



## AGENDA - Planning Commission

DATE: May 20, 2024 7:00 PM City Council Chambers

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- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Minutes
  - I. Approval of April 22, 2024 Minutes
- IV. Public Comment (Agenda Items)
- V. Unfinished Business
  - I. Zoning Ordinance Review
- VI. New Business
- VII. Public Comment (Non-Agenda Items)
- VIII. Adjournment

**Public Comment:** Public Comments are limited to three minutes.

**Live Stream:** The meeting will be livestreamed to the Official City of Grosse Pointe Park YouTube Channel.

Planning Commission MEETING - April 22, 2024  
7:00 PM

CALL TO ORDER

Chair Coletta called the meeting to order at 7:00 PM.

ROLL CALL

PRESENT MEMBERS: Coletta, Vethacke, Stachecki, Taylor, Evans, Saros, and Hodges

ABSENT MEMBERS: None

ALSO PRESENT: Warren Rothe, Planning Commission Secretary and Assistant City Manager

APPROVAL OF MEETING MINUTES

APPROVAL OF MEETING MINUTES:  
APPROVAL OF MARCH 18, 2024 MINUTES

Motion by Hodges, seconded by Vethacke to approve the March 18, 2024 Minutes.

The motion passed on a unanimous voice vote.

PUBLIC COMMENT (AGENDA ITEMS)

16 comments were given.

UNFINISHED BUSINESS

UNFINISHED BUSINESS:  
SHORT TERM RENTAL REGULATIONS DRAFT 2

Secretary Rothe presented the second draft of the short-term rental ordinance, including police-power and zoning regulations. The Commission discussed the draft, allowing for short-term rentals to be permitted in any zoning district, and directed staff to prepare a revised draft.

NEW BUSINESS

PUBLIC COMMENT (NON-AGENDA ITEMS)

Two public comments were given.

ADJOURNMENT

Motion by Stachecki, seconded by Taylor to adjourn the meeting.

The motion passed on an unanimous voice vote.

The meeting adjourned at 8:27 PM.

DRAFT PENDING APPROVAL



## PLANNING COMMISSION MEETING

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DATE: May 20, 2024

**SUBJECT:** Zoning Ordinance Review

**SUMMARY:** Having been presented with draft 2 of the zoning ordinance, and receiving the open house feedback, the Commission will be able to further review the draft, with a specific focus on Articles 2, 3, and 4. These articles, along with the map and open house feedback are included in the packet. The full draft, along with all historic materials, is available [here](#).

**FINANCIAL IMPACT:**

**RECOMMENDATION:** Review the materials with McKenna

**PREPARED BY:** Warren Rothe, Assistant City Manager

# Article 2. Zoning Districts and Zoning Map

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ZONING ORDINANCE · CITY OF GROSSE POINTE PARK, MI





## Section 2.01 Zoning Districts

Grosse Pointe Park is divided into the following zoning districts, which are known by the following respective abbreviations and intent statements:

Code	Zoning District	Zoning District Intent Statement
<b>Civic</b>	Civic and Parks District	Provides an environment of buildings and active and passive spaces for public use, including city facilities, parks, schools, and religious institutions.
<b>ER</b>	Estate Residential District	Provides an environment of low-density single-family dwellings along with other uses that serve the residents in the district. To preserve the estates of Grosse Pointe Park by discouraging the subdivision of existing lots.
<b>NR-1</b>	Neighborhood Residential District – 1	Provides an environment of low-density single-family dwellings along with other uses that serve the residents in the district. Higher densities of dwellings are permitted within the city under the NR-1 zoning district than the ER District.
<b>NR-2</b>	Neighborhood Residential District – 2	Provides an environment of intermediate density one-family to two-family dwellings along with other uses that serve the residents in the district.
<b>NR-3</b>	Neighborhood Residential District – 3	Provides an environment of intermediate density with a mix of housing types from single-family homes to six or more attached multi-family dwellings along with other uses that serve the residents in the district. Higher density developments are subject to special conditions regarding lot size and lot coverage and require Planning Commission approval.
<b>NMU</b>	Neighborhood Mixed-Use District	Permits daily services and goods to be readily available for the surrounding neighborhoods in addition to context-sensitive live/work developments, residential units, office, and smaller-scale commercial uses that lend themselves to encouraging a walkable, pedestrian oriented neighborhood. This district is intended to accommodate a less intensive mix of uses than Grosse Pointe Park’s more intensive, auto-focused business districts and major thoroughfares. Permitted uses include retail, personal services, live/work units, upper floor residential and office uses.
<b>CBD</b>	Central Business District	Permits small to medium scale mixed-use development that encourages pedestrian, bicycle, and transit uses as a means of accessing and supporting these developments. This includes a variety of commercial, office, recreation, civic, and residential uses to enhance the vitality and appeal of the corridor. This district further intends to protect the integrity of the surrounding residential uses by requiring the installation of landscaping, buffers, etc. at its borders with adjacent residentially zoned districts, as necessary. The district requires build-to widths, high levels of transparency on the front building facade, frequent entrance spacing, and ground floor elevation at or near sidewalk grade. This promotes a legible street wall and activates the public realm with pedestrian activity and visual interest.
<b>CMU</b>	Corridor Mixed-Use District	Provides a “city identity”, indicating to residents and visitors that they are in Grosse Pointe Park while supporting a mix that includes more auto-oriented uses, while remaining walkable, with diverse uses, including mobile vendors, and increased night-time population.

## Section 2.02 District Boundaries and the Zoning Map

The areas establishing Grosse Pointe Park’s zoning districts and the boundaries of the districts are hereby established as shown on the Zoning Map, which accompanies this Zoning Ordinance, and which the Zoning Map with all notations, references, and other information shown thereon is as much a part of this Ordinance as if fully described herein. The Zoning Map is certified as the official copy by the City Clerk and kept on display at City Hall.



## Section 2.03 Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of a district on the Zoning Map, the following rules apply:

- A) Boundaries following the centerlines of streets, highways, or alleys, are construed as following such centerlines.
- B) Boundaries following platted or unplatted lot lines are construed as following such lot lines.
- C) Boundaries following the boundaries of the city are construed as following such boundaries.
- D) Boundaries parallel to, extensions of, or perpendicular to, features indicated in the above subsections A-C are so construed. Distances not specifically indicated on the Zoning Map are determined by the scale of the map.
- E) In other circumstances not clearly covered above by subsections A-D, the Director of Public Services determines the boundaries by applying the criteria for such determination for subsections A-D, or by any other criteria as determined appropriate to construe the boundaries of the district in a reasonable and harmonious manner.

## Section 2.04 Zoning of Vacated Areas

Whenever any park, common area, outlot, street, alley, or other public way within the city is vacated, such property (or portion thereof) is automatically classified in the district of the adjoining property on either side of such vacated property. In the event such vacated property is a district boundary between two or more different districts, the new district boundary is the former centerline of such vacated property.

## Section 2.05 Annexed Areas

Whenever land is annexed to the city, such land shall automatically be assigned the zoning of the district to which it most closely conforms under this Ordinance. The Planning Commission shall recommend the most appropriate zoning to the City Council, who shall determine by resolution the zoning classification(s) into which the property shall be placed.

## Section 2.06 Essential Services

Essential services are permitted in all zoning districts and subject to the standards of this Zoning Ordinance and permitted to receive waivers from requirements upon demonstration to the Director of Public Services that the Ordinance standard in question would inhibit the provision of the essential service to Grosse Pointe Park residents. However, buildings, towers, and substations (such as wastewater treatment facilities, telephone repeater stations, gas, or electric regulator stations, and the like) are not eligible for waivers and limited to the zoning district within which they are located.



## Section 2.07 Table of Land Uses by Zoning District

- A)** Throughout this table, “P” means permitted “Use by Right”, and “S” means permitted by “Special Land Use”. An asterisk (\*) next to the letter indicates that additional use standards must be met.
- B)** The Planning Commission has the authority to determine that a use (including a temporary use) not listed within this Zoning Ordinance is similar in character and intensity to the uses permitted in a given district. Uses determined to be similar to uses permitted in a given district are permitted in that district. Uses determined to be similar to uses permitted by special land use are permitted by special land use approval (in accordance with the process established in Article 13). In determining the “character and intensity” of a use, the Planning Commission must determine that the use is consistent with the uses permitted in the district per the following:
- 1) Noise, odor, dust, and vibration.
  - 2) Traffic generation and the number of people likely to gather onsite.
  - 3) The scale and massing of buildings.
  - 4) Impact on natural features and the environment.
  - 5) Views from adjacent properties.
  - 6) Duration of uses, if not permanent.
  - 7) Any other criteria deemed applicable by the Planning Commission.

