby defined to mean the professional use of a building, by a licensed veterinarian for rendering professional services to household pets, and provided that:

- (1) **Districts Permitted.** The following standards apply in the RUF, C-1 and C-2 Districts as a waiver use and in the C-3 Districts as a permitted use.
- (2) **Specified Use.** Any building designed, constructed, or modified for veterinary clinics, animal clinics, and animal hospitals shall be used for the sole purpose of providing necessary medical care for sick or diseased household pets and shall not be constructed or used as a boarding establishment for household pets.
- (3) **Attendant.** A full-time duly qualified attendant or veterinarian shall be stationed in charge of such premises whenever any animals eligible for treatment at such establishment, as herein defined, are kept on the premises.
- (4) **Enclosure.** In no case shall such establishments have open or outdoor runways, kennels, or pens.
- (5) **Disposal of Rubbish.** In no case shall there be, in connection with the operation of such establishment, the disposal of rubbish and litter in such a manner as to be obnoxious or offensive. In no case shall there be any harboring of vermin or decaying matter on the premises, and effective provision shall be made to confine all noise, confusion, and odor, if any, to the premises.
- (6) **Soundproof.** The building housing veterinary clinics, animal clinics, and animal hospitals and the ventilating system used in connection therewith shall be so constructed as to be soundproof and soundproofing shall be installed to the extent necessary to ensure the elimination of all noise from the area used for the treatment and temporary keeping of such sick and diseased household pets.

Section 6.60 **Wireless Communication Facilities.**

- (1) **Purpose and intent.** It is the general purpose and intent of the City of Livonia to carry out the will of the United States Congress by authorizing communications facilities needed to operate wireless communications systems. However, it is the further purpose and intent of the City of Livonia to provide for such authorization in a manner which will retain the integrity of neighborhoods and the character, property values, and aesthetic quality of the community at large.
- (2) **Compliance. Wireless communication facilities, provided that:**
 - A) Wireless Communication Facilities shall meet the requirements of [Section 7.18](#) of the Zoning Ordinance.

- B) At least fifteen (15) days prior to the public hearing required by *Section 13.13, Section 13.13(2)* of the Zoning Ordinance with respect to such use, the City shall erect four foot by four foot (4' x 4') sign(s) at one (1) or more prominent locations around the premises leased or purchased for such wireless communication facility, in location(s) determined by the Building Official to be likely to give notice of the referenced proceedings to all interested parties. Such sign shall state the fact that a wireless communication facility has been proposed for a location near the sign, and name and address of the real party requesting the waiver use approval, and the telephone number at City Hall where interested persons can call for further information.
- C) Notice of the hearing shall be provided as required by law for public hearings concerning zoning matters, except that, due to the public nature of the property involved, the area in which notices are mailed will be expanded to include properties within six hundred (600) feet of the property which is the subject of the application or petition, as measured from the boundaries of the site leased or purchased for the purpose of erecting the wireless communication facility.

(3) Definitions. The following definitions shall apply in the interpretation of this section:

- A) “*Collocate*” means to place or install wireless communications equipment on an existing wireless communications support structure or in an existing equipment compound. “Collocation” has a corresponding meaning.
- B) “*Equipment compound*” means an area surrounding or adjacent to the base of a wireless communications support structure and within which wireless communications equipment is located.
- C) “*Wireless communications equipment*” means the set of equipment and network components used in the provision of wireless communications services, including, but not limited to, antennas, transmitters, receivers, base stations, equipment shelters, cabinets, emergency generators, power supply cables, and coaxial and fiber optic cables, but excluding wireless communications support structures.
- D) “*Wireless communications support structure*” means a structure that is designed to support, or is capable of supporting, wireless communications equipment, including a monopole, self-supporting lattice tower, guyed tower, water tower, utility pole, or building.
- E) “*Planning Official*” shall mean the Director of Planning.
- F) “*Building Official*” shall mean the Chief Building Official.
- G) “*Backhaul network*” shall mean the lines that connect a wireless communications provider's wireless communications facilities to one or more cellular telephone switching offices, and/or long-distance providers, or the public switched telephone network.

(4) Authorization. Except for paragraph A) below, no wireless communications equipment or support structures may be erected in the City of Livonia except upon application to the City for approval thereof, as set forth in paragraph (6) below; compliance with all other requirements of this section; and conformance of said equipment or support structure to one of the categories set forth in subparagraphs B) or D) below:

- A) Wireless communications equipment is a permitted use of property and is not subject to special land use approval or any other approval if all the following requirements are met:
 - i) The wireless communications equipment will be collocated on an existing wireless communications support structure or in an existing equipment compound.
 - ii) The existing wireless communications support structure or existing equipment compound is in compliance with this zoning ordinance or was approved by the Planning Commission and City Council.
 - iii) The proposed collocation will not do any of the following:

- a) Increase the overall height of the wireless communications support structure by more than 20 feet or 10% of its original height, whichever is greater.
 - b) Increase the width of the wireless communications support structure by more than the minimum necessary to permit collocation.
 - c) Increase the area of the existing equipment compound to greater than 2,500 square feet.
- iv) *The proposed collocation complies with the terms and conditions of any previous final approval of the wireless communications support structure or equipment compound by the Planning Official, Building Official, Planning Commission, or City Council.*
- B) Wireless communications equipment that meets the requirements of subparagraph A)i) and A)ii) but does not meet the requirements of subparagraph A)iii) or A)iv) is a permitted use of property if it receives waiver use or special waiver use approval under paragraphs E) or F).
- C) Wireless communications equipment that meets the requirements of paragraph A) shall be required to comply with the requirements set forth in paragraph (5)A)i)a) through (5)A)i)c); paragraph (5)A)iii); paragraph (5)A)v)e) through (5)A)v)f); and paragraph (5)A)v)i) through (5)A)v)j).
- D) Other circumstances creating permitted use treatment. Subject to the standards and conditions set forth in subparagraph (5)A) below, wireless communications equipment or support structures shall be permitted uses in the following circumstances, and in the following zoning districts and zones, after approval by both the Planning Official and Building Official:
 - i) An existing structure which will have wireless communications equipment attached to it within a non-residential zoning district where the existing structure is not proposed to be materially altered or materially changed in appearance.
 - ii) An existing structure which will have wireless communications equipment attached to it and which structure consists of a utility pole located within a right-of-way, where the existing pole is not proposed to be modified in a manner which would materially alter the structure and/or result in an impairment of sight lines or other safety interests.
 - iii) A wireless communications support structure established within a right-of-way having an existing width of more than 204 feet (expressways), subject to collocation requirements as outlined in paragraph (8) below.
 - iv) A wireless communications support structure established in any M-1, M-2, or commercially zoned district within Sections 25 - 30 and that portion of Section 19 bounded by Schoolcraft Road, Eckles Road, and the I-96 expressway, M-1, ML, and commercial zones which are contiguous with Eight Mile Road, and that zone which is west of the I-275/96 expressway, north of Six Mile Road, east of the western City boundary, and south of Eight Mile Road.
- E) Waiver Uses.
 - i) Subject to the standards and conditions set forth below in Sections (5)A) and (5)B) and in *Section 13.13, Section 13.13(6)* of this Zoning Ordinance, wireless communications equipment and support structures may be authorized as waiver uses in C-1, C-2, C-3, C-4, PO, and OS zoning districts if not included in Paragraph A) or D) above upon a recommendation by the City Planning Commission and approval of the City Council.
 - ii) Subject to the standards and conditions set forth below and in *Section 13.13, Section 13.13(6)* of this Zoning Ordinance, wireless communications equipment may be authorized as waiver uses in NM3 zoning districts upon a recommendation by the City Planning Commission and approval by the City Council.

- iii) Subject to the standards and conditions set forth below in Sections (5)A) and (5)B) and in *Section 13.13, Section 13.13(6)* of this Zoning Ordinance, wireless communications support structures may be authorized as a waiver use in any public land zone upon a recommendation of the City Planning Commission, approval of the Livonia City Council, and approval of the governing body which owns the land. Failure to receive approval from either the Livonia City Council or the governing body which owns the land shall result in a denial of the petition or application. In no case shall the wireless communications support structure in a public land zone be within 300 feet of a residence.

- F) **Special Waiver Uses.** If it is demonstrated by an applicant that wireless communications equipment or a wireless communications support structure may not reasonably be established as a permitted use under paragraph A) or D) above, and is required to be established outside of a zoning district identified in paragraphs D) and E) above, in order to operate a wireless communications service, then wireless communications equipment or a wireless equipment support structure may be permitted elsewhere in the City as a special waiver use subject to the criteria and standards of *Section 13.13, Section 13.13(3)* of this Ordinance and paragraphs (5)A) and (5)B) below.

(5) General Regulations.

- A) **Standards and Conditions.** Applications for wireless communications equipment or support structures, if required, shall be reviewed in accordance with the following standards and conditions, and, if approved, shall be constructed and maintained in accordance with such standards and conditions. In addition, if the wireless communications equipment or support structure is approved, and is other than a permitted use, it shall be constructed and maintained with any additional conditions imposed by the findings of the Planning Commission and approved by the City Council in its discretion; provided, however, that waiver use or special waiver use approval of wireless communications equipment may be made expressly conditional only on the wireless communications equipment's meeting the requirements of City ordinances and of federal and state laws before the wireless communications equipment begins operation.

- i) Wireless communications equipment or support structures shall not be demonstrably injurious to neighborhoods or otherwise detrimental to the public safety and welfare.

- a) **Annual Certification of Wireless Communications Equipment and Support Structures.**

Every operator and all collocators on all wireless communications equipment and wireless communications support structures shall no later than November 1st of each year certify to the Inspection Department by sworn statement of an authorized corporate officer that each of the facilities it operates in the City:

- i. are authorized to operate under a wireless license granted by the FCC;
- ii. are subject to the FCC's radiofrequency exposure rules; and
- iii. are operated in accordance with the FCC's radiofrequency rules.

Temporary remedial measures shall be promptly taken to bring equipment not certified to be compliant until permanent remedial measures have been made and compliance has been certified to the Inspection Department. Permanent remedial measures shall be made within thirty (30) days after the equipment was first deemed to be not in compliance with the FCC's radiofrequency rules. A late fee of One Hundred Dollars (\$100.00) shall be imposed on any operator or collocator that has not provided this certification within ten (10) days of November 1st of each year.

- b) **Penalty.** Any person, persons, firm or corporation, or any others acting on behalf of said person, persons, firm, or corporation, violating or failing to comply with any of the provisions of a) above shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding five hundred dollars (\$500.00), or by imprisonment not exceeding five (5) days, or by both such fine and imprisonment at the discretion of the Court. Each act of violation and every day upon which such violation shall occur shall constitute a separate offense.
- c) **Address and Change of Address.** Each annual submission shall include the address of the facility assigned by the City and all pertinent information including the name, address, and telephone number of each operator and collocator. The operator and collocator of a cell tower or collocation equipment is hereby obligated to notify the Inspection Department in writing of any change of contact information or ownership within ten (10) days of any change. There shall be no charge for notification of the change of contact information or ownership if the notification is accomplished within the ten (10) day period. A late fee of one hundred dollars (\$100.00) shall be imposed for failure to notify the Inspection Department of a change in contact information or ownership within the ten (10) day period. It is the responsibility of the owner and/or operator to verify that the city has received said notification.
 - ii) Wireless communications equipment and support structures shall be located and designed to be harmonious with the surrounding areas, and if it is a new wireless communications support structure, shall be located no less than 1/2 mile from existing wireless communications support structures. The distance requirements shall not apply to applicants who have demonstrated that collocation is not feasible pursuant to paragraph (8)C)i) below.
 - iii) Wireless communications equipment and support structures shall comply with applicable federal and state standards relative to the environmental effects of radio frequency emissions.
 - iv) Applicants shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights.
 - v) The following additional standards shall be met:

- a) The maximum height of the new or modified wireless communications support structure and antenna shall be the minimum height demonstrated to be necessary for reasonable communications by the applicant (and by other entities to collocate on the structure), but in no event shall the wireless communications support structure exceed 150 feet in height in all districts except in any M-1, M-2, or commercially zoned district within sections 25-30 and that portion of Section 19 bounded by Schoolcraft Road, Eckles Road, and the I-96 expressway, in which case the maximum height shall not exceed 250 feet. These height limitations shall not apply to those collocations which are a permitted use as set forth in paragraph (4)A) above. The accessory building contemplated to enclose such things as switching equipment shall be limited to the maximum height for accessory structures within the respective district.
- b) The setback of the new or proposed wireless communications support structure from any residential district or residential use shall be at least the height of the highest point of the structure plus 25 feet. The setback of the new or proposed wireless communications support structure from any existing or proposed rights-of-way or other publicly traveled roads shall be no less than the height of the structure unless the structure is placed within the right-of-way itself.
- c) Where the proposed new or modified wireless communication support structure abuts a parcel of land which is used for other than residential purposes, the minimum setback of the structure, and accessory structures, shall be in accordance with the required setbacks for main or principal buildings as provided in the schedule of regulations for the zoning district in which the support structure is located.
- d) There shall be unobstructed access to the wireless communications support structure, for operation, maintenance, repair, and inspection purposes, which may be provided through or over an easement. This access shall have a width and location determined by such factors as: the location of adjacent thoroughfares and traffic and circulation within the site; utilities needed to service the tower and any attendant facilities; the location of buildings and parking facilities; proximity to residential districts and minimizing disturbance to the natural landscape; and the type of equipment which will need to access the site.
- e) The division of property (lot splits or subdividing) for the purpose of locating wireless communications equipment or a wireless communications support structure is prohibited unless all zoning requirements and conditions are met.
- f) Where wireless communications equipment is proposed on the roof of a building, if the equipment enclosure is proposed as a roof appliance or penthouse on the building, it shall be designed, constructed, and maintained to be architecturally compatible with the principal building. The equipment enclosure may be located within the principal building or may be an accessory building. If proposed as an accessory building, it shall conform with all district requirements for principal buildings, including yard setbacks.
- g) Where the proposed wireless communications support structure is not a permitted use under section (4)D)i) above, the Planning Commission and City Council shall, with respect to the color of the support structure and all accessory buildings, review and approve so as to minimize distraction, reduce visibility, maximize aesthetic appearance, and ensure compatibility with surroundings. It shall be the responsibility of the applicant to maintain the wireless communications support structure in a neat and orderly condition.
- h) Before installing wireless communications support structures, the support system shall be constructed in accordance with all applicable building codes and shall include the submission of a soils report from a geotechnical engineer, licensed in the State of Michigan. This soils report shall include soil borings and statements confirming the suitability of soil conditions for the proposed use. The requirements of the Federal Aviation Administration, Federal Communications Commission, and Michigan Aeronautics Commission shall be noted. All applicants shall apply for and receive a permit from the Building Official prior to commencement of construction.

- i) A maintenance plan, and any applicable maintenance agreement, shall be presented and approved for the proposed wireless communications equipment or support structure. Such plan shall be designed to ensure long term, continuous maintenance to a reasonably prudent standard.
 - j) The application, if required, or the operator of wireless communications equipment if same is a permitted use, shall provide a description of security to be posted at the time of receiving a building permit for, or the installation of, the wireless communications equipment or a support structure to ensure removal of the wireless communications equipment or support structure when it has been abandoned or is no longer needed, as provided in paragraph (8) below. In this regard, the security shall, at the election of the applicant or the operator, be in the form of:
 - i. Cash calculated at \$100.00 per vertical foot for wireless communications support structures.
 - ii. Surety bond calculated at \$100.00 per vertical foot for wireless communications support structures.
 - iii. Letter of credit calculated at \$100.00 per vertical foot for wireless communications support structures.
 - iv. An agreement in a form approved by the attorney for the City of Livonia and recordable at the office of the Register of Deeds for all wireless communications equipment or support structures, establishing a promise of the applicant and owner of the property to remove the equipment or support structure in a timely manner as required under this section of the ordinance, with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorney's fees incurred by the City of Livonia in securing removal and that any removal costs incurred by the City of Livonia will become a lien on the owner's property and enforceable against said landowner in a court of law of appropriate jurisdiction.
- B) Standards and Conditions Applicable to Waiver Uses and Special Waiver Uses. Applications for wireless communications equipment or support structures which may be approved as waiver uses and special waiver uses under subparagraphs (4)E) or (4)F) above shall be reviewed by the City Planning Commission with a submission of findings to City Council for its review and decision, and if approved, constructed and maintained in accordance with the standards and conditions in subparagraph A), and in accordance with the following standards:
- i) The applicant shall demonstrate the need for the proposed wireless communications equipment or support structure to be located as proposed based upon the presence of one or more of the following factors:
 - a) Proximity to an interstate or major thoroughfare.
 - b) Areas of population concentration.
 - c) Concentration of commercial, industrial, and/or other business centers.
 - d) Areas where signal interference has occurred due to tall buildings, masses of trees, or other obstructions.
 - e) Topography of the proposed wireless communications equipment or support structure location in relation to other wireless communications equipment or support structures with which the proposed facility is to operate.
 - f) Other specifically identified reason(s) creating need for the wireless communications equipment or support structure.
 - ii) The proposal shall be reviewed in conformity with the collocation requirements of this section.

(6) Application Requirements for Wireless Communications Equipment or Support Structures Requiring Approval.

- A) A site plan prepared in accordance with [Section 13.13](#), [Section 13.13\(3\)](#) of this zoning ordinance shall be submitted, showing the location, size, screening, and design of all buildings and structures, including fences, and the location and size of outdoor equipment, and the location, number, and species of proposed landscaping.
- B) The site plan shall also include a detailed landscaping plan where the support structure is being placed at a location which is not otherwise developed, or where a developed area will be disturbed. The purpose of landscaping is to provide screening and aesthetic enhancement for the structure base, accessory buildings, and enclosure. In all cases, there shall be shown on the plan fencing which is required for protection of the support structure and security from children and other persons who may otherwise access facilities.
- C) The application shall include a signed certification by a State of Michigan licensed professional engineer regarding the manner in which the proposed wireless communications support structure will fall, which certification will be utilized, along with other criteria such as applicable regulations for the district in question, in determining the appropriate setback to be required for the structure and other equipment.
- D) The application shall include a description of security to be posted at the time of receiving a building permit for the facility to ensure removal of the wireless communications equipment or support structure when it has been abandoned or is no longer needed, as provided in paragraph (9) below. In this regard, the security shall, at the election of the applicant, be in the form of:
 - i) Cash calculated at one hundred dollars (\$100.00) per vertical foot for wireless communications support structures.
 - ii) Surety bond calculated at one hundred dollars (\$100.00) per vertical foot for wireless communications support structures.
 - iii) Letter of credit calculated at one hundred dollars (\$100.00) per vertical foot for wireless communications support structures.
 - iv) An agreement in a form approved by the attorney for the City of Livonia and recordable at the office of the Register of Deeds for all wireless communications equipment and support structures, establishing a promise of the applicant and owner of the property to remove the equipment and support structures in a timely manner as required under this section of the ordinance, with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorney's fees incurred by the City of Livonia in securing removal and that any removal costs incurred by the City of Livonia will become a lien on the owner's property and enforceable against said landowner in a court of law of appropriate jurisdiction.
- E) The application shall include a map showing existing and known proposed wireless communications equipment and support structures within the City of Livonia, and further showing existing and known proposed wireless communications equipment and support structures within areas surrounding the borders of the City of Livonia in the location, and in the area, which are relevant in terms of potential collocation or in demonstrating the need for the proposed wireless communications equipment and support structures. If and to the extent the information in question is on file with the City of Livonia, the applicant shall be required only to update as needed. Any such information which is trade secret and/or other confidential commercial information which, if released, would result in commercial disadvantage to the applicant, may be submitted with a request for confidentiality in connection with the development of governmental policy MCL 15.243(1)(g). This Ordinance shall serve as the promise to maintain confidentiality to the extent permitted by law. The request for confidentiality must be prominently stated to bring it to the attention of the City of Livonia.

- F) The application shall include the name, address, and phone number of the person to contact for engineering, maintenance, and other notice purposes. This information shall be continuously updated during all times the facility is on the premises.
- G) The application shall include identification of the entities providing the backhaul network for the wireless communications equipment and support structure described in the application and other facilities owned or operated by the applicant in the municipality, including any lessees or users of the facilities.

(7) Time Periods for Approvals.

- A) After an application for a waiver use or special waiver use approval is filed with the Planning Commission, the Planning Official shall determine whether the application is administratively complete. Unless the Planning Official proceeds as provided under subparagraph B) below, the application shall be administratively complete when the Planning Official makes that determination or 14 business days after the Planning Commission receives the application, whichever is first.
- B) If, before the expiration of the 14-day period under subparagraph A) above, the Planning Official notifies the applicant that the application is not administratively complete, specifying the information necessary to make the application administratively complete, or notifies the applicant that a fee required to accompany the application has not been paid, specifying the amount due, the running of the 14-day period under subparagraph A) is tolled until the applicant submits to the Planning Official the specified information or fee amount due. The notice shall be given in writing or by electronic notification.
- C) The Planning Commission and City Council shall approve or deny the application not more than 60 days after the application is considered to be administratively complete. If the Planning Commission and City Council fail to timely approve or deny the application, the application shall be considered approved and the Planning Commission and City Council shall be considered to have made any determination required for approval.
- D) If the wireless communications equipment does not meet the requirements of paragraph (4)A) or for a wireless communications support structure, subparagraphs A) through C) above apply to the waiver use and special waiver use approval process, except that the period for approval or denial under subparagraph C) above is 90 days.

(8) Collocation.

- A) **Statement of Policy:** It is the policy of the City of Livonia to minimize the overall number of newly established locations for wireless communications equipment and wireless communications support structures within the City of Livonia and encourage the use of existing structures for attached wireless communications purposes, consistent with the statement of purpose and intent set forth in paragraph (1) of this section above. In light of the dramatic increase in the number of wireless communications equipment and support structures reasonably anticipated to occur as a result of the change of federal law and policy in and relating to the Federal Telecommunications Act of 1996, it is the policy of the City of Livonia that all users should collocate on wireless communications support structures in the interest of achieving the purposes and intent of this section, as stated above, and as stated in paragraph (1) of this section. If a provider fails or refuses to permit collocation on a facility owned or otherwise controlled by it, where collocation is feasible, the result will be that a new and unnecessary additional structure will be compelled, in direct violation of and in direct contradiction to the basic policy, intent, and purpose of the City of Livonia. The provisions of this subsection are designed to carry out and encourage conformity with the policy of the City of Livonia.
- B) **Feasibility of collocation:** Collocation shall be deemed to be "feasible" for purposes of this section where all the following are met:

- i) The wireless communications provider entity under consideration for collocation will undertake to pay market rent or other market compensation for collocation.
- ii) The site on which collocation is being considered, taking into consideration reasonable modification or replacement of a support structure, can provide structural support.
- iii) The collocation being considered is technologically reasonable, e.g., the collocation will not result in unreasonable interference, given appropriate physical and other adjustment in relation to the structure, antennas, and the like.
- iv) The height of the structure necessary for collocation will not be increased beyond a point deemed to be permissible by the City of Livonia taking into consideration the several standards contained in paragraph (5) of this section, above.

C) Requirements for Collocation:

- i) A special land use permit for the construction and use of a new wireless communications support structure shall not be granted unless and until the applicant demonstrates that a feasible collocation is not available for the coverage area and capacity needs.
- ii) All new and modified wireless communications support structures shall be designed and constructed to accommodate collocation for a minimum of three (3) total users. The Planning Official and Building Official may reduce the number of required users if they are convinced that a total of three (3) users will be unfeasible.
- iii) The policy of the City of Livonia is for collocation. Thus, if a party who owns or otherwise controls a wireless communications support structure within the City of Livonia shall fail or refuse to alter a structure to accommodate a proposed and otherwise feasible collocation, such structure shall thereupon and thereafter be deemed to be a nonconforming structure and use, and shall not be altered, expanded or extended in any respect.
- iv) If a party who owns or otherwise controls a wireless communication support structure shall fail or refuse to permit a feasible collocation, and this requires the construction and/or use of a new wireless communications support structure, the party failing or refusing to permit a feasible collocation shall be deemed to be in direct violation and contradiction of the policy, intent and purpose of the City of Livonia, and consequently, such party shall take responsibility for the violation, and shall be prohibited from receiving approval for a new wireless communications support structure within the City of Livonia for a period of five years from the date of the failure or refusal to permit the collocation. Such a party may seek and obtain a variance from the Board of Appeals if and to the limited extent the applicant demonstrates entitlement to variance relief which, in this context, shall mean a demonstration that enforcement of the five year prohibition would unreasonably discriminate among providers of functionally equivalent wireless communications services, or that such enforcement would have the effect of prohibiting the provision of personal wireless communications services.

- D) Incentive.** Review of an application for collocation (where required under this section) and review of an application for a permit for use of a facility permitted under paragraph (4)D)i) above shall be expedited by the City of Livonia.

(9) Removal.

- A) A condition of the installation of any wireless communications equipment or a wireless communications support structure shall be adequate provision for removal of all or part of the wireless communications equipment and support structure by users and owners upon the occurrence of one or more of the following events:
 - i) When the equipment or support structure has not been used for 180 days or more. For purposes of this section, the removal of antennas or other equipment from the support structure or the cessation of operations (transmission and/or reception of radio signals) shall be considered as the beginning of a period of nonuse.

- ii) Six (6) months after new technology is available at reasonable cost as determined by the Livonia City Council, which determination shall be rebuttable by the support structure owner, which permits the operation of the communications system without the requirement of a support structure.
 - B) The situations in which removal of wireless communications equipment or a wireless communications support structure is required, as set forth in paragraph A) above, may be applied and limited to portions of wireless communications equipment or a wireless communications support structure.
 - C) Upon the occurrence of one or more of the events requiring removal specified in paragraph A) above, the property owner or persons who had used the equipment or support structure shall immediately apply or secure the application for any required demolition or removal permits, and immediately proceed with and complete the demolition/removal, restoring the premises to an acceptable condition as reasonably determined by the Planning Official and Building Official.
 - D) If the required removal of wireless communications equipment or a wireless communications support structure or a portion thereof has not been lawfully completed within sixty (60) days of the applicable deadline, and after at least thirty (30) days written notice to the equipment or support structure owner and property owner, the City of Livonia may remove or secure the removal of the equipment or support structure or required portions thereof, with its actual cost and reasonable administrative charge to be drawn, collected and/or enforced from or under the security posted at the time application was made for establishing the wireless communications equipment or support structure.
- (10) **Application Fees.** All applicants for wireless communications equipment (except where approval is not required pursuant to paragraph (4)A) above) and for a wireless communications support structure shall pay an application fee of \$500.00 before a permit may be issued.
- (11) **Signs on Towers/Antennas/Wireless Communications Support Structures.** No signs shall be displayed on any cellular tower antennas or wireless communications support structure or equipment without a submission of findings of the City Planning Commission and approval of the City Council.
- (12) **Franchise Fee.**
- A) If a wireless communications equipment provider installs land-based equipment such as coaxial, wire, or fiber optic cables to transmit information or electric impulses to or from wireless communications equipment or support structures, such provider shall apply to the City of Livonia for a permit or franchise as required by law prior to installing said land-based equipment. The provider shall submit all information in its possession to the City of Livonia regarding any entity installing, providing, or using a backhaul network, and such entity shall also apply for a permit or franchise as required by law.
 - B) Owners and/or operators of wireless communications equipment and support structures shall certify that all franchises required by law for the construction and/or operation of a wireless communications system in the City of Livonia have been obtained and shall file a copy of all required franchises with the Planning Official.

Article VII.

General Provisions

Section 7.01 Applicability.

The provisions of this Article shall apply to all districts within the City of Livonia, except where otherwise expressly stated in this Ordinance.

Section 7.02 Scope.

No building or land, or part thereof, shall be used, altered, constructed or reconstructed except in conformity with the provisions of this Ordinance and the regulations hereby established which apply to the district in which it is located. No building shall be erected or altered to exceed in height the limit herein established for the district in which such building is located; no building shall be erected, nor shall an existing building be altered, enlarged, or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the provisions of this Ordinance and the regulations hereby established for the district in which it is located.

Section 7.03 Buildings Under Construction.

Any building or structure for which a building permit has been issued and the construction of the whole or a part of which has been started, or for which a contract or contracts have been entered into pursuant to a building permit issued prior to the effective date of this Ordinance, may be completed and used in accordance with the plans and application on which said building permit was granted.

Section 7.04 Building and Easement Grades.

- (1) **Surface Water.** Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building. A building grade line (sometimes referred to as the finish grade or finish grade line) shall mean the elevation of the ground adjoining the building on all four sides. A first-floor elevation shall mean the height which the first floor extends above the building grade. A sloping earth grade beginning at a sidewalk level shall be maintained and established from the center of the front lot line to the finish grade line at the front of the building and from the rear wall of the building to the rear lot line, subject to approval of the Building Official and City Engineer. The height of the finish grade line of any dwelling shall not be less than twelve (12) inches nor more than eighteen (18) inches above the average front sidewalk elevation; the first-floor elevation shall not be more than twenty-six (26) inches above the finish grade line of the building. When a new building is being constructed on a vacant lot between two (2) existing buildings or adjacent to an existing building, the yards around the new building shall be graded in such a manner so as not to permit runoff of surface water to flow onto the adjacent properties. Whenever the natural drainage of the land is such as is likely to or will cause the flow of surface water to be from the front yard to the rear yard, or where the natural topography dictates a modification from the foregoing requirements, the building grade may be established otherwise than hereinbefore provided; provided, however, that in all such cases the altered design shall be submitted to and approved by the Department of Public Works. Surface grades shall be approved by the Department of Public Works before the issuance of any building permit.
- (2) **Grading.** Where any lot, part or parcel of land, has located upon it a duly recorded easement for any purpose whatsoever, that portion of such land whereon the easement exists shall be graded as indicated by the Department of Public Works, and in no event shall be graded so as to obstruct or substantially slow down the natural flow of surface water across such easement. The grade in easements shall in all cases be subject to the approval of the Department of Public Works.

Section 7.05 Minimum Lot Size and Width.

The size and width of each residential lot on which or in relation to which any building or use is affected by the provisions of this Ordinance shall not be less than the minimum size and width requirements established by this Ordinance which apply to the district in which the residential lot is located.

Section 7.06 Application to Lots of Record.

Where two (2) or more abutting lots of record are held under one (1) ownership and where one (1) or more of such lots are nonconforming, the provisions of this Ordinance relating to lot width and area in the district in which such lots are located shall be observed and shall not be avoided by any sale or conveyance of all or any portion of any such lots after the effective date of this Ordinance; provided, however, that any lot of record which is the same width and area as, or a larger width and area than, fifty-five percent (55%) or more of the lots in the same subdivision in which such lot is located, which have already been developed, with dwellings, and as building sites, may be developed as a separate building site of a width and area consistent with the majority of the lots theretofore developed.

Section 7.07 Approval of Plats.

No proposed plat of a new subdivision shall hereafter be approved by the City Planning Commission unless all the lots within such plat equal or exceeds the minimum lot size and width requirements which apply to the district in which the land sought to be platted is located and unless such plat in all other respects fully conforms with the statutes of the State of Michigan, the ordinances of the City of Livonia, and the Subdivision Regulations of the City Planning Commission.

Section 7.08 Lot Limitation.

No more than one (1) principal building shall be constructed, erected, or placed on any lot in a recorded subdivision or on any parcel of land except for:

- (1) **Outlots.** Parcels described and designated as "outlots" in a recorded plat which are so arranged or subdivided as to provide for one or more principal buildings with a land area allocated to each building which is equal to or greater than the lot area required in the district, and the building and land comply with all other requirements of the district in which it is located.

Section 7.09 Residential Accessory Building and Recreational Equipment Storage.

- (1) **Attached Garage.** A garage building attached to the principal building shall comply, in all respects, with the requirements of this Ordinance applicable to the principal building.
- (2) **Detached Garages and Accessory Buildings.**
 - A) **Maximum Height.** Shall not exceed sixteen (16) feet in height.
 - B) **Maximum Lot Coverage.** Shall not occupy more than twenty (20) percent of the area of any rear yard; provided, however, that the combined total area of all accessory buildings other than a garage shall not exceed three hundred (300) square feet.
 - C) **Maximum Size.** Occupying a ground floor area of not to exceed seven hundred twenty (720) square feet, except that on lots which are one-half ($\frac{1}{2}$) acre or more, a ground floor area not to exceed nine hundred (900) square feet shall be permitted. Provided, however, that in the event there are no other accessory structures located on the site, and further provided that all other provisions of this Ordinance regarding percent of lot coverage and yard requirements are adhered to, then an attached garage shall not exceed one twelve hundred (1,200) square feet in size.
 - D) **Maximum Number.** No more than one (1) garage per dwelling unit is permitted. No more than three (3) accessory structures (including one garage) are permitted per dwelling unit.
 - E) **Exempt Structures.** Landscaping structures, art displays, and minor structures (dog houses, playgrounds, treehouses, etc.) are not considered accessory structures and are not regulated by this Section.
- (3) **Residential Accessory Building and Storage Therein.** All inoperable or unlicensed vehicles of vehicles bearing visible commercial advertising, equipment, or accessories shall be housed in a garage when not in use.

- (4) **Recreational Equipment Storage.** Unoccupied recreational equipment may be housed in a garage or accessory building, and no more than one (1) unit of recreational equipment may be stored in the rear yard, except that no such unit may be stored within the corner side yard, as that term is defined in Section 15.44.030 of the Livonia Code of Ordinances, as amended. The temporary parking of one (1) unit of recreational equipment on the recreational equipment owner's or user's front or side driveway shall be permitted for a period not to exceed seventy-two (72) hours cumulatively in any five (5) day period for the purpose of repairing and maintaining the Recreational Equipment unit for suitable vacation use.

Section 7.10 Separate Dwellings for Domestic Employees.

Separate dwellings for the use of domestic employees of the owners, lessee, or occupants of the principal dwelling on a lot shall be considered accessory buildings, but if containing a complete housekeeping unit or units, shall conform to all the height and yard requirements for dwellings in the district in which they are located.

Section 7.11 Yards; Double Frontage Lots.

On double frontage lots, a front yard, as prescribed for the district as herein established, shall be provided on both streets.

Section 7.12 Front Yards; Schoolcraft Road.

Notwithstanding anything in this Ordinance to the contrary, where a residentially zoned lot or parcel is adjacent to or abuts on Schoolcraft Road in the City of Livonia, no building shall be erected, moved, enlarged, or otherwise established on such lot or parcel closer than seventy-five (75) feet to the lot line abutting the major street.

Section 7.13 Yards; Use.

In any residential district no part of any required yard, except a rear yard, shall be used for any detached garage or any accessory building other than an attached garage or for the storage of vehicles. Any portion of a residential lot in front of the front building line shall be used for landscaping purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature and required driveways.

Section 7.14 Yard; Alley.

Wherever there is a public alley at the rear of a lot upon which the lot abuts for the full width, measurements of the depth of any abutting rear yard required under this Ordinance may be made to the center line of such alley.

Section 7.15 Lots; Use for Yards, Courts, Etc.

No portion of a lot used in complying with the provisions of this Ordinance for yards, courts, lot area per family, or percentage of lot occupancy in connection with an existing or proposed building or structure shall again be used as part of the lot required in connection with any other building or structure existing or intended to exist at the same time.

Section 7.16 Room Requirements.

Any dwelling hereafter constructed or altered shall comply with the Housing Law of Michigan.

Section 7.17 Heights; Public, Quasi-Public, Form-Based Development Option, Planned Developments, and Major Business Buildings.

The height of public or semi-public buildings, churches, cathedrals, temples, hospitals, sanitariums, schools, major business buildings when developed as a part of a complete shopping center, and buildings when developed under the Form-Based Development Option pursuant to [Section 5.04](#) or as a Planned Development pursuant to [Section 5.02](#), shall not in any case exceed one hundred and fifty-five (155) feet, subject to the General Waiver Requirements and General Standards as set forth in [Section 13.13\(6\)](#).

Section 7.18 Height; Items Not Included.

Chimneys, cooling towers, elevator bulkheads, fire towers, grain elevators, silos, penthouses, stacks, stage towers, scenery lofts, sugar refineries, tanks, water towers, pumping towers, television and radio towers and antennas, church steeples, monuments, cupolas, and mechanical appurtenances, including signs, pertaining to and necessary to the permitted use of the district in which they are located, shall not be included in calculating the height of the principal structure; provided, however, that in residentially zoned districts, television and radio towers and antennas which have a height, as measured from the established grade, of greater than 75 feet shall be prohibited. Television and radio towers and antennas in residentially zoned districts may be erected to a height of up to 40 feet, as measured from the established grade, but shall be prohibited for heights which exceed 40 feet but which are less than 75 feet, as measured from the established grade, unless written permission has first been obtained from the owners of at least two-thirds (2/3) of the lots which adjoin or abut the property upon which the proposed tower or antenna is to be located when the height of the proposed tower or antenna be greater than the distance from the center of the base of the tower or antenna to any of the property lines of such adjoining or abutting lots; provided, further, that all freestanding television and radio within residentially zoned districts shall be of a self-supporting design; and provided, further, however, that the location of television and radio towers or antennas shall be further subject to the following limitations:

- (1) **Radio Towers or Satellite Antenna Dishes.** The location of television and radio towers or antennas including satellite dish antennas and cellular mobile towers in the established or minimum front yard of any zoning district is prohibited; provided, however, that the foregoing prohibition shall not apply to television or radio antennas, satellite dish antennas or cellular mobile towers located in M-1 and M-2 Districts in Section 25 through 30, when a site plan therefor is approved by the City Council subject to compliance with the general standards contained in [Section 13.13](#), [Section 13.13\(6\)](#) of this Ordinance and the following additional standards; provided, however, that site plan approval shall not be required for satellite dish antennas which do not exceed 24 inches in diameter or 500 square inches in area, whichever is greater. Provided further, however, that prior to installation of any satellite dish antenna, a permit shall be obtained from the Inspection Department:
 - A) That such site plan shall include:
 - i) The proposed location of the antenna and detailed plans and specifications indicating its size, weight, color and specific materials to be used in construction of the antenna.
 - ii) The proposed method of screening the antenna from public view.
 - iii) Any other pertinent information the applicant or City Council deems necessary to properly evaluate the proposed antenna and its location.
 - B) Signs attached to or painted on such antenna are prohibited.

Section 7.19 Height; Parapet Walls.

Parapet walls may extend not more than five (5) feet above the allowable height of a building.

Section 7.20 Height; Public Buildings; Utilities.

The City Planning Commission may recommend and the City Council approve the erection and use of a building or an addition to an existing building which is publicly owned or owned by a public service corporation to be used for a public use or for public utility purposes, in any permitted district to a greater height or of larger area than the district requirements herein established, and permit the location in any use district of a public building or a public utility building, structure or use, provided the City Planning Commission shall find such use, height, area, building or structure reasonably necessary for the public convenience and service; and, provided further, that such building, structure or use is designed, erected and landscaped to conform harmoniously with the general architecture and plan of such district.

Section 7.21 Division or Partitioning of Lots.

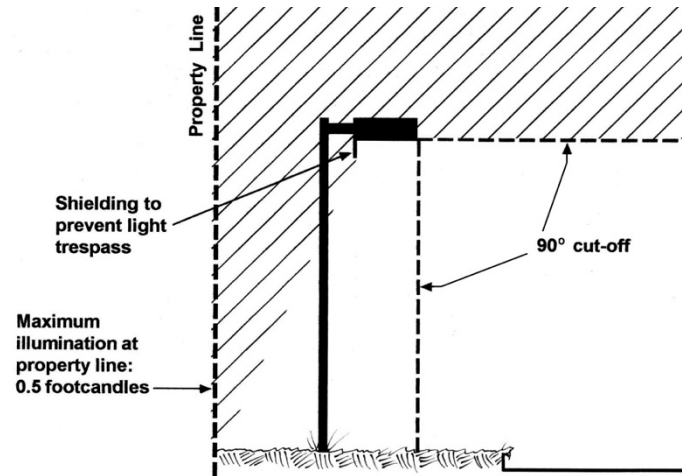
Upon petition by the owner of a parcel of land, the City Council may approve the division of the said parcel in accordance with Act 172 of the Public Acts of 1929 of the State of Michigan, as amended, and the City's Lot Partitioning Ordinance, Chapter 32 of Title 16 of the Livonia Code of Ordinances, as amended. Any nonconformity waived pursuant to the City's Lot Partitioning Ordinance shall be deemed waived pursuant to this Ordinance, subject to any conditions contained in the City Council resolution waiving same. Except for deficiencies as to lot width, area, accessibility, and depth-to-width ratio, any deficiencies not waived shall be subject to the jurisdiction of the Board of Appeals.

Section 7.22 Lighting.

- (1) **Purpose and Intent.** The regulations in this section aim to ensure that sufficient lighting is provided in the publicly accessible areas of buildings and surrounding property, to provide for the security of property and safety of the general public. These regulations promote the use of appropriate lighting practices and systems and discourage the adverse effects of inappropriate lighting such as glare, light trespass onto adjoining properties, light pollution and sky glow, and energy waste. This section also intends to encourage the use of innovative lighting designs and fixtures which complement the natural and built environments found throughout the City.

(2) **General Requirements.**

- A) **Shielding.** All outdoor lighting in all use districts other than residential shall be shielded so the surface of the source of the light shall not be visible from adjacent residential districts, adjacent residences, and public right-of-way. All outdoor lighting must be directed toward and confined to the ground areas. Full cut-off fixtures must be used to prevent light from projecting above a ninety (90) degree horizontal plane (see figure).



- B) **Illumination Levels.** Sufficient lighting, as specified in the following table, shall be required for parking areas, walkways, driveways, building entrances, loading areas, and public common areas to ensure security of property and safety of persons.

Location	Maximum Level of Illumination (Foot-candles) for the Average of the Area
Off-Street Parking Areas	1.0
Off-Street Loading Areas	1.0
Sidewalks (Residential Areas-Public [only where required by this Ordinance or the City Council])	1.0
Sidewalks (Non-Residential Areas)	1.0
Building Entrances (Frequent Use)	5.0
Building Entrances (Infrequent Use)	1.0
Gas Station (Directly Under Canopy)	20.0
Other Outdoor Areas Not Listed	At the discretion of the Planning Director, with a maximum not to exceed 20.0

- C) **Light Trespass Limits.** Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground. The light-emitting element of a light fixture shall not be directly visible from neighboring properties, as this is the primary cause of glare.
- D) **Up-lighting.** All up-lighting in nonresidential districts used for the external illumination of buildings, so as to feature the buildings, shall be placed and shielded so as to not interfere with the vision of persons on adjacent highways or adjacent property. The light-emitting element of such fixtures shall not be directly visible from a vehicle or pedestrian travel area so as to not interfere with the vision of persons on adjacent highways or adjacent property. Such lighting shall be shielded in such a manner as to minimize or eliminate light pollution and sky glow.
- E) **Height.** The height of light fixtures shall be measured from the finished grade to the top of the fixture. All lighting fixtures in non-industrial districts shall not exceed twenty (20) feet in height. In industrial districts, or on large-scale commercial developments, lighting fixtures up to a maximum height of thirty-five (35) feet may be allowed if the proposed lighting over twenty (20) feet in height has no adverse impacts on the surrounding land uses and on the natural environment.

(3) Prohibited Lighting.

- A) All illumination of outdoor features of a flashing, moving, or intermittent type are prohibited.
- B) No outdoor recreational facility, public or private, shall be illuminated after 11:00 p.m., except to conclude a permitted recreational or sporting event or other activity already in progress prior to 11:00 p.m.
- C) The use of laser source light or any similar intensity light for outdoor advertising or entertainment is prohibited.
- D) The operation of searchlights for advertising purposes is prohibited.