Land Use	ER	NR-1	NR-2	NR-3	NMU	CBD	CMU	CIVIC
<b>Accessory Uses</b>								
Boat Well	P							
Home Occupation	P*	P*	P*	P*	P*	P*		
Solar Energy System	P	P	P	P	P	P	P	P
Accessory Structures	P*	P*	P*	P*	P*	P*	P*	P*
Voting Place	P	P	P	P	P	P	P	P
<b>Dwelling Units</b>								
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*				
Duplex (Side-By-Side or Stacked)			P*	P				
Economy Efficiency Dwelling (EED)				P				
Live-Work					P	P	P	
Dwelling Units Above Commercial Use					P	P	P	
Single-Family Dwelling	P	P	P	P				
Single-Family Dwelling, Manufactured		P	P	P				
Multi-Family Dwelling, Low-Density (up to four units)			P*	P	S	S	S	
Multi-Family Dwelling, Medium Density (five or more units)				P	S	S	S	



Land Use	ER	NR-1	NR-2	NR-3	NMU	CBD	CMU	CIVIC
<b>Group Homes</b>								
Adult Foster Care, Family Home (1-6 persons)	P	P	P	P				
Adult Foster Care, Small Group Home (7-12 persons)				S				
Childcare Home, Family (1-6 children)	P	P	P	P				
Childcare Home, Group (7-12 children)				S				
Foster Care, Family Home (1-6 children)	P	P	P	P				
Foster Care, Group Home (7+ children)				S				
Transitional Housing							S	
Senior Living (Assisted)			P	P			P	
Senior Living (Independent)				P			P	
<b>Public / Quasi Public Uses</b>								
Parking Lot (Surface)						P*	P*	
Parking Structure						P*	P*	
Public / Municipal Building	P	P	P	P	P	P	P	P
Public Utility Building	S	S	S	S	P	P	P	P
Recreation, Indoor (Public or Private)	P	P	P	P	P	P	P	P
Recreation, Outdoor (Public or Private)	P	P	P	P	P	P	P	P
Religious Institution		S	S	S	S	S	S	S
School, Elementary	P	P	P	P				P
School, Middle and High	P	P	P	P				P
School, College and University					S	S	S	S
Schools, Trade and Vocational					P	P	P	S
Wireless Communication Facility					S*	S*	S*	S*
Wireless Communication Facility, Small Cell					S*	S*	S*	S*
<b>Commercial Uses</b>								
Artisan / Maker Space					P	P	P	
Bar					P	P	P	
Body Art / Tattoo Shop					P	P	P	
Catering							P	
Childcare Center					P	P	P	
Cultural Institution (e.g., museum, library)					P	P	P	P
Event Hall						P	P	
Financial Institution					P	P	P	



Land Use	ER	NR-1	NR-2	NR-3	NMU	CBD	CMU	CIVIC
Florist / Landscape Nursery / Greenhouse					P	P	P	
Funeral Home / Mortuary		S	S	S	P	P	P	
Gas Station							S*	
Grocery Store					P	P	P	
Health or Fitness Club					P	P	P	
Home Improvement (e.g., Painting, Decorating, Plumbing)					P	P	P	
Hotel / Motel							S	
Hotel, Boutique						P	P	
Kennel / Pet Grooming / Pet Boarding					P	P	P	
Laundry / Dry Cleaner					P	P	P	
Medical Office					P		P	
Microbrewery / Distillery / Winery					P	P	P	
Outdoor Dining					P*	P*	P*	P*
Outdoor Sales					P*	P*	P*	P*
Personal Service Establishment					P	P	P	
Pharmacy					P	P	P	
Private Club					P	P	P	
Professional Office					P	P	P	
Restaurant, Café / Takeaway					P	P	P	
Restaurant, Full-Service					P	P	P	
Retail Sale Establishment					P*	P*	P*	
Secondhand / Rummage Shop					P	P	P	
Short-Term Rental	TBD, pending determination of final language							
Spa					P	P	P	
Studio (Dance, Art, Photography)					P	P	P	
Temporary Use	P*	P*	P*	P*	P*	P*	P*	P*
Theatre / Entertainment Venue					S	S	P	S
Vehicle Repair Shop							S*	
Vehicle Sales (Establishment, Open Air, Showroom)							S*	
Vehicle Wash Facility							S	
Veterinary Clinic					P	P	P	

# Article 3. Use Standards

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ZONING ORDINANCE · CITY OF GROSSE POINTE PARK, MI





## Section 3.01 Intent Statement

The purpose of this article is to provide additional use standards, or more discretion, to uses that may have a negative impact on the health, safety, and public welfare of the community. The additional use standards mitigate any adverse impact. Some accessory uses are listed in this section (e.g., pools, parking and storage of commercial vehicles), but the main source of uses is from the Table of Land Uses by Zoning District in section 2.7. The uses are listed in alphabetical order. The provisions of this Article are the minimum requirement, or in some instances, the maximum permitted limitation.

## Section 3.02 Duplexes in the NR-2 zoning district

In the NR-2 zoning district, duplexes are allowed by right only in the following areas:

- A) Both sides of Harcourt Street from Jefferson Avenue to Windmill Pointe Drive
- B) The northeast side of Trombley Street from Jefferson Avenue to Windmill Pointe Drive
- C) Properties between Windmill Pointe Drive and Lakeview Court.

## Section 3.03 Multi-Family Dwellings, Low-Density (up to four units) in NR-2 zoning district

In the NR-2 zoning district, low-density multi-family dwellings of up to four units are allowed by right only in the following areas:

- A) Both sides of Harcourt Street from Jefferson Avenue to Windmill Pointe Drive
- B) The northeast side of Trombley Street from Jefferson Avenue to Windmill Pointe Drive
- C) Properties between Windmill Pointe Drive and Lakeview Court.

## Section 3.04 Multi-Family Dwellings, Medium Density (five or more units) in NR-3 zoning district

- A) The multi-family dwelling must be located at the intersection of two streets.
- B) The location requirement for subsection 3.04(1) may be waived by the Planning Commission who may approve the placement of a Medium Density Multi-Family Dwelling anywhere within the NR-3 District as a Special Land Use.

## Section 3.05 Private Pools

Permitted private pools must comply with the following regulations:

- A) Must be located in the rear yard.



- B) The outside edge of the pool must be setback at least 10-feet from any side street or alley right-of-way, or property line.
- C) There shall be a distance of not less than 4-feet between the outside pool wall and any building located on the same lot.
- D) No swimming pool shall be located less than 35 feet from any front lot line.
- E) No swimming pool shall be located in an easement.
- F) All areas containing swimming pools must be completely enclosed by a fence not less than 4-feet in height. The gates shall be a self-closing and latching type, with the latch on the inside of the gate not readily available for children to open. Gates must be capable of being securely locked when the pool is not in use for extended periods. Fences of 4- to 6-feet in height may be permitted provided they meet the fence requirements of this Ordinance. These requirements are in addition to all those applicable requirements of the Michigan Building Code.

## Section 3.06 Accessory Dwelling Units

- A) **Application Process.** Application for an ADU shall be made to the Building Official and shall include the following information:
  - 1) **Scaled and Dimensioned Site Plan of the property showing the following:**
    - a) Location of all structures on the property (principal and accessory structures)
    - b) Proposed location of the ADU
    - c) Setbacks of the proposed ADU from the property lines and all structures
    - d) Designated parking area for the ADU
    - e) Landscaping or fencing for the ADU
  - 2) **Scaled and Dimensioned Floor Plan.** Showing the following:
    - a) Kitchen
    - b) Bathroom
    - c) Sleeping area
    - d) Entry stairs, porches, or entrances
    - e) Total square footage of the ADU
    - f) Gross square footage of the principal dwelling unit.
- B) **Standard for Approval.** The Building Official shall review the ADU using the following standards:
  - 1) **Number Allowed.** 1 ADU maximum shall be permitted on a property.
  - 2) **Location and Setbacks.** The ADU shall comply with all setbacks for accessory buildings in the zoning district in which it is located.



3) **Size and Occupancy.**

- a) ADUs shall have a floor area of no less than 400 square feet and no greater than 50% of the footprint of the principal dwelling.
- b) Under no circumstances shall the maximum lot coverage for a given district be exceeded.
- c) The floor area of the ADU shall not be greater than the above grade size of the principal dwelling.
- d) Either the principal dwelling unit or the ADU shall be owner-occupied.

4) **Height.** The ADU shall comply with the height requirements for accessory buildings in the zoning district in which it is located.

5) **Orientation.** Windows facing an adjoining residential property must be designed to protect the privacy of neighbors, unless fencing or landscaping is provided as screening.

6) **Property Requirements.**

- a) An ADU shall only be constructed on a property with a single detached dwelling unit.
- b) An ADU shall count towards the maximum number of permitted accessory structures on the lot.
- c) An ADU shall be connected to an approved water and sewer system.
- d) An ADU shall not be sold separately.
- e) The ADU shall have one dedicated parking space in addition to one parking space for the principal structure.
- f) A property with an ADU shall not have a Short-Term Rental on the same property.

**C) Deed Restrictions.** After ADU construction is complete and a Certificate of Occupancy has been obtained, the property owner shall file with the County Register of Deeds a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner, which shall state the following:

- 1) The use permit for the ADU shall be in effect only so long as either the main residence or the ADU is occupied as the principal residence by the applicant.
- 2) The ADU is restricted to the approved size.
- 3) The ADU shall not be sold separately.
- 4) All above declarations shall run with the land and are binding upon any successor in ownership.
- 5) The deed restrictions shall lapse upon the removal of the ADU.

**D) Review Process**

- 1) **Approving Authority.** The Building Official shall be the approving authority and shall use the criteria listed in subsection B.
- 2) **Notice to adjacent Property Owners.** After the Building Official receives a complete application for an ADU and determines that the application meets all the standards for approval, a notice shall be provided



to all property owners within a 300-foot radius of the subject property with a description of the ADU request.

- 3) **Public Hearing and Planning Commission Review.** A notified property owner may request a public hearing and review by the Planning Commission. To initiate a hearing by the Planning Commission, the noticed property owner shall provide a written request to the Building Official describing the specific reasons for the request. The due date for the public hearing request must be submitted to the Building Official within 15 days after the public notice is postmarked. The Planning Commission may approve an ADU with conditions if necessary to ensure compatibility with adjoining or nearby residential properties, or to protect the health, safety, and general welfare of the neighbors or the public.

### Section 3.07 Accessory Structures

Zoning District	# of Accessory Buildings	Location/ Yards Allowed	Setbacks	Max. Height	Max. Size & Allowed Lot Coverage	Additional Regulations
ER	3	Rear; Side: B	Sides: 3' Rear: 6' Principal Structure: 10'	20 D	E	A, C, D, F, G
NR-1	2	Rear; Side: B	Sides: 3' Rear: 6' Principal Structure: 10'	20'	E	A, C, F, G
NR-2	2	Rear; Side: B	Sides: 3' Rear: 6' Principal Structure: 10'	20'	E	A, C, F, G
NR-3	2	Rear; Side: B	Sides: 3' Rear: 6' Principal Structure: 10'	20'	E	A, C, F, G
NMU	2	Any	N/A	15'	N/A	A
CMU	1	Any	N/A	15'	N/A	A
CBD	1	Any	N/A	15'	N/A	A
CIVIC	1	Any	N/A	15'	N/A	A

- A) One additional structure less than 200 SF is permitted.
- B) Accessory structures may be in a side yard provided they meet the minimum setback for the principal structure and the combined area of the principal and accessory structure shall not exceed the maximum allowable lot coverage.
- C) A minimum 5' side yard setback is required for all utility use structures without an exterior rated wall assembly as approved by the Code Official.
- D) Accessory structures not to exceed 25' (measured to the midpoint of the peak and eave) provided maximum rear yard coverage of 25%.
- E) The size of accessory structures, whether singular or cumulative, in residential districts shall limited to the lesser of:
  - 1) 35% of a required rear yard.



- 2) 1,000 square feet per structure.
  - 3) 75% of the footprint of the principal structure.
- F)** All accessory structures having a roof and walls shall be provided with a slab foundation and rat wall. Accessory structures of more than 400 square feet must have a footing that complies with the applicable adopted Building Code.
- G)** On any corner lot in a residential district, no part of any accessory structure shall be nearer the exterior or street side lot line than the setback required for the principal structure.

## Section 3.08 Home Occupations and Home-Based Businesses

Permitted home occupations must comply with the following regulations:

**A) Approving Authority:**

- 1) Home Occupations: None
- 2) Home-Based Business Type 1: Building Official
- 3) Home-Based Business Type 2: Planning Commission Special Land Use Approval

**B) Standards:**

Regulation	Home Occupation	Type 1 Home-Based Business	Type 2 Home-Based Business
Employees	Shall live in the home	Shall live in the home	Shall live in the home plus 1 employee may work at the home-based business
Allowable Floor Area Dedicated to the Business	N/A	50% of one story of the dwelling and 50% of a detached accessory building.	50% of one story of the dwelling and 50% of a detached accessory building, or as determined by the Planning Commission.
Merchandise	Prohibited	3	3
On-Site Customers	Prohibited	No more than 2 at a time	No more than 2 at a time, or as determined by the Planning Commission.
Deliveries	1	1	1
Non-Residential Alterations	Prohibited	Prohibited	Prohibited
Signage	Prohibited	Prohibited	Prohibited
Indoor Storage	2	2	2
Outdoor Storage	Prohibited	Prohibited	As determined by the Planning Commission.
Outdoor Activities	Prohibited	Prohibited	As determined by the Planning Commission.
Inspections	See Subsection 3	See Subsection 3	See Subsection 3
Violations	Must apply for Type 1 or Type 2 Home-Based Business	Revocation of permit; civil infraction, or apply for Type 2 Home-Based Business	Hearing with Planning Commission; Revocation of permit; Civil Infraction

Footnotes to Table



- 1) The delivery and pickup of goods and materials used and/or produced in the operation of the home occupation shall be limited to the customary delivery and pickup of mail and packages by the United States Postal Service, or by alternative private delivery service, that is common to other residential properties. Such deliveries and pickups shall not require a vehicle larger than a step-type van.
  - 2) Materials, supplies, and merchandise shall be stored within a principal or accessory structure in a manner that does not pose a safety hazard to the dwelling, dwelling occupants, or adjoining properties and occupants, and shall not result in a change of use of the property or an activity prohibited by the Michigan Building Code.
  - 3) On-site pick-up of items shall be limited to arts and crafts produced on the premises; items commonly traded, such as coins, stamps, and antiques; incidental supplies related to the home-based business; and merchandise produced by the home-based business.
- C) Inspections.** All Type 1 and Type 2 home-based businesses are subject to inspection per Chapter 10 of the City Code, and compliance is required before a home-based business permit will be issued.
- D) Performance Standards for Noise.** The business shall not generate noise, vibrations, smoke, dust, odor, heat, or glare which are detectable beyond the property lines.
- E) Recreational lessons/instruction.** May produce noise generated by a person's voice or noise produced by a person's recreational activity that is detectable beyond the property lines. Furthermore, the business shall not generate any electrical interference with radio or television transmission in the area that would exceed that which is normally produced by a residential dwelling unit.
- F) Exemptions.**
- 1) Garage and Block Sales. See Section 3.17.
  - 2) The sale of horticultural products grown on the premises may be sold on the premises and shall be exempt from this section.
  - 3) Piano lessons and similar fine arts lessons are exempt per State law.
- G) Prohibited Home Occupations and Home-Based Businesses:**
- 1) Any repair of motorized vehicles such as engine repair, painting, or body work to automobiles, trucks, trailers, boats, heavy equipment, and lawn or landscaping equipment.
  - 2) Exterior parking and storage of heavy equipment not typically found in residential areas.
- H) Enforcement.** Violations of this section shall result in the penalties noted in the chart above. Whenever the Director of Public Services determines that there has been a violation of any provision of this section, they shall give notice of such violation to the person responsible as prescribed in Chapter 10 of the City's Ordinance Code. In case any violation is not remedied within the time set forth in the notice, the following action shall be taken:
- 1) A Home Occupation shall be required to apply for a Type 1 or Type 2 Home-Based Business.
  - 2) A Type 1 Home-Based Business permit shall be revoked or shall be required to apply for a Type 2 Home-Based Business.
  - 3) A Type 2 Home-Based Business shall have a hearing before the Planning Commission.