- (4) **Exempt Lighting.** The following exterior lighting fixtures and systems are exempt from the regulations of this section. The Planning Director reserves the right to enforce standards to minimize glare, reduce light pollution, and otherwise protect the health, safety, and welfare of the public.
- A) Light fixtures placed by a governmental agency in the right-of-way.
 - B) Decorative holiday lighting.
 - C) Pedestrian walkway lighting.
 - D) Temporary festival and civic lighting.
 - E) Temporary construction or emergency lighting.
 - F) Instances where federal, state, or local laws, rules, or regulations take precedence over the provisions of this section.
- (5) **Waiver Process.** The City Council has the ability to waive the lighting requirements of this Section upon evidence that the required lighting would have a negative impact on neighboring properties.

Section 7.23 Accessory Structures and Uses.

(1) **Accessory structures and uses:**

- A) The following standards apply to accessory structures in the N1 and N2 Districts:
 - i) Private garages and detached accessory structures are permitted in accordance with [Section 2.02](#), [Section 2.02\(2\)](#) and [Section 7.09](#) of this Ordinance.
 - ii) Must be customarily incidental to the principal permitted use on the site.
- B) In addition to the standards above the following standards shall apply to accessory structures and uses in the R-U-F District:
 - i) No more than one (1) temporary structure (which may be of wood construction and shall have not more than three (3) walls and a roof with at least one (1) open side) which structure shall only be used for the sale of products grown on the site in the greenhouse or truck garden between May 15 and October 31 and thereafter shall be removed, dismantled and stored in the rear yard only.
 - ii) Such temporary structure shall be located on a parcel of land at least one-half (½) acre in size and not less than twenty-five (25) feet from the street or highway right-of-way line.
 - iii) An open space for parking, twenty-five (25) feet off the street or highway right-of-way, shall be provided for patrons of the temporary structure. Provided, however, that the outdoor storage of trucks, merchandise and equipment is prohibited.
- C) The following standards apply to accessory structures in the NM1 and NM2:
 - i) Not more than one of which may be a commercial vehicle which shall not exceed three-quarter (¾) ton capacity, and which shall be kept housed within a garage when not used, provided said commercial vehicle is owned and operated by a member of the family who resides in said living unit.
 - ii) The storage or parking of trucks, truck tractors and truck trailers of over one (1) ton capacity, automobile trailers or the storage, parking or use of coaches, bus or street car bodies, or tourist cabins, tents or similar dwellings and enclosures shall not be allowed or considered a legal accessory use in an NM1 District. This shall not, however, prohibit the storage in the rear yard only of one (1) unoccupied recreational equipment unit for each dwelling unit which equipment is the property of or in the trust of the occupant of the dwelling unit.
 - iii) Must be customarily incidental to the principal permitted use on the site.

- D) The following standards apply to accessory structures in the C-1, C-2, C-3 and C-4 Districts:
 - i) Must be customarily incidental to the principal permitted use on the site.
 - ii) A storage garage for the storage of commercial vehicles used by a business or other permitted activity, when located on the same lot therewith and occupying not more than twenty-five (25) percent of the area of such lot shall be considered a legal accessory building.
 - iii) Accessory uses to those permitted in this section include assembly, repair and storage which is clearly incidental to the conduct of the permitted use.
 - iv) Except where prescribed herein, fences are prohibited in all commercial zoning districts.
- E) The following standards apply to accessory structures in the M-L, M-1, and M-2 Districts:
 - i) Must be customarily incidental to the principal permitted use on the site.
 - ii) Any portion of the lot area not used for structures, driveways, parking areas and sidewalks shall be landscaped and thereafter permanently maintained. Such landscaping shall include the total area of the established or minimum front yard exclusive of driveways, parking areas and sidewalks.

- (2) **Accessory residential use for apartments.** Provided they do not constitute more than twenty (20) percent of the total floor area of the building.

Section 7.24 Fences and Walls.

Except where prescribed herein, fences are prohibited in all commercial zoning districts. Yards may be used for fences and similar structures as set forth in Chapter 44 of Title 15 of the Livonia Code of Ordinances, as amended.

Section 7.25 Alternative Energy.

- (1) **Solar Energy.**
 - A) **Roof-Mounted and Wall-Mounted Solar Energy Systems.** Roof-mounted and wall-mounted solar energy systems for on-site use are permitted accessory structures in all zoning districts, subject to the following regulations:
 - i) Height. Roof-mounted systems shall not extend more than three (3) feet above the roofline nor above the maximum permitted height of the building to which it is attached.
 - ii) Location.
 - a) Roof-mounted solar energy systems may be located anywhere on a roof of a principal or accessory structure. However, roof-mounted solar energy systems shall not protrude beyond the edge of the roof. A solar panel may function as a roof element, such as an awning.
 - b) Wall-mounted solar energy systems may be located anywhere on the wall of a principal or accessory structure. Wall-mounted systems shall not extend above the edge of the roof.

- B) **Ground-Mounted Solar Energy Systems.** Ground mounted and freestanding solar energy systems for on-site use are permitted accessory structures in all zoning districts. Total system production is limited to 10kW in all zoning districts, except M-1 and M-2, subject to the following regulations:
 - i) **Location and Setbacks.** Solar energy systems must be located in the rear of the principal building. Solar energy systems must also meet the minimum setbacks of the zoning district.
 - ii) **Height.** The height of the solar energy system and any mounts must not exceed ten (10) feet when oriented at maximum tilt.
 - iii) **Screening.** Evergreen landscaping must be provided to screen the racking and framing below the panels from view on all sides.
 - iv) **Power Lines.** All power lines between solar panels and inverters must be placed underground.
- C) **Performance Guarantee.** All applications for a solar energy system must be accompanied by a performance guarantee sufficient to ensure the decommissioning and removal of the system when it is abandoned or no longer needed.
- D) **Insurance.** The applicant must submit proof of sufficient property damage and liability insurance.
- E) **Utility Connection.** The applicant must submit evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned solar energy system and that such connection has been approved. Off-grid systems are exempt from this requirement.

(2) Wind Energy.

- A) **Districts Permitted.**
 - i) **Roof-Mounted Small Wind Energy Systems** are permitted by right in all zoning districts, provided that the system does not fall within the front yard and meets all of the applicable requirements of this Ordinance.
 - ii) **Tower-Mounted Small Wind Energy Systems** shall be treated as a waiver use in the RUF, P-L, and M-L Districts and as a permitted use in the M-1 and M-2 Districts, provided that the system does not fall within the front yard and meets all of the applicable requirements of this Code.
- B) **Minimum Lot Area.**
 - i) **Roof-Mounted Small Wind Energy Systems** will have no minimum lot area.
 - ii) **Tower-Mounted Small Wind Energy Systems** must be located on a lot with a minimum area of one (1) acre.
- C) **Maximum Wind Turbine Height.**
 - i) **Roof-Mounted Small Wind Energy Systems** will have a maximum height of ten (10) feet above the highest point of the roof or ten (10) feet above the maximum height of the zoning district, whichever is lower.
 - ii) **Tower-Mounted Small Wind Energy Systems** will have a maximum height of seventy (70) feet.
- D) **Minimum Setbacks.**
 - i) **Roof-Mounted Small Wind Energy Systems** must adhere to the minimum setbacks of the zoning district.
 - ii) **Tower-Mounted Small Wind Energy Systems** must be set back from all property lines, overhead utility rights-of-way and easements, and other towers a distance equal to or greater than the height of the tower.
- E) **General Standards.** The following requirements are applicable to all wind energy systems:
 - i) **Noise.** A wind energy system must comply with the noise standards set forth in the City's Ordinances.

- ii) **Shadow Flicker.** The application for a wind energy system must include a shadow flicker analysis demonstrating impact on adjacent and nearby residential properties. Wind energy systems must be constructed in locations that minimize the impacts of shadow flicker on residences.
- iii) **Lighting.** No wind energy system will be artificially lighted unless required by the Federal Aviation Administration (FAA).
- iv) **Appearance, Color, and Finish.** The wind energy system must be maintained in the color or finish that was originally applied by the manufacturer, unless otherwise approved in the building permit. All wind energy systems will be a single non-reflective, non-obtrusive, matte finished color (white or gray).
- v) **Electrical Wires.** All electrical wires associated with a wind energy system, other than wires necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and grounding wires, must be located underground.
- vi) **Compliance with Electrical Code.** Building permit applications for wind energy systems must be accompanied by line drawings of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code.
- vii) **Construction Codes, Towers, and Interconnection Standards.** Wind energy systems, including towers, must comply with all applicable state construction and electrical codes and local building permit requirements. Wind energy systems including towers, must comply with the FAA requirements, and other applicable local and state regulations. A wind energy system connected to the public utility electrical grid must comply with the Michigan Public Service Commission and Federal Energy Regulatory Commission standards. Off-grid systems are exempt from this requirement.
- viii) **System Access.** Small wind energy systems must be designed and installed such that step bolts, ladders, or other means of access readily accessible to the public are located at least eight (8) feet above grade level.
- ix) **Safety.** A wind energy system must have an automatic braking, governing, or feathering system to prevent uncontrolled rotation or over speeding. All wind towers must have lightning protection. If a tower is supported by guy wires, the wires must be clearly visible to a height of at least six (6) feet above the guy wire anchors.
- x) **Minimum Ground Clearance.** The lowest extension of any blade or other exposed moving component of a tower mounted wind energy system must be at least twenty (20) feet above the surrounding grade at its highest point within twenty (20) feet of the base of the tower and at least twenty (20) feet above any outdoor surface intended for human use, such as balconies or roof gardens, that are located below the wind energy system.
- xi) **Roof-Mounted Small Wind Energy Systems.** Roof-mounted small wind energy systems must be limited to roof mounting and must not be mounted on any other building wall or surface.
- xii) **Performance Guarantee.** All applications for a small wind energy system must be accompanied by a performance guarantee in an amount sufficient to ensure the decommissioning and removal of the system when it is abandoned or no longer needed.
- xiii) **Insurance.** The applicant must submit proof of sufficient property damage and liability insurance.
- xiv) **Utility Connection.** The applicant must submit evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned wind energy generator and that such connection has been approved. Off-grid systems are exempt from this requirement.

Section 7.26 Encroachments and Exempt Structures.

(1) Permitted Yard Encroachments.

- A) **Open Decks, Stairways, Porches, Paved Terraces, and Patios in the Front Yard Setback.** Open decks, stairways, porches, paved terraces, and patios which are at or below the finished first floor level of the building may encroach up to six (6) feet into the required front yard setback area on any lot, provided that in no case may any paved terrace, patio, deck, or other similar structure be located closer than 25 feet from a regulated wetland(s) or a detention pond or non-regulated wetland as shown on an approved site plan. Open decks, stairways, porches, paved terraces, and patios that encroach into the required front yard setback area may have a required railing and be covered with a roof that is no higher than the first story and does not encroach more than 6 feet into the front yard setback area. Any deck, terrace or patio that encroaches into the front yard setback must remain open and shall not be enclosed.
- B) **Open Decks, Paved Terraces, and Patios in the Rear Yard Setback.** Open decks, stairways, porches, paved terraces and patios which have no roof or other projections above any required railing and which are at or below the finished first floor level of the building may encroach up to ten (10) feet into the required rear yard setback area on any lot, provided that in no case may any paved terrace, patio, deck, or other similar structure be located closer than 25 feet from a regulated wetland(s) or a detention pond or non-regulated wetland as shown on an approved site plan.
- C) **Landscaping, Garden, and Retaining Walls.** Landscaping, garden, and retaining walls raised three (3) feet or less above the finished grade may be located in a yard setback.
- D) **Walls, Fences, and Other Protective Barriers.** Walls, fences, and other protective barriers may be located in a yard setback pursuant to Chapter 44 of Title 15 of the Livonia Code of Ordinances.
- E) **Swimming Pools.** Swimming pools may be located in required yard setback subject to the requirements in [Section 6.48](#).
- F) **Public Use.** The City Planning Commission may recommend and the City Council approve the erection and use of a building or an addition to an existing building which is publicly owned or owned by a public service corporation to be used for a public use or for public utility purposes, in any permitted district to a greater height or of larger area than the district requirements herein established, and permit the location in any use district of a public building or a public utility building, structure or use, provided the City Council shall find such use, height, area, building, or structure reasonably necessary for the public convenience and service; and, provided further, that such building, structure or use is designed, erected, and landscaped to conform harmoniously with the general architecture and plan of such district.

Section 7.27 Subdivision and Site Condominiums.

No portion of any site condominium may be sold or offered for sale, nor shall a permit be issued for construction of same in the City of Livonia unless the master deed for such site condominium has been approved by the City Council upon review and submission of findings by the City Planning Commission, which master deed shall include as attachments thereto bylaws and a site plan that complies with the requirements of [Section 5.02](#) and the Subdivision Control Ordinance, Title 16, Chapters 16.04-16.40 of the Livonia Code of Ordinances, and shall pay the filing fees set forth therein.

- (1) **Applicability of Subdivision Improvement Regulations for Site Condominiums.** Sewer, water, storm drainage, other utility services and streets and roads for site condominium projects shall conform to design, layout, and improvement standards as provided in the City of Livonia Subdivision Control Ordinance. The plat review and approval process required by the Subdivision Control Ordinance and Subdivision Rules and Regulations shall not apply to site condominiums.
- (2) **Utilities.**
 - A) The Master Deed shall grant utility easements or the right of access to utility easements to the City of Livonia as may be required to construct, operate, inspect, maintain, repair, alter, replace, and/or remove pipelines, mains, and other installations of a similar character for the purpose of providing public utilities.
 - B) The Master Deed shall require that any stormwater detention pond(s) or underground stormwater detention facilities installed in connection with development of the site condominium shall be located in private parks, outlots, or general common areas and shall not be installed on limited common areas or any portion of any unit offered for sale. This requirement may be waived or modified, if Council finds that compliance with same would be unduly onerous, by a resolution in which two-thirds (2/3) of the City Council concur. To prevent an inadvertent waiver or modification of the prohibition on detention ponds in limited common areas and units offered for sale, such resolution must be separate from the resolution approving the Master Deed.
- (3) **Master Deed.** The site condominium developer shall furnish a copy of the Master Deed as approved by the City Council, including bylaws and site plans, to the City Assessor and to the Inspection Department.
- (4) **Bonds required.**
 - A) For any site condominium or other project which requires the approval of the City Council pursuant to this Zoning Ordinance, as amended the City Council may require the posting of a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the City covering the estimated cost of completing any or all of the following (the "improvements"):
 - i) roadways
 - ii) lighting
 - iii) utilities
 - iv) sidewalks
 - v) screening
 - vi) drainage
 - vii) such other features and actions which are considered necessary by the City Council to protect the health, safety, and welfare, of residents of the city, subject to the limitations of Section 125.584e of the Michigan Compiled Laws.
 - B) Any such performance guarantee shall be deposited with the City Clerk, at the time of the issuance of the permit authorizing the activity or project, to insure faithful completion of the improvements. Any cash deposits made to assure completion of an improvement shall be rebated at such time as completion of the improvement is attested by the City Engineer and Department of Inspection.
 - C) This section shall not be applicable to improvements for which a cash deposit, certified check, irrevocable bank letter of credit, or surety bond has been deposited pursuant to the Subdivision Control act, being Act No. 288 of the Public Acts of 1967, as amended, section 560.101 to 560.293 of the Michigan Compiled Laws.
- (5) **Completion.** The proprietor shall be responsible for completing all common elements as shown on the approved site plan.

Article VIII.

Environmental Performance Standards

Section 8.01 Sound/Noise.

Sound and noise shall be regulated by Chapter 8.32 of the Livonia Code of Ordinances.

Section 8.02 Odors.

Any use which causes the production of odors or fumes, noxious or otherwise, which are detectable beyond the building, shall not be permitted.

Section 8.03 Waste and Rubbish Facilities.

Waste and rubbish facilities are subject to the Livonia Code of Ordinances Chapters 13.36 and 13.38.

Section 8.04 Soil Removal, Excavation, and Dumping Soil, Sand, Clay, or Gravel.

- (1) **Permit Required.** No person shall remove, excavate, extract, stockpile, or transport or cause to be removed, excavated, extracted, transported, or stockpiled for such removal any soil from any land within the City of Livonia unless and until the bonds and fees required herein have been filed and deposited and a permit therefor obtained from the City. All soil removal and excavation permits where authorized, shall be issued by the Department of Inspection after full compliance by the applicant of all terms and provisions of this section relating thereto.
- (2) **Approval of Commission.** No soil removal permit or permit to stockpile shall hereafter be issued unless and until the City Planning Commission does, by resolution:
 - A) Determine the proposed soil removal and/or excavation operations will not be injurious to the public health, safety and welfare.
 - B) Approves the application for a soil removal permit.
 - C) Authorizes the issuance of a soil removal permit. Such approval shall be nontransferable, and the applicant must obtain from the Department of Inspection a topsoil permit within a thirty (30) day period immediately following the approval.

(3) Application Required. Applications for soil removal and/or excavation permits, verified under oath, shall be filed, in quadruplicate, with the Department of Inspection. Such applications shall be accompanied by and set forth fully the following information:

- A) The full name, address and signature of the applicant; a full and complete legal description of the land on which the soil removal and/or excavation operations are proposed; the names, addresses and signatures of the owner or owners of such land; a detailed description of the nature and extent, including the amount of acreage, of the proposed operations so that the character thereof and the effect upon such land can readily be ascertained; a description of the equipment and vehicles to be used in the proposed operations; the time within which such operations shall be commenced and completed, and an agreement on the part of the applicant and owner, or owners, to fully comply with all the ordinances, rules and regulations of the City of Livonia and all its departments.
- B) A topographical survey dated and certified by a registered engineer or land surveyor showing, in detail, the existing grade elevations, the proposed or finished grade elevation and the contour of the land described in the application. The survey shall also indicate the grade and elevation of all the nearest existing streets; provided that in those cases where the applicant desires to remove soil from land that has been or is being platted and a proposed subdivision has been approved or will be submitted to the City of Livonia, then the applicant shall submit, in addition to the above survey, a plat clearly indicating the grade elevations of the proposed streets in such subdivision.
- C) A license, witnessed and acknowledged as in the case of a deed, granting to the applicant (if the applicant is not the owner), the person or persons executing the corporate surety bond required hereafter and the City of Livonia, severally, the right to enter upon said premises, describing them and granting to the aforesaid the right to fill and grade such premises, and restore the same and bring it to the normal building grade as established from the nearest existing or proposed street as the case may be.
- D) The Department of Inspection shall forward a copy of such application and topographical survey to the Police Department, the Engineering Division and the City Planning Commission.
 - i) The Police Department shall examine the application to determine whether or not the proposed operations will interfere with the enforcement and administration of traffic laws. The recommendation of the Police Department shall be transmitted to the City Planning Commission.
 - ii) The Engineering Division shall examine and investigate the application and topographical survey to determine the existing grade elevation of the property described in same. The City Engineer shall recommend approval of the application only if it appears from his or her examination and investigation that no soil will be removed below the normal building grade as established by the City Engineer from the nearest existing or proposed streets, as the case may be. The recommendation of the Engineering Division shall be transmitted to the City Planning Commission.
 - iii) The City Planning Commission shall examine the application and topographical survey, together with the above recommendations. The Commission shall not approve any application to remove soil below the normal building grade as established from the nearest existing or proposed street; similarly, no application shall be approved where the proposed operations, in the opinion of the Commission, would result in land becoming unwholesome, unhealthy, offensive, filthy or otherwise obnoxious. If, in the opinion of the Commission, there is sufficient soil available above the normal building grade and the proposed operations will not endanger the public health, safety and welfare, then the Commission may approve the application. The approval shall be by resolution; such resolution shall also authorize the issuance of a soil removal permit subject to any restriction or condition which the Commission may specify in approving the application and upon the payment of the permit fee and filing of the bond hereinafter provided.

(4) Regulations, Fee, Bonds.

- A) Where an application requests permission to remove soil from land that has been platted and approved for subdividing by the City of Livonia, the grade elevation of the streets in the proposed subdivision may be used as a basis for determining the normal building grade. The applicant is herein required to present substantial evidence of the grade elevation of such proposed streets.
- B) Notwithstanding any of the provisions of this section, no soil shall be removed below the normal building grade as established from the nearest existing or proposed street, by the Engineering Division. No soil shall be removed in such manner as to cause water to collect or as to result in a menace or danger to the public health, safety and welfare. No soil shall be removed in such manner as to leave the surface of the land below such established grade or unfit for the growing of turf and other land uses permitted in the district in which such removal occurs. The Engineering Division at any time may fully inspect or examine land from which it is proposed to remove or excavate soil, for the purpose of making any determination as to grades or otherwise. The holder of a permit shall, during such removal, provide for drainage in such manner as may be approved by the Engineering Division of the Department of Public Works.
- C) The fee for such permit is hereby fixed at One Hundred Dollars (\$100.00). No permit shall be transferable. Such permit shall specify the period for which it is granted, which shall in no case be longer than one (1) year from the date of issuance. A permit may be revoked by the Department of Inspection whenever the holder of such permit has violated any of the provisions of the ordinances, rules, and regulations of the City of Livonia or whenever the exercise of the rights granted by such permit have caused or is reasonably likely to cause a menace or danger to the public health, safety or welfare.
- D) No permit shall be issued until the applicant and owner or owners have filed with the City a cash bond guaranteeing and a corporate surety bond, conditioned on the full performance by the holder of the permit of all the provisions of this section, due compliance with the laws of the State and ordinances of the City of Livonia and payment of any and all claims of the City of Livonia and/or any person or persons arising out of any operation under or use of such permit, or any violation of said laws or ordinances; such bonds shall also be specifically conditioned upon the holder of the permit, at all times, maintaining the premises upon which the removal of soil or excavating is being performed, in a safe and proper condition, and that said permitholder will, upon completion of such operation, leave or restore the said land to normal building grade level (as established by the Department of Public Works), remove and abate all offensive conditions, all unhealthy, unwholesome, obnoxious, filthy and unsanitary conditions, drain stagnant water existing and resulting from such removal of soil or excavating. The City Planning Commission shall fix the amount of the bonds to be deposited by the applicant. The bonds shall be in an amount estimated as sufficient to fill and grade the land on which such operations are to be undertaken to the normal building grades as established by the Engineering Division of the Department of Public Works. The Commission shall fix the amount of the corporate surety bond to be filed and the applicant shall deposit in addition thereto a cash bond in an amount equal to ten (10) per cent of the surety bond. Such bonds shall be for an indefinite period until released and discharged, after recommendation of the Engineering Division and Department of Inspection, by resolution of the City Planning Commission adopted at a regular meeting of that body. The bonds shall be in such form as may be approved by the City Attorney.

- (5) Exceptions.** This section shall apply only to the removal of soil for commercial purposes and shall not apply to the moving, grading or leveling of soil within a parcel of land for reasonably immediate use upon such parcel of land, nor shall this section apply to such removal of soil as the Department of Inspection may determine to be reasonably necessary in the construction of basements, foundations, footings, driveways, underground utilities and parking areas, nor shall this section apply to the removal of grass sod grown for commercial purposes where the Department of Public Works determines that such removal will not cause water to collect, result in poor drainage conditions or constitute a menace to public health and safety; provided, however, that a determination that this section does or does not apply in the above instance shall always be made in writing by the Department of Inspection on written application of any person desiring to remove sod.

- (6) **Excavations and Holes.** The construction, maintenance, or existence within the City of Livonia of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, or wells, or of any excavations, holes or pits which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare, are hereby prohibited; provided, however, that this section shall not prevent construction of excavations under a permit issued pursuant to this Ordinance or the Building Code Ordinances of the City of Livonia where such excavations are properly protected and warning signs posted in such manner as may be approved by the Department of Inspection; and, provided further, that this section shall not apply to lakes, streams, or other natural bodies of water, or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan, County of Wayne, City of Livonia, or other governmental agency.
- (7) **Dumping of Soil, Sand, Clay or Gravel.** The dumping of any soil, sand, clay, or gravel on any parcel of land within the City of Livonia is hereby prohibited, except where, within six (6) months following such dumping, such parcel of land is graded in such manner as to prevent the collection of water, to provide proper drainage and to leave the ground surface fit for the growing of turf and other land uses permitted in the district; provided, however, that no soil, sand, clay, gravel, trash, rubbish, or waste material shall be dumped on the spillways or flood plains of any natural streams or water courses, or on any area between the lower and upper banks of such streams or water courses, except on recommendation of the City Planning Commission and approval of the City Council after a public hearing and on a satisfactory showing that such dumping will not result in damage to other property within the City of Livonia and will not be injurious to the public health, safety, and welfare.

Section 8.05 Performance Standards for Industrial Uses.

All uses permitted in either ML, M-1, or M-2 Districts shall comply with the following table of standards:

- (1) **Automatic Screw Machines.** Where permitted in a district shall only be operated with noise silencers and only when located more than two hundred (200) feet from any residential zoned district.
- (2) **Stamping Machines, Punch Presses, and Press Brakes.** When permitted in a district, no such machine shall be loaded beyond the capacity prescribed by the manufacturer. No such machine shall be operated less than two hundred (200) feet from any residential zoned district.
- (3) **Hot Forgings, Steam, or Board Hammers.** No such machine shall be operated except in an M-2 District located more than one thousand (1,000) feet from any residential zoned district and when operations are located entirely within a masonry building on a suitably reinforced concrete mat or to solid rock and mounted on shock absorbers that reduce vibrations to a reasonable minimum.
- (4) **Sound Level Limitations.** Noise decibels, as measured at the street or property line shall not exceed sixty-five (65) decibels in an ML District; seventy (70) decibels in an M-1 District; and seventy-five (75) decibels in an M-2 District. All noise shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness.
- (5) **Smoke, Dust, Dirt, and Fly Ash.** Shall not exceed 0.3 grains per cubic foot of flue gas at stack temperature of 500 degrees Fahrenheit and not to exceed fifty (50) per cent excess air and shall not be so unclean, destructive, unhealthful, or hazardous as to be detrimental to the public health, safety, or welfare nor shall visibility be impaired by the emission of a haze which unduly impedes vision within apparent opaqueness equivalent to No. 1 of the Ringlemann Chart.
- (6) **Glare and Heat.** Glare and heat from arc welding, acetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the outside of the property.

(7) Sewage Wastes.

- A) No wastes shall be discharged in the public sewer system which is dangerous to the public health and safety.
- B) Acidity or alkalinity shall be neutralized to a pH of 7.0 as a daily average on a volumetric basis, with a temporary variation of pH 5.0 to 10.0.
- C) Wastes shall contain no Cyanides nor Halogens and shall contain no more than 10 parts per million (ppm) of the following gases: hydrogen sulfide, sulfur dioxide, and nitrous oxide.
- D) Wastes shall not contain any insoluble substances in excess of 10,000 ppm or exceed a daily average of 500 ppm or fail to pass a No. 8 Standard Sieve, nor have a dimension greater than one-half (1/2) inch.
- E) Wastes shall not have a chlorine demand greater than 15 ppm.
- F) Wastes shall not contain phenols in excess of .005 ppm.
- G) Wastes shall not contain any grease or oil or any oily substance in excess of 100 ppm or exceed a daily average of 25 ppm.

(8) Radioactive Materials. Radioactive materials shall not be emitted to exceed quantities established as safe by the U.S. Bureau of Standards, or as amended from time to time.

Section 8.06 Special Flood Hazard Areas.

(1) Application of Article. All land lying within the Special Flood Hazard Area is subject to the regulations of this district in addition to the regulations otherwise established by the City of Livonia Zoning Map. The boundaries of the Special Flood Hazard Area shall coincide with the boundaries of the areas indicated as within the limits of the 100-year flood in the report entitled "The Flood Insurance Study, City of Livonia, Michigan," dated September 30, 2008, with accompanying Flood Insurance Rate Maps, effective February 2, 2012. The aforesaid Study and Maps are made part of this Article by reference, copies of which shall be maintained on file for public examination in the City Planning Department and the City Engineering Division.

(2) Permitted Uses. Notwithstanding any other provisions of this Ordinance, no building or structure shall be erected, converted, or structurally altered, and no land and/or structure shall be used in a Special Flood Hazard Area, except for one (1) or more of the following uses:

- A) Gardening, horticulture, open recreational uses, such as parks, playgrounds, playfields, athletic fields, golf courses, bridle trails, and nature paths.
- B) In the area above the Special Flood Hazard Area, uses permitted by the zoning district otherwise established for the lot, subject to regulations of such districts; provided, however, that the elevation of the lowest floor designed or intended for human habitation (including basement) shall be elevated to or above the elevation of the nearest point of the Special Flood Hazard Area Level unless an exception is granted pursuant to Chapter 15.36 of the Livonia Code of Ordinances.
- C) In the area below the Special Flood Hazard Area Level, land may be used to supply open space or lot area requirements of a lot partially located beyond; provided, however, that no building or structure shall be located below the Special Flood Hazard Area Level except in conformance with Chapter 15.36 of the Livonia Code of Ordinances.

(3) Accessory Uses.

- A) In the area above the Special Flood Hazard Area Level, accessory uses shall be regulated by the provisions of the zoning district within which such lot is otherwise located.

- B) In the area below the Special Flood Hazard Area Level, off-street parking is permitted as a use accessory to a principal use beyond the Special Flood Hazard Area Level on the same lot. However, no building, structure, fence, or equipment other than boundary monuments is permitted below the Special Flood Hazard Area Level as an accessory use.

(4) Dumping Prohibited; Exceptions.

- A) In the area below the Special Flood Hazard Area Level, dumping or backfilling with any material in any manner is prohibited, unless through compensating excavation and shaping of the flood plain, the flow and impoundment capacity of the flood plain will be maintained or improved.
- B) In the area below the Special Flood Hazard Area Level, dumping or backfilling with any material in any manner is prohibited, unless no significantly measurable reduction in flow or impoundment capacity of the flood plain would thereby be caused; and further, that approval or a letter of no authority has been issued from the Michigan Department of Environment, Great Lakes and Energy under the authority of the floodplain regulatory provisions of Part 31 of Act 451 of 1994.
- C) Below the Special Flood Hazard Area Level, the construction or location of bridges, outdoor play equipment, bleachers, and similar outdoor equipment and appurtenances is prohibited unless such elements would not cause any significant obstruction to the flow, or reduction in the impoundment capacity of the flood plain.
- D) The foregoing exceptions shall be permitted only upon review by the City Planning Commission at a public hearing and on a showing that the above requirements are satisfied, and submission of findings to and approval by the City Council. To the extent applicable, the provisions set forth in [Section 13.13](#) of this Ordinance shall be complied with.

Section 8.07 Outdoor Toilets.

No permanent building within the City of Livonia shall hereafter be erected, altered, or used for an outside toilet of any type unless approved lavatory facilities are installed and connected to a public sewer. This Section shall not be construed to prohibit temporary toilets on construction sites during period of construction or for temporary public gatherings.

Article IX.

Parking, Loading, and Access Management

Section 9.01 Applicability.

The parking requirements of this Code must be met when one (1) or more of the following takes place.

- (1) Any new building or structure.
- (2) Commencement of use of any land.
- (3) Any alterations to a building or structure which would require additional parking.
- (4) Any alteration to the use of any building or structure or use of land which would require additional parking.

Section 9.02 Access Management.

- (1) **Standards for the Number of Nonresidential Driveways.** Access shall be provided for each site. Where feasible, access may be provided via a shared access driveway. Where it is not possible to provide shared access, access may be provided by a single driveway. One (1) additional driveway may be allowed for properties with a continuous frontage of over five hundred (500) feet and one (1) additional driveway for each additional two hundred fifty (250) feet of frontage. Uses requiring more than one driveway, detailed elsewhere in this Ordinance, are subject to those specific standards and the standard above will not apply. The City Council may determine additional driveways are justified due to the amount of traffic generated by the use without compromising traffic operations along the public street, based upon a traffic impact study submitted by the applicant.
- (2) **Minimum Width.** Each ingress and/or egress driveway must have a minimum width of twenty (20) lineal feet and must be so designed so as to provide adequate turning and maneuvering for emergency and service vehicles.

(3) Driveway Spacing Standards.

- A) **Between Driveways.** The minimum spacing between two (2) nonresidential driveways on the same side of the road shall be based upon posted speed limits along the parcel frontage. The minimum spacings indicated below are measured from centerline to centerline. For sites with insufficient road frontage to meet the driveway spacing standards below, the City Council may modify the spacing requirements.

Posted Speed Limit (Mile Per Hour)	Minimum Driveway Spacing (Feet)
30	155
35	185
40	225
45+	300

- B) **Spacing from Intersections.** Minimum spacing requirements between a proposed nonresidential driveway and an intersection must be setback fifty (50) feet from the right of way. The City Council may modify the spacing standards.

- (4) Driveway Distance from Single-Family Residential Zone.** Each entrance and exit to and from any off-street parking lot located in a non-residential district must be at least twenty-five (25) feet from an adjacent residential use.

- (5) Modification of Standards for Special Situations.** During site plan review, the City Council shall have the authority to modify the standards of this Section upon consideration of the following:

- A) The standards of this Section would prevent reasonable access to the site.
- B) Access via a shared driveway or service/frontage road is not possible due to the presence of existing buildings or topographic conditions.
- C) Roadway improvements (such as the addition of a traffic signal, center turn lane or bypass lane) will be made to improve overall traffic operations prior to project completion, or occupancy of the building.
- D) The use involves the redesign of an existing development or a new use which will generate less traffic than the previous use.
- E) The proposed location and design are supported by the Michigan Department of Transportation (MDOT) or Wayne County as an acceptable design under the existing site conditions. The City Council may also request the applicant provide a traffic impact study to support the requested access design.
- F) Where there is a change in use or expansion at a site that does not comply with standards of this Ordinance, the City Council shall determine the amount of upgrade needed in consideration of the existing and expected traffic pattern and the capability to meet the standards of this Ordinance to the extent practical.

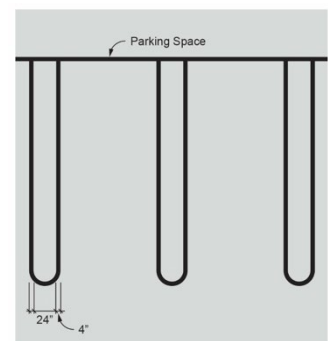
- (6) Traffic Impact Studies.** The City Council may require a traffic impact study (TIS) for all development proposals that it reviews. The TIS shall be accordance with and meet the standards of the City. The TIS shall be submitted by the developer or applicant to determine the potential future traffic conditions on adjacent roadways once a proposed development is finished. TIS shall predict the peak-hour operational conditions at site driveways and road intersections affected by the development. The results of the TIS shall be used in the final design of access points and internal circulation and may identify necessary off-site road improvements. At a minimum, the TIS shall meet standards as published by the Southeast Michigan Council of Governments (SEMCOG) and MDOT in the handbook titled Evaluating Traffic Impact Studies and shall be found acceptable by the City Council prior to being used.

Section 9.03 Off-Street Parking Requirements.

In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for the use of occupants, employees, and patrons of the buildings hereafter erected, altered or extended after the effective date of this Ordinance, shall be provided and maintained as herein prescribed.

- (1) **Non-Residential.** Off-street parking for nonresidential uses shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest public entrance to the building to the nearest point of the off-street parking lot, except as may be provided for by this Ordinance.
- (2) **Off-Street Parking.** Off-street parking facilities for one- or two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve. The location of required off-street parking facilities for other than one- and two-family dwellings shall be within three hundred (300) feet of the building they are intended to serve, measured from the nearest point of the off-street parking facilities and the nearest point of the building. Such facilities for multiple dwelling, commercial and professional uses, in order to ensure their use as a parking area for the building they are intended to serve, shall be located in a convenient and conspicuous position with reference to such building. For this purpose, the area to the rear of the building shall be considered as satisfying this requirement only when the building is to have a heavily used public entrance in the rear.
- (3) **Existing Parking.** Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use, shall not be reduced in size to an amount less than hereinafter required for a similar new building or new use.
- (4) **Parking Deferment.** Where the property owner can demonstrate or the City Council finds that the required number of parking spaces is excessive and the proposed parking will meet the demand for the proposed use, the City Council may, as a condition of site plan approval, permit up to twenty-five (25) percent of the total number of required parking spaces to be reserved for future consideration (i.e., “banked”), subject to the following:
 - A) The consequent reduction in off-street parking provided will not impair the functioning of the subject development or have a negative effect on traffic flow or parking on and/or adjacent to the site.
 - B) That a reserved area be shown on the site plan of sufficient size to meet the parking space, circulation, and maneuvering requirements of this Article, including dimensions and dotted parking lot layout. The reserved area shall be retained as open space. The reserved area designated as deferred parking shall be on the same lot as the principal use.
 - C) The reserved area shall not be within a required parking setback, landscape area, or greenbelt.
 - D) A written legal agreement, provided by the applicant, which has been approved by the City attorney, shall include provisions to construct the deferred parking and the agreement shall be referenced on the site plan.
 - E) The applicant shall agree in writing to install such “banked” parking within 180 days of a City Council resolution in which it is determined that such additional parking is needed.
 - F) The Department of Inspection may require posting of a performance guarantee to cover the estimated construction cost of the deferred parking with a refund in two (2) years if the additional parking is not found to be necessary.

- (5) **Maximum Parking Allowable.** In order to minimize excessive areas of pavement which depreciate aesthetic standards and contribute to higher rates of storm water runoff and higher micro temperatures, exceeding the minimum parking space requirements of [Section 9.05](#) by greater than twenty percent (20%) is prohibited, except as approved by the City Council. In its request for additional parking spaces, the applicant must submit a parking study to the City Council demonstrating that additional parking spaces are needed based on the nature of the use and/or peak times thereof. In determining whether to grant additional parking spaces, the City Council shall also consult the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE), or another acceptable standard.
- (6) **Minimum Parking Required.** The minimum number of off-street parking spaces by type of use shall be determined in accordance with the schedule contained in [Section 9.05](#) herein; however, the City Council may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable based on the level of current or future employment and/or level of current or future customer traffic. In determining whether to permit fewer parking spaces, the City Council shall consult the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE), or another acceptable standard.
- (7) **Snow Storage.** An area equivalent to ten percent (10%) of the required parking stall area must be provided for snow storage. The snow storage area must be landscaped and if the parking lot is bounded by a fence, the snow storage area must be located on the parking lot side of that fence. The snow storage area may be located in a landscape area required in [Article X](#) or in a storm water management area, subject to approval by the City.
- (8) **Carports and Garages.** Carports and garages in multiple-family dwelling developments shall have a maximum height of fourteen (14) feet, measured from the grade to the peak of the structure. Carports shall be at least partially screened on any side facing a public or internal street or drive unless the side is used for entrance and exit.
- (9) **Changes in Use.** Should the use of the land or building change, the parking shall be provided based on the new use(s). For example, purposes only, should an approved elderly housing facility for independent or dependent living are converted to general occupancy, the parking shall be provided based on the requirements for multiple-family dwellings.
- (10) **Parking Measurement Standard.** When units of measurement determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half ($\frac{1}{2}$) shall be disregarded and fractions over one-half ($\frac{1}{2}$) shall require one (1) parking space.
- (11) **Parking Calculation Standard – Floor Area.** For the purpose of this Ordinance, "Floor Area," in the case of offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used for services to the public as customers, patrons, clients or patients or as tenants, including areas occupied for fixtures and equipment used for display or sale of merchandise.
- (12) **Parking Standard – Employee Based.** For the purpose of computing the number of parking spaces required based on the number of employees, the parking shall be calculated based on the number of employees likely to be on the premise during the peak shift.
- (13) **Double Striping.** All parking spaces shall be clearly marked by the use of double striping. Except for parallel parking, all parking spaces shall be clearly striped with four (4) inch wide double lines, twenty-four (24) inches apart, to facilitate movement and to help maintain an orderly parking arrangement. See image below.



Double Striped Parking

- (14) **Required Parking for Uses Not Provided.** In the case of a use not specifically provided for herein, the City Council shall determine the off-street parking requirements for such use based on the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE), or another acceptable standard applicable for that use or a similar use.

Section 9.04 Off-Street Parking Space Layout Standards.

Whenever the building of an off-street parking facility is required, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations.

- (1) **Dimensional Layout.** Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Angle (In Degrees)	Min. Stall Length	Min. Stall Width	Min. Maneuvering Lane Width	
			One-way	Two-way
0 (parallel)	20 feet	10 feet	12 feet	-
30-53	20 feet	10 feet	15 feet	-
54-74	20 feet	10 feet	18 feet	-
75-90	20 feet	10 feet	12 feet	24 feet

- (2) **Shorter Parking Stall Length.** The requirements for parking stall length may be reduced by two (2) feet where 90-degree parking abuts a sidewalk, other pavement, or sodded area at the front of the stalls provided such pavement or sidewalk measures a minimum of eight (8) feet in width, or at least two (2) additional feet of landscaped area are provided. This is to account for the vehicle overhang.
- (3) **Maneuvering Lane Access.** All spaces must be provided adequate access by means of maneuvering lanes. Backing directly onto a street or requiring the use of a street for a maneuvering lane is prohibited. Parking spaces must be clearly identified and marked with durable striping to distinguish the boundaries of the maneuvering lane and parking stalls.
- (4) **Modifications.** Where site constraints limit the ability to meet the requirements of this Section, the City Council may approve deficient parking space and maneuvering lane dimensions as part of Site Plan Review.

Section 9.05 Minimum Number of Parking Spaces Required.

USE	PARKING REQUIRED
AGRICULTURAL USES	
Gardening and tree nurseries	One (1) parking space for each 500 sq. ft. of retail space
Nurseries, including sale of garden supplies	One (1) parking space for each 500 sq. ft. of retail space
RESIDENTIAL USES	
Accessory residential use for apartments	One (1) parking space per additional dwelling unit.
Bed and breakfast establishments	One (1) parking space per bedroom.
Boarding, rooming and lodging houses or tourist homes	One (1) parking space for each one (1) guest bedroom.

USE	PARKING REQUIRED
Condominium multiple dwellings	Two (2) parking spaces for each unit with one (1) and two (2) bedrooms and two and one-half (2½) spaces for each unit with three (3) or more bedrooms.
Family child care home	One (1) parking space per 250 sq. ft. of floor area.
Home occupations	Two (2) parking spaces
Housing for the elderly	One (1) parking space for each bed, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee including nurses.
Multiple dwellings and apartment houses	Two (2) parking spaces for each unit with one (1) and two (2) bedrooms and two and one-half (2½) spaces for each unit with three (3) or more bedrooms.
One-family dwellings	Two (2) parking spaces for each dwelling unit.
Residential homes for mentally or physically handicapped persons	One (1) parking space per bedroom.
Two family dwellings	Two (2) parking spaces for each dwelling unit.
MEDICAL USES	
Blood and plasma donation centers	One (1) parking space per two hundred (200) square feet of gross floor area and one (1) per employee on peak shift.
Hospitals	One (1) parking space per two (2) beds plus two (2) parking spaces per three (3) employees on the largest working shift.
Kidney transfusion centers	One (1) parking space per two hundred (200) square feet of gross floor area and one (1) parking space per employee on peak shift.
Medicine, osteopathy and dentistry (excluding veterinary clinics)	One (1) parking space for each one hundred ten (110) square feet of floor area.
Optometry and chiropractic	One (1) parking space for each one hundred ten (110) square feet of floor area.
Orthopedic and medical supply stores, but not including assembly or manufacture of such articles	One (1) parking space for each two hundred fifty (250) square feet of floor area.
Physical therapy and health services (not including massage establishments and public baths)	One (1) parking space for each one hundred fifty (150) square feet of floor area.
Psychology and podiatry	One (1) parking space for each two hundred (200) square feet of floor area.
Veterinary clinics, animal clinics and animal hospitals	One (1) parking space for each two hundred (200) square feet of floor area.
PUBLIC & QUASI-PUBLIC USES	
Clubs, lodges, and meeting halls, fraternal and religious	One (1) parking space for every 50 square feet of gross assembly.
Cultural service buildings, such as publicly owned museums, art galleries and libraries	One (1) parking space per three hundred thirty-three (333) square feet of floor area.
Educational uses	One (1) parking space for each employee (including teachers and administrators) plus sufficient off-street space for the safe and convenient loading and unloading of students.
Licensed and certified publicly or privately-owned facilities for the detention, incarceration, commitment and/or rehabilitation of adults or minor children and psychiatric hospitals	One (1) parking space for each bed, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee including nurses.
Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities	One (1) parking space per 500 sq. ft.