- 4) The person subject to a violation of a Type 2 Home-Based Business permit shall appear and present evidence in response to the enforcement notice to the Planning Commission. During the hearing, the Building Official or designated representative shall specify the violation(s) that exists, and the remedial action required. The Planning Commission shall then determine whether to revoke the Home-Based Business permit, allow additional time to remedy the violation, or impose additional conditions to remedy the violation(s).
- 5) In addition to revocation described above, a person who violates or fails to comply with any provision of this section is responsible for a municipal civil infraction and subject to the civil fines set forth in the schedule of fees and charges adopted in Section of the City Code of Ordinances or any other relief that may be imposed by the court. Each act of violation and each day upon which such violation occurs shall constitute a separate violation.

## Section 3.09 Parking and Storage of Commercial and Recreational Vehicles

- A) Commercial Vehicles.** In all zoning districts, the parking or storage of any commercial vehicle which contains or has affixed to it commercial hardware, including, but not limited to, a dump truck, snowplow, or towing equipment, is prohibited. However, a commercial vehicle parked or stored which contains or has affixed to it a snowplow shall be permitted between November 15 and April 1.
- B) Recreational Vehicles.** Recreational vehicles, including, but not limited to, boats, jet skis, snowmobiles, truck camper bodies, travel trailers, off-road or other altered vehicles, motor homes and utility trailers, as well as their trailers for carriage or storage, may be parked or kept on any lot or parcel in any residential district subject to the following requirements:
- 1) Recreational equipment parked or stored shall not have fixed connections to electricity, water, gas or sanitary sewer, and at no time shall such equipment be used for living, sleeping or housekeeping purposes.
  - 2) All recreational vehicles shall be parked or stored in a garage.
  - 3) Recreational vehicles may occupy a driveway for loading and unloading purposes, not to exceed 72 hours.
  - 4) Recreational vehicles shall be fully operable, shall be kept in good repair and must display the current license plate and/or registration as may be appropriate under state law for the particular type of vehicle.
  - 5) Recreational vehicles shall not be used to store any flammable or explosive fuels or material contrary to federal, state, or local regulations.

## Section 3.10 Parking Lots/Parking Structures as a Principal Use

- A) Approving Authority.** The Zoning Board of Appeals as a Special Exception.
- B) Additional Review Process.** Planning Commission Site Plan Review per Article 9.
- C) Standards.**



- 1) The basic Special Land Use Standards must be met.
- 2) The ZBA must determine the parking lot/structure is necessary to support nearby users.
- 3) The ZBA must determine the parking lot/structure will not negatively impact the vibrancy, walkability, or historic character of the surrounding area.
- 4) The applicable standards in Article 5 must be met.

## Section 3.11 Gas Stations

- A) Must be located 300 feet away from a residential zoning district, measured by property line to property line. This distance considers the possibility of spills, leaks, odors, and other accidents that can occur at a gas station.
- B) Must be located on a lot with at least 150 feet of frontage along arterial roads.
- C) Must be located on a lot with at least 15,000 SF.
- D) A traffic impact study may be required by the Planning Commission if the Commission determines that the traffic generated by the use could adversely affect the area.

## Section 3.12 Retail Sales Establishments

- A) Businesses where packaged liquors or alcoholic liquors are sold for consumption off the premises.
  - 1) Businesses where packaged liquors or alcoholic liquors are sold for consumption off the premises, being SDD (Specially Designated Distributor) and SDM (Specially Designated Merchant) licenses issued by the state shall be deemed a special land use within the NMU, CBD and CMU zoning districts and shall require approval by the Planning Commission in accordance with Article 11 of this Ordinance.
  - 2) The Planning Commission shall not approve an SDD or SDM use within the NMU, CDB or CMU districts if such proposed use or establishment is within a 500-foot distance from
    - a) An existing SDD or SDM establishment;
    - b) A place of worship; or
    - c) An elementary, junior or senior high school site.
  - 3) The distances required under subsection 2(a) shall be measured along a road, street or place maintained by the City and generally open to the public as a matter of right for the purposes of vehicular traffic, not including an alley.
  - 4) The Zoning Board of Appeals may waive the distances required under subsection 2(a) as a Special Exception.
- B) A drive-thru facility may be permitted only as an accessory use in combination with a bank or financial institution.



## Section 3.13 Reserved (for Short Term Rentals)

### Section 3.14 Temporary Uses

- A) Purpose.** This section allows for the establishment of certain temporary uses of limited duration, provided that such uses do not negatively affect adjacent properties or municipal facilities, and provided that such uses are discontinued upon the expiration of a set time period. The construction or alteration of any permanent building or structure is not considered a temporary use.

The Director of Public Services may permit uses and the occupancy of structures that are consistent with the uses otherwise permitted in a zoning district, but which are temporary and do not require the construction of any capital improvement of a structural nature. In no case shall a use not otherwise allowable in a zoning district be permitted on a temporary basis.

- B) Overview of Temporary Uses.** Below is a table of temporary uses differentiating between those that require a temporary use permit from the Director of Public Services and those that do not require a permit.



Temporary Use	Permit Required	Permit Not Required	Definition
<b>Established Business seeking SLU (3-Months)</b>	x		Established businesses that experience a change in ownership and no change in business use or building footprint, and that are required to pursue a special land use permit to continue operating, these businesses may operate with a temporary use permit at the discretion of the Director of Public Services. The temporary use permit expires 3 months after Department of Public Services approval. No extensions are allowed.
<b>Mobile Vending</b>	x		The act of selling items, usually food, from a vehicle that is not permanently affixed to the site of sale and can be readily transported to and from that site.
<b>Outdoor Sales</b>			The outdoor display of products (excluding fireworks) by a permanent business establishment or temporary retail operations including but not limited to farmer's market, sidewalk sales, seasonal sales (e.g., Christmas trees, pumpkins), art, vehicles.
<b>Outdoor Sales</b>	x		
Outdoor Sales, Principal Business Establishment		x	Outdoor sales provided by the principal business establishment must meet general standards only. However, if sales involve food, the vendor must receive a permit.
Outdoor Sales, Charitable Organizations		x	Charitable organizations and non-profits (e.g., Girl Scout Cookies) are allowed to sell without a permit if they obtain property owner approval.
<b>Outdoor Dining</b>	x		Any area where food and other refreshments are served or consumed within the public right-of-way, e.g., the sidewalks immediately in front of any food establishment, cafe, or place of business where food and/or other refreshments are served, or where permitted on private property.
<b>Pop-Up</b>	x		A pop-up is a use that activates a site, indoors or outdoors, with a temporary purpose. A pop-up usually takes over an existing building, for example a restaurant pop-up or art gallery pop-up.
<b>Yard / Garage / Estate / Block Sales &amp; Auctions</b>			Outdoor sales within residential districts.
Yard Sales, City Declared		x	–
Garage / Estate / Block Sales & Auctions	x		The permit shall be valid for the length of the garage sale. No sale can operate for more than three consecutive days. Individual residences shall be permitted to host a maximum of three sales per year.
<b>Tents / Canopies / Bounce Houses</b>			A temporary portable tent, canopy, or inflatable bounce house. Public is defined as any space that is public or quasi-public, such as a park, parking lot, church and commercial property (areas where members of the public can access). Private is defined as private use within one's residential property.
Tents or Canopies, 10x10 SF or less		x	–
Tents or Canopies, greater than 10x10 SF, Public	x		–
Bounce House, Public	x		–
Bounce House / Canopy / Tent, Private Residential		x	–
<b>Construction Buildings, Structures &amp; Storage</b>	x		Temporary buildings, structures and storage devices used during construction.
<b>Portable Moving / Storage Containers &amp; Dumpsters</b>	x		Containers used for moving and storage or dumpsters used for construction / home improvements,



- C) Process.** Temporary use requests will be reviewed administratively by City staff. The staff will coordinate reviews by the City Police, Fire, Planning and Department of Public Services. The submittal requirements for a temporary use permit are as follows:
- 1) **Complete Application.** A completed application and required fee.
  - 2) **Written Description.** A written statement describing the requested use and the proposed hours and days of operation.
  - 3) **Illustrative Plan.** An illustrative plan that shows the following, plus any other information needed to demonstrate compliance with the specific use requirements contained within this article as requested by the Public Services Director:
    - a) The site boundary.
    - b) Location of fire hydrants.
    - c) Existing and proposed buildings / structures.
    - d) Boundaries of proposed sales or activity areas.
    - e) Location and method of waste disposal.
    - f) Any other information deemed necessary by Planning and the Department of Public Services.
  - 4) **Signs.** Temporary signs are permitted as part of a temporary use with the following standards:
    - a) Signs must be in the same location as the vendor/display.
    - b) Signs located on a canopy or vending unit must be banner.
    - c) Signs located apart from a canopy or vending unit must be a yard sign or sandwich board sign.
    - d) Signs must meet the standards listed in Article 10: Signs.
  - 5) **Proof of Ownership / Property Owner Permission.** Proof of ownership or, if the applicant is not the owner of the land, written permission from the owner to use the property for said use. If the activity is proposed to occur in public right-of-way, then the Public Services Director must provide written permission.
  - 6) **Liability Insurance.** Applicants must submit their insurance information, including company and policy number, with a temporary use application.
  - 7) **Additional Permits / Approvals.** Applicant must acquire all outside agency permits and approvals, if necessary.
- C) Prohibited and Violations.**
- 1) **Alteration/construction of a permanent building.** The construction or alteration of any permanent building or structure is not considered a temporary use.
  - 2) **No negative impact on adjacent properties or municipal services.** Temporary uses cannot negatively affect adjacent properties or municipal facilities.