USE	PARKING REQUIRED
Privately owned and operated recreational uses	Off-street parking facilities shall be provided on the premises to accommodate one third (1/3) of the total member families and/or individual members of the organization.
Radio and television towers and broadcasting studios	One (1) parking space for each employee on the largest working shift.
Religious Institutions	One (1) parking space for each three (3) seats in the main assembly unit.
Schools - music, dance or business	One (1) parking space for each employee (including teachers and administrators) plus sufficient off-street space for the safe and convenient loading and unloading of students.
Schools including, but not limited to dance, music and instrumental, and business/ training	One (1) parking space for each employee (including teachers and administrators) plus sufficient off-street space for the safe and convenient loading and unloading of students.
Universities, colleges, private colleges, including ancillary uses and facilities	One (1) parking space per thirty (30) square feet of classrooms, labs, or other instructional floor area, plus one (1) parking space per two hundred fifty (250) square feet of office or administrative floor area.
COMMERCIAL & RETAIL USES	
Adult businesses	One (1) parking space for each one hundred fifty (150) square feet of floor area.
Ambulance services, local and suburban bus terminal and taxicab terminals	One (1) parking space for each employee on the largest working shift.
Artisan, craftsman, printing and engraving shops other similar uses	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.
Automobile and light truck (one (1) ton gross vehicle weight) repair	Two (2) parking spaces for each repair bay plus one (1) for each employee.
Auto-wash establishments and auto-wash establishments operated with accessory gasoline pumps	At least twenty (20) parking spaces
Bakeries	One (1) parking space per one hundred seventy-five (175) square feet of floor area.
Banks and savings and loans associations	One (1) parking space for each one hundred fifty (150) square feet of floor space, plus one (1) space for each employee computed on the basis of the greatest number of persons to be employed at any one time.
Planned commercial or shopping centers, or buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more	One (1) parking space for each two hundred fifty (250) square feet gross leasable area (GLA).
Brewer, micro brewer, brewpub, and distilleries	One (1) parking space for each three hundred (300) square feet of floor area.
Catering establishments	One (1) parking space for every 3 persons, based on maximum capacity
Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis	One (1) parking space for each one thousand (1,000) square feet of floor space.
Convalescent and nursing homes	One (1) parking space for each three (3) beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee including nurses.
Dance halls and ballrooms	One (1) parking space for each fifty (50) square feet of floor area used for dancing or assembly.

USE	PARKING REQUIRED
Day care nurseries	One (1) parking space per 250 sq. ft. of floor area.
Dog kennels	One (1) parking space per 4 stalls
Drive-in restaurants and restaurants with either drive-thru or drive-up window facilities; including food trucks	One (1) parking space for each one hundred twenty-five (125) square feet of floor area, plus one (1) parking space for each three (3) outside patio seating spaces, plus one (1) parking space for each employee.
Establishments having liquor licenses such as Class C, tavern, and club	One (1) parking space for each three hundred (300) square feet of floor area.
Full-service restaurants with or without outdoor dining areas	One (1) parking space for each two (2) interior seating spaces to be provided within the proposed establishment, plus one (1) parking space for each three (3) outside patio seating spaces, plus one (1) parking space for each employee.
Funeral homes and undertaking establishments	One (1) parking space for each fifty (50) square feet of floor space in the parlors or individual funeral service rooms with a minimum of seventy-five (75) parking spaces.
Garages, repair shops, rustproofing and similar highway services	Two (2) parking spaces for each repair bay plus one (1) for each employee.
Gasoline service station	One (1) parking space for fueling pump
Golf courses but not including miniature golf courses or golf driving ranges	Three (3) parking spaces per hole plus one (1) parking space per three (3) seats of the dining facilities.
General offices	One (1) parking space for each two hundred (200) square feet of floor area.
Hotels	One (1) parking space for each guest room, plus one (1) additional space for each employee.
Indoor recreational uses	One (1) parking space per two hundred (200) square feet of floor area.
Laundry and dry-cleaning establishments	One (1) parking space per two (2) washing and drying machines.
Limited service and carry-out restaurants with or without outdoor dining areas	One (1) parking space for each one hundred (100) square feet of floor area, plus one (1) parking space for each three (3) outside patio seating spaces, plus one (1) parking space for each employee.
Massage establishments	One (1) parking space for each one hundred fifty (150) square feet of floor area.
Motels	One (1) parking space for each guest or sleeping room in a tourist home; one (1) parking space for each rental unit in a motel; plus one (1) additional space in each case for the owner or manager and for each employee.
Museums	One (1) parking space per three hundred thirty-three (333) square feet of floor area.
Music, dance, or business academies	One (1) per three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.
New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities	One (1) parking space for every two hundred (200) square feet of use area.
Paint shops	One (1) parking space per service stall.
Pawn shops	One (1) parking space for each one hundred fifty (150) square feet of floor space.

USE	PARKING REQUIRED
Payday lenders	One (1) parking space for each one hundred fifty (150) square feet of floor space.
Personal service establishments	One (1) parking space for each five hundred (500) square feet of floor space.
Photographic studios	One (1) parking space for each one hundred fifty (150) square feet of floor space.
Professional offices	One (1) parking space for each two hundred (200) square feet of floor area.
Retail sales	One (1) parking space for each one hundred fifty (150) square feet of floor space.
S.D.D. and S.D.M. licenses	One (1) parking space for each three hundred (300) square feet of floor area.
Second-hand stores and rummage shops	One (1) parking space for each one hundred fifty (150) square feet of floor space.
Wholesale business uses	One (1) parking space for each five hundred (500) square feet of floor space.
INDUSTRIAL USES	
Bulk storage of refined petroleum products	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.
Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	One (1) parking space for each four hundred (400) square feet of floor space.
Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	Five (5) parking spaces, plus one (1) per 1,500 square feet of floor area plus one (1) per 350 useable square feet of office, sales or similar space plus one (1) per truck or company vehicle operating from the premises.
Experimental product development and testing including limited manufacturing	Five (5) parking spaces plus one (1) per 250 square feet gross floor area plus one (1) per each employee at peak shift.
Heavy manufacturing and general industrial plants	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.
Industrial, scientific, or business research development and testing laboratories and offices	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.
Industrial plants manufacturing, processing or assembling	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.
Steel fabricators, truck terminals, truck and trailer rental facilities, and special trade contractors	One (1) parking space per five hundred (500) square feet of use area.
Tool and die shops and pattern making shops	One (1) parking space per five hundred (500) square feet of use area.
Warehouses	One (1) parking space for each employee computed on the basis of the greatest number of persons to be employed at any one period during the day or night.

Section 9.06 Barrier-Free Parking Required.

Each parking lot that services a building entrance, except single- or two-family residential or temporary structures, shall provide parking spaces for the physically handicapped which shall be located as close as possible to walkways and entrances. All parking lots shall be designed in conformance with Michigan State Act No. 1 of the Public Acts of 1966 as amended, and the Americans with Disabilities Act, as summarized in the Table below.

Total Spaces Required	Barrier-Free Spaces Required
1-25 Spaces	1 Space
25-50	2 Spaces
51-75	3 Spaces
76-100	4 Spaces
101-150	5 Spaces
151-200	6 Spaces
201-300	7 Spaces
301-400	8 Spaces
401-500	9 Spaces
501-1,000	2% of total
Greater than 1,000	20, plus one (1) for each 100 spaces over 1,000

Section 9.07 Parking and Loading for Multiple Uses and Joint Use.

The parking and loading regulations for any premises in multiple usages must be the sum of the minimum requirements for the individual uses on the premises.

In order to meet the minimum amount of required off-street parking spaces for a given use, application must be made to the City Council for the right to engage in the joint use of owned parking spaces. Prior to approving the joint use of parking spaces to meet the minimum amount of required off-street parking for a given use in a given zoning district, the City Council must verify by a preponderance of the evidence that each of the following statements are true:

- (1) The commercial enterprises, industrial establishments, residential uses, places of public assembly, and religious institutions engaged in the joint use of off-street parking spaces are unlikely to have a need for the joint parking spaces at overlapping times.
- (2) The parking spaces designated for joint use comprise less than seventy-five percent (75%) of the applicant's minimum required off-street parking spaces.
- (3) The parking spaces designated for joint use are within five hundred (500) lineal feet of the applicant's most appropriate entrance.
- (4) Written contracts, in the form of cross-access agreements, between the applicant and the owner/operator of the parking spaces approve this joint use.
- (5) There must be adequate pedestrian access provided between the shared parking lot and the associated buildings and uses.

Section 9.08 Off-Street Loading Space.

On the same premises with every building structure, or part thereof, erected and occupied for manufacturing, storage, warehouse purposes, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interferences with public use of the streets or alleys. Such space shall be provided as follows:

TOTAL FLOOR AREA OF THE BUILDING	OFF-STREET LOADING SPACE REQUIREMENTS
Office Use	
0 - 10,000 square feet	One (1) usable loading space 10 ft. x 25 ft. in area
10,001 - 50,000 square feet	One (1) usable loading spaces 10 ft. x 50 ft. in area
Over 50,000 square feet	Two (2) usable loading spaces 10 ft. x 50 ft. in area
Commercial and Industrial uses	
0 - 1,400 square feet	One (1) usable loading 10 ft. x 25 ft. in area
1,401 - 20,000 square feet	One (1) usable loading space 10 ft. x 50 ft. in area
20,001 - 50,000 square feet	Two (2) usable loading spaces each 10 ft. x 50 ft. in area
Over 50,000 square feet	Three (3) usable loading spaces plus one (1) space for each fifty thousand (50,000) square feet in excess of fifty thousand (50,000) square feet each 10' x 50' in area

- (1) All loading spaces shall be in addition to the off-street parking area access drive and maneuvering lane requirements.
- (2) Off-street loading space shall have a clearance of fourteen (14) feet in height.
- (3) Off-street loading space may be completely enclosed within a building or may occupy a portion of the site outside of the building, provided that where any portion of a loading space is open to public view from a public way, the space shall be screened in accordance with [Article X](#).
- (4) All loading and unloading in an industrial district shall be provided off-street in the rear yard or interior side yard and shall in no instance be permitted in a front yard. In those instances where exterior side yards have a common relationship with an industrial district across a public thoroughfare, loading and unloading may take place in the exterior side yard when the setback is equal to at least fifty (50) feet.

Section 9.09 Parking structures.

- (1) **Districts Permitted.** Parking structures are subject to the following standards and are treated as a permitted use in the P-L and M-2 Districts and as a waiver use in the C-2, C-3, C-4, ML, M-1, and P Districts.
- (2) **Maximum Height.** The height of any parking structure shall not exceed the maximum height of the district in which it is located.
- (3) **Location.** Parking structures shall not be located in the Front Yard. No parking space within a parking structure may be closer to the street than the front face of the principal building.

- (4) **Traffic Circulation.** Traffic circulation shall be designed so that no automobile need enter a public street in order to progress from one aisle to another within the same structure and so that no automobile need enter a public street backwards in order to leave the structure. Clear signs or pavement markings shall be provided to indicate traffic circulation.
- (5) **Screening.** Parking structures shall be designed to screen vehicles and light trespass onto adjacent properties.
- (6) **Architectural Standards.**
 - A) The design of all parking structures should be more than just a rectangular utilitarian box composed of concrete or steel beams and columns. Variation in forms and detail along with high quality facing materials are required where viewable by the general public.
 - B) Exterior elevations shall incorporate design components and materials utilized and compatible with the primary building(s). The incorporation of brick, stone, and precast concrete are preferred choices.
 - C) Floors shall be designed horizontally to support adaptive reuse of the structure.
- (7) **Exemptions.** Parking structures are not required to have interior landscape islands as required in Section 10.03 Section 10.03(2)(Section 10.03(2)B)).

Section 9.10 Surfacing and Drainage.

- (1) **Hard Surfacing.** All parking areas, regardless of size, must be hard surfaced. Pavement type and thickness must be approved by the City Engineer prior to construction, taking into consideration soil conditions and traffic loadings.
- (2) **Storm Water Management.** Storm water runoff created as a result of the improvements to the parking area must be controlled in such a manner so as to reduce and/or eliminate draining onto neighboring properties. To reduce storm water runoff, developers shall consider using permeable, pervious pavements wherever feasible. Improved parking areas may be incorporated into the storm water management plan for the proposed project. Site grading as well as storm water control provisions must be reviewed and approved by the City Engineer prior to site construction.
- (3) **Maintenance.** All off-street parking areas shall be continually maintained in satisfactory condition so as to be safe, attractive, and free of any hazard, nuisance, or other unsafe condition.

Section 9.11 Curb.

Except for those parking areas serving a single- and two-family dwelling unit, concrete curbs, sidewalks, and other items as necessary for the protection of the public and adjoining properties must be provided and maintained around all parking areas, including where parking spaces abut landscaping, property lines, or required setback areas. The City Council may approve an alternative design when opportunity exists to substantially improve the water quality of the site. In all cases where parking lots abut public sidewalks, a concrete curb at least six (6) inches high must be installed so that a motor vehicle cannot be driven or parked within two (2) feet of a public sidewalk.

Section 9.12 Approval.

Plans for the development of any such parking area must be approved by the City Council before construction is started. No such land shall be used for parking purposes until approved by the Department of Inspection.

Section 9.13 Off-Street Parking: Study and Report.

The City Council shall routinely make studies of the various areas in the City of Livonia for the purpose of determining areas within which there is need for the establishment of off-street parking facilities to be provided by the City of Livonia and to be financed wholly or in part by a special assessment district, or by other means, where such need is found. This study and report shall include recommendations on the site, location and other pertinent features of the proposed off-street parking facilities and the area they should be intended to serve. Wherever, pursuant to such recommendations, the City Council shall establish off-street parking facilities by means of a special assessment district or by any other means, it may also determine, upon completion and acceptance of such off-street parking facilities by the City, all existing buildings and uses and all buildings erected or uses established thereafter within the special assessment district, or districts which shall be exempt from the requirements of this section for privately supplied off-street parking facilities.

Section 9.14 Illegal Parking of Motor Vehicles; Tickets; Towing of Motor Vehicles.

- (1) It shall be unlawful for any motor vehicle which is abandoned, unlicensed, wrecked, inoperative, in a state of major disassembly, disrepair, or in the process of being stripped or dismantled, to be parked on any private property unless the same is completely enclosed within a garage or other suitable building or structure. A vehicle of any type shall not at any time undergo major overhaul, including body work, in any residential district.
- (2) For the purpose of this section, a vehicle of any kind, as described in paragraph (1) of this section, or any unlicensed vehicle, shall be deemed abandoned when it has remained parked, stored, or left or been permitted to be parked, stored, or left on private property for a period of forty-eight (48) continuous hours or more. Provided, however, that this section shall not be applicable where a vehicle is being stored, used, or repaired, in connection with the following designated uses:
 - A) The repair and service facilities of a new and used automobile dealership or a new and used truck dealership when owned and operated in conjunction therewith by the same proprietor and located on the same property.
 - B) Garage, repair shops, and similar highway services.
- (3) The officer authorized to enforce the provisions of this Zoning Ordinance, may in his or her discretion remove, cause to be removed, or tow away under his or her direction, any such motor vehicle which is flagrantly, continuously or persistently violating the provisions of the Zoning Ordinance relating to the parking of motor vehicles on private property. Any such motor vehicle thus removed or towed away shall be taken to the City automobile or motor vehicle pound or to a privately owned garage and kept under the custody or control of the officer or person in charge thereof; provided, however, that any such removal or towing shall be at the risk of the owner of said vehicle, and provided further that the disposition of said vehicle after removal shall be in accordance with the provisions set forth in Sections 10.21.210-10.21.260 of the Livonia Code of Ordinances, as amended, which provisions are made a part hereof and incorporated herein by reference.

- (4) In any prosecution or proceeding under this section, the registration plate displayed on a motor vehicle shall constitute in evidence a prima facie presumption that the registered owner of such vehicle was the person who parked such vehicle at the place where such violation occurred. Whenever the owner or operator of any such motor vehicle is convicted of violating any of the provisions of said Ordinance pertaining to the parking of motor vehicles on private property, such violation shall be deemed to be a misdemeanor and shall be subject to all the penalties set forth in this Zoning Ordinance

Section 9.15 Electric Vehicle (EV) Charging Stations or Ports

Electric Vehicle (EV) Charging Stations or Ports, when treated as an accessory use, shall be allowed in all zoning districts subject to the following:

- (1) All above-ground equipment associated with the EV Charging Station shall be limited to a height of eight (8) feet including any sign attached to the equipment which shall not exceed two (2) square feet in area.
- (2) No EV Charging Station shall be located in a public right-of-way without the prior written approval of the authority having jurisdiction over the right-of-way.
- (3) All structural or non-structural canopies, coverings, overhangs or structures designed to fully or partially enclose or protect an EV Charging Station shall comply with the height, area and setback requirements of the zoning district in which the EV Charging Station is located. Such coverings or structures in any commercial zoning district shall first require approval of a site plan pursuant to Section 13.13(12).
- (4) In any residential district, use of EV Charging Stations shall be limited to the owners, occupants or visitors of the property, and there shall be no remuneration or compensation charged for the services
- (5) In nonresidential zoning districts, no more than ten (10%) percent of the required number of parking spaces shall be dedicated EV Charging Stations.

Section 9.16 Limitation of the Use.

- (1) Parking areas shall be used for parking of private passenger vehicles only.
- (2) Parking may be with or without charge.
- (3) No business involving the repair or services to vehicles permitted thereon or sale, or other storage, or display thereof, shall be conducted from or upon such premises.

Article X.

Landscaping and Screening

Section 10.01 Applicability.

The requirements set forth in this Section shall apply to all uses, lots, site, and parcels for which Site Plan Review is required and which are developed or expanded following the effective date of this Ordinance. No site plan shall be approved unless that site plan shows landscaping consistent with the provisions of this Section. Furthermore, where landscaping is required, a Building Permit shall not be issued until the required landscape plan is submitted and approved and a Certificate of Occupancy shall not be issued unless provisions set forth in this Article have been met or a performance guarantee has been provided.

In cases where the use of an existing building changes or an existing building is altered or re-occupied, all of the standards of this Article shall be met.

The requirements of this Article are minimum requirements, and nothing in this Article shall preclude a developer and the City from agreeing to more extensive landscaping.

Section 10.02 Landscape Plan Requirements.

The Landscaping Plan must be drawn at a reasonable scale to indicate all types of proposed landscape improvements at a minimum of one-inch equals thirty feet (1" = 30') and must include at least the following information:

- (1) North arrow and scale;
- (2) Name of the project applicant/owner;
- (3) Name, address and phone number of the person or firm responsible for the preparation of the Landscaping Plan;
- (4) Signed and sealed landscape architect stamp;
- (5) Dates on which the plan was submitted or revised;
- (6) All existing and proposed buildings and other structures, paved areas, planted areas, fencing, walls, water outlets, utility poles, fire hydrants, luminaires, underground utilities, signs, fences, dumpster locations, and other permanent features to be added to or retained on the site;

- (7) All existing plant material to be removed or retained and all proposed additions or changes to landscaping, buffering, and walkways, illustrating existing natural land features including, but not limited to: trees, forest cover, and water resources (Water resources include ponds, lakes, streams, wetlands, flood plains, and drainage ditches and retention areas, rivers, and any other body of water or waterway);
- (8) A schedule of all new landscaping materials to be installed. The plant list must include the common name, specified installation size, and on-center planting dimensions when applicable. When the list of plant material to be removed contains existing trees, the Landscaping Plan must justify that building location and placement has been developed with due consideration given to minimizing removal of trees. Quantities of plant material required shall be referenced on the plan;
- (9) All property lines and easements;
- (10) Details must be shown for the planting of trees, shrubs and ground cover within the buffered or landscaped area;
- (11) Proposed irrigation fixtures shall also be shown, including, but not limited to the location and type of all sprinkler heads, the size of mainline and irrigation piping, the location and size of water meters and all valves, and the location of back flow prevention devices and irrigation controllers;
- (12) Location and description of any and all storm water management or low impact development techniques used in site design (i.e. rain gardens, detention/retention ponds, filter strips, etc.); and
- (13) Any other information which is determined necessary by the Planning Director or City Council for adequate review of the proposal.

Section 10.03 Landscaping Design Requirements.

The following requirements must be satisfied by all projects set forth by Section 10.01 above. The following requirements must be detailed on a Landscaping Plan pursuant to Section 10.02 above. Existing landscaping or natural vegetation, as shown on a Landscaping Plan and that are in satisfactory condition, may be used to meet the standards and satisfy the requirements below in whole or in part, if protected and maintained during the construction phase of the development.

- (1) **Frontage Landscaping.** Where the site abuts a public road right-of-way, the following frontage landscaping shall be provided in the front yard area adjacent to the road right-of-way (see Example of Frontage Landscaping below):

Type of Landscaping	Minimum Required Landscaping
Deciduous or Evergreen Tree	1 per 40 linear feet of road frontage or fraction thereof
Ornamental (Flowering) Tree	1 per 100 linear feet of road frontage or fraction thereof
Shrubs	8 per 40 linear feet of road frontage or fraction thereof

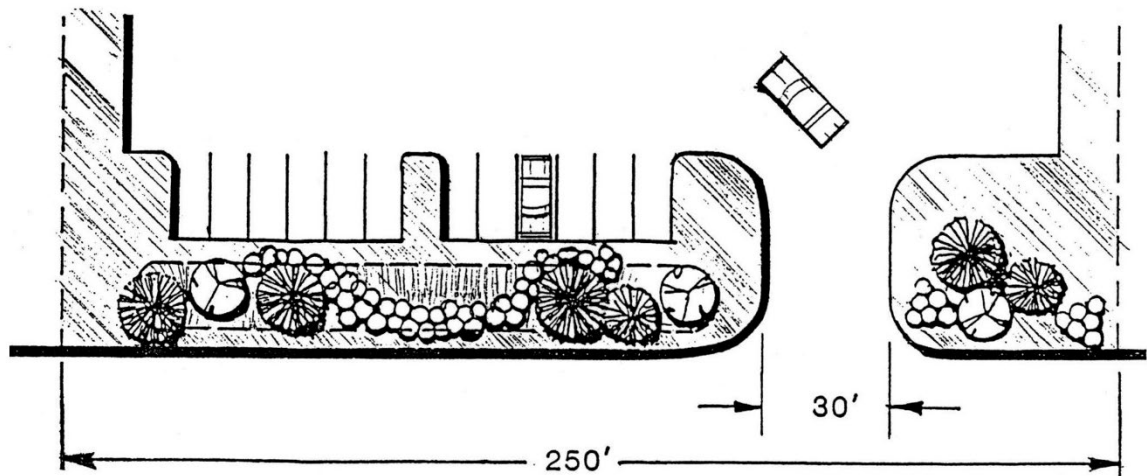
The depth of the frontage landscaping area shall be sufficient to contain the required landscaping and ensure the survivability of plant material. For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted. Trees and shrubs may be planted at uniform intervals, at random, or in groupings. However, the City Council or Planning Director may require the planting design to use massing or groupings of materials to create a stronger visual impact from the public right-of-way.

Example of Frontage Landscaping

Length of Road Frontage: 250 linear feet minus 30-foot driveway = 220 feet

Required Number of Plants

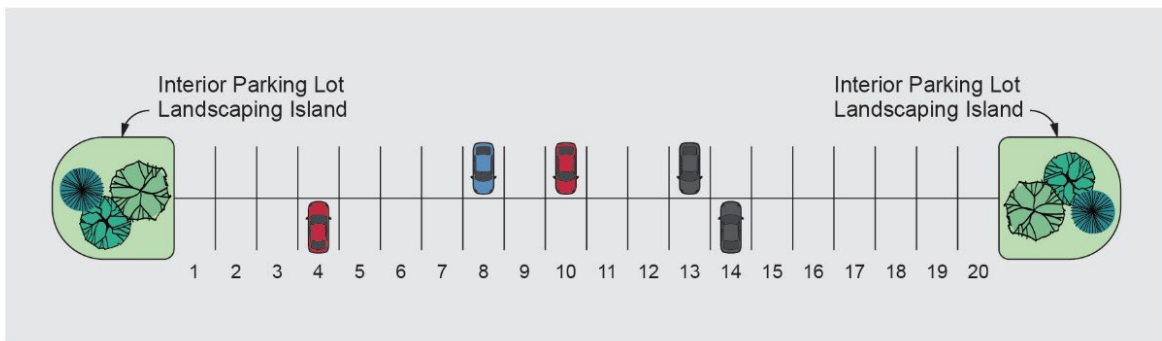
Deciduous or evergreen trees	220 ft./40 ft. = 6 deciduous or evergreen trees
Ornamental trees	220 ft./100 ft. = 3 ornamental trees
Shrubs	(220 ft./40 ft.) x 8 = 48 shrubs
TOTAL	6 deciduous or evergreen trees, 3 ornamental trees, and 48 shrubs



(2) **Parking Lot Landscaping.** All parking areas and other paved ground surface areas used for vehicular parking must have perimeter and internal landscaping to provide visual and climatic relief from broad expanses of pavement and to channelize and define logical areas for pedestrian and vehicular circulation.

- A) **Parking Lot Screening.** Parking lot screening adjacent to a parking lot is not required if the paved ground surface area is completely screened from the public right-of-way by an intervening building or structure. Where paved ground surface areas are located adjacent to sidewalks, streets, and other public rights-of-way, landscaping shall be provided between the public right-of-way and the paved ground surface area within ten (10) feet of the paved ground surface area with landscaping, a berm, a masonry wall, or a combination of these, as follows:
 - i) **Parking Lot Screening Landscaping.** Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. The landscaping shall be planted in a manner where the landscaping can be expected to provide an unbroken visual screen within three (3) years. The landscaping shall be located at least two (2) feet from the front of a parking space curb so as to account for vehicle overhang.
 - ii) **Parking Lot Screening Berm.** Berms shall be at least three (3) feet in height (measured above the elevation of the adjacent parking surface) and meet the requirements of [Section 10.03 \(7\)](#).
 - iii) **Parking Lot Screening Wall.** Walls shall be at least three (3) feet in height and constructed of the same or compatible material and colors of the principal building in terms of texture and quality.
- B) **Interior Parking Lot Landscaping.** All off-street parking areas of forty (40) parking spaces or more must have internal landscaping.

- i) **Size of Interior Parking Lot Landscaping Areas.** Interior landscaping must account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. Each separate interior landscaped area must be a minimum of three hundred (300) square feet in area and must have a minimum width of ten (10) feet.
- ii) **Minimum Number of Trees.** Each interior landscape area must contain at least one (1) tree. One (1) tree must be planted for each three hundred (300) square feet of interior landscaping.
- iii) **Location of Landscaping.** All required interior parking lot landscaping must be planted within the landscaped islands or in landscaped areas within twenty (20) feet of the perimeter of the parking lot, provided that such landscaping is not also counted toward other landscape or screening requirements.
- iv) **Groundcover.** Interior parking lot landscape areas must include groundcover of grass, perennials, shrubs, and/or hardwood mulch. Rock, stone, or pebbles are not permitted ground cover.
- v) **Protection with Curbing or Wheel Stops.** All interior parking lot landscaping must be protected from vehicular encroachment by six (6) inch high concrete curbing or wheel stops.
- vi) **Maximum Number of Parking Spaces in a Row.** Landscaping islands with or without walkways must be used to subdivide parking areas into parking rows with no more than twenty (20) spaces. See image below.



- vii) **Maintenance.** The internal landscaping must be installed and maintained so that, when mature, it does not obscure traffic signs, fire hydrants, lighting, drainage patterns, or vision for safety or ingress or egress.

- (3) **Loading Area Landscaping.** All loading areas (including, but not limited to, truck docks, overhead doors, or trailer staging areas) not screened by an intervening building shall be screened from a perpendicular view from any public street rights-of-way or adjacent residential zoning district for the entire length except for necessary access. It is the intent of this Section to screen loading areas and delivery vehicles as completely as practicable. Screening for loading areas may be accomplished by one (1) or a combination of the following:
 - A) An opaque fence or wall which is at least six (6) feet high and is made of the same or compatible material, in terms of texture and quality, as the material and color of the principal building. Additional evergreen planting materials shall be provided so that no more than two-thirds (2/3) of the surface area of the closed fence or wall is visible from the street within three (3) years of erection of the structure.
 - B) Evergreen trees at least eight (8) feet in height and planted in a staggered double row spaced fifteen (15) feet on center. Any plant material used to fulfill these requirements shall meet or exceed the minimum size requirements of [Section 10.04](#) when planted.

- (4) **Display Area Screening.** Screening of display areas may, at the discretion of the City Council, be accomplished by plants, fences, walls or earthen berms, or any combination thereof to meet the requirements of this Section. The City Council must base its discretion on the material being displayed and the visual impact on surrounding areas. The City Council may modify or waive these requirements where outdoor display is integral to the principal use of the property (e.g., Outdoor Vehicle Sales).
- A) The plants, fence, walls, earthen berms, or combination thereof, must provide a buffer no less than three (3) feet in height equal to the length of the display area, exclusive of driveways and sight lines used for safe automobile access and egress. In the case of vehicle or equipment display, the buffer must create a screen.
 - B) Walls which are used shall be of the same or compatible material, in terms of texture and quality, with the material and color of the principal building. Additional planting materials shall be provided so that no more than one half (½) of the surface area of the wall is visible from the street within three (3) years of erection of the structure. Forty percent (40%) of this plant material may be deciduous.
 - C) All shrubs shall comply with the requirements of [Section 10.04](#). Vegetation planted on berms may have a lesser mature height required by the Article provided that the combined height of the berm and the plantings after three (3) years are at least three (3) feet high. Up to forty percent (40%) of all shrubs may be deciduous.
- (5) **Greenbelt Buffering.** The intent of greenbelt buffering is to reserve an appropriate area of a lot to screen and buffer the lot and its use(s) based on its zoning district and the zoning district of the adjacent lots, regardless of whether the adjacent lots are developed. A greenbelt as specified in the table below shall be provided for all uses requiring Site Plan Review.

Developing Zoning District	Adjacent To			
	N1, N2, and R-U-F Districts	NM1, NM2, and NM3 Districts	C-1, C-2, C-3, and C-4 Districts	ML, M-1, and M-2, and Railroad and Utility rights-of-way
N1, N2, and R-U-F Districts	a	b	b	b
NM1, NM2, and NM3 Districts	b	a	b	b
C-1, C-2, C-3, and C-4 Districts	b	b	a	b
ML, M-1, and M-2 Districts	c	c	c	a
a) A ten (10) foot wide buffer, with one (1) tree per thirty (30) linear feet. For proposed single-family residential uses, the greenbelt buffering requirements shall apply only to Subdivision and Site Condominium development. b) A twenty (20) foot wide buffer, with one (1) tree per twenty (20) linear feet (minimum of 50% evergreen trees). A six (6) foot high masonry wall or opaque fence may be installed in lieu of the required trees, subject to City Council review and approval. c) A sixty (60) foot wide buffer, with a staggered double row of evergreen trees spaced fifteen (15) feet apart on a six (6) foot high berm (see Section 10.03 (7)) with a flat horizontal area at the crest to be at least three (3) feet in width. The planting must be in a manner where the evergreen trees provide eighty percent (80%) opacity within three (3) years of planting, measured from the top of the berm. After three (3) years, if this opacity is not achieved then additional evergreen trees and/or shrubs must be planted to achieve eighty percent (80%) opacity at the time of their planting. A six (6) foot high masonry wall or opaque fence may be installed in lieu of the required berm and trees.				

- A) **Planting Setback.** Trees and shrubs must not be placed closer than four (4) feet to the fence line or property line. Single family uses are excluded from this requirement.
- B) **City Review.** The City Council or Planning Director may modify the greenbelt buffering to allow less buffering or require additional buffering based on the proposed use's impact on adjacent lots.

- C) **Greenspace Lawn.** The remainder of the greenspace area which is not planted with the aforementioned stock must be kept in lawn or another approved native vegetation. All plant materials must be maintained in a healthy growing condition and in a neat and orderly appearance as required in this Article.
 - D) **Existing Buffering.** If an existing wall, fence, or vegetation exists on the site that meets the greenspace buffering standards of this Ordinance, the City Council or Planning Director may accept the existing screening or require only supplemental screening to meet the intent of this Article.
- (6) **Open Space Landscaping.** All remaining open areas on the site that are not required landscaping areas as described elsewhere in this Article (frontage landscaping, parking lot landscaping, loading and display area landscaping, and greenbelt buffering) shall be planted with one (1) tree per three thousand (3,000) square feet of open area. All open space landscaping areas shall be planted with grass or another suitable vegetative ground cover.
- (7) **Berms.** Where required, earth berms, or landscaped berms must conform to the following standards:
- A) The berm must be at least constructed with slopes no steeper than one (1) foot vertical for each three (3) feet horizontal with at least a two (2) foot flat area on the top unless a different size is required in this Ordinance.
 - B) The berm must be planted with grass or other suitable ground cover to ensure that it withstands wind, weather, and erosion, and retains its height and shape.
 - C) Unless a specific planting pattern is required by the Ordinance or the City Council, required trees and shrubs may be planted at uniform intervals, at random or in groupings.
 - D) Berm height must be measured as elevation above grade.
- (8) **Garbage, Refuse, and Recycling Collection Areas.** All garbage, refuse, and recycling must be placed within a sealed container that shall be screened utilizing an enclosure that meets the following requirements:
- A) An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. This requirement specifically supersedes the maximum height requirement of a fence as set forth in Chapter 44 of Title 15 of the Livonia Code of Ordinances, as amended. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and, when not in use, closed at all times.
 - B) The enclosure must be constructed of the same or compatible material and colors of the principal building in terms of texture and quality.
- (9) **Mechanical and Utility Equipment Screening.** All mechanical equipment, utility meters, storage tanks, air conditioning equipment, transformers, or similar equipment, incidental to any building, including roof-mounted equipment must be totally enclosed or screened from view off-site and must be an integral part of the architectural or landscape design of the building and site. This requirement does not apply to equipment serving a single-family unit or duplex.
- (10) **Right-of-Way and Access Easement Landscaping.** In addition to any other landscaping requirements of this Ordinance for public rights-of-way and other access easements, any public right-of-way and access easement areas adjacent to required landscaped areas shall be planted with grass or other suitable ground cover and maintained by the owner of the adjacent property as if they were part of required landscaped areas.

Section 10.04 Standards for Plant Materials.

- (1) **Lawn Areas.** Lawn areas shall be planted in species of grass normally grown as permanent lawns in southeast Michigan. Grass may be sodded or seeded and mulched, except that solid sod shall be used in swales or other areas subject to erosion. Sod or seed shall be clean, free of weeds and noxious pests or disease.
- (2) **Recommended Species of Trees, Shrubs, and Perennials.** The plant palette should emphasize native trees, shrubs, and perennials which are hardy to the southeast Michigan region. The following is a list of recommended species and required minimum sizes of plant materials. The City of Livonia may permit other species that are not listed below.

Recommended Plant Type and Minimum Size	Common Name
Evergreen Trees (8 feet minimum height)	Fir, Hemlock, Juniper, Pine, and Spruce
Narrow Evergreens (5 feet minimum height)	Blue Columnar Chinese Juniper, Column Honoki Cypress, Douglas Arborvitae, Pyramidal Red Cedar, Pyramidal White Pine, and Swiss Stone Pine
Deciduous Trees (3-inch minimum caliper)	Beech, Birch, Ginkgo, Hackberry, Honey Locust (Without Thorns), Hop Hornbeam, Linden, Oak, Planetree (Sycamore), and Sweet Gum
Ornamental Trees (2-inch minimum caliper)	Allegheny Serviceberry, Dogwood, Flowering Crab, Hawthorn, Hornbeam, Magnolia, Redbud, and Rose of Sharon
Deciduous Shrubs (3 feet minimum height)	Dogwood, Euonymus, Forsythia, Hazelnut, Honeysuckle, Hydrangea, Lilac, Mock-Orange, Ninebark, Privet, Spiraea, Sumac, and Viburnum
Evergreen Shrubs (30 inches minimum height)	Holly, Juniper, and Yew
Spreading Shrubs (18 inches minimum height)	Cotoneaster and Creeping Juniper
Perennial Flowers/Groundcover	Black-Eyed Susan, Creeping Juniper, Creeping Phlox, Daylily, Fragrant Sumac, Ornamental Grass, Periwinkle, and Purple Coneflower

- (3) **Prohibited Species.** Based on the undesirability of the following species, they are prohibited from being planted as required landscaping. The City Council or Planning Director may prohibit other species that are not listed below.

Latin (scientific name)	Prohibited Species	Description or Characteristic of Plant
Acer negundo	Boxelder Maple	
Catalpa speciosa	Catalpa	
Populus sp.	Poplars	
Salix sp.	Willows	
Ailanthus altissima	Tree of Heaven	
Fraxinus sp.	Ash	Due to Emerald Ash Borer.
Acer sp.	Maples	Should be discouraged due to overuse in landscape.

(4) Minimum Requirements for Plant Material.

- A) All plant material must conform to the description consistent with generally accepted and published nursery and landscape standards. Plant materials must be typical of their species or variety, have normal habitat of growth, well-branched, and densely foliated when in leaf.
- B) Plant materials must be chosen according to soil, climatic conditions, and environmental factors for the proposed development, the location of the installation, and its desired function.
- C) Artificial plants are prohibited from satisfying landscape requirements.

Section 10.05 Landscape Installation and Maintenance.

(1) Installation.

- A) **Installation Period.** Whenever planting is required by this Ordinance, it must be planted prior to the issuance of the Certificate of Occupancy. If the weather does not permit the planting, the required planting must take place within six (6) months from the date of issuance of the Certificate of Occupancy.
- B) **Installation Method.** All landscaping must be installed in a manner consistent with generally accepted and published nursery and landscape standards, the approved landscaping plan, and the following:
 - i) **High Quality and Healthy Plant Material.** Plant material must be freshly dug. Plant material must be of sound health, vigorous and uniform in appearance with a well-developed root system and free from disease, insects, pests, eggs, or larvae. Trees must have straight trunks with leaders intact, undamaged and uncut.
 - ii) **Mulching.** Trees, shrubs, hedges, vines, perennials, and live groundcovers (except turf grasses) must be generously mulched at the time of planting with hardwood bark mulch or similar natural material. Because stone, rocks, and pebbles trap heat and do not retain moisture, these materials must not be permitted as a ground cover or mulch.
 - iii) **Topsoil.** A minimum of four (4) inches of topsoil must be provided for all lawn areas, ground covers, berms, and planting beds.
 - iv) **Plant Material Required in All Portions of Landscaped Areas.** All portions of the landscaped areas must be planted with grass, groundcover, shrubbery, or other suitable plant material, except that paved patios, terraces, sidewalks, and similar site features may be incorporated with City Council approval.
 - v) **Planting Locations.** Unless a specific planting pattern is required by the Ordinance or the City Council, required trees and shrubs may be planted at uniform intervals, at random, or in groupings, provided they are planted in accordance with the approved plan. Landscaping must be located and maintained in a manner that minimizes conflicts with overhead or underground utilities, and that allows reasonable view of storefronts and signs.
 - vi) **Protection of Existing Vegetation.** Existing vegetation to be preserved must be protected during construction through the use of temporary fencing around the drip line.

(2) Maintenance.

- A) The owner of the property is responsible for the regular maintenance of all plants and must replenish mulch, control weeds, fertilize plants, and prune plants as necessary beginning upon completion of construction of landscaping. All diseased, dead, or damaged plants must be replaced within thirty (30) days, unless the season is not appropriate for planting, in which case such plant material must be replaced at the beginning of the next planting season.

- B) The approved landscape plan must be considered a permanent record and integral part of site plan approval. Unless otherwise approved in accordance with the procedures for amending a site plan, any revisions to or removal of plant materials that are not replaced will cause the parcel to be in nonconformity with the originally approved landscape plan and must be viewed as a violation of this Ordinance.
- (3) **Irrigation Required.** All landscape areas (including lawns) shall be provided with an automatic underground irrigation system. The City Council or Planning Director may approve an alternate form of irrigation for a particular area, or may waive the irrigation requirement in an area upon determining that the underground irrigation is not necessary to maintain site landscaping in good condition due to the characteristics of the proposed plant materials.
- (4) **Snow Storage.** Landscape areas may be used for snow storage, provided they are designed to accommodate the large volumes of snow, planted with salt-tolerant landscape material that can survive in winter conditions, and maintained in accordance with this Article.

Section 10.06 Modifications.

In consideration of the overall design and impact of the landscape plan, the City Council may modify or adjust the requirements outlined in this Article for required landscaping, provided that any such adjustment is keeping with the intent of this Ordinance and more specifically, with the intent of this Article.

Article XI.

Signs

Section 11.01 Applicability.

(1) Sign Standards.

All signs within the City of Livonia shall comply with the General Requirements of [Section 11.04](#). Signs in specific Zoning Districts shall comply with [Section 11.08](#). For prohibited signage refer to [Section 11.05](#) and [Section 11.09](#). For exempt signage refer to [Section 11.06](#).

(2) Existing Signs.

Except as otherwise specifically provided, nothing in this Article requires removal or discontinuance of an existing sign. Existing signs must not be enlarged or extended without meeting the requirements of this Article and obtaining a sign permit. Legally existing signs that do not meet this Article's requirements are labeled nonconforming signs.

(3) Dual Suitability.

Meeting the criteria of one sign type definition does not exclude the sign from meeting another sign definitions' criteria. For example, a blade sign can also meet the definition criteria of a double-faced sign. Therefore, the sign is a double-faced blade sign.

Section 11.02 Intent.

It is not the intent of this Ordinance to have the open spaces and lines of vision created by public rights-of-way used as license for unrestricted advertising through the use of signage, but rather to enhance the physical appearance of the city, preserve scenic and natural beauty of designated areas, make the city a more enjoyable and pleasing community and to create a more attractive economic and business climate by preserving property values. It is intended by the provisions of this Ordinance to reduce sign or advertising distractions, to eliminate the visual blight caused by abandoned or poorly maintained signs and to avoid the confusion of conflicting adjacent signs. Through this Ordinance signage will be allowed in such a manner so as to provide those similar uses in similar zones the opportunity for identification exposure regardless of parcel size, although the location and size of buildings will influence the amount and type of signage permitted. This Ordinance shall make a distinction between those non-residential zones that provide for transitional or other than retail activity as a primary use. This section, through this approach, reflects the transitional nature of the zoning district arrangements shown on the zoning map and the future land use plan so that as the intensity of land use is decreased, so is the amount of permitted signage. This consistent approach is necessary to remove the need for the type of signs which compete for attention for the motorist, thereby creating traffic hazards as well as creating visual blight within the city. It is therefore within the health, safety and welfare responsibility of the city of Livonia that this section of the Ordinance is promulgated.

Section 11.03 Substitution Clause.

Any non-commercial message may be substituted for the copy on any commercial sign allowed by this Ordinance.

Section 11.04 General Requirements for All Signs.

The following conditions apply to all signs erected or located in any zoning district:

(1) Inspection.

No signs oriented to motorized traffic on a public street (except as specifically exempted) shall be erected, used, changed or altered without first having been approved by the Director of the Inspection Department, or his or her designee, and a sign permit issued.

(2) Sign Location.

- A) No sign shall project beyond or overhang the wall or any permanent architectural feature (e.g., awning, canopy, or marquee) by more than eighteen (18) inches and shall not project above or beyond the highest point in the roof or parapet.
- B) No sign shall be permitted at any location that creates any type of safety hazard or visual impediment to pedestrian or vehicular traffic. Any citation or notice of violation of this subsection shall cite any relevant building or electrical codes, provisions of this Ordinance or other City ordinances, and/or findings or studies of the Livonia Police Department Traffic Bureau and/or a traffic engineer.

(3) Maximum Sign Size. No sign in the City shall exceed an overall sign area of 200 square feet.

(4) Alterations. No sign will be altered, rebuilt, enlarged, extended or relocated except in conformity with the provisions of this Article. The refacing of signs is not an alteration within the meaning of this Article.

- (5) **Sign Attachment and Support.** A sign must not be attached to or supported by a tree, utility pole, light pole, trash receptacle, bench, vending machine, public shelter, or be painted or drawn upon rocks or other natural features.

Section 11.05 Prohibited Signs.

A sign not expressly permitted in a zoning district is prohibited. The following signs shall not be permitted and are expressly prohibited in any zoning district:

- (1) **Abandoned signs.**
- (2) **Bench signs.**
- (3) **Billboards.**
- (4) **Festoons, air-activated signs, and balloon signs** except for decorations commemorating a permitted time-limited event or a nationally recognized holiday.
- (5) **Flashing signs.**
- (6) **Moving signs.**
- (7) **Outline tubing signs**, except that the use of outline tubing may be permitted when
 - A) such tubing is encased with tinted glass or plastic so as to protect it from weather and breakage and to render such tubing invisible when not illuminated, and
 - B) the tubing does not outline windows, roofs, or other building features.
- (8) **Portable signs.**
- (9) **Pylon signs.**
- (10) **Roof signs.**
- (11) **Trailer signs.**
- (12) Any sign attached to a tree or utility pole whether public or private, or attached to a traffic device or public sign.
- (13) Any sign unlawfully installed, erected or maintained.
- (14) Any sign which has displayed thereon advertising or announcements in obscene material or language.
- (15) Signs painted permanently and directly on the exterior surface of any building, wall or fence.
- (16) Signs that include audio, pyrotechnic, Bluecasting (Bluetooth advertising), or other similar components.
- (17) Any sign, that is located in or projects into any public right-of-way as shown on the Future Transportation Map is prohibited, except for traffic or other public signs and those signs for which a valid permit has been issued by a) the County, in the case of a County right-of-way, or b) the State, in the case of a State right-of-way. Any sign, including real estate signs, placards, posters, circulars, showbills, handbills, cards, leaflets or other advertising matter posted, pasted, nailed, printed, stamped, or unlawfully placed or erected in any right-of-way or public property may be removed and disposed of by the enforcement officers of the City of Livonia without regard to other provisions of this Ordinance.

Section 11.06 Exempt Signs.

The following types of signs, where expressly permitted by zoning district, shall not require sign permits unless otherwise indicated; provided that the principal use to which they relate is permitted by this Zoning Ordinance and they meet all other restrictions of the particular zoning district and the following criteria:

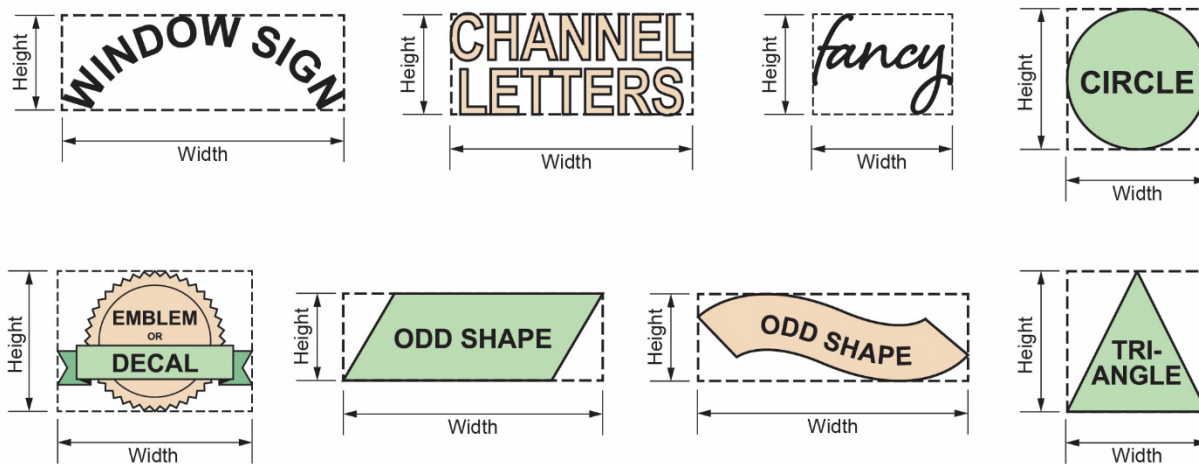
- (1) **Public signs.**
- (2) **Temporary signs.** Provided they meet district regulations of [Section 11.08](#).
- (3) **Flags.** No greater quantity than three (3) per development site. Flagpoles shall be permitted to be located within the minimum required building setback area, provided that the distance between the base of the pole and any lot line is not less than the height of the flagpole.
- (4) Address numbers with a numeral height not greater than six (6) inches for residences and twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or ground sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style and color.
- (5) Nameplates on the entry door of the premises or adjacent to the doorway.
- (6) One (1) temporary construction sign of whatever content the owner deems appropriate, provided that such sign is erected only after the issuance of a building permit and is removed at the completion of construction or occupancy of the building, whichever occurs first, and subject to the following additional requirements:
 - A) Construction signs in R-U-F, N1, and N2 districts shall not exceed six (6) square feet in area, and if freestanding shall not exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.
 - B) Construction signs in all other districts shall not exceed thirty (30) square feet in area, and if freestanding shall not exceed six (6) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.
- (7) Temporary community event signs, of whatever content the owner deems appropriate, for the purpose of advertising or promoting public events sponsored by a non-profit association or corporation for a charitable, educational, or public purpose to which the general public is invited when approved by the City Council and only after a sign permit has been issued by the Director of the Inspection Department, or his or her designee. Such signs shall not exceed sixteen (16) square feet of sign area, eight (8) feet in height, have a minimum setback of ten (10) feet from any public right-of-way and shall be removed within twenty-four (24) hours of the conclusion of the event it advertises.
- (8) Directional signs, of whatever content the owner deems appropriate, located on parking areas or on auxiliary parking lots used in conjunction with an adjacent permitted use when the purpose of the sign is to expedite the flow of vehicular and pedestrian traffic to, from, and within a development site, each sign may not exceed two (2) square feet in area. The minimum setback for such signs used to indicate an entrance or exit shall be two (2) feet from all property lines or any public right-of-way line with a maximum height of three (3) feet. All other directional signs shall have a minimum setback of ten (10) feet from all property lines or any public right-of-way line with a maximum height of five (5) feet.
- (9) One (1) temporary real estate sign of whatever content the owner deems appropriate, when located on the land or building intended to be rented, leased or sold, subject to the following additional requirements:

- A) Real estate signs shall be removed within thirty (30) days after the property is rented, leased, or sold. For the purpose of this Ordinance, a property shall be considered leased when the lease agreement is executed by all parties or it shall be considered sold when the sale is closed.
 - B) Real estate signs in R-U-F, N1, and N2 districts shall not exceed six (6) square feet in area, and if freestanding shall not exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.
 - C) Temporary real estate signs, of whatever content the owner deems appropriate, in all other districts shall not exceed sixteen (16) square feet in area, and if freestanding shall not exceed eight (8) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way or a location as deemed appropriate by the Director of the Inspection Department. Two (2) signs not exceeding sixteen (16) square feet each shall be permitted on property situated on a lot with double frontage and corner lots. Such signs shall require a sign permit and may be erected for a time period not to exceed six (6) months from the date of issuance of the sign permit; provided, however, that such permit may be renewed by the Director of the Inspection Department, or his or her designee, for a second six (6) month period. At the end of the second six (6) month period, such permit may be renewed for a period not to exceed six (6) additional months only if more than ten (10%) of the building or rentable area of the building is available.
 - D) On development sites with a minimum of two hundred (200) feet of property bordering on the I-275 freeway, temporary real estate, of whatever content the owner deems appropriate, signs facing the I-275 freeway shall not exceed sixty-four (64) square feet in area, and if freestanding shall not exceed twelve (12) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.
- (10) One (1) temporary non-illuminated "open house" real estate sign, of whatever content the owner deems appropriate, with an area not to exceed four (4) square feet. Such signs may be located only on the premises being sold and may be displayed for only one (1) day in any seven (7) day period.
- (11) Temporary real estate development signs, of whatever content the owner deems appropriate, when permitted in a zoning district, require sign permits, provided that such sign is erected only after the issuance of a building permit for the development or a portion thereof. Except for temporary residential subdivisions which are provided for elsewhere, such signs shall be subject to the following additional requirements:
- A) Real estate development signs shall be located on the land being developed and shall not exceed thirty-two (32) square feet in area, eight (8) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way line.
 - B) Real estate development signs may be permitted for a time period not to exceed twelve (12) months from the date of issuance of the sign permit and may be renewed by the Director of the Inspection Department, or his or her designee, when the sign is demonstrated to be safe and well maintained. Such signs are to be removed upon expiration of the permit or occupancy of the building, whichever occurs first.
- (12) Residential subdivision development with models shall be permitted one (1) temporary real estate sign of whatever content the owner deems appropriate, for each access road entering the development. Such signs shall be separated by a minimum distance of five hundred (500) feet and shall not exceed thirty (30) square feet in area, twelve (12) feet in height, and shall have a minimum setback of ten (10) feet from all property lines and any public right-of-way lines.
- A) Within subdivisions, each home builder for each model shall be permitted, one (1) temporary real estate sign of whatever content the owner deems necessary, for each home builder for each model. Such signs shall not exceed of sixteen (16) square feet in area, five (5) feet in height, and shall have a minimum setback of fifteen (15) feet from any property line.

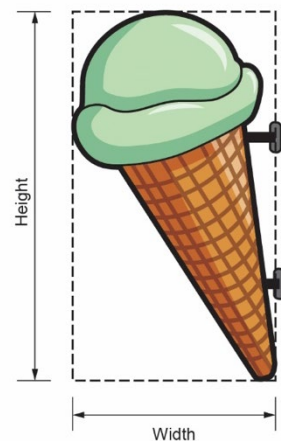
- B) Such home builder signs shall be removed upon cessation of new home marketing within the subdivision or when ninety-five percent (95%) of all lots have been sold by the builder(s) or when the permit expires, whichever occurs first.
- (13) Required announcement signs are permitted in all zoning districts when erected and maintained in accordance with the provisions requiring their use.

Section 11.07 Measurement of Sign Area.

- (1) The area of a sign, expressed in square feet, shall mean the entire area within any circle, triangle or rectangle or square enclosing the extreme limits of writing, representation, emblem or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed. Refer to the image below.



- (2) Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back-to-back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal area, or as the area of the larger face if the two (2) faces are of unequal area.
- (3) Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area unless it too contains advertising lettering, materials or symbols.
- (4) Where a sign consists of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), the sign area is measured as their maximum projection, upon a vertical plane, as viewed from a position in the public right-of-way which produces the largest visual projection. See figure to the right.
- (5) Regardless of spacing, the letters forming a word or words shall be considered a single sign. The area of such a sign shall be measured as provided in this Article.



Section 11.08 Zoning District Regulations.

(1) Sign Regulations for Residential Districts

Sign Type	N1, N2, RUF, NM1, NM2, and NM3 Districts (Single-family and two-family lots only)	N1, N2, RUF, NM1, NM2, and NM3 Districts (Residential developments [subdivisions, site condominiums, and multi-family] and non-residential uses only)
Blade Signs	Not Permitted	
Banner or Pennant Signs	Not Permitted	
Monument Signs	Not Permitted	Maximum Number: One (1) for each lot with permitted non-residential uses. One (1) entranceway sign per residential development when constructed out of natural materials. Maximum Height: Five (5) feet. Maximum Area: Twenty (20) sq. ft. Minimum Setback: Ten (10) feet from all property lines and any right-of-way line.
Awning, Canopy, or Wall Signs	Not Permitted	Maximum Area: Twenty (20) sq. ft.
Window Signs	Not Permitted	
Changeable Signs and Electronic Message Center Signs (EMCs) <i>Section 11.10</i>	Not Permitted	
Temporary Signs	Maximum Number: Two (2) per residential lot. Maximum Area: Thirty-two (32) sq. ft., total for all signs. Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. Minimum Setback: Ten (10) feet from any property line. Duration: Temporary signs shall not be placed for a period exceeding ninety (90) days in one calendar year, unless otherwise permitted by this ordinance.	
Address Number Signs	Maximum Numeral Height. Six (6) inches for residences and twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style, and color.	
Identification Sign	Maximum Number: One (1) for each waiver use, not including religious institutions. Maximum Area: Six (6) sq. ft. Maximum Height: Four (4) feet. Minimum Setback: Twenty (20) feet from any right-of-way line.	

(2) Sign Regulations for C-1 Districts.

SIGN TYPE	C-1 DISTRICTS	
Blade Signs	Maximum Area: Six (6) sq. ft.	
Banner or Pennant Signs	Maximum Number: One (1) per lot. Maximum Area: Thirty-two (32) sq. ft. or the area of the permanent sign if temporarily covering the permanent sign. Maximum Duration: Four (4) weeks per year. No such permit shall allow the display of balloons or searchlights for more than seven (7) consecutive days or of pennants, banners, or other decorations for more than fourteen (14) consecutive days.	
Menu Order Board	Maximum Number: One (1). Maximum Area: Thirty (30) sq. ft. Such signs shall be primarily directed at persons within the premises of the sign owner.	
Monument Signs	Sites consisting of a single tenant occupying a single building.	Sites comprised of one (1) building or multiple architecturally uniform buildings and sharing a common parking area
	Maximum Number: One (1). Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet. Maximum Length: Ten (10) feet. Minimum Setback: Ten (10) feet from any right-of-way line.	Maximum Number: One (1). Maximum Area: Twenty (20) sq. ft. Maximum Height: Six (6) feet. Maximum Length: Ten (10) feet. Minimum Setback: Ten (10) feet from the perimeter of the building.
Awning, Canopy, or Wall Signs	Maximum Area: One (1) square foot of area for each one (1) lineal foot of frontage of the building or portion thereof occupied by each separate business; provided, however, that in the case of a single business occupying a corner lot situated on two (2) major thoroughfares, a second wall sign having an area not exceeding one-half (½) of the allowable area as the first permitted sign, shall be permitted on the other façade facing a street.	
Window Signs	Maximum Area: 20% of the window area.	
Changeable Signs and Electronic Message Center Signs (EMCs) <i>Section 11.10</i>	Maximum Area: Fifteen (15) sq. ft. EMC signs are only permitted if they are a monument sign, and only if all signage on site is fully compliant with the Zoning Ordinance.	
Temporary Signs	Maximum Number: - On lots of five (5) acres or less, no more than two (2) temporary signs are permitted at any one time. - On lots of five (5) acres or more, or with three (3) or more businesses, no more than three (3) temporary signs are permitted at any one time. Maximum Area: Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. Duration: Must not be displayed more than 90 days in a 1-year period.	
Address Number Signs	Maximum Numeral Height. Twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style, and color.	

(3) Sign Regulations in C-2, C-3, and C-4 Districts.

SIGN TYPE	C-2, C-3, AND C-4 DISTRICTS		
Blade Signs	Maximum Area: Six (6) sq. ft.		
Banner or Pennant Signs	Maximum Number: One (1) per lot. Maximum Area: Thirty-two (32) sq. ft. or the area of the permanent sign if temporarily covering the permanent sign. Maximum Duration: Four (4) weeks per year. No such permit shall allow the display of balloons or searchlights for more than seven (7) consecutive days or of pennants, banners, or other decorations for more than fourteen (14) consecutive days.		
Menu Order Board	Maximum Number: One (1). Maximum Area: Thirty (30) sq. ft. Such signs shall be primarily directed at persons within the premises of the sign owner.		
Monument Signs	For each single building or business center, housing no more than three (3) separate business uses	For each business center having four (4) or more separate business uses	Signage in a Regional Shopping Center is intended to identify the regional center and/or the principal tenants to the general public
	Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet.	Maximum Area: Forty (40) sq. ft. Maximum Height: Eight (8) feet.	Maximum Area: One Hundred (100) sq. ft. Maximum Height: Twenty (20) feet.
	Maximum Number: One (1). Where a development site has more than four hundred (400) feet of frontage along a major thoroughfare or a minimum of two hundred (200) feet of frontage on each of two (2) major thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, provided the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage. Maximum Length: Ten (10) feet. Minimum Setback: Ten (10) feet from any right-of-way line. No freestanding sign shall be permitted when the front yard setback of the building(s) is less than twenty (20) feet.		
Awning, Canopy, or Wall Signs	Maximum Area: One (1) square foot of area for each one (1) lineal foot of frontage of the building or portion thereof occupied by each separate business; provided, however, that in the case of a single business occupying a corner lot situated on two (2) major thoroughfares, a second wall sign having an area not exceeding one-half (½) of the allowable area as the first permitted sign, shall be permitted on the other façade facing a street.		
Window Signs	Maximum Area: 20% of the window area.		
Changeable Signs and Electronic Message Center Signs (EMCs) <i>Section 11.10</i>	Maximum Area: Fifteen (15) sq. ft. EMC signs are only permitted if they are a monument sign, and only if all signage on site is fully compliant with the Zoning Ordinance.		
Temporary Signs	Maximum Number: - On lots of five (5) acres or less, no more than two (2) temporary signs are permitted at any one time. - On lots of five (5) acres or more, or with three (3) or more businesses, no more than three (3) temporary signs are permitted at any one time. Maximum Area: Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. Duration: Must not be displayed more than 90 days in a 1-year period.		
Address Number Signs	Maximum Numeral Height: Twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style, and color.		

(4) Sign Regulations in Industrial Districts.

SIGN TYPE	M-L, M-1, AND M-2 DISTRICTS		
Blade Signs	Maximum Area: Six (6) sq. ft.		
Banner or Pennant Signs	Maximum Number: One (1) per lot. Maximum Area: Thirty-two (32) sq. ft. or the area of the permanent sign if temporarily covering the permanent sign. Maximum Duration: Four (4) weeks per year. No such permit shall allow the display of balloons or searchlights for more than seven (7) consecutive days or of pennants, banners, or other decorations for more than fourteen (14) consecutive days.		
Monument Signs	For each industrial development site consisting of a single tenant occupying a single building	Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area shall be permitted the following, and prior to sign permits being issued, a master sign plan shall be submitted to the Director of the Inspection Department, or his or her designee, indicating size, type and location of wall signs, ground signs and any other requested signs	At the entrance to an industrial park, an entranceway sign shall be permitted when constructed out of natural materials.
	Maximum Number: One (1). Where a development site has more than four hundred (400) feet of frontage along a major thoroughfare or a minimum of two hundred (200) feet of frontage on each of two (2) major thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, provided the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage. Maximum Length: Ten (10) feet. Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet. Minimum Setback: Ten (10) feet from any right-of-way line.		Maximum Number: One (1). Maximum Area: Twenty (20) sq. ft. Maximum Height: Five (5) feet. Minimum Setback: Ten (10) feet from any right-of-way line.
Awning, Canopy, and Wall Signs	For each industrial development site consisting of a single tenant occupying a single building	Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area	
	Maximum Area: One (1) square foot of area for each two (2) lineal foot of front building width or one hundred (100) square feet, whichever is lesser.	Multi-tenant structures may identify tenants with not more than one (1) wall sign per tenant, not to exceed ten (10) square feet of sign area and to be located on the face of the area occupied by the tenant. Additionally, one (1) identification wall sign not to exceed two (2) square feet in area shall be permitted at the rear entrance to each business establishment.	

Window Signs	Maximum Area: 20% of the window area.
Changeable Signs and Electronic Message Center Signs (EMCs) <i>Section 11.10</i>	Not Permitted
Temporary Signs	Maximum Number: - On lots of five (5) acres or less, no more than two (2) temporary signs are permitted at any one time. - On lots of five (5) acres or more, or with three (3) or more businesses, no more than three (3) temporary signs are permitted at any one time. Maximum Area: Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. Duration: Must not be displayed more than 90 days in a 1-year period.
Address Number Signs	Maximum Numeral Height. Twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style and color.
Identification Signs	Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area shall be permitted one (1) group identification sign not to exceed twenty-four (24) square feet of sign area and if freestanding, shall be located within ten (10) feet of the perimeter of the building.

Section 11.09 Billboards.

The erection and maintenance of billboards and outdoor advertising signs on any parcel of land within the City of Livonia, or the use of any such parcel for said purpose, are hereby prohibited; provided, however, that this section shall not apply to billboards or outdoor advertising signs lawfully in existence at the time this Ordinance becomes effective, nor to those specific signs which are expressly allowed by the district regulations contained in this Ordinance.

Section 11.10 Sign Illumination.

(1) Illumination.

Signs permitted to be illuminated, may be either internally or indirectly illuminated. Any sign, regardless of size, that makes use of electricity, shall require an electrical permit in addition to any required sign permit. No sign shall be illuminated by other than approved electrical devices, installed in accordance with the requirements of the regulations adopted by the City of Livonia, and shall be subject to the following conditions:

- A) The lighting of signs shall be of a non-intermittent, non-flashing character.
- B) Illumination devices designed and installed to illuminate the exterior of principal buildings or accessory buildings on a site shall be permitted without respect to the size of signs permitted in any zoning district; provided, however, that there shall be no spillage of illumination or glare onto any public or private roads, drives or traffic lanes, and shall be so shielded, trained, or aimed that glare is prevented from spilling onto adjacent residential properties.
- C) Internal illumination or back-lighting of signs attached to a canopy or awning, which render the canopy or awning translucent, is not permitted; however, the portion of the canopy or awning which encompasses the sign area only may be illuminated to light the sign area in a translucent manner.

(2) Standards.

Any ground sign permitted under [Section 11.08, 0](#) which pertains to a business, business center, and/or regional center as to which all other signage of whatever type also conforms to this Ordinance, may include a variable electronic message sign covering not more than fifty (50) percent of the area of the ground sign, provided that each individual message on the sign shall remain in place for a minimum of eight (8) seconds, any change of message is accomplished within one (1) second, and any change shall occur simultaneously over the entire face of the variable electronic message sign. Signs which constitute Nonconforming Uses under [Section 11.15](#) of this Ordinance, or as to which variance(s) has/have been granted for sign size, height, location, or number, must be eliminated or brought into conformity with all currently applicable Ordinance limits prior to the issuance of a variable electronic message sign permit for the business, business center, and/or regional center to which such nonconforming sign(s) pertain(s).

- A) No such sign may be oriented to face any residentially zoned property.
- B) The intensity of the display on any variable electronic message sign shall not exceed the levels specified in the chart below:

INTENSITY LEVEL (NITS)		
COLOR	DAYTIME	NIGHTTIME
Red Only	3,150	1,125
Green Only	6,300	2,250
Amber Only	4,690	1,675
Full Color	7,000	2,500

- C) Prior to the issuance of a permit for a variable electronic message sign, applicant shall provide a written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed the levels specified in the chart above, and the intensity level is protected from end-user manipulation by password-protected software or other method deemed appropriate by the Department. The characters on any variable electronic message sign must be lighted against a darker or less luminous background.
- D) The sign owner shall provide on the application for a permit for a variable electronic message sign contact information for a person who is available to be contacted at any time and who is able to turn off the variable electronic message sign promptly after a malfunction occurs. If the Department finds that a variable electronic message sign has malfunctioned, the owner of the sign, within twenty-four (24) hours of a request by the Department, shall correct the malfunction or power off the sign.
- E) Variable electronic message signs which do not comply with all of the provisions of this subsection shall not be permitted in any zoning district in the City.

Section 11.11 Construction and Maintenance.

(1) Material Requirements.

All signs shall be designed and constructed in conformity to the provisions for materials, loads, and stresses of the latest adopted edition of the B.O.C.A. Code and requirements of this section.

- A) **Restriction on Combustible Materials.** All signs and sign structures erected shall conform to the State Construction Code relating to combustibility.
- B) **Non-Structural Trim.** Non-structural trim may be of wood, metal, approved plastics, or any combination thereof.

- C) **Fastenings.** Signs erected to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts, or approved expansion screws of sufficient size and anchorage to support safely the loads applied. All bolts, cables, and other parts of such signs shall be painted and free from corrosion. Any defect due to the fault of the erector shall be repaired by the erector. All building fastenings must be of non-corrosive materials. Lightweight sign letters may be attached by means of an approved adhesive.
- D) **Proximity to Electrical Conductors.** No sign shall be erected so that any part including cables, guys, etc., will be within six (6) feet of any electrical conductor, electric light pole, street lamp, traffic light, or other public utility pole or standard.
- E) **Erector's Imprint.** Signs of every class which come within the purview of this section, must carry the identification of the sign erector in clearly legible letters. In case of rehangings or re-erection of any sign, the new erector must place his or her identification and the date on the sign.

(2) Windloads.

For the purpose of design, wind pressure shall be taken upon the gross area of the vertical projection of all signs and sign structures at not less than fifteen (15) pounds per square foot for those portions above the ground. In calculating wind pressure on curved surfaces such as cylindrical or spherical signs or sign structures, this pressure shall be assumed to act on three-fifths (3/5) of the projected area. In all open frame signs or sign structures, the area used in computing wind pressure shall be one-half (1/2) times the net area of the framing members exposed to the wind.

(3) Sign Elimination.

The Director of the Inspection Department, or his or her designee, may order the removal of any sign and supporting structures:

- A) Maintained in violation of this section, such order shall be in writing to the owner of said sign; or to the owner of the building, structure, or premises on which the sign is located; or to the owner or operator of the business to which the sign pertains; and shall allow seven (7) days for the removal of said sign or to insure that it is brought into conformance with the terms of this section.
- B) Existing at the time of, or erected after, the adoption of this Ordinance if either by its location or structural characteristics is deemed to be immediately hazardous to the safety of the general public.
- C) Whenever the sign becomes abandoned as defined in this Ordinance.

(4) Responsibility of Compliance.

The owner of any property on which a sign is erected, located, or placed, and the person maintaining said sign, are declared to be equally responsible for the condition of the sign and the area in the vicinity thereof.

Section 11.12 Permits.

(1) Permits Required.

It shall be unlawful for any person to erect, alter, paint, relocate, or maintain (by structural change or changing the display of the face of the sign) within the City of Livonia any sign or other advertising structure as defined herein, except where specifically exempted by [Section 11.06](#) of this Ordinance, without first obtaining a permit from the Department and payment of the fee provided for in this Ordinance. The provisions and regulations of this Ordinance shall not apply to the ordinary servicing or repainting of an existing sign message, cleaning of a sign, nor to changing of advertising on a sign specifically designed for periodic change of message without change in structure, such as a bulletin board, or similar type of sign, but not including a sign to which a new permanent face may be attached.

(2) Application for Sign Permit.

Application for sign permits shall be made upon forms provided by the Department, and shall contain or have attached thereto the following information:

- A) Name, address, and telephone number of the applicant.
- B) Location of the building, structure, or lot to which the sign is to be attached or erected.
- C) Position of the sign in relation to nearby buildings, structures, and property lines.
- D) Three (3) scaled drawings of the plans and specifications and method of construction and attachment to the building or in the ground.
- E) Copy of stress sheets and calculations, if deemed necessary, showing the structure as designed for dead load and wind pressure.
- F) Name and address of the person, firm, corporation, or association erecting the structure.
- G) Any electrical permit required and issued for said sign.
- H) Insurance policy or bond as required herein.
- I) Such other information as the Director of the Inspection Department, or his or her designee, may require to show full compliance with this and all other applicable laws of the City of Livonia and the State of Michigan.
- J) In the discretion of said Director when in his or her opinion the public safety requires it, the application containing the aforesaid material shall, in addition, bear the certificate or seal of a registered architect or engineer as a condition to the issuance of a permit.
- K) In all applications for entranceway signs, the Director of the Inspection Department, or his or her designee, shall require that appropriate provisions have been made to assure continued maintenance of the sign.

(3) Permit Fees.

A permit fee shall be paid to the Department for each permanent permit and each temporary permit and each renewal thereof required by this Ordinance as shall be set by resolution of the City Council. The fee for any required permit shall be doubled if the sign is erected prior to the issuance of the permit.

(4) Appeal Process.

The Department has the authority to revoke or deny any sign permit required under this Ordinance if the sign violates this Ordinance or another law, provided that the Department shall offer the sign owner an opportunity to be heard by the Director of the Inspection Department, or his or her designee. Such hearing rights shall be in addition to the property owner's rights under [Section 13.14](#) of this Zoning Ordinance as amended. Such hearing shall occur no later than ten (10) business days after the denial or revocation complained of, except with the consent of the owner to a later hearing date. The person(s) whose permit is under consideration shall be given at least five (5) days written notice of the time, place, and reason for the hearing. The sign owner and/or person identified in the permit shall be permitted to present relevant facts and legal argument concerning the pending denial or revocation. Following this hearing, the Department shall consider the merits of the case and shall present a written opinion prior to any action. If, however, the Department believes the health, safety, or welfare of the citizens is endangered by any violation of this Ordinance, the Department may immediately revoke any sign permits.

(5) Sign Permit Expiration.

A sign permit shall become null and void if the work for which the permit was issued is not completed within ninety (90) days of the date of issuance.

(6) Authorized Sign Erectors.

Every person before engaging or continuing in the business of erecting, repairing, or dismantling signs, poster boards, or other display signs in the City of Livonia, shall obtain an annual sign erector's license. The erector shall first furnish the City a public liability insurance policy, approved by the City Attorney, in the amount of one million dollars (\$1,000,000.00) for injury to one (1) person and another one million dollars (\$1,000,000.00) for injury to more than one (1) person, and property damage insurance policy in the amount of five hundred thousand dollars (\$500,000.00) for damage to property, said policy to indemnify said erector from all damage suits or actions of every nature brought or claimed against the erector for or on account of injuries or damages to persons or property received or sustained by any person or persons through any act of omission or negligence of said erector, his or her servants, agents or employees in the erection, repair, or dismantling of any sign, poster board, or other display sign. Said policy shall contain a clause whereby said policy cannot be cancelled until after a written notice of intention to cancel has been filed with the Department at least ten (10) days prior to the date of cancellation. In lieu of an insurance policy as herein required, an erector may present proof satisfactory to the City Attorney that the said erector is financially capable of self-insurance in the above amounts. Said sign erector's license shall terminate upon the expiration or cancellation of the insurance policy unless evidence of renewal is filed with the Department. The license may be suspended or revoked in the manner provided by [0 \(8\)](#), revocation of license.

(7) License Fees.

The annual fees for licenses issued under this section shall be as provided in Section 15.56.070 of the Livonia Code of Ordinances, as amended.

(8) Revocation of License.

The Director of the Inspection Department, or his or her designee, may, after notice and service upon any holder of a license issued under this Ordinance, suspend any license heretofore or hereafter granted, for good cause shown. The City Council may revoke a sign license upon giving thirty (30) days' notice to the licensee of the reasons for the proposed revocation and a hearing held thereon. Upon such hearing the licensee may appear in person or together with counsel and contest such revocation.

Section 11.13 Sign Removal.

The Zoning Inspector will order the removal of any sign for which no sign permit has been issued or signs erected in violation of this Ordinance in accordance with the following procedures:

(1) Notify Property Owner of Violation.

The Zoning Inspector will notify the property owner by first class mail describing the sign, specifying the violation involved, and ordering correction of the violation within 15 days. A similar notice will be posted on the property.

(2) Timely Action by Property Owner.

The property owner must remove the offending sign, obtain a permit if the sign can be conforming, or initiate an appeal to the Board of Appeals within 15 days of receipt of the letter.

(3) Enforcement.

When a sign is removed or replaced, all brackets, poles, and other structural elements that supported the sign must also be removed. Affected building surfaces must be restored to match the adjacent portion of the structure. If at the expiration of the time limit in said notice, the owner has not complied with the requirements thereof, or appealed the decision of the Zoning Inspector, the Zoning Inspector may carry out the requirements of the notice pursuant to [Article XIV](#) to seek the legal removal of the sign.

Section 11.14 Dangerous Signs

In the case of a sign which presents imminent danger to life or property the sign owner must take immediate action as is necessary to abate the danger. If the sign owner cannot be reached, the appropriate City Official may abate the danger in order to protect the health, safety, and welfare of the community.

Section 11.15 Non-Conforming Signs.

It is the intent of this section to recognize that the existence of non-conforming signs is contrary to the best interests of the community. It is considered as much a subject of health, safety, and welfare as is the prohibition of the establishment of new signs in violation of the requirements of this Ordinance. It is hereby declared to be the policy of the City of Livonia, as expressed in this Ordinance, to remove non-conforming signs as expeditiously as is reasonable and as circumstances permit, having due regard for the rights of all parties concerned.

(1) Maintenance.

Nothing in this section shall relieve the owner or user of a non-conforming sign, or owner of property on which the non-conforming sign is located, from the provisions of this Ordinance regarding safety and maintenance of the sign.

(2) Existing Signs.

Any existing sign lawfully erected prior to the effective date of this Ordinance, which does not comply with all of the requirements and provisions hereof, may be maintained subject to the following provisions, but shall not be:

- A) Replaced by or changed to another non-conforming sign.
- B) Structurally altered so as to prolong the life of the sign or to change the shape, size, type, or design of the sign unless the sign is brought into conformance with the requirements of this Ordinance.

- C) Repaired or reestablished after damage or destruction, if the estimated expense of reconstruction exceeds fifty (50) percent of the cost of an identical new sign.
- D) Displayed, maintained, or placed by anyone other than the person who owned the premises on the date of adoption of this Ordinance.
- E) Reestablished or maintained after the activity, business, or usage to which it relates has been discontinued for a period of ninety (90) days or longer. In the case where the activity, business, or usage which is discontinued occupies a portion of a non-conforming multi-tenant wall or ground type business sign, that portion of the sign identifying the previous use shall be painted out or replaced with a blank panel of the same color as the background color that it replaces until such time as fifty (50) percent or more of the total sign area is blank, at which time the entire sign structure is to be removed or replaced with a conforming sign.

(3) Alteration.

No nonconforming sign shall be altered or reconstructed, unless the alteration or reconstruction is in compliance with the provisions of this Article. For the purpose of this Article only, the term “altered” or “reconstructed” shall not include normal maintenance; changing of surface sign space to a lesser or equal area, ornamental molding, frames, trellises or ornamental features or landscaping below the base line; or the addition, construction, installation or changing of electrical wiring or electrical devices, backgrounds, letters, figures or characters or other embellishments.

Section 11.16 Severability.

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Article is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality must not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term or word of this Article. It is intended that if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Article is severed, the remaining parts, sections, subsections, paragraphs, subparagraphs, sentences, phrases, clauses, terms, or words of this Article must be considered independent, valid, and enforceable.

Article XII. Nonconformities.

Section 12.01 Nonconforming Uses and structures; Continuance.

The lawful use of land or a structure exactly as such existed at the time of the enactment of this Ordinance, may be continued although such use or structure does not conform with the provisions of this Ordinance. Such a use, where lawfully continued pursuant to the provisions of this section, shall, for the purpose of this Ordinance, be known as a "Valid Nonconforming Use"; but where such a use is not thus lawfully continued, the same, for the purpose of this Ordinance, shall be known as an "Invalid Nonconforming Use." For purpose of this section, produce markets and nurseries existing in the City as of July 1, 1997 in RUF zoning districts and which are currently nonconforming uses shall be considered to be valid nonconforming uses as long as the continuation of the operation of such business and buildings utilized therein is substantially of the same size and same essential nature as the use existing as of July 1, 1997. Such produce markets and nurseries shall remain subject to the provisions below, inclusive, of this Ordinance and any expansion of these uses is prohibited.

Section 12.02 Certificates of Valid Nonconforming Uses and structures.

A certificate shall be required for each valid nonconforming use, as that term is defined in [Section 12.01](#) of this Ordinance. Such certificate shall state that, on consideration by the Department of Inspection of an application for such certificate and of such other facts as may be ascertained by the Department, the use described in the application has been determined to be a valid nonconforming use existing pursuant to [Section 12.01](#) and [Section 12.03](#) of this Ordinance. Such application shall be filed with the Department of Inspection by the owner or lessee of the building or land occupied by such nonconforming use, within one (1) year from the effective date of this Ordinance, and the Department shall issue such certificate within thirty (30) days following the filing of such application. Failure of an owner or lessee to so obtain such a certificate within said one (1) year period shall create a conclusive presumption that such use is not a valid nonconforming use and such use shall be discontinued immediately following said one (1) year period; provided, however, that nothing contained in this section shall affect existing dwellings or interfere with the continued use, as a dwelling, or any dwelling lawfully existing at the time this Ordinance becomes effective, or prevent any alteration, repair or improvements as provided by [Section 12.06](#) of this Ordinance.

Section 12.03 Nonconforming Uses and structures; Termination.

Any use which is properly designated as a valid nonconforming use shall be automatically terminated on the happening of either of the following events:

- (1) Actual abandonment of said use;

- (2) Acquisition by the City of Livonia, by purchase, condemnation or otherwise, of private property for the removal of such valid nonconforming use, pursuant to Section 8 (3), Act 110, Public Acts of Michigan, 2006, MCL125.3208, as amended.

After such termination, such nonconforming use may not thereafter be resumed or revived.

Section 12.04 Nonconforming Uses and structures; Restoration.

- (1) Nothing in this Ordinance shall prevent the restoration, repairing, or rebuilding of any valid nonconforming building or structure damaged by fire, explosion, act of God, or any act of the public enemy, subsequent to the effective date of this Ordinance, or shall prevent the continuance of the use of such building, or part thereof, as such use existed at the time of such impairment of such building or part thereof, provided said use has not been abandoned.
- (2) No nonconforming structure or use shall be changed unless the changed structure or use conforms to the Zoning Ordinance regulations for the district in which such structure or use is located. However, any vertical or horizontal retraction of a nonconforming structure or use is permitted, provided there is no vertical or horizontal expansion of the nonconforming portion of the structure or use.
- (3) No nonconforming use or structure shall be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot unless the entire use and structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.

Section 12.05 Nonconforming Uses and structures; Repair.

Nothing in this Ordinance shall prevent the repair, reinforcement, or reconstruction of a valid nonconforming building, structure, or part thereof existing at the effective date of this Ordinance, rendered necessary by wear and tear, deterioration or depreciation, provided such use, building, or structure has not been previously abandoned, nor shall any provision of this Ordinance prevent compliance with the provisions of any Building Code in effect in this City or the Housing Laws of Michigan relative to the maintenance of buildings or structures.

Section 12.06 Nonconforming Uses and Structures; Exceptions.

Notwithstanding the provisions of the preceding Sections above, inclusive, of this Ordinance, nothing in this Ordinance shall prevent:

- (1) The alteration, improvement, or rehabilitation of any valid nonconforming building which does not involve any increase in height, area, bulk, or change of use;
- (2) The strengthening or restoration of any building or wall declared unsafe by the Department of Inspection;
- (3) Any alteration, improvement or repair required by the Department of Health or the Department of Public Safety, or by any of the divisions of said departments, as necessary to the protection of the public health, safety, and welfare;
- (4) Any alteration, improvement, repair, or addition determined by the Department of Inspection to constitute full or partial compliance with the use requirements of the district in which the building in question is situated.

- (5) The conforming alteration, improvement, or repair of, or addition to any dwelling or any accessory building, including private garage, incidental to such dwelling; or
- (6) The erection of any conforming accessory building, including private garage, incidental to an existing dwelling.

Section 12.07 Nonconforming Uses and Structures; Elimination.

Except as hereinafter provided, no building, structure, or premises or part thereof shall be used, altered, constructed, or reconstructed except in conformity with the provisions of this Ordinance which apply to the district in which it is located. The existence of nonconforming uses is hereby declared to be contrary to the best interests of the community and it is hereby declared to be the policy of the City as expressed in this Ordinance to discontinue nonconforming uses in the course of time, as circumstances permit, having due regard for the rights of all parties concerned. In order to accomplish the elimination of those nonconforming uses which constitute a nuisance or are detrimental to the public health and general welfare, the City of Livonia, pursuant to Section 8(3), Act 110, Public Acts of Michigan, 2006, MCL 125.3208(3), as amended, and Sections 11 and 15, Chapter IV of the Charter, may acquire by purchase, condemnation or otherwise private property for the removal of nonconforming uses and structures. The Council may in its discretion provide that the cost and expense of acquiring such private property be paid from general funds, or the cost and expense or any portion thereof be assessed to a special district.

Section 12.08 Nonconforming Due to Reclassification.

The foregoing provisions relating to nonconforming uses shall also apply to buildings, structures, land, or uses which hereafter become nonconforming due to any reclassification of districts under this Ordinance or any subsequent change in the regulations of the Ordinance.

Article XIII.

Administrative Procedures

Section 13.01 Administration and Enforcement.

The Department of Inspection shall administer the provisions of this Ordinance and shall enforce such provisions with the assistance of the Police Department.

Section 13.02 Zoning Permit and Zoning Compliance Permit Required.

It shall be unlawful to begin the excavation for the construction, the moving, alteration, or repair, except ordinary repairs, of any building or other structure, including a fence or an accessory structure exceeding forty (40) square feet in area until the building official has issued either a Zoning Permit or a Zoning Compliance Permit for such work which includes a certification of his or her determination that plans, specifications, and the intended use for such structure do, in all respects, conform to the provisions of this Ordinance. Also, it shall be unlawful to change the type of use of land, or to change the type of use or type of occupancy of any building, or to extend any use on any lot on which there is a nonconforming use, until the building official has issued for such intended use a Zoning Compliance Permit, including a certification of his or her determination that the proposed new use does, in all respects, conform to the provisions of this Ordinance. In all cases where a building permit is required, application for a Zoning Compliance Permit shall be made coincidentally with the application for a building permit; in all other cases, it shall be made prior to that date when a new or enlarged use of a building or premises or part thereof is intended to begin. All Zoning Permit and Zoning Compliance Permit applications shall be made in writing to the building official on forms provided for that purpose. The Zoning Permit or Zoning Compliance Permit may be incorporated as part of the building permit form and issued simultaneously with the issuance of the building permit, or it may be issued separately.

Section 13.03 Duties and Limitations of the Building Official.

- (1) The building official shall have the power to grant zoning compliance permits and certificates of occupancy and to make inspections of buildings or premises necessary to carry out his or her duties in the enforcement of this Ordinance.
- (2) Every application for a zoning compliance permit for excavation, construction, moving, alteration, or change in type of use or type of occupancy, shall be accompanied by a written statement and plans or plats, drawn to scale, showing the following in sufficient detail to enable the building official to ascertain whether the proposed work or use is in conformance with the provisions of this Ordinance:

- A) The actual shape, location, and dimensions of the lot; if the lot is not a lot of record, sufficient survey data to locate the lot on the ground.
 - B) The shape, size, and location of all buildings, or other structures, to be erected, altered or moved, and of any other buildings, or other structures, already on the lot.
 - C) The existing and intended use of the lot and of all structures upon it.
 - D) Such other information concerning the lot, adjoining lots, or other matters as may be essential for determining whether the provisions of this Ordinance and any condition(s) of zoning approval(s) are being observed.
- (3) If the proposed excavation, construction, moving, alteration, or use of land as set forth in the application are in conformity with the provisions of this Ordinance and any condition(s) of zoning approval(s), the building official shall issue a Zoning Compliance Permit, however:
- A) Issuance of a zoning compliance permit shall in no case be construed as waiving any provision of this Ordinance.
 - B) The building official under no circumstances is permitted to grant exceptions to any clause, order, or regulation contained in this Ordinance to any person making application to excavate, construct, move, alter, or use either buildings, structures, or land.
 - C) The building official under no circumstances is permitted to make changes to this Ordinance or to vary the terms of this Ordinance in carrying out his or her duties as building official.
 - D) The Zoning Compliance Permit shall be in addition to any building permit or other permits specifically required to be obtained by this Ordinance and shall be in addition to all permits required to be obtained by the Building Code ordinances of the City.
 - E) The building official shall issue a permit when the imposed conditions of this Ordinance and any condition(s) of zoning approval(s) are complied with by the applicant.
 - F) If any application for such permit is not approved, the building official shall state in writing the cause for such disapproval.