- 3) **Use not allowed in Zoning District.** The temporary use must be consistent with the uses permitted in a zoning district.
  - 4) **Violations.** If a temporary use violates any of its standards, it must cease operations and receive approval from the Director of Public Services for subsequent operation.
- E) Types of Temporary Uses.** Various temporary uses have different allowable durations and standards. See Article 15 for administration and permit enforcement information.
- 1) **Construction Buildings, Structures and Storage.** Temporary construction buildings, structures or storage require a permit and shall be reviewed in accordance with the following standards:
    - a) **Duration.** Temporary construction buildings or structures or storage are permitted for a period of up to 12 months. An additional extension can be approved at the time of application submission by the Director of Public Services or their designee.
    - b) **Loading Zone.** Uses cannot be located within the designated loading zone.
    - c) **Landscaping.** Landscaping may be required based on site location, visibility and duration of the temporary building, structure or storage.
    - d) **Electrical Permit.** If electricity is required, an electrical permit must be obtained.
    - e) **Trailer Design Standards.** Trailers must meet the following requirements:
      - (1) One trailer per builder or contractor.
      - (2) Setback requirements for the zoning district must be met.
      - (3) Trailer must be anchored per Department of Public Services requirements.
      - (4) Trailer must have skirting.
      - (5) Trailer must meet Michigan Building Code, Michigan OSHA, and Michigan barrier free requirements.
      - (6) Trailer must have one ten-pound ABC fire extinguisher.
    - f) **Storage under Trailer.** Storage of materials under the trailer is not permitted.
    - g) **Circulation.** Roads and parking areas within the construction site must have an all-weather surface capable of supporting a fire apparatus.
    - h) **Certificate of Occupancy.** All equipment, materials, goods, poles, wires and other items associated with the temporary building shall be removed from the premises within five days of issuing a final certificate of occupancy.
  - 2) **Established Business seeking Special Land Use (3-Months).** For established businesses that experience a change in ownership and no change in business use or building footprint, and that are required to pursue a special land use permit to continue operating, these businesses may operate with a temporary use permit at the discretion of the Public Services Director, or their designee. The temporary use permit expires 3 months after Department of Public Services approval. No extensions are allowed. The purpose of this temporary use is to allow established businesses to continue operating



while they pursue their special land use and site plan obligations. This use is not for new businesses that are not established in the community. It is for businesses with a recent change in ownership.

- 3) **Mobile Vending.** Mobile vending is the act of selling items, usually food, from a vehicle that is not permanently affixed to the site of sale and can be readily transported to and from that site. Listed below are the types of mobile vendors and general standards. Mobile vendors must obtain a temporary use permit to operate. Permitted locations of operation are commercial, parks and parking lots. Vendors must abide by all general standards listed below.
- a) **General Standards.** When applicable:
- (1) **Property Owner Permission.** The mobile vendor must provide evidence of written permission from the owner of the site. A vendor that extends beyond the property lines shall require the permission of the affected property owners. If the site is located on public property and in front of a storefront, then the vendor must receive the business owner's permission to operate at that location.
  - (2) **City Permission (if Public Space).** The mobile vendor must acquire an outdoor café permit if operating in public space and shall submit:
    - (a) Proof of insurance with coverage and terms to be defined by the City Attorney
    - (b) A statement indemnifying the City from liability in a form deemed sufficient by the City Attorney.
  - (3) **Duration.** Permits may be granted for special events on public or private property lasting no more than 24 hours with a maximum of six (6) events per calendar year.
  - (4) **Maintain 5 ft Pedestrian Walkway.** If a vendor is located on a public sidewalk, a minimum of five (5) feet of unobstructed, pedestrian access along the sidewalk shall be maintained. Sufficient room shall also be provided to allow car doors to open along the curbside.
  - (5) **Parking Area.** The use occupies less than 25% of the required business parking area. No vendor can obstruct or place their display within accessible, barrier-free parking spaces.
  - (6) **Traffic and Motor Vehicle Code.** Mobile vending shall be subject to City Traffic Ordinance.
  - (7) **Health Code.** Vendors must comply with all health requirements of the state or county health departments.
  - (8) **Noise Control.** Mobile vending shall be subject to City Noise Ordinance.
  - (9) **Contain Materials.** Vendors must contain all materials and supplies in the mobile vending unit and shall not store supplies or other materials on public property.
  - (10) **Unattended Vending Unit.** A mobile vending unit shall not be left unattended for longer than 15 minutes.
  - (11) **American Disabilities Act.** Mobile vending activity shall not violate the American with Disabilities Act.
  - (12) **Hours of Operation.** No mobile vendor shall operate between the hours of midnight and 7:00 a.m.



- (13) **Trash Management.** A mobile vending unit or mobile food vending unit shall always keep the areas around its vending operation clean and free from litter, garbage and debris. A vendor shall remove all garbage and debris originating from its vending operation from the city and shall not dispose of its garbage and debris in city trash receptacles or city trash compactors unless authorized by the city. Unless authorized by the city or by a private entity via a shared dumpster agreement, a vendor must supply their own trash receptacle.
- (14) **No Outdoor Cooking.** A mobile food vendor shall at no time make use of any outdoor cooking facilities, including grills.
- (15) **Public Utilities.** Vendors shall not connect a mobile vending unit or a mobile food vending unit to a source of city electricity, water, or sewer, unless permitted by the Director of Public Services.
- (16) **Protect Public Property.** Public property must not be altered, and permanent fixtures of any kind shall not be installed on public property by the vendor unless authorized by the city. A mobile vending unit shall not be secured or affixed to any public structure unless authorized by the city.
- (17) **Outdoor Dining.** A mobile vendor may set up an outdoor dining area if the design complies with the general standards for mobile vending, including parking area standards, and the general standards for outdoor dining.
- 4) **Outdoor Dining.** Outdoor dining, whether on private property or at public sidewalk cafés, improves the general business climate and activates exterior space. Outdoor dining is permitted immediately adjacent to, accessory to and abutting the principal use of a business. Outdoor Dining operations are subject to review by the Director of Public Services with the conditions below.
- a) **Public Outdoor Dining / Sidewalk Café.** Establishments must submit a statement indemnifying the City from liability in a form deemed sufficient by the Director of Public Services. Permits for public outdoor dining shall expire after 365 days.
  - b) **Maintain 5 ft Pedestrian Walkway.** If an outdoor café is located on a public sidewalk, a minimum of five (5) feet of unobstructed, pedestrian access along the sidewalk shall be maintained. Sufficient room shall also be provided to allow car doors to open along the curbside.
  - c) **Hours of Operation and Site Maintenance.** All outdoor activity including cleaning, maintenance and closing procedures must cease at the close of business. The cafe shall be free of debris and litter.
  - d) **Furniture Design Standards.** The tables, chairs, fencing, and other aspects of the cafe shall be designed to be architecturally compatible with existing structures on the subject property. The tables and chairs shall not be permanently anchored to the ground.
  - e) **Sketch Plan / Plot Plan Requirements.** Reviews of outdoor dining facilities shall include, but are not limited to, the following elements: tables, chairs, umbrellas, portable heating elements, barriers, service stations, landscaping/plantings, utilities, awnings, canopies, lighting, host/hostess stands, entertainment, valet operations, and any other adjacent neighboring outdoor dining facilities.
  - f) **Storage.** When not used in a daily fashion, the storage of the outdoor dining facility must be indoors and concealed from public view.