Section 13.04 Permit Fees.

No Zoning Compliance Permit shall be issued under the provisions of this Ordinance until there shall have been paid to the City Treasurer a separate permit fee therefor in accordance with the schedule outlined in Chapter 15.56 of the Code of Ordinances.

Section 13.05 Duration of Permit.

Any Zoning Compliance Permit issued under the provisions of this Ordinance shall be valid for a period of six (6) months from the date of the issuance thereof, unless revoked prior to the termination of such six (6) month period, thereof, or as long as work is in progress, unless revoked etc.

Section 13.06 Revocation of Permit.

Any permit issued under the provisions of this Ordinance may be revoked by the Department of Inspection at any time whenever the holder thereof:

- (1) shall have made any false or fraudulent statement in the application for such permit or in the exercise of such permit;
- (2) shall have violated any of the provisions of this Ordinance;
- (3) shall have failed to satisfy the requirements of this Ordinance or of any rules or approvals adopted pursuant thereto; or
- (4) shall have caused, created or maintained, in the exercise of such permit, a menace or danger to the public health, safety, or welfare.

Section 13.07 Inspection.

It shall be the duty of the holder of every zoning compliance permit, building permit, or other permit to notify the Department of Inspection, in writing, of the time when such building or premises will be ready for inspection. In addition to inspections required by other ordinances of the City, at least two (2) such inspections shall be requested on all buildings. The first of these inspections shall be requested when excavation for foundations has been completed, and the second inspection shall be requested when the building is completed. In the case of sheds and garages, having an area of less than eight hundred (800) square feet, only one (1) inspection by the Department of Inspection shall be required, which inspection shall be requested as soon as wall studs are in place. Failure to notify the Department of Inspection of the time of such inspection shall automatically cancel all permits, and before re-issuing any of such permits, the Department of Inspection may require the payment of a second fee. A notice to call the attention of the holders of permits to the requirements of this section shall be printed on all permits issued. Whenever a zoning compliance permit shall be issued for the use of vacant land, an inspection of such land may be made at any time by the Department of Inspection.

Section 13.08 Certificate of Compliance Required.

No land or building, or part thereof, for which a zoning compliance permit or a building permit has been issued, shall be used or occupied unless and until after final inspection a Certificate of Compliance shall have been issued by the Department of Inspection for such new use. Certificates of Occupancy as required by the Building Code ordinances may be so prepared and worded as to include and constitute Certificates of Compliance as required by this Ordinance, in which case the same shall be designated as a Certificate of Compliance and Occupancy. The issuance of either a Certificate of Compliance or Occupancy shall not be construed as waiving any provision or requirement of this Ordinance.

Section 13.09 Temporary Certificate of Occupancy.

The Chief Building Inspector or Acting Chief Building Inspector may issue a Temporary Certificate of Occupancy for a portion of a building in process of erection or alteration, provided that such certificate shall not be effective for longer than six (6) months; provided further, that such portion of the building is in conformity with the provisions of this Ordinance and provided further, that the applicant has agreed in writing to comply with all of such provisions as to the entire building.

Section 13.10 Application for Certificates.

Application for any certificate authorized by the provisions of this Ordinance shall be made in writing to the Department of Inspection on forms furnished by the Department and such certificate shall be issued within ten (10) days after receipt of such application if it is found that the building, or part thereof, or the use of land is in accordance with the provisions of this Ordinance. If such certificate is refused, the applicant shall be notified of such refusal and the reasons therefor within the aforesaid ten (10) day period.

Section 13.11 Record of Certificates.

A record and copy of each permit and of each certificate issued pursuant to the provisions of this Ordinance shall be kept on file in the office of the Department of Inspection and copies shall be furnished to any person having a proprietary or tenancy interest on payment to the City Treasurer of a fee of one dollar (\$1.00) each. A record of all applications shall likewise be kept on file in said office.

Section 13.12 Exception to Barrier Free Design Requirements—Posting of Final Order.

Any business or establishment which has requested and received an exception to the barrier free design requirements from the State Barrier Free Design Board, pursuant to the provisions of Act I, Public Acts of Michigan of 1966, MCL 125.1351, et seq, as amended, shall post a copy of the Final Order issued by the State Barrier Free Design Board in a conspicuous location in a public area of the building for examination by the public. The copy of the Final Order shall be exhibited at all times at such location and shall be required to be posted in this manner regardless of whether the Final Order was issued prior to or subsequent to the enactment of this section.

Section 13.13 City Planning Commission.

(1) Appointment and Duties.

The City Planning Commission is hereby appointed by the City Council to perform the duties of the Commission specified in Act 33, Public Acts of Michigan of 2008, MCL 125.3801, et seq. as amended; is hereby designated as such Commission; and is authorized to perform such duties. The City Planning Commission is hereby vested with all powers and duties given to a City Planning Commission by the laws of the state, together with such other powers and duties as are given to such Commission by the provisions of this Ordinance, including authority to act on all matters requiring the approval or action of such Commission.

(2) Authority to Grant Waivers and Approve Uses.

Wherever in this Ordinance the lawful exercise or existence of a use requires the review of a waiver or a conditional use and submission of findings by the City Planning Commission and approval by the City Council, the Commission is hereby authorized and directed, upon application or petition by an owner or property owners, to investigate the matters relating to the requested waiver or use approval, to conduct a public hearing thereon, to make a determination, to either recommend approval or denial of the requested waiver or use approval, and to do all other things reasonably necessary or incidental to the making of such investigation or determination.

(3) Applications and Petitions; Filing Fee.

Each application for a waiver or conditional use approval filed by a property owner or owners shall be accompanied by a filing fee as determined by the schedule outlined in Chapter 15.56 of the Code of Ordinances.

(4) Applications and Petitions; Filing, Form and Contents. All applications and petitions for waivers or use approvals shall be in writing, signed, notarized, and filed in triplicate with the City Clerk and, if in the proper form, shall be immediately forwarded by the City Clerk to the City Planning Commission. All such applications and petitions, without limiting the right to file additional material, shall contain at least the following:

- A) The petitioner's name, address and interest in the petition, as well as the name, address and interest of every person having a legal or an equitable interest in the land covered by the petition.
- B) The waiver use or other use sought to be recommended;
- C) A fully dimensional map showing:
 - i) The land upon which the proposed use is to be located, including the location of the use on such land and dimensions indicating the front, side and rear setback lines to be maintained.
 - ii) The location and arrangement of parking areas and spaces.
 - iii) A legal description of the property to be considered.
 - iv) The zoning classification of the property together with the zoning classification of all property located within five hundred (500) feet of such property as measured from all of its property lines.
 - v) All public and private rights-of-way and easements bounding and intersecting the land to be under consideration.
 - vi) All existing uses within five hundred (500) feet of any property line of the property to be considered.
 - vii) The lot lines and their dimensions.
 - viii) The area of the property.
 - ix) All other circumstances, factors and reasons which the applicant offers in support of the proposed use.
- D) The applicant shall also furnish such other surveys, plans or other information as may be reasonably required by the Commission for the proper evaluation and consideration of the matter.

(5) Hearings; Notice. Prior to conducting a hearing as required in [Section 13.13 \(2\)](#), or by any other provision of this Ordinance, the City Planning Commission shall cause notice of such hearing to be given as required by law for public hearings concerning zoning matters. In the case of public hearings on waiver use petitions pursuant to [Section 13.15](#), [Section 13.15\(5\)](#), notice of the hearing shall be provided as set forth in that Section. Failure of any person to receive any notice required to be sent under the provisions of this section shall not invalidate any such proceedings provided that the notice has been given as required herein.

- (6) **General Waiver Requirements and General Standards.** Where this Ordinance empowers the City Planning Commission to review waivers or approval of conditional uses to be approved by the City Council, such waiver or use shall be approved only where the proposal complies with all of the special requirements for the waiver or use sought to be approved, except that any or all requirements may be waived or modified by a separate resolution, specifically delineating the requirement(s) waived or modified, in which two-thirds (2/3) of the members of the City Council concur. Whether or not any condition is waived, all such proposals must comply with all of the following general standards:
- A) The proposed use must be of such location, size, and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood.
 - B) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use and uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. In applying this standard, the Commission shall consider, amongst other things: convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed use to main traffic thoroughfares and to streets and road intersections; vehicular turning movements in relation to routes of traffic flow; location and access of off-street parking and provisions for pedestrian traffic with particular attention to minimizing child-vehicle contact in residential districts; and the general character and intensity of the existing and potential development of the neighborhood.
 - C) The location and height of buildings or structures and the location, nature, and height of walls and fences must be such that the proposed use will not have a detrimental effect upon the neighboring property or the neighboring area in general, nor impair the value of neighboring property, nor interfere with or discourage the appropriate development and use of adjacent land or buildings or unreasonably affect their value.
 - D) The standards of density and required open spaces for the proposed use shall be at least equal to those:
 - i) required in the zoning district in which the proposed use is to be located or
 - ii) unless they have been specifically waived as set forth above, those prescribed in the special requirements relating to the proposed use, whichever is the greater.
 - E) The location, size, intensity, site layout, and periods of operation of any such proposed use must be designed to eliminate any possible nuisance likely to emanate therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke, or lights. Such design shall provide for (but shall not be limited to) the following:
 - i) Facilities for the storage of refuse for subsequent disposal which shall be concealed and contained in such a manner that they will be screened from public view and will prevent the emission of noxious odors and the attraction of insects and vermin.
 - ii) All mechanical equipment, such as (but not limited to) air conditioning and heating units which shall be located and concealed so as to be completely screened from public view; provided, however, that the location and method of containment and concealment of refuse storage facilities and mechanical equipment shall be subject to the review and recommendation of the Planning Commission and approval by the City Council.
 - F) The proposed use must provide for proper yard space, parking facilities, loading space, percentage of lot coverage, protective walls, size of buildings, lot area and width and other requirements of this Ordinance.
 - G) The proposed use must be in accord with the spirit and purpose of this Ordinance and not be inconsistent with or contrary to the objectives sought to be accomplished by this Ordinance and principles of sound planning.

- H) Any building proposed to be erected or any addition thereto shall be designed by an architect or professional engineer registered by the State of Michigan or by a state having a reciprocal agreement with the State of Michigan; provided, however, that no building shall be erected, placed, expanded or externally altered on any lot or parcel for which a site plan therefor is required pursuant to [Section 5.01](#) and [Section 13.13 \(12\)](#) of this Ordinance until the exterior design of which has been reviewed and approved as to materials and harmony of design and colors with existing and planned buildings by that City body having the authority to grant final site plan approval as designated in [Section 5.01](#) and [Section 13.13 \(12\)](#) of this Ordinance.
 - I) No building shall be erected, placed or expanded on any lot or parcel for which a site plan therefor is required pursuant to [Section 5.01](#) and [Section 13.13 \(12\)](#) of this Ordinance until a landscape plan has been reviewed and approved by that City body having the authority to grant final site plan approval as designated in [Section 5.01](#) and [Section 13.13 \(12\)](#) of this Ordinance; provided, however, that the area proposed to be landscaped as illustrated on the landscape plan shall not be less than fifteen (15) percent of the total area of the lot or parcel exclusive of public right-of-way as shown on the Future Transportation Map ; provided further, however, that such minimum area requirement may be waived by that City body having the authority to grant final site plan approval as designated in [Section 5.01](#) and [Section 13.13 \(12\)](#) of this Ordinance. The landscape plan shall identify all plant materials as to species, quantity and size upon installation and all other landscape materials shall be similarly identified on the plan. Tree species shall be from the Approved Tree Species list as identified in [Article X](#).
- (7) City Body Having the Authority to Grant Final Site Plan Approval. That City body having the authority to grant final site plan approval as designated in Article V and Section 13.13 (12) of this Ordinance, in acting on any request for a waiver use, approval of a conditional use, or approval of a site plan, may attach any conditions to their approval which they determine are necessary to accomplish the reasonable application of the special requirements and the foregoing standards. Compliance with such conditions shall be a prerequisite to the issuance of a Certificate of Compliance or Occupancy, and the violation of any such condition shall be deemed a violation of this Ordinance.
- (8) Mayoral Veto. Any waiver use or conditional use approval shall be subject to mayoral veto as set forth in the City Charter, provided that
- A) The mayor has participated in any council hearing(s) held with respect to the petition for waiver or conditional use;
 - B) The mayor shall apply the standards applicable in the City Council's review of said petition; and
 - C) Any veto shall be incorporated in a statement of conclusions relative to said petition, specifying the basis for the veto.
- (9) **Determination.**
- Each determination or recommendation made by the City Planning Commission under the provisions of this Ordinance shall be in the form of a resolution, copies of which shall be furnished to any party on request.

(10) Appeal to City Council; Filing Fee; Hearing and Notice.

Any applicant or petitioner aggrieved by a recommendation and findings of fact by the City Planning Commission that results in a denial of any application or petition may file an appeal with the City Council requesting a reversal of such recommendation and/or findings. In order for such appeal to be heard by the City Council, the same must be filed with the City Clerk, in writing, no more than ten (10) business days from the Commission's determination and shall specify the grounds thereof. Each request for appeal shall be accompanied by a filing fee. Upon receiving such an appeal, the City Clerk shall immediately forward the same to the City Council. The City Council shall thereafter fix a reasonable time for a hearing of the appeal and the City Clerk shall give due notice of such hearing and the date thereof in the same manner and to the same extent as was given prior to the hearing before the Commission. The City Council shall make a determination of the appeal by resolution and such determination shall be final.

(11) Rules of Procedure.

The City Planning Commission is hereby authorized to make rules of procedure consistent with the statutes of Michigan and the provisions of this Ordinance.

(12) Site Plan Review and Approval.

- A) **Staff Review.** Prior to Planning Commission or City Council consideration, the site plan and application may be distributed to appropriate City departments, staff, and any consultants for review and comment. If deemed necessary, the plans may also be submitted to applicable outside agencies for review and comment. After written comments are obtained from City departments, staff, consultants, and outside agencies, a Staff Review meeting may be held with the applicant, Planning Director, City departments, staff, and consultants to discuss review comments and address concerns raised. After the Staff Review meeting, the Planning Director shall determine if the site plan application is ready to proceed for Planning Commission review.
- B) **Planning Commission Review.** The Planning Commission shall review the site plan, together with any reports and recommendations from staff, consultants, and other reviewing agencies and any public comments. The Planning Commission is authorized to postpone, approve, approve subject to conditions, or deny the site plan as follows:
 - i) **Postponement.** Upon determination by the Planning Commission that a site plan is not sufficiently complete for approval or denial or upon a request by the applicant, the Planning Commission may postpone consideration until a later meeting.
 - ii) **Denial.** Upon determination that a site plan does not comply with the standards and regulations set forth in this Ordinance or would require extensive revisions to comply with the standards and regulations, the site plan shall be denied. If a site plan is denied, a written record shall be provided to the applicant listing the reasons for such denial. In instances where Planning Commission denies a Site Plan this decision can be appealed to City Council pursuant to [Section 13.13 \(10\)](#).
 - iii) **Approval.** Upon determination that a site plan is in compliance with the requirements of this Ordinance and other applicable ordinances and laws, the site plan shall be approved.
 - iv) **Approval Subject to Conditions.** The Planning Commission may approve a site plan, subject to one or more conditions necessary to address minor modifications to the site plan, ensure that public services and facilities can accommodate the proposed use, protect significant natural features, ensure compatibility with adjacent land uses, or otherwise meet the intent and purpose of this Ordinance. Such conditions may include the need to obtain variances or approvals from other agencies.

- C) **Final Site Plan Review.** Except as provided below, the City Council shall review the final site plan, together with any reports and recommendations from the Planning Commission, staff, consultants, and other reviewing agencies and any public comments. The City Council shall then make a determination to postpone, deny, approve, or approve subject to conditions based on the requirements of this Ordinance. Amendments to Site Plans previously given final approval by the Planning Commission shall be reviewed and approved by the Planning Commission.
- D) **Submittal Requirements.** The site plan shall be drawn to scale and shall contain the following information. The Planning Department shall have the discretion to modify site plan information requirements based on site specific development characteristics.

Site Plan Required Information

- Site dimensions including road right-of-way and building setback lines.
- Public or private easements, protective walls (existing and/or proposed) and existing trees.
- Any significant topographic features (existing and proposed).
- Relationship of ingress and egress to thoroughfares, showing traffic patterns into the site from the same including ultimate pavement width, deceleration lanes and the like.
- On-site traffic circulation, parking areas (including size of parking bays, aisles, lighting materials, surface materials, and striping of parking lots surface to delineate parking bays).
- All landscape treatment of the site, including the labeling of all materials as to type and size, when installed.
- The location of signs (existing and/or proposed), and an indication of their size, height, and design
- Title and date of plan, including the date and nature of all subsequent revisions.
- North arrow and scale.
- Zoning classification of the petitioner's parcel and all abutting parcels.
- The location and height of all existing and proposed structures on and within 100 feet of the subject property.
- A schedule of parking needs. Separate drawings may be submitted to indicate usable floor areas, etc. for computation of parking needs. Each individual parking space shall be indicated including typical parking space dimensions for regular and handicapped spaces and type of lot surfacing.
- The location of all waste and recycling receptacles and the location, height and type of fences and walls to screen receptacles.
- Location of existing and proposed fire hydrants, water mains, pump houses, stand pipes, building services, and sizes including proposed connections to public sewer or water supply systems and/or considerations for extensions to loop other public water mains in adjacent public rights of way.
- Front, rear, and side elevations of proposed buildings, a color rendering, and proposed type of building materials, roof design, projections, canopies and overhangs, screen walls and accessory buildings, and any other outdoor mechanical equipment, i.e., air conditions, heating units, etc.
- The location and type of outdoor lighting, proposed illumination patterns (including a photometric plan), a manufacturer cut sheet detailing lighting specifications, aesthetic appearance, and method of screening to prevent glare onto adjacent properties.
- The location of any outdoor storage of material(s) and the manner in which it shall be screened or covered.
- With nonresidential proposals, the number of offices, number of employees, the number of floors, typical floor plans, and the gross and usable floor area shall be provided.
- For sites with regular truck traffic, a truck circulation diagram indicating the type and volume of truck traffic anticipated at the site and defining all truck access and circulation lanes and truck loading/unloading areas on the site plan.

- E) **Outside Agency Permits or Approvals.** The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside state and county agencies. All federal, state, and local laws and ordinances shall be met, and no unresolved negative comments issued by any governmental agency or public utility shall exist prior to the issuance of a certificate of occupancy.

F) Limitation.

- i) Whenever the City Council shall have approved a site plan, such approval shall continue and be valid for a period of one (1) year only from the date of such action. If the applicant does not obtain a building permit or obtain an extension of time, the site plan approval shall be deemed null and void at the expiration of said period. Site plan approvals granted to applicants shall be construed as running with the land and shall not be transferable or assignable.
- ii) If the City Council approves a site plan conditional upon the petitioner submitting additional information such as, but not limited to, revised site plans, landscape or signage plans, said information must be submitted to the City for review within sixty (60) days from the date of approval of the site plan unless more time is granted by the City Council. If the additional information is not submitted, no building permits shall be issued by any city department for work or improvements at the subject site.

- G) Implementation.** An approved site plan shall be immediately transmitted to the Inspection Department, and all non-building improvements such as, but not limited to, landscaping, parking lots, parking spaces, walkways, screen walls and exterior lighting required by such site plan shall be completed prior to the issuance of a Certificate of Occupancy; provided, however, that a temporary Certificate of Occupancy may be issued in the event that such completion is impractical or impossible provided that a performance bond in the form of a cash bond or irrevocable bank letter of credit covering the estimated total cost of such improvements or parts thereof is deposited with the Inspection Department prior to the issuance of such temporary Certificate of Occupancy; provided further, however, that in no event shall a final Certificate of Occupancy be issued until all improvements have been completed. All improvements, when completed, shall thereafter be maintained with materials equal to or greater than the quality of the materials originally installed.

- H) Application Fee.** Each application presented by a property owner or owners to have a site plan approved shall be accompanied by a filing fee of six hundred dollars (\$600.00) plus twenty dollars (\$20.00) for each 1,000 square feet of gross floor area of new construction proposed. Each request to extend the expiration date of an approved site plan shall be accompanied by a filing fee of two hundred dollars (\$200.00). Each request to modify a site plan or amend a condition of approval shall be accompanied by a filing fee of three hundred dollars (\$300.00).

- (13) Waiver or Use Approval; Limitation.** Whenever the Commission or City Council grants a waiver or approves of a conditional use upon original application or appeal, such waiver or approval shall continue and be valid for a period of one (1) year only from the date of such action. If the applicant does not obtain a building permit and commence construction within that period or obtain an extension of time, the waiver or use approval shall be deemed void at the expiration of said period. Waivers and use approvals granted to applicants shall be construed as running with the land and shall not be transferable or assignable.

Section 13.14 Board of Appeals.

- (1) Creation of Board.** A Board of Appeals consisting of seven (7) members is hereby created pursuant to the provisions of Section 5, Act 207, Public Acts of Michigan of 1921, as well as Act 110 of 2006, MCL 125.3101, et seq, as amended. Said board shall be known as the Board of Appeals.

- (2) **Appointment of Members.** The members of the Board of Appeals shall be appointed by the City Council; provided, however, that those persons who are acting as members of the Board of Appeals under the provisions of Ordinance No. 543, as amended, of the City of Livonia, having been duly appointed as members of such Board by the City Council, and who are so acting immediately prior to the time this Ordinance becomes effective, shall automatically become members of the Board of Appeals created under the provisions of Section 13.14 (1) of this Ordinance, are hereby appointed as such at the time this Ordinance becomes effective, and shall hold their respective offices for respective periods of time equivalent to their respective unexpired terms as members of the Board of Appeals, created under the provisions of Ordinance No. 543 , as amended.
- (3) **Term of Office.** Each member of the Board of Appeals shall be appointed for a term of three (3) years; provided, however, that the first members of such Board to be appointed shall hold their respective offices for the period provided in Section 13.14 (1) of this Ordinance; and thereafter two (2) members shall be appointed each year, each for the full three (3) year term; provided, however, that every three (3) years there shall be three (3) members appointed for the full three (3) year term.
- (4) **Officers.** The Board of Appeals shall annually elect from among its members a Chairman, Vice-Chairman, Secretary and such other officers as it may determine, who shall each hold office for one (1) year and until his or her successor is duly elected.
- (5) **Compensation.** The City Council may authorize by Council resolution the remuneration of the members of the Board for attendance at each meeting of the Board.
- (6) **Powers of Board.** The Board of Appeals shall have all powers and authority granted by State Law together with such other powers and duties as are given to such Board by the provisions of this Ordinance, including the following specific powers:
 - A) **Administrative Review.** To hear and decide appeals where it is alleged by the applicant that there is an error in any order, requirement, permit, decision, or refusal made by the building official or any other administrative official in enforcing the provisions of this Ordinance.
 - B) **Variances.** To authorize, upon an appeal filed by the legal or equitable owner of property, a variance from the strict application of the provisions of this Ordinance where existing conditions or factors would result, by strict application of the provisions of this Ordinance, in peculiar or exceptional practical difficulties to, or exceptional or undue hardship upon, the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance. In granting a variance, the Board of Appeals may attach thereto such condition regarding the location, character, and other features of the proposed building, structure, or use as it may deem reasonable. Compliance with such conditions shall be a prerequisite to the issuance of a Certificate of Compliance or Occupancy and the violation of any such condition shall be deemed a violation of this Ordinance.
 - C) **Other Powers:**
 - i) In those cases where a district boundary line divides a lot of record, the Board shall have the power to permit the extension of a use permitted on the less restricted portion of such a lot to that portion of said lot which lies in the more restricted district, provided that such extension shall be made for a distance of not to exceed fifty (50) feet beyond the district boundary line in any case.
 - ii) The Board shall also have the authority to hear and decide all matters referred to it or upon which such Board is required to pass under this Ordinance, including the power to reverse, affirm, in whole or in part, or modify the order, requirement; decision or determination appealed from and may make such order, requirement, decision or determination as in its opinion ought to be made in the premises, and to that end shall have all the powers of the officer from whom the appeal is taken.
 - D) **Rules.** To adopt and enforce rules of procedure consistent with the statutes of the State of Michigan, the Charter of the City of Livonia and the provisions of this Ordinance.

(7) **Application of Variance Power.** No variance in the application of the provisions of this Ordinance shall be allowed by the Board of Appeals relating to buildings, land, or premises now existing or to be constructed, except in cases involving practical difficulties or unnecessary hardships when the evidence in the official record of the appeal from a decision or order of the building official supports the following affirmative findings:

- A) That the alleged hardships and practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City.
- B) That the alleged hardships and practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.
- C) That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.
- D) That the variance, if granted, will not adversely affect the purpose or objectives of the Master Plan of the City of Livonia.

The above findings of fact shall be made by the Board of Appeals which is not empowered to grant a variance without an affirmative finding of fact on the categories above.

(8) **Limitations on the Powers of the Board of Appeals.** Every decision of the Board of Appeals shall be based upon finding of fact and every finding of fact shall be supported in the record of the proceedings of the Board. Nothing contained herein shall be construed to empower the Board of Appeals to change the terms of this Ordinance, or effect changes in the Zoning Map.

(9) **Appeal Procedure.**

- A) **Notice of Appeal.** An appeal may be taken by any person aggrieved or by an officer, department, board, or Department of the City of Livonia. Such appeal shall be taken within such time as shall be prescribed by the Board of Appeals by rule, by the filing with the officer from whom the appeal is taken and with such Board of a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.
- B) **Stay of Proceedings.** An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken certifies to the Board of Appeals, after the notice of appeal shall have been filed with him or her, that by reason of facts stated in the certificate, a stay would in his or her opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by the Circuit Court on application, on notice to such officer, and on due cause shown.
- C) **Hearing on Appeal.** The Board of Appeals shall fix a reasonable time for the hearing of an appeal and give due notice thereof as required by law for public hearings concerning zoning matters, and shall decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or attorney.
- D) **Official Record of Appeal.** The Board of Appeals shall prepare an official record for each appeal and shall base its decision on this record. The official record shall include:
 - i) The relevant administrative and historical records and any administrative orders issued thereon relating to the appeal.
 - ii) The notice of appeal.
 - iii) Such documents, exhibits, photographs, or written reports as may be submitted to the Board for its consideration.

- E) **Determination of Appeal.** The concurring vote of a majority of the members of the Board of Appeals shall be necessary to reverse any order, requirement, decision, or determination of any administrative official, or to decide in favor of the applicant any matter upon which the Board is required to pass under this Ordinance or to effect any variation of this Ordinance except that a concurring vote of two-thirds (2/3) of the members of the Board shall be necessary to grant a variance from uses of land permitted in this Ordinance.
 - F) **Recording of Determination.** The requisite written findings of fact, the conditions attached, and the decisions and orders by the Board in disposing of the appeal shall be entered into the official record after they have been authenticated by the signature of the chairman of the Board and after written notice of the disposition of the appeal has been served, either in person or by mail, upon the parties to the appeal, the building official, and the City Clerk. The completed official records of appeals shall be filed in the Inspection Department.
- (10) **Filing Fees.** Each application for appeal shall be given a number and shall be accompanied by a filing fee as determined by the schedule outlined in Chapter 15.56 of the Code of Ordinances.
- (11) **Meetings and Records of Board.** At least one (1) regular meeting shall be held each month by the Board of Appeals, as provided in the rules of the Board. Special meetings may be called by the chairman or any three (3) members. All regular meetings and all hearings shall be public. The Board shall keep minutes of its meetings, which shall be a public record. The chairman, or in his or her absence, the vice-chairman may administer oaths and compel the attendance of witnesses.
- (12) **Pending Matters.** All petitions, appeals and other matters pending at the time this Ordinance becomes effective, before the Board of Appeals, created and existing under the provisions of Ordinance No. 543 of the City of Livonia, shall continue before the Board of Appeals, created by Section 13.14 (1) of this Ordinance, and said Board shall hear, determine and dispose of such petitions, appeals and other matters with the same effect as if such petitions, appeals, and other matters had been duly filed with said Board of Appeals.

Section 13.15 Amendments.

- (1) **This Ordinance may be amended from time to time pursuant to the provisions of PA 110 of 2006 (MCL 125.3405, as amended).** All amendments shall be made in the manner provided in this section and in [Section 3.01, Section 3.01\(4\)](#) of this Ordinance. Proceedings to amend this Ordinance or the Zoning Map of the City of Livonia shall be initiated or commenced by any one or more of the following methods:
- A) By resolution of the Council wherein the question whether or not a particular amendment should be made is referred by the Council, on its own motion, to the City Planning Commission and wherein such commission is requested to hold a public hearing on the question and to thereafter make a report and recommendation to the Council.
 - B) By resolution of the City Planning Commission wherein such commission, on its own motion, provides for a public hearing on the question whether or not a particular amendment should be made and for a report and recommendation thereon to the Council.
 - C) By written application in triplicate, addressed to the Council, duly signed by the legal or equitable owners of fifty percent (50%) or more of the frontage in any district or part thereof, duly acknowledged by each owner substantially in accordance with the statutory provisions for acknowledgment of deeds, and accompanied by the filing fee hereinafter fixed.
- (2) **Procedure for Amendment Applications.** Where an application is presented by a property owner or owners, pursuant to [Section 13.15 \(1\), Section 13.14 \(1\)C](#), the following procedure and requirements shall be observed in every case:

- A) **Filing of Applications.** All applications shall be in writing, signed before a notary, and filed in quadruplicate with the City Clerk for presentation to the City Council.
- B) **Contents of Applications.** All applications for amendments to this Ordinance, without limiting the right to file additional material, shall contain at least the following:
 - i) The petitioner's name, address, and interest in the petition, as well as the name, address, and interest of every person having a legal or an equitable interest in the land covered by the petition.
 - ii) The nature and effect of the proposed amendment.
 - iii) The existing zoning classification of such property.
 - iv) The change or amendment desired.
 - v) A complete legal and common description of the property sought to be rezoned.
 - vi) If the proposed amendment would require a change on the zoning map, a fully dimensional area map drawn at a scale of four hundred (400) feet to one (1) inch with a north point, dated, key to symbols, if used, section numbers and showing:
 - a) The land which would be affected by the proposed amendment;
 - b) A legal description of such land;
 - c) A common description of such land;
 - d) The present zoning classification of the land;
 - e) The zoning classification of all abutting zoning districts;
 - f) All public and private right-of-ways and easements bounding and intersecting the land under consideration;
 - g) The dimension of land sought to be rezoned;
 - h) The proposed land uses in land sought to be rezoned; and
 - i) The structures and existing land use on all property adjacent to the subject parcel and on such other property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- (3) **Fees for Amendment Applications.** Each application presented by a property owner or owners to have property rezoned pursuant to [Section 13.15 \(2\) \(5\)](#) shall be accompanied by a publication fee in the amount specified in Chapter 15.56 of the Code of Ordinances.
- (4) **Designation of Proceedings.** Each proceeding, whether originating by resolution or application, shall be designated as a "petition" and given a number by the City Clerk. All such petitions shall be approved as to form by the Department of Law before action is taken thereon by the City Planning Commission, in the case of those petitions initiated by resolution; and before forwarding to the City Council, where initiated by application.
- (5) **Standards of Review for Amendments.** In considering any petition for an amendment to the text of this Ordinance or to the Zoning Map, the Planning Commission and City Council shall consider the following criteria that apply to the application in making findings, recommendations, and a decision. The Planning Commission and City Council may also take into account other factors or considerations specific to the subject matter of the proposed amendment.
 - A) Consistency with the goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.
 - B) Consistency with the basic intent and purpose of this Zoning Ordinance.

- C) The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
- D) The capacity of the City's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the City.
- E) That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.
- F) That the amendment will not be expected to result in exclusionary zoning.
- G) If a rezoning is requested, compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.
- H) If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
- I) If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the sites will be able to meet the dimensional regulations for the requested zoning district.
- J) If a rezoning is requested, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.
- K) If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
- L) If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.

(6) Action by City Planning Commission; Notice; Public Hearing. The City Council, on receipt of a petition for amendment from the City Clerk, shall forthwith refer such petition to the City Planning Commission. The Commission shall cause a complete study of the petition to be made by the Planning Director, shall review the request contained in the petition, and shall within sixty (60) days recommend to the City Council such action as the Commission deems proper. The Commission shall hold a public hearing on such petition before making its recommendation and notice thereof shall be given to the same extent as is provided for the public hearing required to be held by the City Council. At least fifteen (15) days prior to the public hearing the applicant shall erect a four foot by four foot (4' x 4'), two (2) sided sign on the property proposed to be rezoned with an insert provided by the City Clerk containing the following information:

- A) At the top of the sign the following words shall appear: "This property is proposed to be rezoned," followed by the present zoning district at the time of the petition and the proposed or requested zoning district sought. The full name of the zoning districts shall be used as, for example, RUF, rural urban farm.
- B) The name and address of the real party requesting the zoning change.
- C) The proposed use of the land or building if the request for rezoning is successful.
- D) The phone number at City Hall where interested persons can call for further information.

The sign shall be erected in a location one (1) foot behind the right-of-way line perpendicular to the adjoining street(s) and clearly observable by passersby on the adjoining street(s). The sign shall remain up until the application process is completed and shall thereafter be removed by the petitioner within thirty (30) days.

- (7) **Action by City Council; Notice; Public Hearing.** The City Council shall, after receipt of the report and recommendation from the City Planning Commission, either approve or reject the recommendation of the Commission and either grant or refuse the requested amendment; provided, however, that a public hearing shall be held by the City Council, for which notice shall be given as required by law for public hearings concerning zoning matters, before the adoption of any amendment to this Ordinance. The City Council's approval of any amendment hereunder shall be subject to mayoral veto as set forth in the City Charter.
- (8) **Effect of Protest to Proposed Amendment.** In case a protest against any proposed amendment to the Zoning Map be presented in writing to the City Council prior to the adoption by the Council of the Ordinance which protest is duly signed by the owners of at least twenty percent (20%) of the area of land included in the proposed change, or by the owners of at least twenty percent (20%) of the area of land included within an area extending outward one hundred (100) feet from any point on the boundary of the land included in the proposed change excluding publicly owned land, said amendment shall not be passed except by a three-fourths ($\frac{3}{4}$) vote of the City Council.

Article XIV.

Violations and Penalties

Section 14.01 Compliance and Responsibility.

- (1) No land or building within the City of Livonia shall be occupied or used except in compliance with the provisions of this Ordinance, including any conditions on any zoning approval by the City Council or Board of Appeals. No building within the City of Livonia shall be erected, altered, repaired, or moved except in compliance with the provisions of this Ordinance. No person shall use or occupy any land or building within the City of Livonia, nor shall any person erect, alter, repair, or move any building within the City of Livonia except in compliance with this Ordinance.
- (2) The prohibition of any act in this Ordinance, in any amendment thereof and in any rule or regulation adopted hereunder shall include the causing, securing, aiding, or abetting of another person to do said act.
- (3) It shall be the duty of all architects, contractors, subcontractors, builders, and other persons having charge of the establishment of any use of land or the erecting, altering, changing, or remodeling of any building or structure, before beginning or undertaking any such work to see that all proper and necessary permits have been applied for and obtained, including a zoning compliance permit, certificate of occupancy, building permit and all other permits required by either this Ordinance or any of the Building Code ordinances of the City; it shall also be the duty of such parties to see that such work does not conflict with and is not in violation of the terms of this Ordinance and any such architect, contractor, subcontractor, builder or other person doing or performing any such work or erecting, repairing, altering, changing or remodeling without such a permit or permits having been issued or in violation of, or in conflict with the terms of this Ordinance or allowing any building erected to be occupied without a certificate of occupancy having first been issued, shall be guilty of a violation of this Ordinance in the same manner and to the same extent as the owner of the premises or the person or persons for whom such building was or is erected, altered, changed, repaired or remodeled or the use of land established or a building occupied in violation hereof and shall be subject to the penalties herein prescribed for such violation.

Section 14.02 Violation Nuisance Per Se.

Buildings erected, altered, razed, converted, or uses carried on in violation of any provision of this Ordinance are hereby declared to be a nuisance per se. The court having jurisdiction shall order such nuisances abated and the owner and/or agent in charge of such building or land shall be adjudged guilty of maintaining a nuisance per se.

Section 14.03 Penalty.

Any person, persons, firm, corporation, or any others acting on behalf of said person, persons, firm, or corporation, violating or failing to comply with any of the provisions of this Ordinance, or any of the regulations adopted in pursuance hereof, or who shall hamper, impede or interfere with the performance of the duties of any official or agent of the Department of Inspection or other officer under the provisions of this Ordinance, shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding five hundred dollars (\$500.00), or by imprisonment not exceeding ninety-three (93) days, or by both such fine and imprisonment in the discretion of the Court. Alternatively, first-time violators may be charged with a civil infraction, with a maximum fine of \$500. Each act of violation and every day upon which such violation shall occur shall constitute a separate offense.

Section 14.04 Other Remedies.

In addition to all other remedies, including the penalties provided in [Section 14.03](#) of this Ordinance, the City of Livonia may commence and prosecute appropriate actions or proceedings in the Circuit Court for the County of Wayne or any other court having jurisdiction to restrain or prevent any noncompliance with or violation of any of the provisions of this Ordinance, or to correct, remedy or abate such noncompliance or violation.

Section 14.05 Severability.

It is the legislative intent of the City Council in adopting this Ordinance that all sections thereof shall be liberally construed to protect and preserve the peace, health, safety, and general welfare of the inhabitants of the City of Livonia, Wayne County, Michigan, and further, that should any provision, portion, section, or subsection of this Ordinance be held or deemed unconstitutional or invalid, such holding shall not be construed nor shall it in any manner affect the validity of any of the remaining provisions, portions, sections, or subsections of this Ordinance, it being the intent of the City Council that this Ordinance shall stand, notwithstanding the invalidity of any provision or section or any part thereof. The provisions of this section shall apply to the amendment of any section of this Ordinance whether or not such a provision is restated in the amendatory Ordinance, and to any supplemental regulation added by amendment to this Ordinance.

Section 14.06 Repeal.

The existing zoning regulations of the City of Livonia, being Ordinance No. 543 and all amendments and extensions thereof, are hereby repealed and all other ordinances of the City of Livonia and parts of such other ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict. The adoption of this Ordinance, however, shall not affect or prevent any pending or future prosecution of, or action to abate, any existing provision of Ordinance No. 543, as amended, if the use, so in violation, is in violation of the provisions of this Ordinance. The adoption of this Ordinance shall not be deemed to nor shall it discontinue, abate, modify, alter, or in any way affect or waive any right of the City of Livonia under any section or provision of the ordinances herein repealed existing on the effective date of this Ordinance or any right of the City under any determination or action by the Board of Appeals or City Planning Commission made pursuant to any section or provision of the ordinances herein repealed. A provision herein which duplicates the wording of a corresponding provision of any predecessor Ordinance shall be deemed effective continuously from the date of original adoption.

ZONING DISTRICT LAND AREA ANALYSIS

<u>CURRENT</u>	<u>AREA</u> (acres)	<u>PROPOSED</u>	<u>AREA</u> (acres)	<u>DIFFERENCE</u>	<u>REASON</u>
NP	277.3	NP	277.3		
PL	2,548.5	PL	2,588.2	39.7	ADDED CITY-OWNED FLOODPLAIN AREAS
AG	375.4				
R-1	3,639.4	N1	3,668.4	29.0	ADDED 3 LPS PROPERTIES
R-2	1,059.0				
R-3	1,604.7	N2	3,290.9	(65.8)	AREAS ADDED TO PL
R-4	693.0				
R-5	138.6				
R-U-F	3,485.1	R-U-F	3,997.2	512.1	(R-5 + AG +1P) - 2.9 ACRES ADDED TO PL
R-C	58.8				
R-6	27.4	NM1	365.4		
R-7	279.1				
R-8	22.5	NM2	36.7		
R-8C	14.2				
R-9	107.6	NM3	107.6		
P	63.8	P	34.9	(28.9)	AEAS ADDED TO OTHER DISTRICTS
OS	342.7				
C-1	169.5	C-1	516.0	346.6	(C-1 + OS)
C-2	1,056.9	C-2	1,080.1	23.2	ADDED FROM P, PARKING DISTRICT
C-3	2.8	C-3	2.8		
C-4	45.4	C-4	342.0	296.6	(PO + C-4)
PO	296.6				
RE	11.3				
ML	28.2	ML	39.5	11.3	(RE + ML)
M-1	1,428.6	M-1	1,429.4	0.8	ADDED FROM P, PARKING DISTRICT
M-2	1,122.8	M-2	1,122.8		
TOTAL	18,899.2		18,899.2		

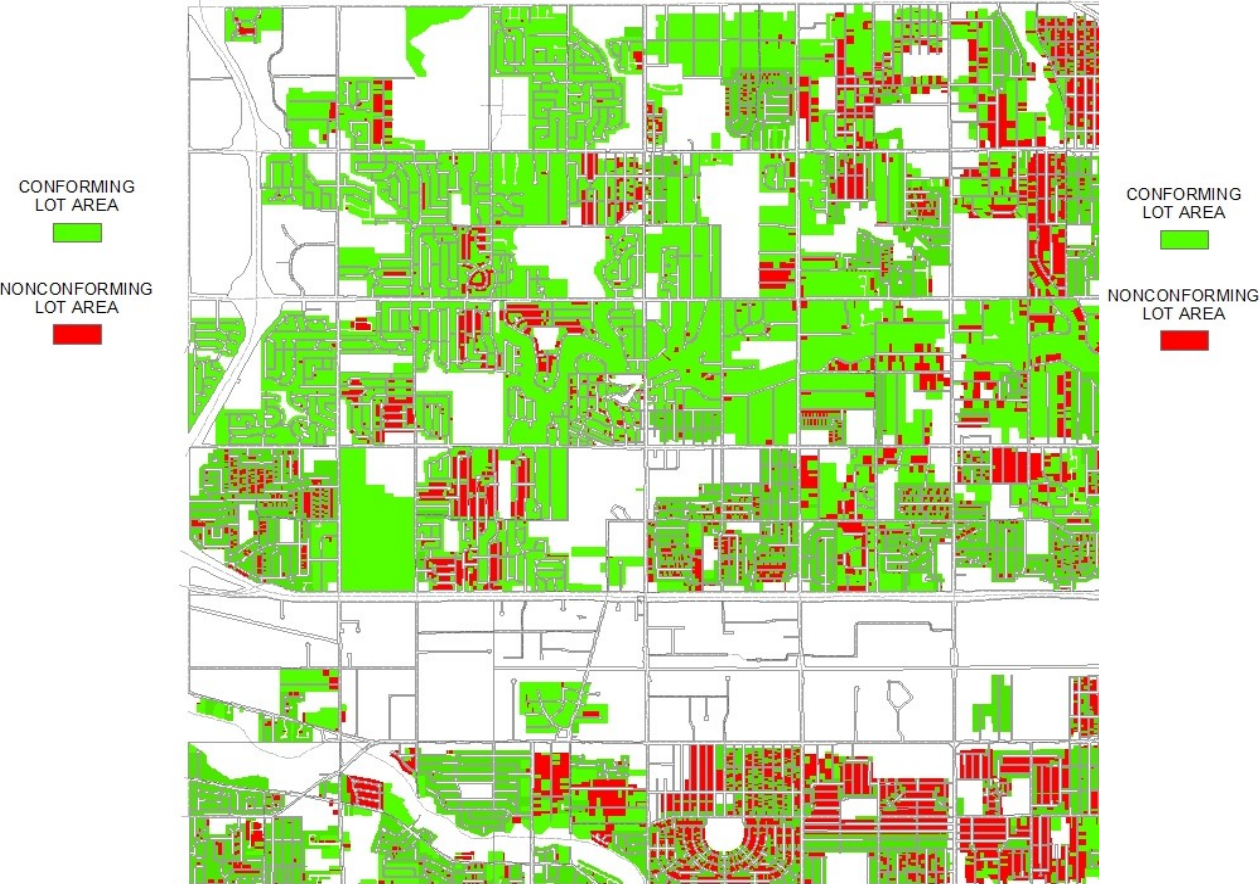
EXISTING DISTRICTS

PROPOSED DISTRICTS

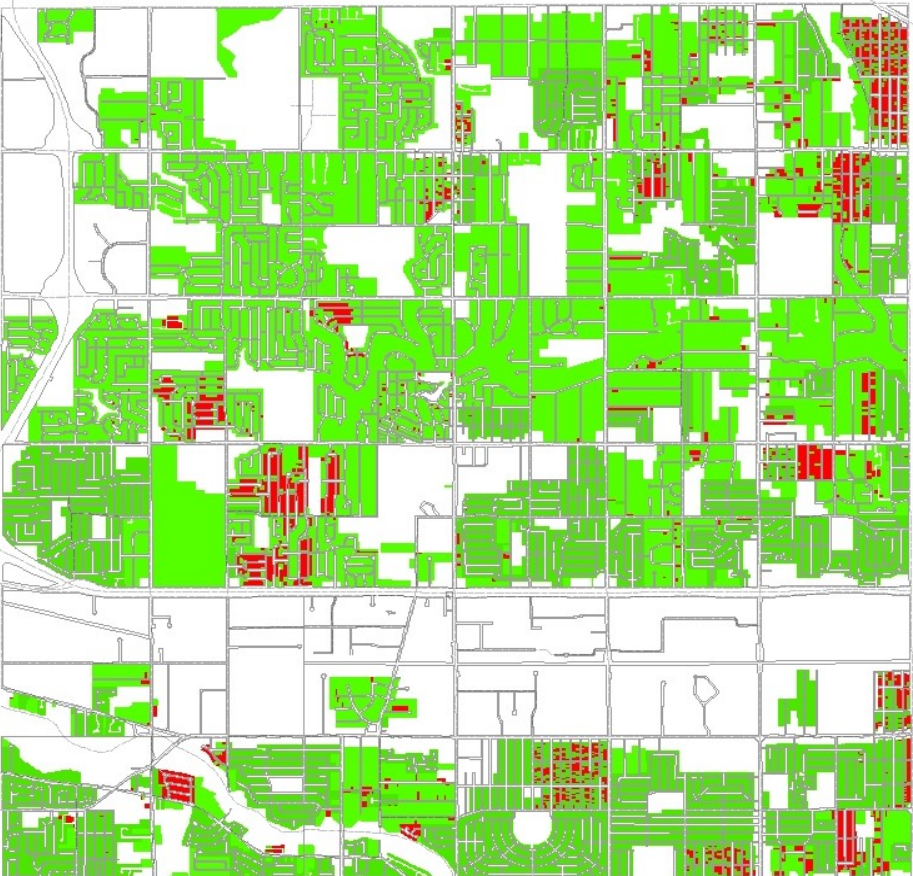
	R-1	R-2	R-3	R-4		R-5	R-U-F		N1	N2	R-U-F
NUMBER OF LOTS	18,773	4,233	5,207	1,714	11,154	245	5,207	5,452	18,773	11,154	5,452
CONFORMING LOT AREA	12,462 66.40%	3,225 76.20%	4,580 88.00%	1,519 88.60%	9,324 83.60%	224 91.40%	2,822 54.20%	3,046 55.90%	17,040 90.80%	9,878 88.60%	4,317 79.20%
NONCONFORMING LOT AREA	6,311 33.60%	1,008 23.80%	627 12.00%	195 11.40%	1,830 16.40%	21 8.60%	2,385 45.80%	2,406 44.10%	1,733 9.20%	1,276 11.40%	1,135 20.80%

	EXISTING
R-1	60' X 120' = 7,200 SQ.FT.
R-2	70' X 120' = 8,400 SQ.FT.
R-3	80' X 120' = 9,600 SQ.FT.
R-4	90' X 130' = 11,700 SQ.FT.
R-5	100' X 150' = 15,000 SQ.FT.
R-U-F	~74' X 295' = 21,780 SQ.FT.