- g) **Months of Operation.** Outdoor dining is only permitted during the months of May through November, unless the applicant sufficiently demonstrates to the Public Services Director that this period should be expanded based on the circumstances of the applicant. For a business that has already been granted special exception for outdoor dining, such a business may make a request to the Director of Public Services to allow for outdoor dining at other times if weather permits or for individual specific events.
- h) **Codes.** The cafe shall meet all County, State, and Federal requirements for food sales, liquor control, building, fire and other relevant regulations.
- i) **Permit Required.** Outdoor dining at any location is not permitted without a city-issued permit.
- 5) **Outdoor Sales.** The outdoor display of products by a permanent business establishment or temporary retail operations including but not limited to farmer's market, sidewalk sales, seasonal sales (e.g., Christmas trees, pumpkins), art, vehicles. Outdoor sales do not include food or fireworks. Outdoor sales areas, except as otherwise provided in this Ordinance, are expressly prohibited. However, temporary outdoor sales may be approved by the Director of Public Services after obtaining a permit. Permits are not required for the outdoors sales by charitable organizations and non-profits (e.g., Girl Scout vendors). Permits are also not required for businesses that have an active business license if the sale is adjacent to their building. Listed below are the types of outdoor sales and general standards. Permitted locations of operation are commercial, parks and parking lots. Vendors must abide by all general standards listed below.
- a) **General Standards.** When applicable:
- (1) **Property Owner Permission.** The vendor must provide evidence of written permission from the owner of the site. A vendor that extends beyond the property lines shall require the permission of the affected property owners. If the site is located on public property and in front of a storefront, then the vendor must receive the business owner's permission to operate at that location.
  - (2) **City Permission (if Public Space).** The vendor must provide evidence of written permission from the Office of the Director of Public Services if operating in public space.
  - (3) **Location.** The items proposed to be sold outdoors are related to and displayed immediately adjacent to an existing licensed place of business.
  - (4) **Duration.** Outdoor sales are limited to three per calendar year per business, for up to 90 days per occurrence.
  - (5) **Maintain 5 ft Pedestrian Walkway.** If a vendor is located on a public sidewalk, a minimum of five (5) feet of unobstructed, pedestrian access along the sidewalk shall be maintained. Sufficient room shall also be provided to allow car doors to open along the curbside.
  - (6) **Parking Area.** The use occupies less than 25% of the required business parking area. No vendor can obstruct or place their display within accessible, barrier-free parking spaces.
  - (7) **Traffic and Motor Vehicle Code.** Vendors must abide by City Ordinance.
  - (8) **Health Code.** Vendors must comply with all health requirements of the state or county health departments.



- (9) **Noise Control.** Vendors must abide by City Ordinance.
  - (10) **Contain Supplies.** Vendors must contain all materials and supplies in the display and shall not store supplies or other materials on public property.
  - (11) **Unattended Vending Units.** A vending display shall not be left unattended while on a public sidewalk for longer than 15 minutes.
  - (12) **Hours of Operation.** No vendor shall operate between the hours of 11 p.m. and 7 a.m.
  - (13) **Trash Management.** A vendor shall always keep the areas around its vending operation clean and free from litter, garbage and debris. A vendor shall remove all garbage and debris originating from its vending operation from the city and shall not dispose of its garbage and debris in city trash receptacles or city trash compactors unless authorized by the city.
  - (14) **Public Utilities.** Vendors shall not connect a pushcart or vending display to a source of city electricity, water or sewer, unless permitted by Director of Public Services.
  - (15) **Protect Public Property.** Public property shall not be altered, and permanent fixtures of any kind shall not be installed on public property by the vendor unless authorized by the city. A pushcart or vending display shall not be secured or affixed to any public structure unless authorized by the city.
- 6) **Pop-Up.** A pop-up is a use that activates a site, indoors or outdoors, with a temporary purpose. A pop-up frequently takes over an existing building or use, for example a retail, restaurant or art gallery pop-up.
- a) **General Standards.**
- (1) **Property Owner Permission.** The vendor must provide evidence of written permission from the owner of the site. A vendor that extends beyond the property lines shall require the permission of the affected property owners. If the site is located on public property and in front of a storefront, then the vendor must receive the business owner's permission to operate at that location.
  - (2) **City Permission (if Public Space).** The vendor must provide evidence of written permission from the Office of the Director of Public Services if operating in public space.
  - (3) **Maintain 5 ft Pedestrian Walkway.** If a vendor is located on a public sidewalk, a minimum of five (5) feet of unobstructed, pedestrian access along the sidewalk shall be maintained. Sufficient room shall also be provided to allow car doors to open along the curbside.
  - (4) **Parking Area.** The pop-up use must occupy less than 25% of the required business parking area.
  - (5) **Traffic and Motor Vehicle Code.** Outdoor displays shall be subject to the Traffic and Motor Vehicle Code. Vendors must not block or impair vehicular or pedestrian travel.
  - (6) **Health Code.** Vendors must comply with all health requirements of the state or county health departments.
  - (7) **Noise Control.** Vendors must comply with City noise ordinance.



- (8) **Contain Supplies.** Vendors must contain all materials and supplies in the pop-up and shall not store supplies or other materials on public property.
  - (9) **Hours of Operation.** No vendor shall operate between the hours of 3:00 a.m. and 8:00 a.m.
  - (10) **Trash Management.** A vendor shall always keep the areas around its vending operation clean and free from litter, garbage and debris. A vendor shall remove all garbage and debris originating from its vending operation from the city and shall not dispose of its garbage and debris in city trash receptacles or city trash compactors unless authorized by the city.
  - (11) **Public Utilities.** Vendors shall not connect a pushcart or vending display to a source of city electricity, water, or sewer, unless permitted by the Director of Public Services.
  - (12) **Protect Public Property.** Public property shall not be altered, nor shall permanent fixtures of any kind be installed on public property by the vendor unless authorized by the city. A pushcart or vending display shall not be secured or affixed to any public structure unless authorized by the city.
- 7) **Portable Moving and Storage Containers and Roll-Off Dumpsters.** Portable moving and storage containers and roll-off dumpsters require a permit and shall be reviewed in accordance with the following standards:
- a) Portable On-Demand Storage Structures may be allowed by the Public Services Director on any lot, subject to the following regulations:
    - (1) The portable on-demand storage structure may be placed on a lot for a period not to exceed sixty (60) days in a calendar year, or as approved by the Public Services Director.
    - (2) Up to two (2) portable on-demand storage pods may be located on-site if the Public Services Director has issued a building permit. The time period for the storage pod shall coincide with the effective dates of the building permit but may be extended for the storage pod by the Public Services Director if there is substantial progress or construction activity toward completion.
    - (3) In the event of flood damage, fire damage, asbestos removal or similar catastrophes or emergency repairs, the Public Services Director may allow up to two (2) portable on-demand storage structures during the period of emergency repair. Time extensions may also be granted by the Public Services Director.
    - (4) The portable on-demand storage structure must be placed behind the front building line of the structure and in no case closer than fifteen (15) feet from the front lot line, as determined by the Public Services Director.
  - b) Dumpster Roll-Off Containers. A Dumpster Roll-Off Container may be allowed by the Public Services Director, subject to the following regulations:
    - (1) In a residential zoning district, a dumpster roll-off container may be permitted by the Public Services Director for a maximum of five (5) days. This may be extended by the Public Services Director if the site has been issued a building permit, and if there is substantial progress or construction activity.