EXISTING RESIDENTIAL DISTRICTS



PROPOSED RESIDENTIAL DISTRICTS



	PROPOSED
N1	50' x 120' = 6,000 SQ.FT.
N2	70' X 120' = 8,400 SQ.FT.
R-U-F	100' X 150' = 15,000 SQ.FT.

EXISTING DISTRICTS

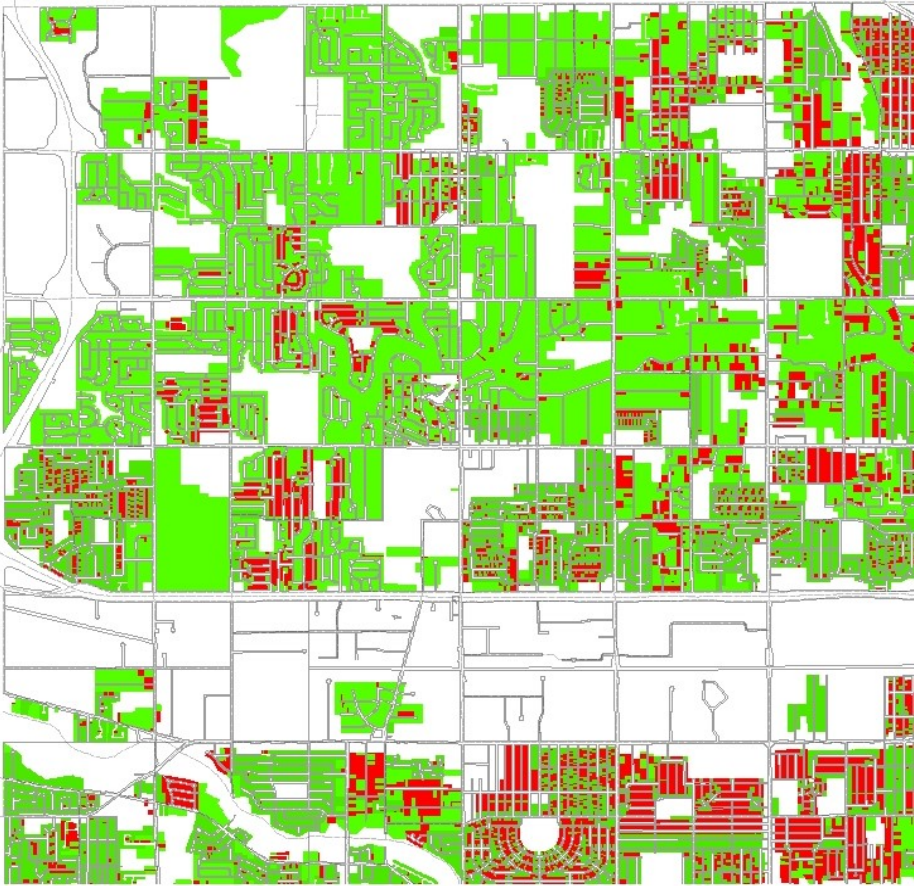
PROPOSED DISTRICTS

	R-1		R-2	R-3	R-4		R-5	R-U-F		N1	N2	R-U-F
NUMBER OF LOTS	18,773		4,233	5,207	1,714	11,154	245	5,207	5,452	18,773	11,154	5,452
POTENTIAL LOT SPLITS (MEASURED BY LOT AREA)	682 3.60%		182 4.30%	405 7.80%	107 6.20%	694 6.20%	38 15.50%	524 10.10%	562 10.30%	1,223 6.50%	1,045 9.40%	1,384 25.40%

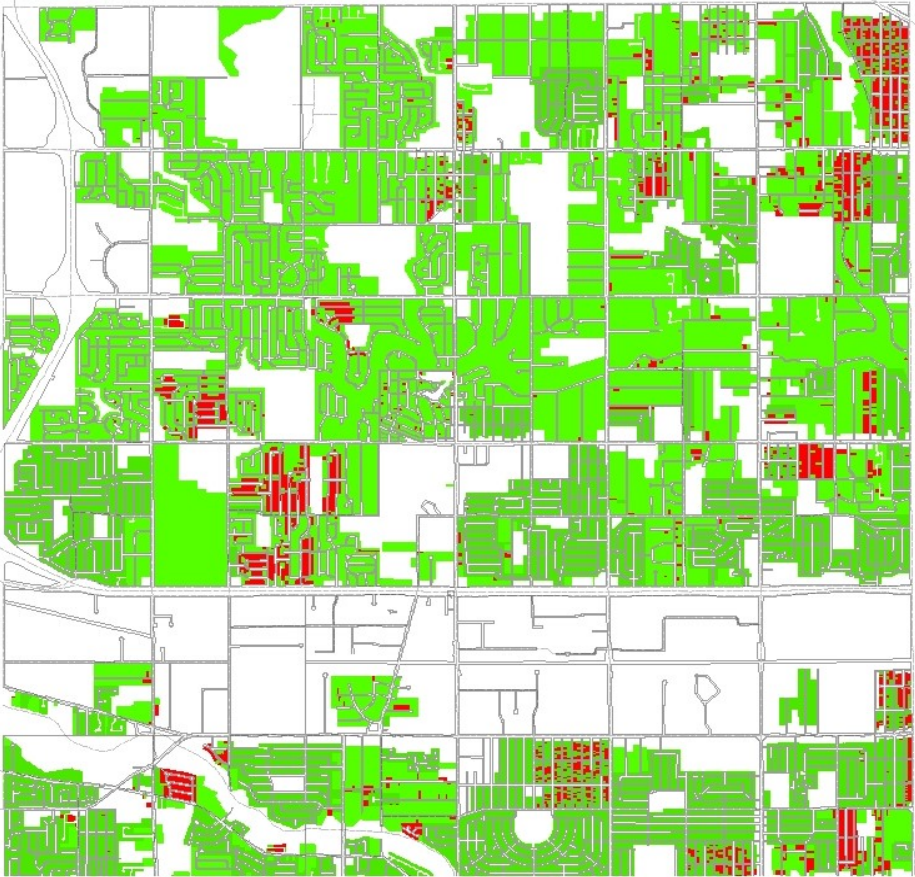
	EXISTING
R-1	60' X 120' = 7,200 SQ.FT.
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	PROPOSED
N1	50' x 120' = 6,000 SQ.FT.
N2	70' X 120' = 8,400 SQ.FT.
R-U-F	100' X 150' = 15,000 SQ.FT.

EXISTING RESIDENTIAL DISTRICTS



PROPOSED RESIDENTIAL DISTRICTS



Diagnostic Review of the
City of Livonia
Zoning Ordinance

Prepared for
City of Livonia, Michigan

March 22, 2019

McKenna Associates

235 E. Main Street, Suite 105
Northville, Michigan 48167

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reformat the following topics. Much of the information regarding administrative procedures is under separate subsections of Section 18 through Section 24 of the City of Livonia’s Zoning Ordinance. We propose to pull the all of the administrative information from different parts of the ordinance on the topics discussed below and organize them under the heading “ADMINISTRATIVE PROCEDURES AND STANDARDS” for faster and easier reference.	24
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INTRODUCTION

We have reviewed the City of Livonia Zoning Ordinance, and this Diagnostic Review identifies the strengths, weaknesses, and essential areas of improvement – such as adding tables, charts, and graphics, fixing fragmented, inconsistent, or outdated language, and addressing irrelevant and incorrect cross-references, redundancy, contradictory language, conflicts, and changed laws. With the identified areas of improvement, the City can address the update the Zoning Code in a proactive manner.

The purpose of this Diagnostic Review is not to identify every item in the Zoning Ordinance and other documents that must be amended; rather, this Diagnostic Review identifies major tasks to undertake during the amendment process and recommendations for addressing those tasks. This Diagnostic Review includes topics discussed at the February 22 Kick-off meeting, as well as our findings from the following City documents:

- City of Livonia Zoning Ordinance
- Livonia Vision21 Comprehensive Plan (Adopted 2019)
- Livonia Board of Zoning Appeals case Review August 2008 through January 2019
- Versions of the previous Zoning Code that was attempted.

CLARITY AND SIMPLICITY OF USE

HYPERLINKS AND CROSS-REFERENCES

As the Zoning Ordinance has been amended over time, some of the cross-referenced sections may become incorrect because cross-references are not always updated when sections are added or deleted from the Zoning Ordinance. To remedy this problem and allow users to electronically click on a link to get to a section, we will fix any cross-reference errors and “hyperlink” all cross-referenced sections of the Zoning Code in the electronic document. By properly hyperlinking all sections and cross-references, the cross-references can be automatically updated whenever the Zoning Code is amended.

FORMAT

The Zoning Ordinance would benefit from format changes to make the document more user-friendly. Recommended formatting enhancements would include aspects such as type style and size, bolding, capitalization, indentations.

GRAPHICS

Many areas of the Zoning Ordinance could be enhanced with more and updated illustrations. We recommend adding new graphics where they can enhance the effect of the text. Graphics are especially important to illustrate lot types, building heights, landscaping requirements, aesthetic and architectural requirements, signs, lighting, and corner visibility zones.

EFFECTIVE LANGUAGE

- **Passive vs. Active Language.** To make the Zoning Code an effective document to regulate the use of land and buildings, the regulations must have active language instead of passive language (e.g., “shall” instead of “should,” “must” instead of “may,” etc.).
- **Confusing Text.** In some areas of the Zoning Ordinance, the text is either confusing or contradictory. In many cases, there is more text than is needed to describe a regulation. We will identify these problem areas and recommend more concise, effective text.

ORGANIZATION OF ARTICLES AND SECTIONS

One of the major problems with most zoning ordinances is that they do not organize all of the sections coherently into corresponding articles. This causes the user to sift through several different sections to locate the applicable regulation. We recommend organizing the Zoning Code into the following articles, which are referenced through this Diagnostic Review.

- A. Title, Purpose, and Scope.** This article will include sections for Short Title, Application of the Ordinance, Vested Rights, Relationship to Other Laws, Severability, and Effective Date and Repeal of Prior Ordinance. This article will be very short, and the purpose is to cover some basic legal requirements.
- B. Definitions.**
- C. Zoning Districts and Map.**
- D. Schedule of Regulations.**
- E. Supplemental Zoning District Standards.** Site Condominiums, Subdivisions, and Land Divisions.
- F. Standards Applicable to Specific Uses.**
- G. General Provisions.**
- H. Environmental Performance Standards.**
- I. Parking, Loading, and Access Management.**
- J. Landscaping and Screening.**
- K. Signs.**
- L. Nonconformities.**
- M. Administrative Organization.** Zoning Administrator, City Commission, Planning Commission, and Board of Zoning Appeals.
- N. Administrative Procedures.** Permits, Site Plan Review, Special Land Use Review (Waiver Uses), Variances and Appeals, Amendments, and Public Hearing Procedures.
- O. Violations, Penalties, and Enforcement.**

DEFINITIONS

GENERAL DEFINITIONS

While many definitions will remain the same or have only minor changes, we propose the following changes. Also, as the Zoning Ordinance update proceeds, we will propose new definitions where the new definitions will clarify or support the Zoning Ordinance. Currently the definitions are organized into different categories in the definitions section of the Zoning Ordinance. We recommend consolidating these definitions into one, all-encompassing definition section.

- **Adult Foster Care Facility, Child Care Center or Day Care Center, Family Day Care Home, Group Day Care Home, Foster Home, Foster Family Group Home, Halfway Houses, Spouse Abuse Shelters, Homeless Shelter, Hospital Hospitality Houses, Rooming Houses, and other home-related definitions.** We will review the existing definitions of these types of uses to ensure they are consistent with State Law, and we will propose additional definitions, as needed, to comply with State Law. We will also make sure that the proper State Acts are referenced.
- **Automobile:** We recommend adding a definition for automobiles. Consider defining large vehicles, such as semi-tractors, buses, construction vehicles, etc. Separately so they can be distinguished and regulated separately.
- **Automobile Car Wash Establishment:** We recommend adding a definition for “automobile car wash establishments.”
- **Automobile or Vehicle Dealership:** We recommend adding a definition for “automobile or vehicle dealership.”
- **Automobile or Vehicle Repair Garage:** We recommend adding a definition for “automobile or vehicle repair garage” with **(Vehicle Repair, Minor and Vehicle Repair, Major)** in this definition.
- **Automobile Service Station:** We recommend adding a definition for “automobile.”
- **Basement.** We recommend adding a graphic to support the definition.
- **Bed and Breakfast Establishment, Bed and Breakfast Inn, and Homestay.** We recommend including these 3 definitions under a “Bed and Breakfast” heading so that they are easier to compare to each other.
- **Building, Accessory.** Although the definition of “Building, Accessory” is probably intended to also include Accessory Structures, we recommend making this term “Accessory Buildings and Structures.”
- **Building Height.** This definition should state how “grade” is determined and should be accompanied with graphics that illustrate how height is measured for each type of roof.
- **Building, Residential Accessory.** We find that the definition for “Building, Accessory” satisfies defining accessory buildings and therefore recommend removing the definition for “Building, Residential Accessory”.
- **Bulk Storage.** We recommend adding a definition for “bulk storage.”
- **Church:** Review this definition for compliance with recent court cases and RLUIPA.
- **Dwelling – various definitions:** Review these definitions to improve clarity.
- **Enclosed.** This term is used throughout the Zoning Ordinance but is undefined. Therefore, a definition is needed.
- **Essential Services.** This definition should state that telecommunication towers, solar energy facilities, and wind energy conversion systems are not essential services. However, emergency outdoor warning sirens should be included as essential services.
- **Family.** We will review the definition of “family” and, if needed, propose amendments required to comply with federal fair housing regulations.
- **Garage, Private.** This definition provides regulations for garage sizes. We recommend removing dimensional regulations from the definition and including them in a more appropriate location.
- **Fence.** This term is used throughout the Zoning Ordinance but is undefined. Therefore, a definition is needed.

- **General Office.** We recommend splitting this definition into: “Office, Medical” and “Office, Professional” because these types of offices often have different use and parking standards (medical offices usually require more parking).
- **Grade.** This term is used throughout the Zoning Ordinance but is undefined. Therefore, a definition is needed.
- **Heavy Manufacturing.** This term is used throughout the Zoning Ordinance but is undefined. Therefore, a definition is needed.
- **Housing for the Elderly:** Review for consistency with current state law and administrative rules.
- **Light Manufacturing.** This term is used throughout the Zoning Ordinance but is undefined. Therefore, a definition is needed.
- **Lot.** We recommend clarifying this definition to state that 2 or more parcels may be treated as a single lot only if 1 of the lots, by itself, cannot meet the minimum area, width, setback, lot coverage, or frontage requirements. We also recommend adding graphics of the lot definitions and lot types (e.g., Lot, Corner; Lot, Interior; Lot, Through) to make the definitions easier to interpret and administer. We will also clarify that properties that share a property line with a city street on one side and a limited access highway on the other side are not “Through Lots.”
- **Lot Lines (Front, Rear, and Side) and Lot Width.** We recommend including graphics of these definitions so that these definitions are easier to interpret and administer.
- **Major Street and Minor Street.** This term is used throughout the Zoning Ordinance but is undefined. Therefore, a definition is needed.
- **Mobile Home, Modular Home, and Mobile Home Park.** We will review these definitions in accordance with the applicable State Act and propose amendments as necessary.
- **Mobile Home Site.** We recommend this definition be removed.
- **Nonconforming.** We recommend adding a definition for “Nonconforming” and putting the definitions for “Nonconforming Use” and “Nonconforming Building” under the newly defined “Nonconforming” definition.
- **Off-Street Parking Lot.** We recommend that this definition also state that the surface must be durable and smooth.
- **Parking Space.** This definition should exclude the minimum dimensions, which belong in the Parking, Loading, and Access Management article.
- **Personal-use Heliport, Public-use Heliport, Private-use Heliport, and Temporary Heliport.** We recommend putting these definitions under “Heliport”.
- **Public Utility.** This definition should state that telecommunication towers, solar energy facilities, and wind energy conversion systems are not public utilities.
- **Secondhand and Consignment Stores:** These uses are currently not defined, but they should be defined and regulated so that they are separate from general retail establishments.
- **Setback:** Consider adding a definition as currently only a definition of “Setback Lines” is provided.
- **Service Establishment.** We recommend adding a definition for this land use.
- **Temporary Structure.** We recommend adding a definition for this land use.
- **Temporary Use.** We recommend adding a definition for this land use.
- **Truck Stop or Truck Plaza:** Currently this use is undefined. We recommend that a definition be added.
- **Usable Floor Area:** an illustration of Usable Floor Area to increase clarity.
- **Conditional Use.** Currently, this use is not defined. We recommend adding a definition and changing this term to “Special Land Use” and making the same changes throughout the Zoning Ordinance. While Conditional Uses and Special Land Uses are synonymous, the Michigan Zoning Enabling Act uses the term “Special Land Use.”
- **Street.** We recommend adding text to this definition that includes non-motorized access.
- **Warehousing.** This is a land use in the Zoning Ordinance but is undefined. Therefore, a definition is needed.

- **Yard, Front; Yard, Rear; and Yard, Side.** A graphic should be added that illustrate where the yards are located.
- **Variance.** We recommend renaming this definition to “Zoning Variance”. This definition should also refer to the Michigan Zoning Enabling Act and relevant law.

SIGN DEFINITIONS

We recommend incorporating graphics of the various sign types to make the sign definitions easier to interpret and administer. Furthermore, additional sign definitions should be considered, such as incidental sign, animated sign, temporary sign and others.

- **Area of Sign.** We recommend providing an illustration or graphic to improve clarity for this definition.
- **Banner.** We recommend providing an illustration or graphic to improve clarity for this definition.
- **Height of a Sign.** We recommend providing an illustration or graphic to improve clarity for this definition.
- **Prohibition.** We believe this definition is not needed and can be removed.
- **Pylon Sign.** We recommend providing an illustration or graphic to improve clarity for this definition.

VARIANCE ANALYSIS

We have reviewed approximately ten years of the City’s variance cases from August 2008 through January 2019. During this time 213 of 237 variance petitions brought to the ZBA were granted.

VARIANCE SUMMARY

Variances Pursued	Variances Granted	Subject Matter	Use Type (Variance #)	Comments
11	11	Side Yard Setbacks	Residential	• Building addition encroachment into side yard setback
13	13	Rear Yard Setbacks	Residential	• Dwelling addition encroachment into rear yard setback • Construction of porches/accessory structures resulting in rear yard setbacks deficiencies
21	21	Front Yard Setbacks	Commercial Residential	• Gasoline pump setbacks • Construction of porches/accessory structures resulting in front yard setbacks deficiencies
4	4	Group Day Care	Residential	
48	42	Privacy Fence	Residential	• Excess of permitted fence height • Some were located in the side/front yard which is not permitted • Unable to gain approval from adjoining property owner, which is required • Fence not aligning with the fence on the adjoining property • Double fences are not allowed
1	1	Lot Coverage	Residential	• Addition of detached garage
3	0	Home Occupation	Residential	• Processing and retail sales of firewood • Fire arm sales and distribution

47	41	Excess Garage Area/Height	Residential	Some variances also contained excess number of garages
6	6	Deficient Parking	Commercial	Building addition caused parking shortage
5	5	Single Family dwelling on property which requires an architectural review and approval	Residential	
2	1	Storage of Recreational/Commercial Vehicle	Residential	Outdoor storage of commercial vehicles not permitted in residential districts
2	2	Dog Run/Animal Care Location	Residential	Dog Run not permitted in side yard
1	0	Dumpster Location	Commercial	Dumpster not permitted in front yard
3	3	Garage Location	Residential	Not permitted in the front yard, must be located in rear yard
3	2	Excess Building Area	Residential	
9	9	Deficient Lot Area/Lot Width	Commercial	
1	1	Recreational Vehicle Storage	Residential	Recreational vehicles must be stored in the rear yard
46	43	Excess Wall Signs/Excess Sign Area/Excess Sign Height	Commercial	
3	1	Electronic Message Board	Commercial	
1	1	Deficient Sign Setback	Commercial	
1	1	Deficient distance between ground signs	Commercial	
3	3	Retail Sales in non-permitted district	Industrial	
1	1	Indoor Recreational Facility	Industrial	
1	1	Outdoor Storage	Industrial	
1	0	Nonconforming Use	Residential	

VARIANCE ANALYSIS FINDINGS

Based on the number and subject matter of the variances we find the majority of variances granted to be consistent with the intent of ZBA's authority to grant relief from regulations when finding compliance creates undue hardship or practical difficulty. Four items that should be discussed by reviewed:

Variances Granted	Subject Matter	Zoning Ordinance Section Reference
42	Privacy Fence	Section 15.44.090 of the Livonia Code of Ordinances
41	Excess Garage Area/Height	Section 18.24 of the Livonia Zoning Ordinance
43	Excess Wall Signs/Excess Sign Area/Excess Sign Height	Section 18.50 of the Livonia Zoning Ordinance
Approximately 40	Residential Setbacks	Section 4.05 and Section 4.06 of the Livonia Zoning Ordinance

PHASE 1. ZONING DISTRICTS

PERMITTED USE TABLE

Each zoning district includes a long list of permitted and conditional uses, which makes for several pages of duplicated and unnecessary text. To simplify the list of permitted and special land uses, we recommend incorporating a land use table similar to the table illustrated below. The table would be an excellent organization tool for the City and the public by including all of the uses regulated by the Zoning Code and in what districts those uses are permitted. Also, if the Zoning Code defines uses that are not listed in any zoning district, and the table would help identify and resolve that problem. Finally, each use with specific development standards would have a clickable hyperlink to the section of the Zoning Code that contains the development standard.

Sample Table of Permitted Uses by District

Table 1. Table of Permitted Uses by District

Key:	■ Principal Permitted Use	○ Special Land Use	[blank] Use Not Permitted									
USE	RR (A)	R-1 (A)	R-2 (A)	R-3 (A)	PO-1 (F)	C-1 (F)	C-2 (F)	C-3 (F, G)	C-4 (E, H)	I-1 (I)	I-2	DEVELOPMENT STANDARD
RESIDENTIAL USES												
Mixed Use Dwelling Unit						■		■				Section 74-2.424
Low Intensity Multiple Family (3-4 units)			○	■								Section 74-2.425
High Intensity Multiple Family (5+ units)				○								Section 74-2.426
One Family Dwelling Unit	■	■	■	■				■				Section 74-2.427 Section 74-5.105
Townhouse				■				○				Section 74-2.428
Two Family Dwelling Unit			■	■				■				Section 74-5.105
Accessory Dwelling Unit	○	○	○					○				Section 74-2.402
LODGING USES												
Bed & Breakfast	○	○	○	○				■				Section 74-2.407
Boarding or Lodging House				■								
Inn						■	○	■	■			Section 74-2.420
Hotel						■	○		■			Section 74-2.420
OFFICE and SERVICE USES												
Bank or Financial Institution					■	■	■					
Health or Exercise Club or Spa (Small)					■	■	■	■				
Health or Exercise Club or Spa (Large)							○	○				
Office					■	■	■	■				
Personal Service Establishment					■	■	■	■				

ZONING DISTRICT SUMMARIES

In addition to the land use table, each zoning district will have a zoning district summary (usually 1 page per zoning district), which will include the district purpose, permitted and special land uses, dimensional standards from the Schedule of Regulations, and clickable links to general standards sections of the Zoning Code that apply (e.g., landscaping, lighting, signs, etc.). This zoning district summary page will work in tandem with the land use table; users who want to know in what district a particular land use is permitted will refer to the land use table, while users who want to know all of the relevant information about a particular zoning district will refer to the zoning district summary page of the district.

CONSIDERATION OF NEW ZONING DISTRICTS AND DISTRICT CONSOLIDATION

The Master Plan recommends creating new zoning districts for:

In order to meet the goals of this Master Plan, the following revisions to the Zoning Ordinance and Map are recommended:

- **New Form-Based Districts:** New zoning districts that incorporate form-based regulations should be created for the Mixed Development Center and City Center designations.
- **Corridor Commercial Modifications:** The C-1, C-2, and C-3, commercial districts, should be simplified and consolidated into a new district corresponding to the development intensity of the corridor commercial designation. Form-based regulations should be considered in key development areas like the Plymouth Road corridor. Revising the districts is preferable to developing an overlay for transparency and effective administration of the district.
- **Regional Commercial:** The C-4 commercial district should be modified to reflect a regional commercial designation with higher intensity development and traffic that results from its proximity to I-96 and I-275.
- **Office:** The Office Districts should be eliminated - the eligible uses and standards of OS should be incorporated into a corresponding corridor district and the eligible uses and standards of PO into a regional commercial district.
- **One-Family Residential:** The five One-Family Residential Districts should be simplified and consolidated. Consider availability of low/moderate income housing.
- **Multiple-Family Residential:** The six Multiple-Family Residential Districts should be simplified and consolidated.
 - New incentives and standards for infill housing and neighborhood investment should be developed for districts corresponding to the medium density residential designation. Strategies for affordable housing, accessory dwelling units, and adaptive reuse should be considered.
- **RUF District:** Revise the RUF District to make all existing homesites conform to the minimum lot size and eliminate issues where the lots are all too small.
- **PUD Districts:** The three Planned Unit Development (PUD) Districts should be simplified and consolidated.
- **Lean Zoning:** The Zoning Ordinance should be reviewed and edited according to lean-zoning principals. Regulations that do not contribute to the implementation of the Future Land Use Plan should be eliminated or reduced in scope.
- **Sustainability:** additional incentives to encourage sustainable use of land, materials, energy, and resources should be developed for all districts.
 - Solar – priority for both commercial and residential operations
 - Wind – Permit wind turbines
 - Evaluate demand and scale of facilities
- **Parking:** Consider removing or revising the P-District to encourage re-use and redevelopment of sites.

PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

We recommend the following changes to the PUD District:

- Section 20.0 Special Waivers for Planned Residential Development and Planned General Developments
- Clarify whether there are any limits to land use and density in the PUD District. If not, we recommend language stating that the use and density must be consistent with the Master Plan.
- Require a concept submittal to the Planning Commission prior to preliminary site plan review. We recommend listing additional information required on a conceptual plan. While this would require more information submitted by an applicant, the feedback given at conceptual review will better prepare the applicant for the upcoming site plan process.
- Require a performance guarantee, we recommend that this be a requirement a general requirement in the Zoning Code.

- The procedures of the PUD, when relocated within the zoning districts a zoning district, should be cross-referenced to the rezoning procedures so that they are consistent with the general procedures of the Zoning Code.
- Define procedures for minor changes to be approved administratively. Examples of minor changes should be as specific as possible. Examples would include limits on floor area and height increases, limits on additional impervious areas, and limits on the number of feet the location of a structure can change. Also, depending on the project, minor changes could be described in the PUD agreement.
- To encourage preservation of open space and sensitive environmental areas, consider additional cluster options and density bonuses.

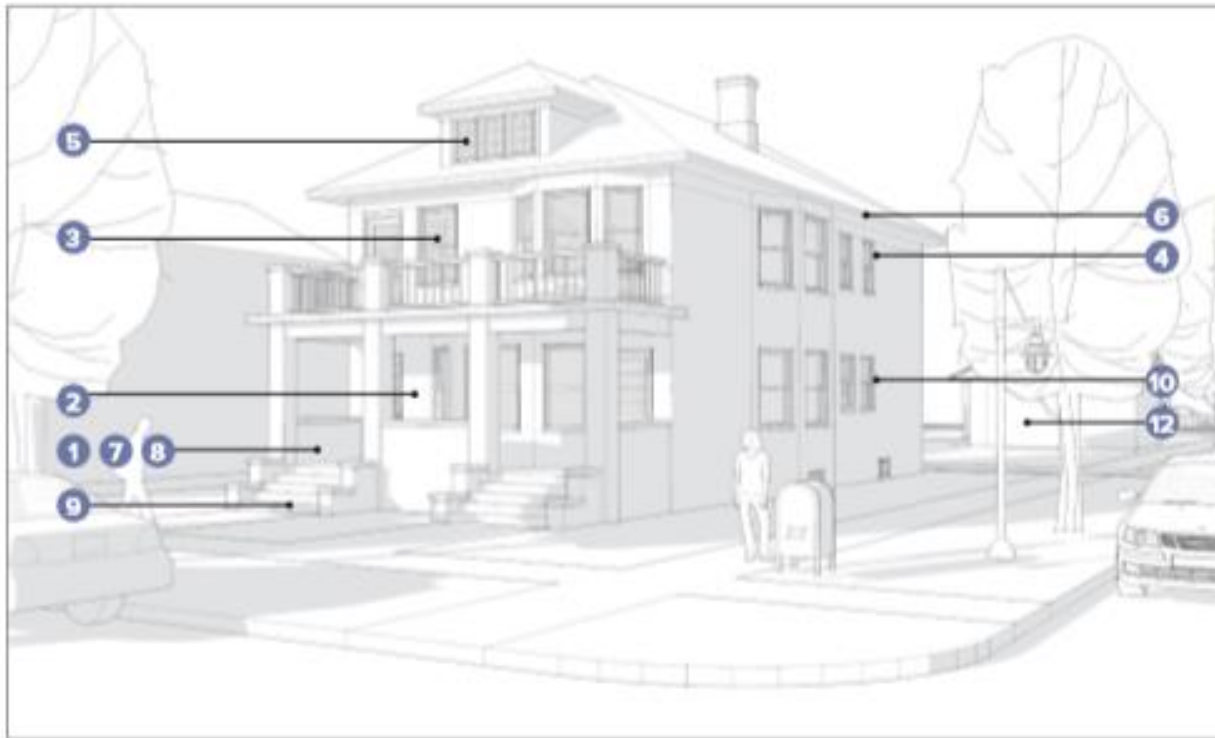
FORM-BASED CODES

As mentioned prior, the Livonia Vision 21 Master Plan recommends creating new form-based districts for Implementing the City Center, and Mixed Development areas. Additionally, form-based modifications are recommended to the commercial districts to implement the corridor recommendations of the Master Plan.

As we develop form-based regulations we will identify if there are any development standards that could have general applicability for the entire city (e.g., landscaping standards, parking standards, lighting standards, sign standards, etc.), we may recommend moving the standards to apply citywide.

The Master Plan also proposes developing standards for building types to encourage infill development of a similar size and scale to surrounding properties and to provide architectural guidance to potential developers. A building type code is an effective tool to reduce subjectivity in design review and facilitate administrative reviews, when applicable:

An example of building type regulations are included on the following pages.

B. ADJACENT DUPLEX**TABLE 4.8.1: ADJACENT DUPLEX – SPECIFIC REQUIREMENTS**

1. Traditionally-styled single-family house form containing two residential units with two main entrances at the front and alternate or service entrances along the sides and/or back.
2. Residential units exist side-by-side within building enclosure.
3. Opaque exterior walls through which window and door openings appear to have been "punched" as through paper in a ring binder.
4. Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in variously repeating sizes.
5. Window groupings encouraged, with groups of up to 3 allowable.
6. Building overhangs commensurate with style of architecture.
7. Ground floor 24" to 30" above grade.
8. Min. 6'-6" deep front porch maximum 30" above grade with optional decorative rail 28" – 36" above porch floor.
9. Individual main entrance articulation.
10. Window screens to be made of wood or, if non-masonry structure, windows to have 3 ½" ht. painted wood aprons added beneath sills to width of cased openings.
11. Floor to floor heights limited to 10'-6".
12. Parking pad or detached garage(s) located behind principal structure.
13. Stacked gables limited to two in number and reserved for Craftsman style.

TABLE 4.B.2: ADJACENT DUPLEX – NUMERICAL PARAMETERS

	Width	Height	Height-to-Width Ratio	Depth	Lateral Spacing	Depth of Recess	Extent of Projection
Building Size	32' to 55'	32' (a)	.6 to 1.2	≤ 65'	(b)	n/a	n/a
Window Units - Rectangular	32" to 36" (f)	54" to 72" (m)	1.6 to 2.25 (m)	n/a	(c)	4" (d)	n/a
Window Units - Other Shapes	≤ 36"	≤ 72"	.5 to 2.25	n/a	n/a	4" (d) (e)	n/a
Individual Window Units within Window Groups	20" to 36"	54" to 72" (m)	2 to 3	n/a	3.5" to 4" (f)	4" (d) (e)	n/a
Sills	1" to 4" (g)	(h)	n/a	(i)	n/a	n/a	≤ 2"
Exterior Doors	32" to 48"	80" to 84"	n/a	n/a	≥ 15" (j)	n/a	n/a
Window Casing (Non-masonry structures)	(k)	(k)	n/a	1" to 1.25"	n/a	n/a	n/a
Building Trim (Non-masonry structures)	(k)	(k)	n/a	1" to 1.25"	n/a	n/a	n/a

(a) Refer to Definitions, Article 7.

(b) Refer to Schedule of Regulations, Section 4.05

(c) Spacing dimension shall either be divisible by one-half (0.5) the width of the exterior wall masonry unit, or by 4".

(d) Applicable to all masonry-clad buildings. Bay windows excepted.

(e) Pollution windows on masonry-clad buildings excepted.

(f) Parameter refers to the casing between window units; windows must not be factory-grouped.

(g) Parameter refers to the extent of sill projection beyond either the side of the window casing or the masonry opening.

(h) Stone or concrete: Either 5.33" or the height of two brick courses; Brick: 3.5" to 4"; Wood: 1.5" to 2".

(i) Depth to meet window unit.

(j) For any one building wall.

(k) Refer to Figure 2.11.

(l) Kitchen and bathroom windows may be narrower.

(m) Kitchen, bathroom, accent, and half-height single-sash windows excepted.

TABLE 4.B.3: ADJACENT DUPLEX – ALLOWABLE MATERIALS

	Brick	Terra Cotta	Sandstone	Limestone	Formed Concrete	Beveled Cedar Siding	Other
Building Wall	X		X			X	Portland cement stucco; Cement board (a)
Accents	X	X	X	X	X		Painted wood
Window and Door Trim (a)	(b)	X	X	X	X		Cedar
Window Sills (a)	(b)	X	X	X	X		Cedar
Columns	X	X	X	X	X		Wood

(a) Cement siding and wood trim shall be installed with the smooth side facing outward. Visible woodgrain embossing or rough-sawn surfaces are prohibited.

(b) Soldier course.

TABLE 4.B.4: ADJACENT DUPLEX – ALLOWABLE USES

Residential	
Office	

OTHER DISTRICT REGULATIONS

- **Setbacks.** Based on our review of the ZBA minutes from 2008-2019, there are several recurring setback variance requests in residential districts where the Schedule of Regulations should be amended. Many setback variance requests are on lots where it is impossible to meet setbacks based on nonconforming lot area or lot width. One option is to lower the setbacks; however, lower setbacks would apply to all lots in the district including the lots with conforming lot areas and widths. Alternatively, the City may want to consider a limited sliding scale for unusually small and/or narrow lots. For example, for lots less than the minimum lot width, the minimum side yard setback could be tied to a percentage of the lot width, with narrower lots permitted to have smaller side yard setbacks. Finally, the sliding scale method of establishing minimum setbacks can also help promote infill development in various areas of the city.
- **Parking:** Evaluate how parking is handled in each district and address common parking issues across the City.
 - Address commercial vehicles in residential areas
 - Amount of land dedicated to parking
 - RV parking
 - Revisit parking requirements for businesses. Many Livonia businesses have too much parking.
 - Evaluate material requirements, excess asphalt and concrete surfaces contribute to Global Warming.
 - EV Charging Station ordinances should be developed
- **Accessory Structures:** Address issues with accessory structures in residential districts.
 - Garages and relationship to size of property
 - Revise to accommodate larger vehicles, SUVs, RVs
 - Multiple garages on residential property
 - Awnings on front porches. Allow porches to encroach, but once they are covered, it's a variance – this should be eliminated
 - Eliminate the need for people seeking to cover (not enclose) their front porches to get variances to do
- **Temporary Uses:** Create new temporary use provisions to encourage start-up businesses and entrepreneurship in the City. Specifically,
 - Approach to phased development
 - Food trucks
 - Pop-up markets

PHASE 2. GENERAL DEVELOPMENT REGULATIONS

DEVELOPMENT STANDARDS FOR SPECIFIC LAND USES

Currently, the development standards for specific uses are scattered throughout several areas of the Zoning Ordinance, including in some of the definitions. While defining land uses is essential, the development standards for the use should not be included in the definition. We recommend consolidating all of the development standards for specific uses into one article, with a section for each use. The following are land uses with specific development standards, with their current section(s) in parentheses. Please note that this is not a comprehensive list, as more sections will be added throughout the process. Also, if there are discrepancies in the use standards between two (2) or more zoning districts, those discrepancies can be addressed within the section itself.

- Adult Entertainment (currently Sections 2.08(1), 2.08(2), 2.08(4), 2.08(18), 2.08(22), 18.61, and 30.04(a)). Please note that although it is appropriate to have definitions consolidated into a single article (e.g., Article 2), it might be more appropriate to relocate the definitions related to adult entertainment into the section where adult entertainment uses are regulated.
- Adult Foster Care (currently Section 5.03(f))
- Alcohol Sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD]) (currently Sections 10.03(g) and 11.03(r))
- Alcohol Sales (Class C, Tavern, Club, Class A Hotel, Class B Hotel, Micro Brewers, and Brewpubs) (currently Sections 11.03(h), 15.02(f), and 25.05(c))
- Apartments (currently Section 2.07(1))
- Automobile Sales and Rental and Mobile Home Sales (currently Section 11.03(g))
- Automobile Repair (up to 1 ton GVWR) (currently Section 11.03(m))
- Automobile Repair (including Rustproofing) (currently Section 16.11(a))
- Auto-Wash Establishments (currently Sections 11.03(d) and 30.03(d))
- Bed and Breakfast Establishments (currently Section 4.03(g))
- Child Care, Family Home (currently Section 4.02(h))
- Child Care, Group Home (currently Section 4.11)
- Child Care, Nurseries (currently Sections 8.07(a), 9.03(j), 10.03(d), and 11.02(i))
- Community Buildings (currently Section 4.03(c))
- Concrete and Asphalt Recycling Plants (currently Section 17.09)
- Dance Halls and Ballrooms (currently Section 11.03(j))
- Drive-Up Window Uses (currently Section 10.03(l)). See also, “Restaurant, Drive-Up Window” for additional regulations.
- Dwelling, Accessory Unit (currently Section 18.25)
- Dwelling, Condominium (currently Section 18.34A). The City may want to consider changing “Dwelling, Condominium” to “Dwelling, Attached” because the Condominium Act (P.A. 59 of 1978) prohibits treating a condominium different than any other form of ownership.
- Dwelling, Mobile Homes and Modular Homes (currently Section 18.09). The development standards for mobile homes and modular homes should be the same as those for other single-family dwellings.
- Dwelling, Multi-Family and Apartments (currently Sections 7.05A(d), 8.02(b), and 8.04(d))
- Dwelling, Single-Family (currently Section 18.33)
- Dwelling, Two-Family (currently Section 18.34)
- Facilities for the Detention, Incarceration, Commitment, and/or Rehabilitation of Adults or Minor Children and Psychiatric Hospitals (currently Section 12.03(a))
- Gasoline Service Station (currently Sections 11.03(a), 16.11(a), 25.05(b), and 30.03(b)). The City may want to consider separating gas station uses from service station/automobile repair uses (see also current Section 11.03(m)).
- Heliports (currently Section 18.60).

- Home Occupations (currently Section 4.02(g)(3))
- Hospitals (currently Sections 9.03(h), 10.03(c), and 26.04(b))
- Hotel (currently Section 2.08(9))
- Housing for the Elderly (currently Sections 2.07(9) and 29.04(a))
- Indoor Recreational Facilities, Public or Private (currently Section 16.11(f))
- Keeping of Animals (Fowl, Rabbits, Horses, Cows, etc.) (currently Sections 5.02(d) and 5.03(e)). These regulations should address urban farming for chickens and honeybees.
- Kennels (currently Sections 5.03(e) and 6.02(d))
- Massage Establishment (currently Sections 2.08(14), 9.03(m), 10.03(m), 11.03(u), and 30.04(c))
- Mechanical Amusement Devices (currently Sections 11.03(s), 18.59, and 30.04(b))
- Motel (currently Sections 2.08(17) and 11.03(e))
- Nursing Homes and Convalescent Homes (currently Sections 9.03(g) and 10.03(b))
- Oil and Gas Wells and Storage (currently Sections 18.52 and 18.53).
- Open Air Sales, Display, and/or Rental of Utility Trailers and Recreational Equipment (currently Section 9.03(k)). There may be other outdoor sales uses (e.g., garden centers, lumber yards, etc.) that could be included with these regulations, if appropriate.
- Outdoor Storage of Recreational Equipment (currently Section 16.11(d))
- Pawnshops (currently Section 11.03(v))
- Payday Lenders (a.k.a., Any Business Licensed Pursuant to the Deferred Presentment Service Transactions Act, MCL 487.2121, et. seq.) (currently Section 11.03(w))
- Private Parks and Similar Facilities (currently Section 4.03(b))
- Private Neighborhood, Community, or Club Swimming Pools (currently Section 4.03(d))
- Raising of Fur Bearing Animals (currently Section 6.03(b))
- Religious Institutions (currently Sections 4.03(a) and 10.03(e)). Please note that because of the federal Religious Land Use and Institutionalized Persons Act (RLUIPA), the City cannot impose zoning regulations on a religious land use that are more burdensome than the zoning regulations imposed on a similar non-religious land use. Therefore, religious land uses should be regulated the same as similar non-religious land uses.
- Restaurant (currently Section 30.03(c)(1))
- Restaurant, Carry-Out (currently Section 11.03(c)(5))
- Restaurant, Drive-In (currently Sections 11.03(c)(2) and 30.03(c)(2))
- Restaurant, Drive-Thru (currently Section 11.03(c)(3))
- Restaurant, Drive-Up Window (currently Section 11.03(c)(1)(a))
- Restaurant, Limited Service (currently Section 11.03(c)(4))
- Restaurant, Outdoor Dining (currently Section 10.02(e) (Outdoor Dining Areas))
- Retail Sales (currently Sections 10.03(h), 10.03(i), 10.03(k), 11.02(d), and 11.03(p))
- Retail Accessory to Warehousing (currently Section 16.11(c))
- Secondhand Stores (currently Section 11.03(t))
- Self-Storage, Indoor Climate Controlled (currently Section 11.03(x))
- Skating Rinks, Ice or Roller (currently Section 11.03(i))
- Stables, Riding Stables, and Riding Academies (currently Section 6.02(e))
- Temporary Uses (currently Sections 6.03(d), 10.02(e) (Christmas Tree Sales), 10.02(f) (Sidewalk and Tent Sales), 11.03(l) (Temporary Open Air Businesses, including retail and recreational), and 18.54 (Open-Air Sales of Christmas Trees)). However, depending on the complexity of each Temporary Use, we may want separate sections for certain uses. We will also consider additional temporary uses such as food trucks and pop-up markets. Also, please note that an amendment was recently adopted to the Michigan Fireworks Safety Act that allows certain communities place additional restrictions on temporary structures used in the sale, display, storage, transportation, and distribution of fireworks. Such restrictions include the number of permits issued for a temporary structure and the regulation of the distance required between 2 or more temporary structures. However, the Zoning Ordinance

may not prohibit the temporary storage, transportation, or distribution of fireworks by a consumer fireworks certificate holder at a retail location that is a permanent building or structure.

- Theaters, Drive-In (currently Section 11.03(f))
- Theaters, Indoor (currently Sections 11.03(q) and 30.03(e))
- Terminals, Ambulance Services, Bus, and Taxicab (currently Section 11.03(o))
- Truck Terminals, Truck and Trailer Rental Facilities, Steel Fabricators, and Special Trade Contractors (currently Section 16.11(b))
- Veterinarian (currently Sections 6.02(d), 10.03(f), and 11.03(b))
- Wireless Communication Facilities (currently Sections 12.03(b) and 18.42A). We will review if there are any amendments required to comply with the Michigan Small Wireless Communications Facilities Deployment Act.

We will review the development standards for each use and make recommendations for amendments based on better planning and zoning practices or changes in state or federal law.

PARKING, LOADING, AND ACCESS MANAGEMENT

- **Single Article.** We recommend placing all standards for parking, loading, driveways, and access management into a single article and cross-referencing as necessary. For example, the definition of “Parking Space” (Section 2.09(2)) includes dimensional standards and Sections 13.06, 13.07, 14.07(b), and 15.09(d) include standards for surfacing, curbing, and drainage. These sections can be included in the new Parking, Loading, and Access Management article.
- **Parking Standards for Specific Uses.** Review parking standards for specific uses to ensure they are appropriate based on current parking patterns. Outdated uses will be modified to their current standard and, if necessary, given a definition in the Definitions article.
- **Uses Not Mentioned.** For uses not mentioned in Section 18.37, we recommend adding more uses to make the list more comprehensive. For uses that are not included, Section 18.37(h) allows the parking lot for a similar use to be applied. Additionally, we recommend including a reference to the most recent edition of Parking Generation to guide the City on setting a requirement. Parking Generation is a book that is published by the Institute of Transportation Engineers and periodically updated (the 5th edition was recently published). Parking Generation includes parking demand studies of over 100 land use during different times of the day and week.
- **Shared/Collective Parking.** There are existing shared parking standards in Section 18.37(i) that allow 2 or more buildings to share parking, provided such parking is not less than the sum of the requirements for both uses calculated separately. We recommend allowing the Planning Commission to grant fewer parking spaces for 2 or more uses that share a parking lot if the peak use times are different. We recommend citing the most recent edition of Parking Generation or other acceptable expert study.
- **Parking Space Reductions.** Section 18.37 includes minimum parking standards but does not allow for reductions. Therefore, any reduction would be subject to a variance review by the ZBA. We recommend allowing the Planning Commission to use the most recent edition of Parking Generation, or other acceptable expert study, to modify the parking space requirements for any use where the required parking too much.
- **Parking Space Dimensions.** Section 18.37 requires a minimum parking width of 10 feet, but allows general and professional office uses to be parking space widths of 9 feet. We recommend that the City consider allowing a 9-foot parking space width for all land uses. We also recommend considering reducing the minimum parking space depth from 20 feet to 18 feet.
- **Winter Considerations.** We recommend modifying the parking standards to address snow storage. We recommend that parking lot designs include areas for snow storage, which can often be landscaped areas, stormwater ponds, or surplus parking areas.
- **Conflicting Parking Standards.** Any conflicting parking standards will be resolved.

- **Graphics.** We recommend updating the graphic that illustrates the required layout in Section 18.37 to show different parking angles and dimensions.
- **Cross-Access.** In areas where more dense development is anticipated, we recommend requiring cross-access easement agreements where cross-access would be beneficial to the public, improve traffic flow, and relieve traffic congestion.
- **Loading Zones.** Currently, Section 18.36 requires many nonresidential uses to have a loading space that is 10 feet x 25 feet. In a developed city, this can often be a very difficult standard to meet. We recommend that the Planning Commission be allowed to modify the requirement, which could include a smaller loading area, joint loading areas, or a loading area to take place in a parking area at certain times of the day.
- **Barrier Free Spaces.** Although the number and dimension of barrier free spaces is regulated under the Americans with Disabilities Act, we recommend inserting the standards from the ADA to make the barrier free parking requirements easier to understand and administer. Section 18.37(o) references a State standard, but a table of barrier free parking requirements would be helpful to include in the Zoning Ordinance.
- **Access Management.** We recommend including standards for access management into the site and within the interior of the site. These standards include requiring a traffic impact study for larger projects, including standards for curb cuts and offsets, development and connections to existing pedestrian/path networks where adjacent, bicycle access and parking, appropriate access from the public sidewalk and parking lot to the building, access to adjacent sites, and traffic calming where appropriate. While there may already be separate City requirements in other ordinances, we recommend cross-referencing existing ordinances where appropriate.
- **Illegal Parking of Motor Vehicles.** Current Section 18.51 can either be included in the Parking, Loading, and Access Management Article or included as a section in the General Provisions article.
- **Commercial Vehicle Parking.** While parking large commercial vehicles over a certain GVWR in a residential area is not typically appropriate, in some cases a commercial passenger vehicle is innocuous. We will review the existing standards and work with the City potential changes to allow parking of certain commercial vehicles in residential districts.

LANDSCAPING AND SCREENING

While there are some detailed landscaping requirements in Section 18.45, there are several landscaping and screening standards are scattered throughout various sections of the Zoning Ordinance (e.g., Sections 7.05A(b), 8.04(b), 10.06, 11.06, 14.04, 14.07(c), 15.02(f), 15.06, 16.02(i), 16.06, 17.02, 17.05, 18.45, 25.07, 25.11(b), 26.07, 26.11(b), 27.07(b), 27.06A(b), 29.06(b), and 30.07). We recommend consolidating all of the landscaping standards into the new Landscaping and Screening article and cross-referencing as necessary throughout the Zoning Ordinance. We recommend the following additions and changes to the landscaping regulations:

- **Required Landscaping.** For organizational purposes, we recommend including a section for each of the following landscape design requirements, some of which will be new requirements:
 - Street Trees (i.e., required trees located in a road right-of-way, depending on the road type).
 - Frontage Landscaping (i.e., required trees and shrubs located within the front yard of a site).
 - Buffer and Greenbelt Requirements (i.e., required trees around the perimeter of a site).
 - Parking Lot Landscaping (i.e., required trees on the interior and perimeter of a parking lot as a means of providing shade, lowering micro-temperatures of the parking lot, and breaking up large expanses of pavement).
 - Loading Area Landscaping (i.e., required trees or shrubs to screen loading areas).
 - Garbage and Dumpster Screening (i.e., requirements for a masonry enclosure for dumpsters with solid gates).
 - Landscaping Applicable to Specific Uses.
- By having a section dedicated to each design requirement, the user can easily follow along with the requirements.

- **Graphics.** We recommend including graphics to communicate the standards of the landscape requirements and provide an illustration of how landscaping enhances a site and its surrounding area.
- **Landscape Material Standards.** We recommend adding provisions that address minimum caliper and height standards, planting standards, replacement of dead, dying, or diseased landscaping, irrigation requirements, mechanical equipment screening, and foundation plantings (i.e., shrubs and ornamental trees along wide nonresidential buildings). Although Section 19.06(1)(j) includes provisions for sizes and maintenance, these standards are difficult to locate. We recommend increasing the minimum sizes to: 2.5" caliper for deciduous trees; 1.5" caliper for ornamental trees; 8 feet high for evergreen trees; 5 feet high for upright shrubs; and at least 24" high for shrubs.
- **Buffering and Greenbelt Standards.** Section 18.45 includes provisions for a wall or greenbelt along the perimeter of certain non-residential zoning districts that abut a residential zoning district. We recommend including a table that lists all of the proposed land uses in the left column (e.g., single-family residential, multi-family residential, commercial, office, industrial, etc.) and the abutting zoning district in the top row. Within this table would be specific buffering requirements based on the proposed land use and the district that it abuts. For example, an industrial use abutting a residential district might require wall while an office use abutting a residential district might require a wide buffer with dense screening. This table would condense a large amount of text into a simple, easy-to-understand table for the user. For greenbelt standards, we recommend a staggered double row of 8-foot high evergreen trees spaced 15 feet apart, which is a typical greenbelt standard in many communities.
- **Suggested and Prohibited Species.** The list of suggested and prohibited species in Section 18.45 is very comprehensive and useful in determining required landscape species. We recommend allowing City staff to administratively add and remove suggested and prohibited species based on new insects, diseases, and species in the future.
- **Other Landscape Structures.** We will recommend provisions for other landscape structures, such as retaining walls and garden boxes. Depending on the scope, certain retaining walls could be approved by the Zoning Administrator if they meet grade, height, and engineering standards.

SIGNS

In 2015, the United States Supreme Court decided the case of *Reed v. Town of Gilbert* where it held a municipality's sign ordinance unconstitutional because it violated the First Amendment. While the signs at issue were noncommercial signs (temporary directional signs, ideological signs, and political signs), the Court's decision impacts many other types of signs. To address these concerns, as well as other sign-related issues, we recommend the following:

- **Definitions.** The definitions in Section 18.05A are very comprehensive, and we will propose additional definitions as needed. To make the definitions easier to review, we may recommend separating the definitions into two (2) sections: One (1) section defines signs by their type and one (1) section defines all other terms. This way, the definition of a sign based on its type will be easier to access. The sign type definitions will also be supported with graphics where appropriate.
- **Content Neutrality.** We will limit the standards that regulate the content of signs, which can be a violation of the First Amendment. We will require the City Attorney's opinion regarding the appropriate form of content neutrality, including whether to distinguish between "commercial" and "non-commercial" signage. There are existing content-based, speaker-based, and event-based standards that must be changed, which include signage for real estate, political speech, construction signs, community event signs, churches, residential subdivisions, menu boards, gasoline service stations, hotels and motels, and industrial development. One possible approach is to: (1) separate signage into "commercial" and "non-commercial;" and (2) regulate signage by zoning district (see below) based on sign type and whether it is "commercial" or "non-commercial."
- **Substitution Clause.** Section 18.50D(2) includes a substitution clause, which allows any commercial copy to be substituted with non-commercial copy. We recommend making this a separate section to make it more prominent.

- **Outline Tubing Sign.** The definition of outline tubing sign is very good, and prohibiting these signs can sustain and enhance the community's character. We recommend including LED lights to this definition and adding "rope light" to the description.
- **Illumination.** Section 18.50B includes provisions for illumination. We recommend limiting illumination levels based on the sign's area. The International Sign Association has published illumination standards that have been adopted in many zoning ordinances.
- **Murals.** We work with the City to determine a definition and regulations for murals. One possible definition for murals is: "An original painting or texturing applied to the surface of a wall or window. If the mural depicts commercial, the mural will be considered a wall sign for purposes of this Ordinance."
- **Lighting and Message Changes.** Section 18.50H(o) contains standards for variable electronic message signs, which are only permitted in the C-1, C-2, C-3, and C-4 districts. Currently, 1 message change every 5 seconds is permitted. We recommend considering reducing the change frequency to 1 message change every 8 seconds, which is the change cycle permitted in the Michigan Highway Advertising Act. While the illumination levels based on color are very detailed, the standard is based on nits which is a very difficult standard to enforce. As noted above, the City may want to consider a standard based on maximum footcandles, which are much easier to measure than nits.
- **Exempt and Permitted Signs.** The lists of exempt signs and permitted signs are very comprehensive. We will review possible opportunities to expand these lists and clarify when needed. For example, "street furniture signs" (e.g., signs attached to benches and trash cans) are often prohibited. We will work with the City to properly address any other sign types.
- **Sign Types By Zoning District.** For sign types and areas by zoning district, we recommend developing a table that distills several pages of existing text into a 1-page, easy-to-read table that clearly communicates the signage requirements for each district. This will make it easier to address sign area requirements and clarify them, especially with relation to total sign area. We want to make sure that all sign types are accounted for and that the regulations are clear.
- **Billboards (Off-Premise Advertising Signs).** The current provisions in Section 18.16 should be relocated to the signs article.

ENVIRONMENTAL PERFORMANCE

We recommend creating a new Environmental Performance article and including the following sections in the article:

- **Sound/Noise.** This section would include existing standards from current Sections 2.10(33), 14.07(e),
- **Odors.** This section would include existing standards from current Sections 14.07(d),
- **Waste and Rubbish.** This section would include existing standards from current Section 18.12.
- **Soil Removal, Excavation, and Dumping Soil, Sand, Clay, or Gravel.** This section would include the existing standards from current Sections 18.13, 18.14, and 18.15.
- **Performance Standards for Industrial Uses.** This section would include the existing standards of Section 18.48. Industrial uses that are subject to this standard can include a cross-reference in their use regulations.
- **Special Flood Hazard Areas.** This section will include the existing standards of Article 28.

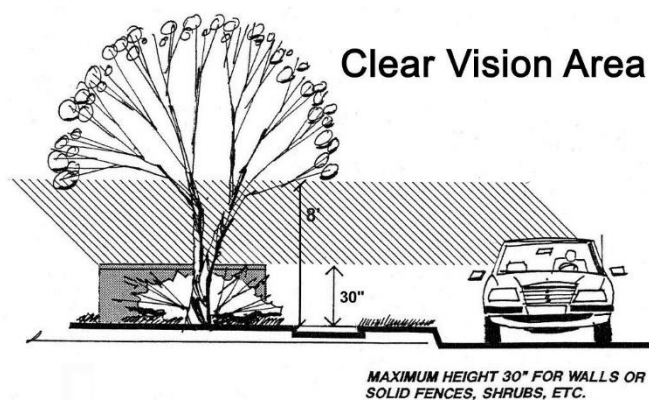
LIGHTING

- **Single Section.** Lighting standards are currently located in Section 13.08. We recommend making this section more prominent and expanding it.
- **Parking Lot Lighting.** We recommend minimum and maximum requirements to illuminate parking areas.
- **Cutoff.** Only full cutoff fixtures should be permitted, and this section should describe what a full cutoff fixture is and include a graphic.

- **Illumination Level.** The regulations should have a maximum illumination level (footcandles) at a property line and other areas on a site, as well as minimum illumination levels along sidewalks and other spaces accessible to the public.
- **Waivers.** While we recommend strict compliance with the lighting requirements, we also recommend a waiver process through the Planning Commission. The purpose of the waiver process would be for temporary events and/or public events, and the intent would be to prohibit negative impacts on neighbors and include limits on time and illumination.

CLEAR VISION AREA

A clear vision zone is a minimum horizontal and vertical area located at road and driveway intersections that is clear of structures and vegetation. We recommend including clear vision zone regulations in the General Provisions article and cross-referencing the section as necessary. We also recommend adding a graphic that illustrates the clear vision zone similar to the graphic below:



ACCESSORY STRUCTURES AND USES

Several sections (including Sections 2.10(5), 4.02(g)(1) & (2), 5.02(e), 7.02(c), 10.02(f), 11.02(h), 18.24, and 25.04(c) regulate accessory structures for different uses and districts. We recommend moving all accessory structure regulations to a new section in the proposed General Provisions article of the Zoning Ordinance, and cross-referencing as needed. In the new section, accessory structure regulations will be addressed for all applicable zoning districts. We will review the following topics based on feedback from the City:

- Whether to revise the maximum size of detached accessory structures to be proportionate to the lot size or the principal structure.
- Whether to allow multiple detached accessory buildings on a residential property.
- Whether to revise the maximum height to allow parking of larger vehicles, RVs, etc.
- Whether to include a list of exempt accessory structures should be considered, which include arbors, landscaping structures, minor structures (dog houses, playgrounds, treehouses, etc.), and art displays.

FENCES AND WALLS

Fences are regulated in Chapter 15.44 of the Code of Ordinances. While no changes are proposed at this time, we can review the regulations and address them during the Zoning Ordinance development process.

ALTERNATIVE ENERGY

We recommend addressing small-scale wind energy and solar energy facilities (e.g., solar panels on a roof or a wind tower in a yard). If the technology and cost-effectiveness of these facilities improves, we can expect them to be more prevalent. While we recommend adopting standards in the General Provisions article to allow property owners to generate electricity, we recommend regulating the location and development of

these facilities to control potential negative impacts and ensure they are aesthetically compatible with the community.

ENCROACHMENTS AND EXEMPT STRUCTURES

The General Provisions article will contain a section on permitted encroachments into yard setbacks and maximum heights (Sections 18.28, 18.41, 18.42, 18.43, and 18.44) to clarify locations, permitted structures, and maximum encroaching distances. Proposed changes may help reduce variance requests by allowing reasonable types of encroachments. Also, while setbacks are typically measured to the nearest part of any structure, we recommend considering certain open porch encroachments into setback areas.

SUBDIVISION AND SITE CONDOMINIUMS

Title 16 of the Code of Ordinance regulates subdivisions and land divisions, and no known changes are proposed at this time. Sections 18.62-18.66 of the Zoning Ordinance includes regulations for site condominiums. The development standards for site condominiums defers to the development standards for subdivisions, which ensures consistency in the standards. We will review the site condominium standards and determine if any additional provisions are necessary.

FEES

In many areas of the Zoning Ordinance, a fee amount is specified. We recommend including as few fee amounts in the Zoning Ordinance as possible because changing a fee requires an amendment to the Zoning Ordinance. Because most fees are based on the City's expenses, which can change from year-to-year, most fees should be adopted on a fee schedule instead of an ordinance.

PHASE 3. ADMINISTRATIVE PROCEDURES AND STANDARDS

REFORMAT THE FOLLOWING TOPICS. Much of the information regarding administrative procedures is under separate subsections of Section 18 through Section 24 of the City of Livonia's Zoning Ordinance. We propose to pull the all of the administrative information from different parts of the ordinance on the topics discussed below and organize them under the heading "ADMINISTRATIVE PROCEDURES AND STANDARDS" for faster and easier reference.

NONCONFORMING USES, BUILDINGS AND LOTS

- **Classifications of Nonconforming Uses.** The Michigan Zoning Enabling Act allows communities to have different classifications of nonconformities. In Livonia, produce markets and nurseries in RUF zoning districts are specifically named as a "Valid Nonconforming Use". We recommend including objective standards for this class of nonconforming uses and structures. If these can be properly defined as a separate class of non-conforming uses, this class would be more defensible if challenged.
- **Nonconforming Uses.** We will thoroughly review Section 22.11 "Certificates of Valid Nonconforming Uses" and all other sections related to nonconforming uses to ensure that they are current with the latest nonconforming use case law.
- **Changes to Nonconforming Structures.** We recommend adding provisions that nonconforming structures can be changed if the changes are completely conforming. Most communities allow their Zoning Administrator to approve a change to a nonconforming structure that is conforming (e.g., no vertical or horizontal expansion in a required setback, no additional height or lot coverage exceeding the maximum, etc.).
- **Reconstruction or Re-Establishment.** The reconstruction or re-establishment of nonconforming uses and structures should be clarified to require additional forms of proof from the applicant with respect to the costs of reconstruction, or at least reference the "Damage to the extent of more than fifty (50) per cent of the assessed value of a building" that is listed as a reason to terminate a nonconforming use in Section 18.18. We will also consider having a consistent percentage of assessed value throughout the nonconforming section.
- **Nonconforming Lots.** We recommend including nonconforming lots adjacent to the subsections with nonconforming uses and structures. We also recommend clarifying that all nonconforming lots can be used pursuant to Livonia's Zoning Ordinance with the exception that certain land uses will require greater minimum lot areas to be established.
- **Reformatting for clarity.** While the City's Ordinance does include many guidelines for nonconformities, we propose to organize them for clarity to nonconforming uses, nonconforming structures and nonconforming lots and place nonconforming uses, structures and lots in their own section instead of a subsection of Section 18 for faster reference.

SITE PLAN REVIEW

- **Consolidated Site Plan Review Requirements.** Currently, site plan review requirements are located throughout the zoning districts. We will consolidate all of the review requirements into a single section with appropriate references to uses (if some of the requirements are varied, depending on the use) and cross reference the landscaping and parking sections.
- **Preliminary Site Plan Review.** Currently, there is no formal process in the Zoning Ordinance for preliminary site plan review. Therefore, the only method for an applicant to obtain an approval from the Planning Commission is via final site plan review where much more information is required. We recommend allowing for preliminary site plan review where the applicant submits less information than a final site plan, but that the information is sufficient enough for the Planning Commission to approve based on the layout. The amount of detail on a preliminary site plan should be sufficient for the Planning Commission to take action on the layout, and the action should provide the applicant enough assurance that a final site plan will be approved if the layout remains the same. By granting preliminary approval for the layout, number of units, square footage, etc., the applicant will be able

to spend the money to prepare the final site plan with more confidence. The final site plan procedures would remain the same. We will add preliminary site plan review references throughout the City's Ordinance.

- **Required Review Based on Activity Proposed.** To simplify which type of review is applicable, we recommend a table that lists all of the possible activities in the left column (re-occupancy, construction over a certain threshold, façade improvement, new building, etc.) and the applicable procedure in the top row (Site Plan Review, Special Land Use Review, Zoning Compliance Permit Review, etc.). This will allow City staff and the applicant to quickly and easily determine the appropriate procedure for reviewing an activity.
- **Required Information Based on Review Required.** To simplify the information required on an application, we recommend a table that lists all of the informational items required in the Zoning Ordinance in the left column and the applicable procedure in the top row (Zoning Compliance Review, Sketch Plan (Conceptual) Review, Preliminary Site Plan Review, Final Site Plan Review, and/or Special Land Use Review). This will eliminate redundancy of listing all of the informational items under each type of review.
- **Phasing.** A multi-phase projects can be beneficial to a developer by allowing part of a project to be developed, with subsequent phases being developed as the previous phases become occupied. However, the City should ensure that each phase can function independently so that the failure to complete subsequent phasing does not jeopardize the previously completed phase(s).
- **Post Site Plan Approval.** We recommend including standards for handling site plans after they have been approved, including provisions for development agreements prior to construction and the submittal of as-built plans after construction.

SPECIAL LAND USES – SECTION 19.06 GENERAL WAIVER REQUIREMENTS (WAIVER USES)

We will review the general standards for waiver uses and recommend any changes. We will clarify that per state law a special land use runs with the land. Also, we will address whether a preliminary site plan review is sufficient in obtaining a special land use permit, subject to final site plan approval.

AMENDMENTS

We will review the provisions and standards for requesting an amendment to the Zoning Ordinance to ensure that standards for approving or denying amendments are current and defensible. The amendment procedures should be updated to comply with the Michigan Zoning Enabling Act.

We also recommend including standards for conditional rezoning, which is authorized under the Michigan Zoning Enabling Act and recommended by the Master Plan. We will propose standards that comply with the Zoning Enabling Act and clarify the required process.

CITY PLANNING COMMISSION

We believe it would be helpful to have the City Planning Commission section included in this section along with other administrative topics such as site plan review, nonconformities, special land uses and zoning amendments, since these are the items for which they make determinations or recommendations.

BOARD OF ZONING APPEALS (BZA)

- **State Law References.** We recommend inserting additional references to the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) where appropriate.
- **Michigan Zoning Enabling Act Provisions.** The Ordinance will be updated to include any standards of the Michigan Zoning Enabling Act not already included for BZA membership, removal, powers and duties, appeals to the BZA, standards of review, and appeals to Circuit Court.

- **Administrative Organization.** We recommend locating all sections regarding membership, duties, and removal in the proposed Administrative article, as well as all sections regarding procedures and standards of review.

PUBLIC NOTICES

We recommend adding a section in the proposed Administrative Procedures article that describes all of the noticing requirements of the Michigan Zoning Enabling Act. This way, only one section of Livonia's Zoning Ordinance will have to be amended when the noticing requirements of the Act are amended.

ZONING COMPLIANCE REVIEW (A.K.A., ZONING PERMITS)

Livonia's ordinance will be reviewed to determine what types of uses and development should be subject to a Zoning Compliance Review procedure. As noted under "Site Plan Review" comments, we recommend a table that lists all of the informational items required in the Ordinance in the left column and the applicable procedure in the top row (Zoning Compliance Review, Sketch Plan (Conceptual) Review, Preliminary Site Plan Review, Final Site Plan Review, and/or Special Land Use Review). This will eliminate redundancy of listing all of the informational items under each type of review. This will also take several pages of text and condense them into an easy-to-read table. It will also help in adding new items in the future that would be subject to Zoning Compliance Review. For example, the City may want to consider Zoning Compliance Review for minor alterations to non-single-family structures, such as arbors, lean-to's, garden boxes/landscape structures, shade walls, and temporary structures.

PERMITS AND APPLICATION FEE SCHEDULES

We believe a table that lists all of the types of land use permits and fees would simplify and clarify the application process and eliminate redundancy of listing fees under each type of review.

ENFORCEMENT, VIOLATIONS, AND PENALTIES

Several sections of the Zoning Ordinance address enforcement, violations, and penalties. We recommend consolidating all of these sections into a single article. This will eliminate redundancy, and it will be easier to articulate these standards to the public and, if necessary, in court.

PERFORMANCE GUARANTEES

We recommend having one section of the Ordinance that addresses performance guarantees and cross-referencing to the standards as needed. Also, we recommend reviewing the types of bonds that will be acceptable, if any. During the severe recession in the late 2000's, many communities were left with partially-completed developments after a developer abandoned the project and/or went bankrupt. In many cases, the bonds ensuring completion of a project had expired. To address this issue, the City may want to consider only allowing cash, certified check, letter of credit, or similar financial instrument that allows immediate access to cash if the City is required to complete a development.

PHASE 4. ZONING MAP

This phase will include a draft of the Zoning Map that will include the existing zoning districts proposed to remain and, depending on initial Planning Commission review, new proposed zoning districts based on the Future Land Use Plan of the Livonia Vision 21 Comprehensive Plan as follows:

- **New City Center District**
- **New Mixed Development Districts**
- **Consolidations to Residential Districts (Possible)**
- **Consolidations to Commercial Districts**

If the City is not yet ready to rezone properties to these districts, we can at least prepare the text of these districts to be included in the Zoning Code and a Draft Zoning Map. In this scenario, these districts would take effect when properties are re-zoned.



Zoning Ordinance: PC Public Hearing

City of Livonia, Michigan

June 1, 2021





Process and Adoption

MZEA

Adoption Process – Same process as for site rezoning

1. Planning Commission must hold a Public Hearing with 15-day notice
2. When more than 11 properties are effected by a Zoning Amendment the City is not required to send out notifications to individual property owners within 300 feet of subject sites.
3. Planning Commission makes a recommendation on the Zoning Ordinance to City Council
4. City Council is the adopting body
5. City must publish a notice of adoption
6. Ordinance takes effect 7 days after publication



Ordinance Accomplishments

Master Plan 3-year Priority Projects

PRIORITY PROJECTS:

- 1. Zoning Ordinance Update:** Update the Zoning Ordinance to jump start LIVONIA VISION 21 implementation.
- 2. City Center Development Plan:** Develop a detailed development and feasibility study for City Center. Include City, institutional and school operational needs, development triggers, and phasing.
- 3. Plymouth Road Corridor Plan:** Create an urban design framework for Plymouth Road that both unifies and respects the many character shifts from east to west.
- 4. Livonia Bike Loop:** Continue efforts to construct the Livonia Bike Loop recommended in the 2015 Bike Walk Livonia Plan.
- 5. Transit and Innovative Mobility Study:** Enhance the City's transportation vision by exploring a new vision for transit and shared mobility in Livonia.
- 6. Update Capital Improvement Plan (CIP):** Continue the City's efforts to fund priority projects by maintaining its Capital Improvement Plan.
- 7. Update Infrastructure Plan:** Update the City's infrastructure plan to stay current with the future development vision for Livonia.

Livonia Vision 21: Diagnostics

Contents

1. Formed the basis of the work complete by the technical committee
2. Incorporated Master Plan recommendations
3. Evaluated variances
4. Assessed the purpose and function of existing ordinance
5. What works was preserved – what didn't was updated

Project Accomplishments

Contents

1. District Consolidation
2. Usability – tables and hyperlinks
3. Reducing non-conforming lots
4. Create more opportunity for housing
5. Create a form-based development option
6. Utilize well established City procedures
 - What works was preserved
 - What didn't was updated

Section 3.04 N1 Neighborhood District.

APPLICATION OF ARTICLE

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

PERMITTED USES

- Accessory structures and uses ([Section 7.23](#) [Section 7.23\(1\)](#))
- Educational uses ([Section 2.01](#) [Section 2.01\(4\)](#))
- Golf courses, but not including miniature golf courses or golf driving ranges
- Group day care home ([Section 6.11](#))
- Home occupations ([Section 6.28](#))
- One-family dwellings ([Section 6.18](#))
- Parks and outdoor recreational uses ([Section 2.02](#) [Section 2.02\(2\)](#))
- Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements ([Section 6.54](#) [Section 6.54\(2\)](#))

WAIVER LAND USES

- Bed and breakfast establishments ([Section 6.08](#))
- Family child care home ([Section 6.09](#)) ([Section 6.11](#))
- Public utility uses
- Single-family clustering ([Section 5.03](#))
- Privately owned and operated recreational uses ([Section 6.46](#))
- Religious institutions ([Section 6.46](#))

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	N1
Min. Lot Area (sq. ft.)	6,000
Min. Lot Width (ft.)	50 ((a))
Min. Lot Depth (ft.)	120 ((a)) ((b))
Front Yard Setback	25 feet ((r))
Rear Yard Setback	30 feet
Side Yard Setback	5 feet
Total of two side yard setbacks	14 feet
Side yard setback abutting street	15 feet
Rear yard abutting side yard, the side yard abutting upon a street not less than	25 feet
Max. Lot Coverage (%)	((c))
Max. Building Height	35 feet (2 stories), except as provided in Section 7.17 to Section 7.20

Footnotes: Refer to [Section 4.03](#) wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Section 5.04\(1\)](#) for dimensional regulations for specific uses.



Key Update Summary

Key Updates

Contents

1. District Consolidation
23 > 15 ~ 150% reduction
2. Reducing non-conforming lots
10k > 4k ~250% reduction
3. Usability – tables and hyperlinks
4. Create more opportunity for housing
5. Create a form-based development option
6. Utilize well established City procedures

Section 3.04 N1 Neighborhood District.

APPLICATION OF ARTICLE

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

PERMITTED USES

- Accessory structures and uses ([Section 7.09](#), [Section 7.23](#), [Section 7.23\(1\)](#))
- Educational uses ([Section 2.01](#), [Section 2.01\(4\)](#))
- Golf courses, but not including miniature golf courses or golf driving ranges
- Family child care home ([Section 6.11](#))
- Home occupations ([Section 6.28](#))
- One-family dwellings ([Section 6.19](#))
- Parks and outdoor recreational uses ([Section 2.02](#), [Section 2.02\(2\)](#))
- Temporary buildings or structures for uses incidental to the construction of residential dwellings and improvements ([Section 6.55](#), [Section 6.55\(2\)](#))

WAIVER LAND USES

- Bed and breakfast establishments ([Section 6.05](#))
- Group day care home ([Section 6.12](#))
- Public utility uses
- Single-family clustering ([Section 5.03](#))
- Privately owned and operated recreational uses ([Section 6.47](#))
- Religious institutions ([Section 6.49](#))

Refer to [Article II](#) for definitions of uses and refer to [Section 5.04\(1\)](#) for development standards for specific uses.

PROHIBITED USES

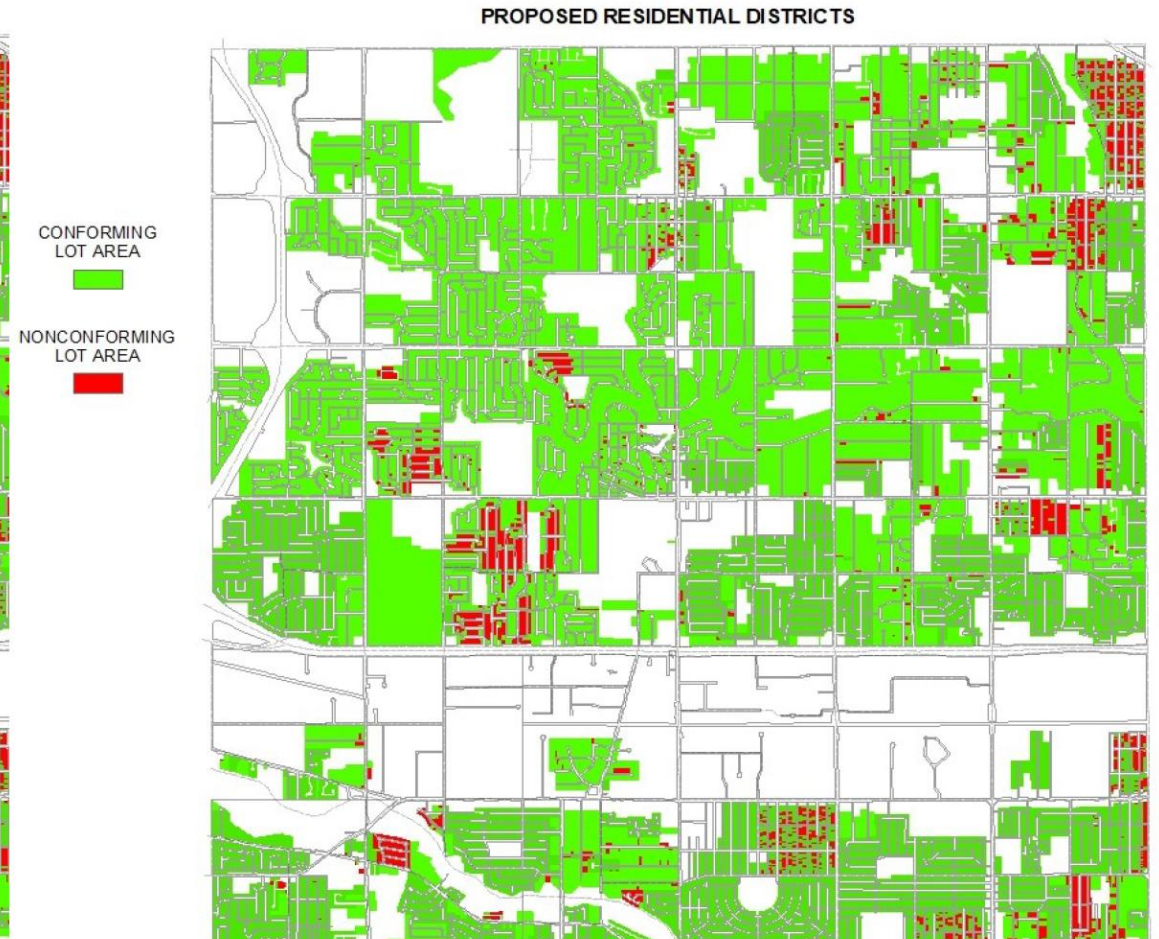
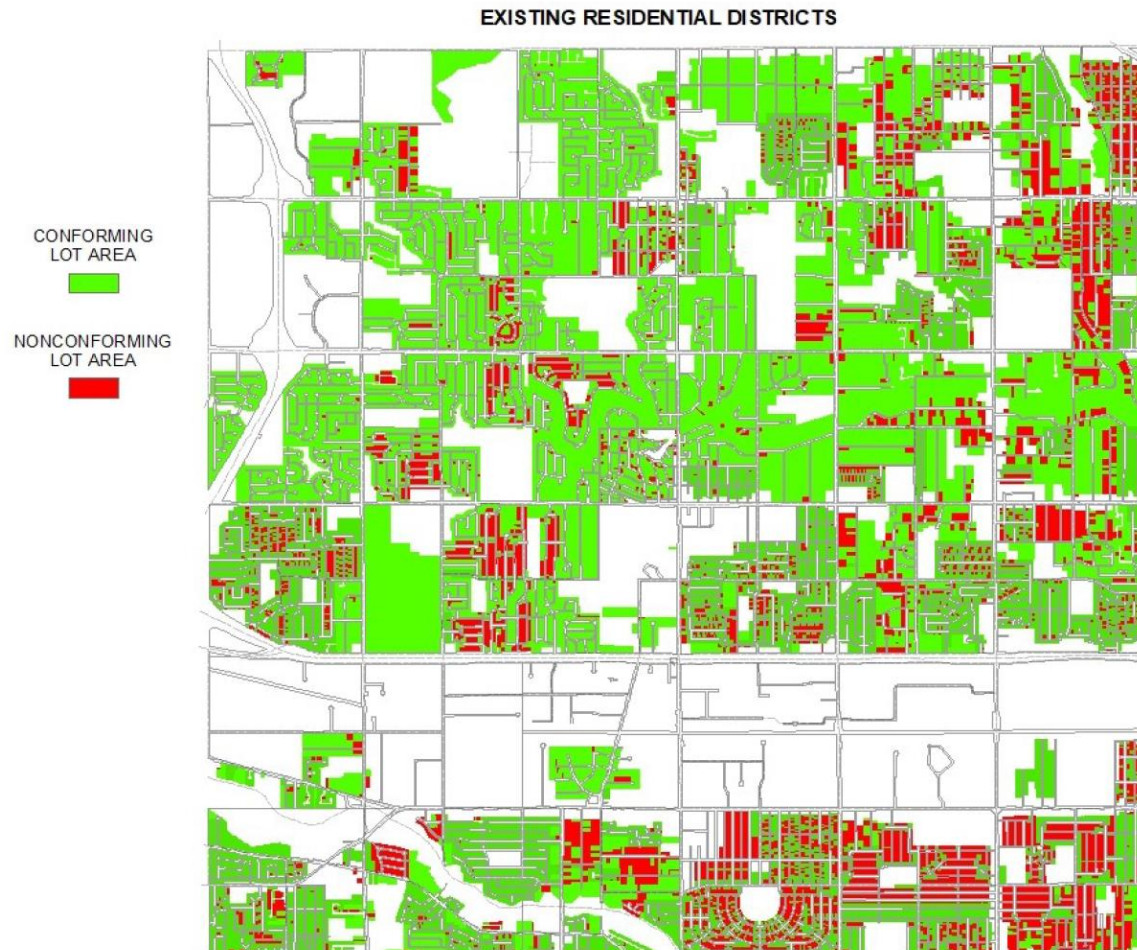
- Caregiver grow facilities.
- Non-residential uses, except as set forth in this Section.

DIMENSION REGULATIONS

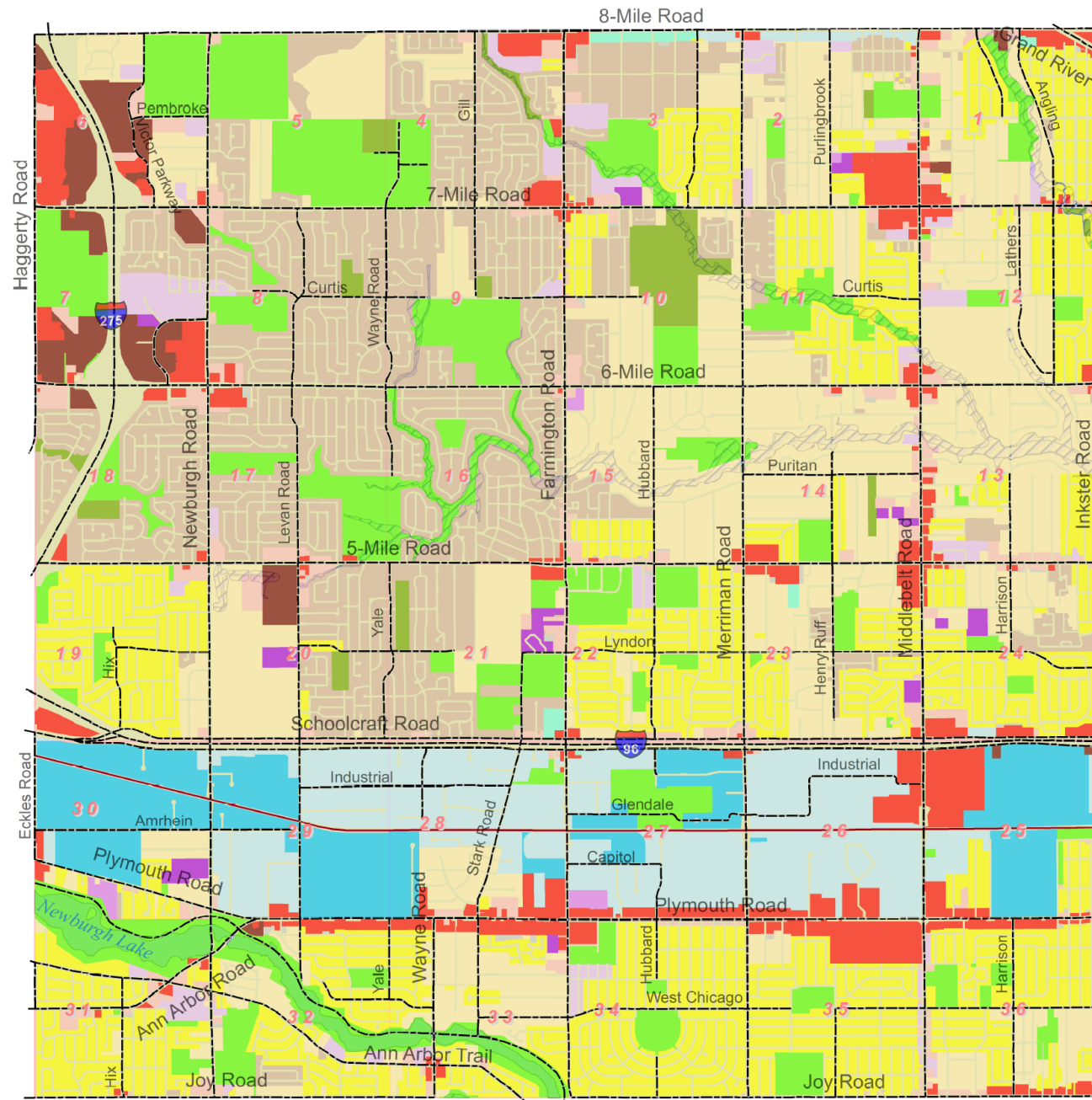
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Footnotes: Refer to [Section 4.03](#) wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Section 5.04\(1\)](#) for dimensional regulations for specific uses.