- (2) The dumpster roll-off container shall be placed on a driveway and shall be situated in order to maintain adequate sight distance from the public right-of-way. This shall not apply to dumpster roll-off containers that are permitted under a right of way permit.
- (3) In non-residential zoning districts, a dumpster roll-off container may be permitted by the Public Services Director for a maximum of ten (10) days. This shall exclude any operations where the use of dumpster roll-off containers are related to manufacturing or processing.
- 8) **Tents / Canopies / Bounce Houses.** Public is defined as any space that is public or quasi-public, such as a park, parking lot, church and commercial property (areas where members of the public can access). Private is defined as private use within one's residential property.
- a) **Tents or Canopies, 10 x 10 SF or less.** A permit is not required. Must meet general standards.
- b) **Tents or Canopies, greater than 10 x 10 SF.** A special event permit is required. Must meet general standards.
- c) **Bounce House, Public.** A temporary use permit is required. Additionally, a special event permit may be required. Must meet general standards.
- d) **Bounce House / Canopy / Tent, Private Residential.** No permit is required. Must meet general standards.
- e) **General Standards.** When applicable:
- (1) **Operation Standards.** Rental of membrane structures for the purpose of special events such as graduations, weddings, and other similar events or the use of membrane structures for temporary storage is permitted on residential properties for a period of time up to seven days.
- (2) **Prohibited Uses.** Membrane structures used for the purpose of parking or storage of vehicles, recreation vehicles and/or equipment, maintenance equipment and utility trailers are prohibited.
- 9) **Yard Sales, Garage Sales, Estate Sales, Block Sales, Auctions, or other Similar Events.**
- a) **Yard Sales.** When the City declares a Yard Sale Day, no permit is required. Use must meet general standards.
- b) **Garage Sales, Estate Sales, Auctions.** A permit is required.
- (1) A permit shall be obtained from the Department of Public Services, and a nominal fee shall be charged in an amount to be decided by resolution of the City Council from time to time.
- (2) The permit shall be valid for the length of the garage sale. No sale may operate for more than three consecutive days.
- (3) Individual residences shall be permitted to host a maximum of three garage sales per year, including participation in up to two block sales. Participation in a block sale shall count toward the total number of sales permitted. In no instance shall any residence be involved in or host more than three garage sales per year.
- c) **Block Sales.** A permit is required.



- (1) A block sale is a sale in which five or more homes on a block are participating.
  - (2) A permit shall be obtained from the Department of Public Services, and a nominal fee shall be charged in an amount to be decided by resolution of the City Council from time to time.
  - (3) The permit shall be valid for the length of the block sale. No sale may operate for more than three consecutive days.
  - (4) Each residence participating in the block sale shall be listed on the permit application. Individual residences may participate in not more than two block sales per year.
- d) **General Standards.** When applicable:
- (1) **Hours of Operation.** No sale shall operate between the hours of 8 p.m. and 8:00 a.m.
  - (2) **Maintain 5 ft Pedestrian Walkway.** If a vendor is located on a public sidewalk, a minimum of five (5) feet of unobstructed, pedestrian access along the sidewalk shall be maintained. Sufficient room shall also be provided to allow car doors to open along the curbside.
  - (3) **Noise Control.** Vendors must comply with Chapter 28 of the City Code.
  - (4) **Trash Management.** A vendor shall always keep the areas around its vending operation clean and free from litter, garbage and debris. A vendor shall remove all garbage and debris originating from its vending operation from the city and shall not dispose of its garbage and debris in city trash receptacles or city trash compactors unless authorized by the city.

## Section 3.15 Vehicle Repair Shops

- A) **Location.** Servicing and repair of vehicles shall be permitted only inside a fully enclosed building.
- B) **Outside storage or parking** of disabled, wrecked, inoperable, or partially dismantled vehicles shall not be permitted outside of specifically designated areas.
- C) **Vehicle Sales** associated with Vehicle Repair facilities shall receive zoning approval for each use and shall meet all applicable zoning standards.
- D) **City, County, State, and Federal regulations** for the storage, transportation, and disposal of oil, gasoline, and other flammable liquids shall be met.

## Section 3.16 Vehicle Sales

- A) **Vehicle display parking, and circulation areas** shall be paved with a durable surface and include bumper guards or curbing that separates paved areas from landscaped and lawn areas. Another means may be approved by the Planning Commission
- B) **Outdoor display areas** shall be located a minimum of 10 feet from all property lines. Display spaces shall be clearly delineated on the Site Plan. All display vehicles shall be parked in display spaces. Display cars shall not be parked in required parking spaces.
- C) **Vehicle Repair** association with Vehicle Sales shall receive zoning approval for each use and shall meet all the applicable zoning standards.



- D) A minimum 500 square foot permanent structure shall be provided on the lot to serve as offices and restrooms for the Vehicle Sales use.

## Section 3.17 Wireless Communication Facilities

- A) **Intent.** It is the intent of the city to authorize communication facilities needed to operate wireless telecommunication systems and 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. Recognizing the number of providers authorized to establish and operate such services and coverage, it is the further intent of this Section to:
- 1) Facilitate adequate and efficient provision of sites for wireless communication facilities.
  - 2) Establish zoning district for the establishment of wireless communication facilities, subject to applicable standards and conditions.
  - 3) Ensure that wireless communication facilities are situated in appropriate locations and relationships to other land use, structures, and buildings.
  - 4) Limit inappropriate physical and aesthetic overcrowding of land use activities and avoid adverse impact upon existing population, transportation systems, and other public services and facility needs.
  - 5) Promote the public health, safety, and welfare.
  - 6) Provide for adequate information about plans for wireless communication facilities, in order to permit the community to effectively plan for the location of such facilities.
  - 7) Minimize the adverse impact of technological obsolescence of such facilities, including a requirement to remove unused and/or unnecessary facilities in a timely manner.
  - 8) Minimize the negative visual impact of wireless communication facilities on neighborhoods, community landmarks, historic sites and buildings, natural beauty areas and public rights-of-way. This contemplates the establishment of as few structures as reasonably feasible, and the use of structures which are designed for compatibility, including the use of existing structures and the avoidance of lattice structures that are unnecessary.
  - 9) City Council finds that the presence of numerous support structures, particularly if located within residential areas, would decrease the attractiveness, and destroy the character and integrity of the community. This, in turn, would have an adverse impact upon property values. Therefore, it is necessary to minimize the adverse impact from the presence of numerous relatively tall support structures having low architectural and other aesthetic appeal to most persons, recognizing that the absence of regulation would result in a material impediment to the maintenance and promotion of property values, and further recognizing that this economic component is an important part of the public health, safety, and welfare.
- B) Existing wireless communication facilities are permitted as follows:
- 1) An existing structure which serves as an attached wireless telecommunication facility within a nonresidential zoning district, where the existing structure is not, in the discretion of the Director of Public Services of the city, proposed to be either materially altered or materially changed in appearance.



- 2) A proposed colocation upon an attached wireless telecommunication facility which had been preapproved for such colocation as part of an earlier approval by the city.
  - 3) An existing structure which will serve as an attached wireless telecommunication facility consisting 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.
- C)** New wireless communication facilities may be permitted as a special land uses in the CMU, Corridor Mixed Use District.
- D)** All applications for wireless communication facilities must be reviewed in accordance with the following standards and conditions, and, if approved, constructed, and maintained in accordance with such standards and conditions. If the facility is approved, it must be constructed and maintained with any additional conditions imposed by either the Planning Commission or City Council in its discretion.
- 1) Facilities must be:
    - a) Found to not be injurious to neighborhoods or detrimental to the public safety and welfare.
    - b) Located and designed to be harmonious with the surrounding areas.
    - c) Must comply with applicable federal and state standards relative to the environmental effects of radio frequency emissions.
    - d) Designed with the lowest height possible; the applicant must provide justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights.
  - 2) The following use standards must be also met:
    - a) The maximum height of a new or modified support structure and antenna is the minimum height demonstrated necessary for a reasonable communication by the applicant and other entities to collocate on the structure, but not to exceed 120-feet in height. The accessory building contemplated to enclose such ground equipment is limited to the maximum height for accessory structures within the zoning district.
    - b) The setback of the support structure from any residential district is at least the height of the highest point of any structure on the premises and the setback of the support structure from any existing or proposed rights-of-way or other publicly traveled roads is no less than the height of the structure.
    - c) Where the proposed new or modified support structure abuts a parcel of land zoned for a use other than residential, the minimum setback of the structure, and accessory structures, must be in accordance with the required setbacks for main or principal buildings for the zoning district in which the structure is located.
    - d) Unobstructed access to the support structure, for operation, maintenance, repair, and inspection purposes, which may be provided through or over an easement, must be secured. This access must 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 be needed to access the site.