District Consolidation – Nonconforming Lots



Zoning Map



CITY OF LIVONIA NEW ZONING MAP

Legend	
New 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



Prepared by the City of Livonia
Planning Department
March 24, 2021

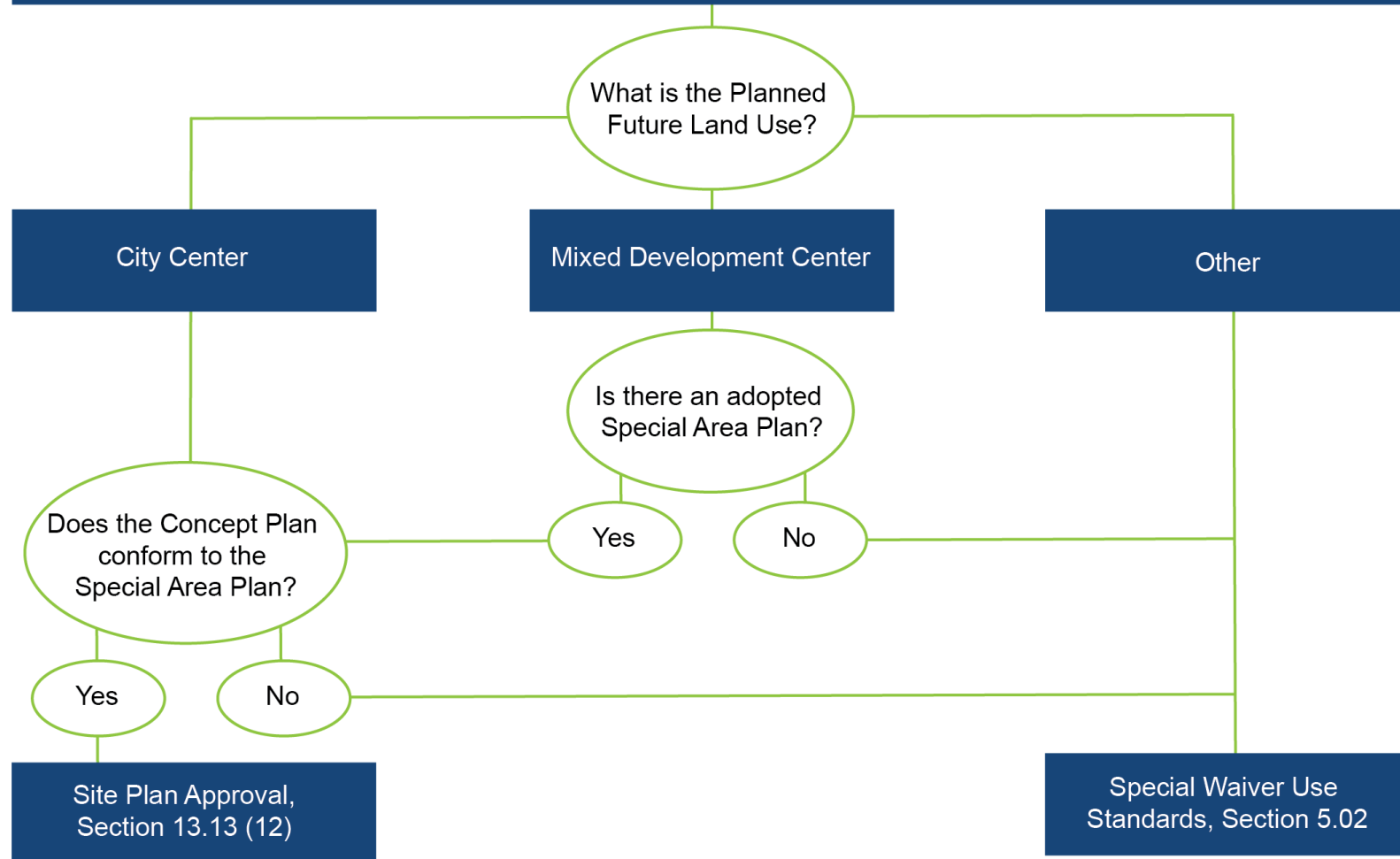
Form-Based Development Option

Approach

1. Carrot not a stick
2. Conventional development in “C” districts is still an option
3. Encourages consistency with adopted Special-Area Plans
 - Get the planning work done up-front!
4. Creates options for more density, housing, and mixed use building types in “C” Districts
5. Guidelines for adaptive reuse “renovation” with design standards
6. Elegant approach to a “hybrid” code

Form-based Development Process

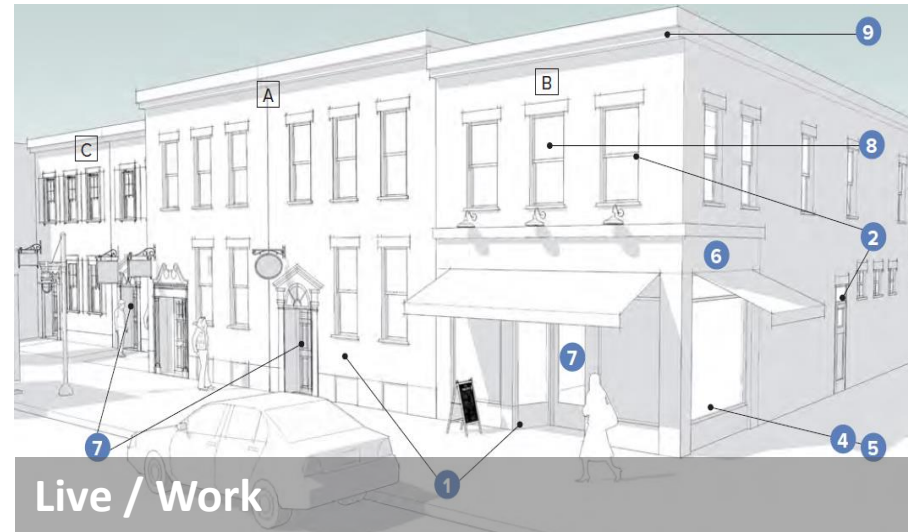
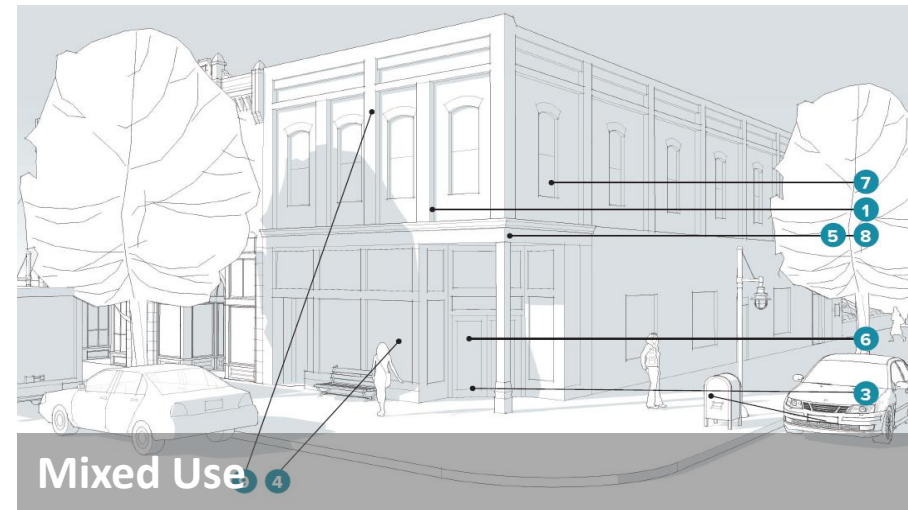
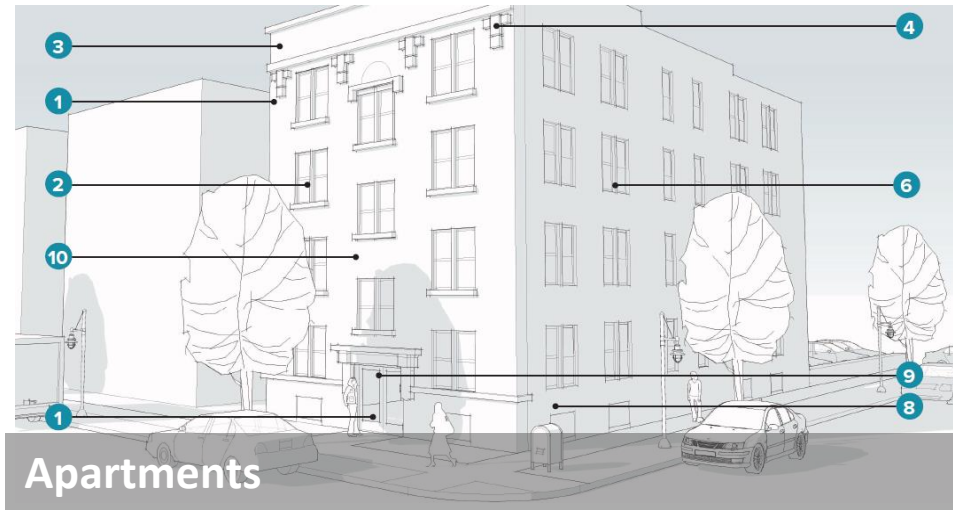
Form-Based Development Option Procedure in the C-1, C-2, C-3, and C-4 Districts



City Center – Special Area Plan



New Building Types / Uses



Signs – revisions pending

Approach

1. Remove content-based regulations – round 2
2. Consistent with US Supreme Court, Reed v. Town of Gilbert decision
 - Reed was a church that placed temporary signs, Town had regulations preventing temporary signs for some uses but not others
 - Supreme Court affirms past cases like *Metromedia* that limited content based regulations
3. Avoid unintended impacts – over signing, sign pollution
4. Keep “look and feel,” regulate time, place, and manner

What does this mean for residents?

Rather than having multiple temporary sign types, now a total sq. ft.

Staff, Council, ZBA, and PC Review

Updates

1. Update Ordinance Title to: Livonia Vision 21 Zoning Ordinance.
2. Definitions for Specially Designated Distributor (S.D.D.) and Specially Designated Merchant (S.D.M.) liquor licenses were added to Section 2.01(8).
3. A definition for Exotic Vehicle was added to Section 2.02(2), and Section 6.33 was created for the purpose of regulating Internet-Based Exotic Vehicle Sales, which is proposed to be treated as a permitted use in M-1 and M-2 Districts.
4. Vehicle Tow Yards have been added as a waiver use in the M-1 and M-2 Districts, subject to the same special requirements that currently apply to Truck Terminals, Truck and Trailer Rental Facilities, Steel Fabricators, and other Special Trade Contractors under Section 6.58.

Staff, Council, ZBA, and PC Review

Approach

5. A 1,000 ft. separation requirement between Caregiver Grow Facilities was added to Section 6.10.
6. Form-Based Development Option and Planned Developments were added to Section 7.17 to allow for taller buildings.
7. Fences, except where specifically allowed, would be prohibited in all commercial zoning districts pursuant to changes made to Section 7.24.
8. Section 9.15 was added allowing for Electric Vehicle (EV) Charging Stations or Ports in all zoning districts subject to five (5) special requirements.



Next Steps

Livonia Vision 21: Next Steps

Process for adoption

1. Planning Commission to make a recommendation to Council following the Public Hearing
2. Planning Conditions recommendation to Council will be scheduled for an upcoming Council Meeting
3. Per MZEA, Council upon adopting a the Zoning Ordinance, the City must publish a notice that the Ordinance was adopted and it will be in effect 7 days after the publication



LIVONIA
STARTS NOW

Questions

UNAPPROVED MINUTES

1

MINUTES OF THE 1,170th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, June 1, 2021, the City Planning Commission of the City of Livonia held its 1,170th Public Hearing and Regular Meeting via Zoom Meeting Software.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:01 p.m.

Members present: David Bongero Sam Caramagno Glen Long
 Betsy McCue Carol Smiley Peter Ventura
 Ian Wilshaw

Members absent: None

Mr. Mark Taormina, Planning Director, Scott Miller, Planner IV, Jacob Uhazie, Planning & Economic Development Coordinator, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #1 PETITION 2020-12-06-03 New Zoning Ordinance

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2020-12-06-03 submitted by the City of Livonia Planning Commission to consider the adoption of an updated and reformatted LIVONIA VISION 21 Zoning Ordinance and LIVONIA VISION 21 Zoning Map. The proposed LIVONIA VISION 21 Zoning Ordinance provides new definitions, creates several new zoning districts and deletes several existing districts, updates

the list of permitted and waiver land uses for each zoning district, provides new requirements and regulations for lot sizes, building setbacks, and lot coverages, off street parking, signs, alternative energy systems, and other regulations for structures and uses, including a new form-based development option for the City's commercial districts.

Mr. Taormina: Tonight's public hearing involves consideration of both the new zoning ordinance and zoning map. The task of rewriting the zoning ordinance was authorized by City Council and initiated in 2019, shortly after the official adoption of the Livonia Vision 21 Master Plan. Updating the city's zoning regulations was identified as the number one priority for implementing the Master Plan. The Master Plan also outlines a few more specific recommendations related to updating the zoning ordinance and zoning map, including consolidating and simplifying the city's zoning districts, incorporating form-based regulations for the city's special planning areas and mixed development centers, and providing incentives and standards that will encourage sustainable use of land, materials, energy, and resources. The proposed new zoning ordinance and map are officially being referred to as Livonia Vision 21 Zoning Ordinance and Livonia Vision 21 Zoning Map. The Livonia Vision 21 Zoning Ordinance has been completely reformatted and recodified. By consolidating the zoning districts and reorganizing the other parts of the ordinance, the number of articles has been reduced from 31 to 14. Additionally, hyperlinks, cross-references, tables, and graphics have been added to make the ordinance much easier and efficient to navigate. A good example is Section 3.03, permitted uses by district. This is a single table that provides a comprehensive list of the land uses and how each is treated within the 16 different zoning classifications. The 14 articles that make up the new ordinance are as follows. Article I is basically the preamble, and is devoted to the Title, Purpose, and Scope of the ordinance. Article II provides definitions for the various words and terms used throughout the ordinance. Article III establishes the zoning districts and map. The big change here is that the total number of zoning districts is being reduced from 26 to 16, resulting in a much better alignment with the 9 land use classifications identified in the Livonia Vision 21 Future Land Use map. In general, the district changes include consolidating the six (6) current single-family districts into three (3) new single-family districts and renaming them: Neighborhood-1, Neighborhood-2 and RUF. Consolidating the six (6) multi-family districts into three (3) new multi-family districts that will be called Neighborhood Multifamily-1,

Neighborhood Multifamily-2, and Neighborhood Multifamily-3. Consolidating the six (6) commercial districts into four (4) existing districts: C-1, C-2, C-3, and C-4. The OS (Office Services), PO (Professional Office), AG (Agricultural), and RE (Research Engineering) districts would all be eliminated. And the PL (Public Land), ML (Manufacturing Limited), M-1 (Light Manufacturing), M-2 (General Manufacturing), P (Parking), and NP (Nature Preserves) districts would be retained. Article IV includes the Schedule of Regulations, another all-inclusive and easy-to-read table that provides the height, area, bulk, and placement standard for every zoning district. Article V, Supplemental Zoning District Standards, establishes and provides regulations with respect to four unique sections of the zoning ordinance which are not specific to any zoning district. These include Section 5.01, Special Area Development Control, Section 5.02, Special Waiver-Use Standards for Planned Residential Developments and Planned General Developments, Section 5.03, Single-family Clustering, and 5.04, Form-based Development Option in Commercial Districts. The last one, Form-based Regulations, is probably the most significant change. The form-based section is designed to encourage development that is consistent with the recommended design principles of the Livonia Vision 21 Master Plan. It focuses on three special planning areas: City Center, the former Livonia Mall area (Seven Mile and Middlebelt), and the east Plymouth Road corridor. The form-based rules can also be applied to any commercial zoning district. Section 5.04 includes design objectives for the location and spacing of buildings, as well as their height, area, bulk, and appearance. Mixed-use and high-density housing is encouraged. In addition, the review procedure would differ depending on the scale of the project and whether it conforms to the form-based development standards. If it does, a typical site-plan review procedure will be followed and conversely if the project does not conform to the recommended form-based standards, then the special waiver-use standards of Section 5.02 would be used, which requires a public hearing. Article VI, Standard Applicable to Specific Uses, provides standards and regulations for 60 different land uses, ranging from Adult Entertainment to Wireless Communication Facilities. The special rules that apply to many of these uses are listed in Section 3.03, Permitted Uses by District, and are included in Article VI and cross-referenced with hyperlinks to assist the user. Article VI eliminates significant redundancy because the rules are housed in one location but may apply to uses in multiple districts. Article VII is the General Provisions. Article VIII are the Environmental Performance Standards

designed to place all the regulations pertaining to environmentally related uses and issues under a single division, including waste and rubbish facilities, noise and odors, soil removal and dumping, as well as the City's flood hazard areas. Article IX is specific to Parking, Loading and Access Management. Article X is Landscaping and Screening. And Article XI is devoted to Signs. The last three (3) articles mentioned consolidate and put all of the city's rules for these items in separate, easy-to-find chapters, since in one way or another, they affect nearly all developments and redevelopment projects. Next is Article XII, Nonconformities. This was created due to the unique nature of the subject matter and the fact that several subsections are needed to fully address all of the complexities that surround this issue. Next is Article XIII, Administrative Procedures and Article XIV, Violations. These are provisions common to all zoning ordinances and typically reside separately as articles or divisions for ease of reference. Also, for your consideration this evening is the Livonia Vision 21 Zoning Map, which divides the city into 16 districts, including six (6) residential classifications, four (4) commercial districts, three (3) industrial classifications, one (1) for parking, one (1) for public lands, and one (1) for the city's nature preserves. I am now going to turn the presentation over to Paul Lippens, the consultant from McKenna, that was hired to help with both the Phase I, Master Plan, and Phase II, new Zoning Ordinance and Zoning Map.

Paul Lippens, 235 East Main Street, Suite 105, Northville, MI. Good evening, Commissioners and members of the public that have come this evening for the public hearing. I am going to quickly share my screen here. I have a short presentation. It is going to cover a few things that most planning commissioners are aware of, but for the benefit of the public I am going to cover a little bit about our process and what our next steps are. The Michigan Zoning and Enabling Act is the act that governs the adoption of zoning ordinances. It requires the Planning Commission to hold a public hearing that we are holding this evening and to do a notice 15 days in advance of the meeting and they did. When more than 11 properties are affected, the city is not required to send out notifications to individual property owners. As Mark said, we are adopting a new zoning map and ordinance that is really for the entire city. This provision of the Michigan Zoning and Enabling Act essentially protects the city from having to endure that cost of sending out individual notices to every property in the city. We have had an extensive public engagement throughout the Master Plan process, and we have

been working on this for more than a year and half at this point. We have had plenty of meetings and really, we have gotten some great feedback. We have certainly been able to engage with the Planning Commission, the Zoning Board of Appeals, the City Council...we are very confident in the draft that we are presenting this evening. Where we are now is the Planning Commission is charged with making a recommendation on the zoning ordinance to the City Council. The City Council is the adopting body. When City Council chooses to act, and should they entertain a motion to adopt, the city then is required to publish a notice, similar to the public hearing, and publish a notice that an amendment has taken place. The ordinance would then take effect seven days after that publication. Mark covered a lot of what our accomplishments are, but I think it really starts here with the Master Plan. The Livonia Vision 21 Master Plan identifies seven priority projects for the city to achieve in regard to its planning and zoning. The zoning ordinance was number one. This is the highest priority planning activity that the city has had going on since the adoption of the zoning ordinance in 2018. I am very happy to say that through a thorough process, we are at a point this evening where the Planning Commission can consider making a recommendation following public comment on the ordinance to City Council. It is exciting. This has been a really big effort for the city. I definitely want to thank everyone on the Planning Commission for your feedback and participation throughout this process. One of the other main things that I want to point out is that we, at the beginning of the zoning ordinance process, conducted a thorough diagnostic analysis. That analysis formed the basis of work that we engaged with a technical group committee that included member of the Planning Commission, members of the Zoning Board of Appeals, the City Attorney's staff, Code Enforcement, Inspection, and the Planning Department. One of the things that I like to remind people of is that what the major course of action for relief from the zoning ordinance is variances. The Zoning Board of Appeals is in charge of hearing those variances. The sum of that work that we did was to go back and evaluate all of the ordinances...recent variances that the city has granted and make sure that the variances that were granted are appropriately handled through the variance procedure and not the type of thing that would be better handled by amending the ordinance. This kind of attests to something that we have consistently gone through. Determining what items we feel are appropriate for the Zoning Board of Appeals to handle through a variance that would be a unique hardship or meet the test for providing a variance versus what things are

better acts for Planning Commission and/or City Council discretion. For those items we created a process for consideration and amended the ordinance to handle. A part of that was assessing every part of the ordinance...what the purpose and function of that was and how the city utilized these procedures to ensure a fair and equitable planning zoning process. The way I summarize this is...what works was preserved and what didn't was updated. We know that the city is dedicated to providing high quality services to residents and business owners. We wanted to understand those procedures and ensure that this ordinance process wasn't disrupting procedures that work. Essentially, where we are now...the Planning Department was ready to hit the ground running with the new ordinance. This time that we have taken, in particular...since we first started talking about this again in December...this last six months we have been doing a lot of going through each individual section, having multiple people, having multiple departments go through and review it and also having individual conversations with planning commissioners, Zoning Board of Appeals, and council members that have those questions so you would be prepared when this ordinance came into effect to do your job and understand how the new ordinance will affect the cases that you hear. Thank you for participating in that process as well. More on our accomplishments, Mark described in detail some of the district consolidation and how that affects the map, but what we really have done there is clean up the regulatory procedures in the city. When I say we have assessed the purpose, with each district we went through and asked ourselves what is the purpose? Is this a district that could be combined? Consolidated? Are the dimensional requirements for each of these lots making sense that we can actually distinguish them from another district? What resulted was a substantive and meaningful consolidation of regulations that I believe result in a more usable framework. Also, we have switched to using more tables, hyperlinks. We did a thorough analysis on non-conformities, which we have discussed at planning commission in the past, and we know we have substantially reduced non-conformities with these new regulations, meaning that more people can develop the types of uses that they want to develop by right without having to seek a variance or seek to be a legal non-conforming use as part of the process. Mark also talked about the form-based development option, but I would just highlight that this form-based development option is a direct implementation process from the master plan to help implement specific sub-area plans that were developed through the master plan process. Again, we are

utilizing well established city procedures. Again, a little bit more about the district consolidation. 150% reduction in districts, and 250% reduction in non-conforming lots. More opportunities for housing. In creating that form-based development option, we have created an opportunity to also include a appropriate housing in the commercial districts as well. That is a major move to implement the State of Michigan's Redevelopment Ready Priority Community Program and to help create missing middle housing opportunities in the City of Livonia. When we started this process back when we started the master plan, we knew that it was important and it has only gotten increasingly more important as we have gone through...essentially, increased housing demand in southeast Michigan. There is demand for more housing if we can create it and we can create those opportunities. Some maps...these maps show the red...the existing non-conforming, the green is what will be non-conforming with the new regulations in place. See, the new regulations, the green...less non-conformities. Mark already showed the zoning map. I really like how this map helps to implement the master plan. If you look at the future land use plan for the city you can visually see a direct correlation between the city's land use planning directive and the zoning ordinance. Something that I am really excited on and this is a really interesting map and I think those of you that know me...I am really interested in the City of Livonia's neighborhoods, the industrial district, the commercial district, the community really functions from a planning perspective in a way that I would say is logical and also speaks to a history of excellent planning. That is something that we have tried to keep going throughout this entire process to honor the city's planning history with this process. The form-based development option...it is a carrot not a stick. What we have created is more ways and more tools for people to develop in ways they couldn't otherwise develop. What we are hoping...by creating this new option that includes with it a lot of value. These are valuable types of properties and valuable types of developments that this incentive will create the types of new active vital walkable developments that the city wants to see. We are hoping that even people outside these area-planned districts see this as a usable option that brings economic vitality to their properties. I am interested in seeing how this gets picked up. It is a really exciting approach to form-based coding. It is, I would say, something that the city can expand on, should it be successful, but also, I think it is the appropriate tool for this time. We spent a lot of time thinking about the right way to do this and the mechanism we chose to advance the form-based development option, I think, are rightly

timed and rightly sized for the City of Livonia in this current planning cycle. The form-based development procedure...Mark showed this when he was flipping through the ordinance, but what this shows is really a simple flow chart, right? If you are in an area that is planned for special areas, what we call the special area plans, you can be fast-tracked essentially to approval. It is a simple site plan approval process. If you have a PUD process, you may also end up in the special waiver just for PUD. Not every site that wants to use the form-based development option will need a PUD. Recognizing that there is some other procedures that could be involved in approval, certainly what we have created is the option to do a site plan process with the form-based development option when there is a special area plan in place. I think that is unique and I think that is what makes this an incentive because we have simplified the procedure on how to use these form-based options with the right plan in place. Now, if there is not a special area plan, I think that is okay too. You can still use the form-based development option in any of the C districts using the special waiver-use standards. I think that makes these options also accessible to the entire city for anyone that has a business and is interested in doing this type of development. We want this option to be available. This is an example of the special area plan for City Center. You can see this is a large area and the type of special area planning, when you start talking about creating city blocks and talking in particular...this is also incorporating a future plan for the City Center and the Civic campus for the City of Livonia. A lot of exciting things and I think the form-based development option is something that makes this now something that could happen should the city attract one developer or multiple developers should any of the private landowners in this area wanted to develop in accordance with this special area plan for City Center. This option is out there now and can be pursued. This is an example of the building types that really are created as options through the form-based development options. Building row houses, building live work units, mixed use buildings, integrating commercial office retail with housing. Building apartments and building these types of uses in close proximity to each other as a traditional neighborhood. These are the types of things created by the form-based development option. I wanted to mention briefly some of the other things that we have done. We have updated the sign ordinance to be consistent with the U.S. Supreme Court ruling of Reed vs. Town of Gilbert. Essentially what we are doing here is we are removing content to comply with the Supreme Court's ruling. Content based regulations are

no longer acceptable in ordinances. What does this mean for residents? I think that we are moving toward a total of square footage rather than defining certain sign types. There is more flexibility in the content, but it is time, place, and manner regulations that we are still focused on. We have tried to keep the time, place, and manner requirements consistent between the last version of the ordinance and the version you are considering. Other updates.... specifically, some work that we have done with staff in the past several months. Mark, I know you have included this in the report, so I am going to just quickly cover some of the newer updates. The city is very excited about the Vision 21 name, so we are including it as the Vision 21 ordinances, which I believe was the intent from the beginning. We wanted to make sure that it was codified as part of the process. We have looked at state regulations specifically with respect to liquor license. We want to make sure that those are defined appropriately. We have done some work with the Zoning Board of Appeals to understand some of the things that the Zoning Board of Appeals has dealt with in the past to make sure that those issues are dealt with in other ways. We have created this exotic vehicle regulation section. Now this is something that will be considered as a permitted use in M-1 and M-2 districts. It will no longer have to go to the Zoning Board of Appeals for consideration. We looked at vehicle tow yards. We looked back at state regulations for the Medical Marijuana Act and how the city is permitted to create separation between the caregivers. We added that to the ordinance to be consistent with what we are allowed to do via Medical Marijuana Act in respect to zoning and limiting the impact of caregivers of the city. We have done some more review of the ordinance to make sure that other sections are consistent with the form-based development requirements. There are sections that have limits. The building heights we wanted to make sure the form-based development option was specifically excluded from those limitations. We looked at fencing and again, some of the newer uses, such as EV charging stations. We wanted to make sure those were permitted and called out. Our findings, I believe, were that they would be permitted but we wanted to specifically list them to encourage these types of uses. Sometimes using the right language helps to encourage, especially innovative uses like EV charging stations. So, again, in summary for next steps, the Planning Commission can hear from any members of the public tonight during this public hearing. Following the public hearing, you can certainly discuss with staff and myself about anything you hear here that you would like us to address by questions. You are able this evening to make a

recommendation to Council, and you are able to table and come back if there is something you hear from the public tonight that you would like to give us something to investigate, and we can come back at an upcoming meeting with an answer for you on anything we hear tonight as well. This is a substantive meeting and we do want to hear from residents tonight. We do want to make sure that the comments that we hear do have some thought and are addressed. Upon making a recommendation, and as I mentioned at the start of my presentation, to Council we would forward this ordinance to Council for their consideration with your recommendation. At that time Council may have additional questions. They certainly have the ability to act with the Planning Commission's recommendation and they could also send back an ordinance with questions for the Planning Commission. They could also act to address questions as well. We want to make sure the Planning Commission is comfortable with the ordinance, that we have heard from the public and that we have addressed any questions that have been raised. When all of that is done, which I think we are well prepared for this evening, City Council can take a vote with Planning Commission's recommendation to adopt the ordinance. If they do, we publish the notice and seven days after that, we have a new ordinance in effect. Thank you again for giving me time to present. I did want to cover two things for the benefit of any public that hasn't attended a prior meeting on this, so they understand the process and all the work that has gone into creating the ordinance that is under consideration this evening. Thank you and I will turn the floor back over to the Chairman.

Mr. Wilshaw: Thank you, Mr. Lippens, for your presentation. It was really informative, and it is something that we discussed a few times here in the past, but it is at this public hearing that we the opportunity for some people who have not heard the presentation before to be able to understand what is going on and why we are making these changes. I also want to thank Mr. Taormina for his background that he presented as well. They were both very excellent presentations. With that, we have heard the presentations about this ordinance. We have had numerous meetings previously to review this ordinance and discuss it. We have had a special meeting that was facilitated by our Mayor so that the Planning Commission could work with the City Council to have the opportunity for them to hear what is coming down the pipe that they are going to have to vote on and see at some point once we approve our recommendation. There have been a number of meetings leading up to this. We

do definitely want to have another opportunity here for both the public and for any of our commissioners to ask questions and make comments and so on. This is going to be a very open meeting. A very free form discussion and there will be a bit of give and take which we don't normally want debates between people, but I don't expect any debate but if there are any questions, we want to make sure that we can get your questions answered right away. We will make sure that our experts and people here are able to answer those questions can do so. Before I go to the commission to see if there are any questions, Mark, were there any comments that you received via email? You or your staff? From any of the public?

Mr. Taormina: We did not receive any written comments.

Mr. Wilshaw: Okay, so there is nothing to read into the record in regard to that. I want to make sure we had that noted. Now I will go to the commission and see if anyone on the commission wishing to speak about this ordinance change and this plan. Anyone from the commission?

Ms. Smiley: Only to say how much I appreciate them consolidating this and simplifying this and I am sure the Zoning Board of Appeals appreciates all the things that ended up being acceptable from the start without all the hassle. I am sure the builders and all the other contractors appreciate it too. What a lot of work. Thank you.

Mr. Wilshaw: That is a great comment. You are right. This is not something that just affects us in the Planning Commission and the City Council, but it is also going to affect the Zoning Board of Appeals, Inspection Department, Building Department, and a number of departments throughout the city. Hopefully it will make everyone's job a bit easier. That is a great comment to make. Any other questions or comments from any of the commissioners? If not, we will give you an opportunity here after we hear from the public as well. Is there anyone in the public wishing to speak to this zoning ordinance change? If you are, we are going to ask that you please click the raise hand button and that way we can recognize you and give you an opportunity to speak and we will get your comments on our record. I am looking to see if anybody in the audience would like to raise their hand. Here we go. We have one person. Let me recognize them. This is Matt Verbaan. Good evening, sir. We ask that you unmute yourself when you are ready, and you

can introduce yourself with your name and address for our record.

Matt Verbaan, 28911 West Seven Mile Road, Livonia, MI. I am not a Livonia resident, but I am a realtor who is representing a property in Livonia. I am not sure who I talked to last week, but that's fine. I am watching this to learn. I appreciate you taking the time. I was told that there was a discussion about eliminating the Office Specialty zoning and going to C-1. I was curious as to how that would affect the breadth of what kind of businesses can go into that new zoning from the old zoning.

Mr. Wilshaw: Great question. Mr. Taormina or Mr. Lippens, did you want to speak to that.

Mr. Taormina: I will speak to that and answer Mr. Verbaan's question. It was me that you spoke to last week, Matt. Matt represents a property and owner on Seven Mile Road. If you drive past this building, your first impression would be that it is a retail shopping plaza, but it is actually zoned OS (Office Services). With the changes proposed and the elimination of the OS zoning district, the zoning of that property would change to C-1 (Local Business). The main difference is that instead of limiting the uses under the OS district primarily to general and medical office uses, C-1 zoning will allow both office uses as well as local retail uses. With the change, general retail would be treated as a permitted use. However, C-1 zoning is not intended to allow highway service uses, such as automotive repair or full-service restaurants. Carry-out and limited-service restaurants would be allowed, and in some cases, subject to the waiver-use process. But general retail would be treated as a use by right. To that extent it will expand the opportunities for the plaza. Does that answer your question?

Mr. Verbaan: Yes. Significantly. I have been tasked with trying to rent this ten-unit place. There are three openings and there is like 14 uses legal right now. I already have seven of them in and it really limits it to who we can rent to. We were trying to find out if we could get some exclusions but now that you are talking about this and if this passes, we wouldn't have to ask for so many exclusions or exceptions. Sorry.

Mr. Wilshaw: Exactly, and I think it has been one of the goals of the ordinance rewrite is to try to broaden, in many cases, each of these areas to some extent so that we have more conforming uses and less special waivers and non-conforming properties throughout the

city. This certainly would help and work for the property that you are representing. We appreciate your comments. Is there anything else, Mr. Verbaan, that you wanted to mention.

Mr. Verbaan: Thank you for saying my name right. It is like 50/50 with most people at best. So, if what I was listening to with the prior gentleman giving the presentation, and this passes you what? You put a seven-day notice unless someone wants to say no, stop the presses, and then it becomes rule or law after that. Is that how it works?

Mr. Wilshaw: Right. So, assuming that we make a resolution tonight, which we will see what the outcome is, we have the option to either table this or discuss this further, or we could make an approving resolution to send this to City Council with a recommendation that it be approved. It would then go to City Council and City Council could...would have an opportunity to go through a study and regular meeting to review this. Sometimes they may send it to committee. They kind of go through their whole process and then once it is eventually finalized by City Council, then is when the seven-day period will occur and it really for publication and it is an opportunity also for the Mayor to veto the Council's action if she chooses to. That is kind of the same process that most of our petitions go through.

Mr. Verbaan: Thank you.

Mr. Wilshaw: Your welcome, sir. Thank you for coming tonight. We are going to let you go back into our audience and continue to watch this meeting as it plays out. Thank you for coming. Is there anyone else in the audience wishing to speak for or against this item? Or speak to it and ask questions? If so, you are welcome to click raise hand. I don't see anyone else raising their hand. Again, I am going to go back to our commissioners and see if there is anybody on the commission wishing to ask any questions or speak to this item.

Mr. Ventura: Mr. Taormina, under the new zoning ordinance, is a form of residential permissible in the C-1 district? It might be another option for Mr. Verbaan.

Mr. Taormina: It is a relatively small property, so the practicality of developing any type of residential use would be very limited. However, your question is a good one as it potentially affects other C-1 or C-2 properties. The answer is yes. With the form-based regulations that Paul went over in some detail, mixed-use

developments consisting of such things as live/work units would be allowed under special requirements. For example, say there is a commercially zoned property that is not located within a special planning area and the owner wanted to take advantage of the form-based regulations and develop a mixed-use project, they could do that. It just would not be through an expedited site plan review process that was mentioned by Paul. It would have to undergo a special waiver-use review process. A mix of uses would be allowed in the commercial zoning districts under the new ordinance. Something we have seen in the past...just a little bit different treatment here with much better guidelines in terms of how those uses could be developed. Does that help?

Mr. Ventura: That is a good explanation, Mr. Taormina. Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions or comments from any of our commissioners?

Mr. Taormina: If I may, just to make sure everyone understands, should the Planning Commission adopt an approving resolution this evening, the City Council office would then schedule a public hearing. After holding the public hearing, the matter would then be placed on a regular meeting agenda for direction. If the direction is approving, then the Law Department would be instructed to prepare the necessary documents for a First Reading. There are two more steps following that. The next would be a Second Reading and Roll Call at a subsequent Regular Meeting. Then finally, publication of the new ordinance. Even under a best-case scenario, we are still looking at probably a couple months of review left in this process. I know this interests Mr. Verbaan, but this is a very deliberate process that is intended to get as much public input as possible.

Mr. Wilshaw: That is a great comment, Mr. Taormina. It is very important that we have that process because it is, as you said, very deliberate and has many steps as it goes forward. There will be many more opportunities for Mr. Verbaan, or anybody else watching this meeting or learning about it through media publications and so on who want to add their comments and to attend those council meetings or any of the other processes to get their input incorporated or questions answered. That is very good. Do we have any other questions or comments from anybody on the commission?

Mr. Caramagno: I think this question is for Mark or Paul. The form-based development program, where else has that been tried. Is there

anyone local that someone else has tried that that you can point to?

Mr. Wilshaw: Mr. Lippens, did you want to comment on that?

Mr. Lippens: Sure. I would actually say including form-based development is the norm. It is a best-practice for any modern ordinance. Some of the ordinances that we looked at and my firm has developed in the past several years were the Tecumseh ordinance that has the form-based section that is based on the Smart Code. The Smart Code is a model code that is put out by the Congress for New Urbanism. It's a good model. It is widely respected. The Tecumseh version or the code is more smart code. We went in another direction which is a buildings type code. It is similar to the form-based development option in the Van Buren code. We also looked at the code that I was a manager for developing a downtown form-based code for the City of Sioux St. Marie. I worked on a form-based development option for the City of Battle Creek. Recently, we have been working through the adoption process with the City of Holland on the west side of the state. We have been doing zoning overhaul with them over the last several years. Those are kind of current projects, and they are projects that I am actually working on. Those are the easiest one for me to tell you about. I am sure there are several that I am not working on also that include the form-base development option. I would say that one of the things we are doing in the State of Michigan is the whole industry and all of our communities are working on redevelopment ready communities. This is one of the major planning initiatives that the State of Michigan been undergoing now for several years. Including a form-based development option is particularly looking at innovative ways to incorporate housing into codes and it is a recommended best-practice from redevelopment ready communities as well. Just to give you a bit of comfort commissioner for where we are going here, this is really a standard practice and the way we have done it for Livonia is tailored for this community and an understanding of your procedures.

Mr. Caramagno: Thank you.

Mr. Wilshaw: Any other questions or comments from any of our commissioners? One more time I am going to go to our audience and make sure there is no one else in our audience wishing to speak on this item. If so, you can click the raise hand. I just want to make sure you have an opportunity to

Speak here. I don't see anyone else clicking raise hand. With that, I believe we can close the public hearing at this point and a motion would be in order.

Mr. Wilshaw:

On a motion by Ventura, seconded by McCue, and unanimously adopted, it was

#06-27-2021 **RESOLVED**, That having conducted a Public Hearing with regard to Petition 2020-12-06-03, submitted by the City Planning Commission pursuant to Council Resolution #09-19, in connection with Phase 2 of the Livonia Vision 21 contract involving the preparation of a comprehensive update to the City of Livonia Zoning Ordinance, the Planning Commission does hereby recommend approval of the ***Livonia Vision 21 Zoning Ordinance***, Version 6.0, dated June 1, 2021, prepared by McKenna, and the ***Livonia Vision 21 Zoning Map***, dated June 1, 2021, as prepared by the City of Livonia Planning Commission, for the following reasons:

1. That this comprehensive rewrite of the City's zoning regulations is the culmination of over two (2) years of hard work by the Zoning Ordinance Technical Committee, including several Special Study Meetings of the Planning Commission and a Joint Work Session with City Council and members of the Zoning Board of Appeals.
2. That the Livonia Vision 21 Zoning Ordinance and Livonia Vision 21 Zoning Map are in full compliance with the requirements of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended.
3. That the overall organization, recodification, and functionality of the Livonia Vision 21 Zoning Ordinance represents a substantial improvement over the existing ordinance and streamlines all of the City's zoning regulations in a more efficient, effective and user-friendly format.
4. Adoption of the Livonia Vision 21 Zoning Ordinance achieves the #1 priority project as identified in the *Three-Year Priority Project List* in Book 4, Strategic Development, of the Livonia Vision 21 Master Plan, which recommends updating the Zoning Ordinance to jump start Livonia Vision 21 implementation.

5. Adoption of the Livonia Vision 21 Zoning Ordinance and Livonia Vision 21 Zoning Map is consistent with the recommended *Revisions to the Zoning Ordinance and Zoning Map* as outlined in Book 4, Strategic Development, of the Livonia Vision 21 Master Plan, including:

- a. Consolidating and simplifying the City's one-family residential zoning districts to reduce the number of non-conforming lots;
- b. Consolidating and simplifying the City's multiple-family residential zoning districts, and providing new incentives and standards to encourage infill housing and neighborhood investment;
- c. Consolidating and simplifying the City's commercial zoning districts by eliminating the office districts and incorporating the eligible uses and standards into the corresponding corridor and regional districts;
- d. Incorporating form-based regulations for the City's Special Planning Areas, Mixed Development Centers, and commercial districts; and
- e. Providing incentives and standards that will encourage sustainable use of land, materials, energy, and resources.

Mr. Wilshaw: Is there any discussion? If there is no discussion, I just wanted to make a quick comment that this has been a long process, obviously, as Mr. Taormina and Mr. Lippens have mentioned, and the commission is very aware of. It has taken years of work between the Master Plan and this ordinance revision to get to this point. It is not the most exciting stuff in the world to read. We all know that, but it is very important because this is a part of our ordinances that have not been changed...they have been modified throughout the years, but this is a complete beginning from scratch. This is taking everything that we have as Mr. Lippens pointed out, keeping the best of what we have, updating what we need to update so that it is easier and user friendly to the community and to developers and to residents. This has been a lot of work by Mr. Taormina, his staff, Mr. Lippens from McKenna, and his associates that have helped him and many many people throughout the city. We are not going to necessarily get to talk about this a whole heck of a lot more as it goes on to Council. I just wanted to thank everybody that has worked on this and put blood, sweat and tears into getting us to this point. Thank you to everybody for that work. I think this is probably the most exciting and significant thing that we are going to be doing this year. Not only as a commission,

but also as a city as it proceeds. Even though it isn't super exciting looking it is super exciting and important change that we are making today as we make this recommendation. Thank you to everyone for that.

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.