- e) The division of property for the purpose of locating a wireless communication facility is prohibited unless all zoning requirements and conditions are met.
  - f) Where an attached wireless communication facility is proposed on the roof of a building, if the equipment enclosure is proposed as a roof appliance on the building, it must 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 must conform with all district requirements for principal, building, including yard setbacks.
  - g) The Planning Commission must, with respect to the color of the support structure and all accessory buildings, review and approve the same so as to minimize distraction and reduce visibility in its surroundings. It is the responsibility of the applicant to maintain the wireless communication facility in a neat and orderly condition.
  - h) The support system must be constructed in accordance with all applicable building codes and include the submission of a soils report from a geotechnical engineer licensed in the state. This soils report must include soil borings and statements confirming the suitability of soil conditions for the proposed use. The requirements of the Federal Aviation Administration (FAA), the Federal Communication Commission (FCC), and the state aeronautics commission, must be noted.
  - i) A maintenance plan, and any applicable maintenance agreement, must be presented and approved as part of the site plan for the proposed facility, and designed to ensure long term, continuous maintenance to a reasonably prudent standard.
- E) Applications for wireless communication facilities which may be approved as special land uses must be reviewed, and, if approved, constructed, and maintained in accordance with the standards and conditions of this Section, and in accordance with the following standards:**
- 1) The applicant must demonstrate the need for the proposed facility 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 facility location in relation to other facilities with which the proposed facility is to operate.
    - f) Other specifically identified reasons creating facility need.
  - 2) The proposal must be reviewed in conformity with the colocation requirements of this Section.
- F) Application requirements.**
- 1) A site plan prepared in accordance with Article 9 must 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. The site plan must



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 must 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.

- 2) The application must include a signed certification by a state-licensed professional engineer with regard to the manner in which the proposed 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 facilities.
- 3) The application shall include a description of surety to be posted at the time of receiving a building permit for the facility to ensure removal of the facility when it has been abandoned or is no longer needed. In this regard, the surety shall, at the election of the applicant, be in the form of: cash; a surety bond; a letter of credit; or an agreement in a form approved by the attorney for the city and recordable at the office of the register of deeds, establishing a promise of the applicant and owner of the property to remove the facility in a timely manner as required under this section, with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorneys' fees incurred by the community in securing removal.
- 4) The application shall include a map showing existing and known proposed wireless communication facilities within the city, and further showing existing and known proposed wireless communication facilities within areas surrounding the borders of the city in the location and in the area, which are relevant in terms of potential colocation or in demonstrating the need for the proposed facility. If and to the extent the information in question is on file with the city, the applicant shall be required only to update as needed.
- 5) The application must include the name, address, and phone number of the person to contact for engineering, maintenance and other notice purposes. This information must be continuously updated during the time the facility is on the premises.

#### **G) Colocation.**

- 1) It is the policy of the city to minimize the overall number of newly established locations for wireless communication and wireless communication support structures within the community, and to encourage the use of existing structures attached wireless communication facility purposes, consistent with the statement of purpose and intent set forth in this Ordinance. Colocation is permitted when all the following are met:
  - a) The wireless communication provider under consideration for colocation will undertake to pay market rent or other market compensation for colocation.
  - b) The site on which colocation is being considered, taking into consideration reasonable modification or replacement of a facility, is able to provide structural support.
  - c) The colocation being considered is technologically reasonable, e.g., the colocation will not result in unreasonable interference, given appropriate physical and other adjustments in relation to the structure, antennas, and the like.
  - d) The height of the structure necessary for colocation will not be increased beyond a point deemed to be permissible by the city, taking into consideration the several standards contained in this section.



- 2) Requirements for colocation.
  - a) A special land use permit for the construction and use of a new wireless communication facility cannot be granted unless and until the applicant demonstrates that a feasible colocation is not available for the coverage area and capacity needs.
  - b) All new and modified wireless communication facilities must be designed and constructed so as to accommodate colocation.
  - c) The policy of the community is for colocation. Thus, if a person who owns or otherwise controls a wireless telecommunication facility fails or refuses to alter a structure so as to accommodate a proposed and otherwise feasible colocation, such facility cannot be altered, expanded or extended in any respect. If a party who owns or otherwise controls a wireless communication facility fails or refuses to permit a feasible colocation, and this requires the construction and/or use of a new wireless communication support structure, the person failing or refusing to permit a feasible colocation shall be deemed to be in direct violation and contradiction of the policy, intent, and purpose of the city, and, consequently, such persons must take responsibility for the violation, and shall be prohibited from receiving approval for a new wireless communication support structure within the city for a period of five years from the date of the failure or refusal to permit the colocation. Such a person may seek and obtain a variance from the Zoning 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 communication services, or that such enforcement would have the effect of prohibiting the provision of personal wireless communication services.

#### H) Removal.

- 1) A condition of every approval of a wireless communication facility is an adequate provision for removal of the facility by its users and owners upon the occurrence of one or more of the following events:
  - a) When the facility has not been used for 180 days or more. For purposes of this subsection, the removal of antennas or other equipment from the facility, or the cessation of operations (transmission and/or reception of radio signals), is considered as the beginning of a period of nonuse.
  - b) Six months after new technology which is available at reasonable cost as determined by the City Council, which permits the operation of the communication system without the requirement of the support structure.
- 2) The situations in which removal of a facility is required, as set forth in this section, may be applied and limited to portions of a facility.
- 3) Upon the occurrence of one or more of the events requiring removal, as specified in this section, the property owner or person who had used the facility 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 Director of Public Services.
- 4) If the required removal of a facility, or a portion thereof, has not been lawfully within 60 days of the applicable deadline, and after at least 30 days' written notice, the city may remove or secure the



removal of the facility, or required portions thereof, with its actual costs and reasonable administrative charges to be drawn, collected and/or enforced from or under the security posted at the time application was made for establishing the facility, completed within 60 days of the applicable deadline, and after at least 30 days' written notice, the city may remove or secure the removal of the facility, or required portions thereof, with its actual costs and reasonable administrative charges to be drawn, collected and/or enforced from or under the security posted at the time application was made for establishing the facility.

# Article 4. Schedule of Regulations, Materials, Building Form and Design

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ZONING ORDINANCE · CITY OF GROSSE POINTE PARK, MI





## Section 4.01 Intent Statement

- A) **Schedule of Regulations.** No building may be erected, nor any existing building be altered, enlarged, or rebuilt, nor any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the regulations for the district in which the building or use is located, per this Article.
- B) **Building Form and Design Standards.** Grosse Pointe Park’s building form and design standards guide the establishment of harmonious building appearance on all exterior walls of a building to create, enhance and promote a uniform and quality visual environment throughout the city. Site lighting standards are also detailed that are attractive to the eye, while adequately illuminating a site for safety and convenience.

## Section 4.02 Schedule of Dimensional Regulations

Zoning District	Min. Lot Size		Max. Height of Structures		Min. Ground Floor Height Ft.	Min. Yard Setback (Ft.)				Max. Impervious Lot Coverage	Minimum Ground Floor Area of Building (SF)	General Footnotes
	Area (SF)	Width (Ft.)	Stories	Ft.		Front	Side		Rear			
					Least		Total					
<b>ER, Estate Residential</b>	20,000	100	3	40	-	30, A, B	10	D, E	30	60%	1,200	H, I, J, K, M, N, O, P
<b>NR-1, Neighborhood Residential District</b>	10,000	80	2 1/2	35	-	25, A	4	C, E	25	70%	750	H, I, J, K, M, N, O, P
<b>NR-2, Neighborhood Residential District</b>	5,000	60	2 1/2	35	-	20, A	3	C, E	20	70%	600	H, I, J, K, L, M, N, O, P
<b>NR-3, Neighborhood Residential District</b>	3,000	30	2 1/2	35	-	15, A	3	C, E, F	15	90%	500	H, I, J, K, L, M, N, O, P
<b>NMU, Neighborhood Mixed-Use</b>	-	-	3	40	12	0	0	E	0	90%	-	F, G, L, M, N, O
<b>CBD, Central Business District</b>	-	-	3	40	12	0	0	E	0	100%	-	F, G, L, M, N, O
<b>CMU, Corridor Mixed-Use District</b>	-	-	3	40	12	0	0	E	0	85%	-	F, G, L, M, N, O
<b>CP, Civic and Parks District</b>	-	-	3	40	-	A	-	C, D, E	-	100%	-	M, N, O



## Section 4.03 Footnotes to the Schedule of Regulations

- A) **Front Yard Setback.** Front yard setback is the greater of the average setback of the residential structures adjacent to the property on both sides, or the minimum setback indicated in the Schedule of Dimensional Regulations. When there is a vacant lot, refer to the closest adjacent property.
- B) **Waterfront Setback.** The minimum required setback from the waterfront shall be the average setback from the water's edge or seawall of the residential structures adjacent to the property on both sides. When there is a vacant lot, take the average of 175 feet and the adjacent structure.
- C) **Side Yard Setback, Interior.** The required combined side yard setback for each side of a zoning lot in a residential district shall be a total of two and one half (2.5) feet for each ten feet of the length of the front lot line. The minimum combined side yard setback must not exceed 15 feet.
- D) **Side Yard Setback in ER Zoning District.** The minimum required combined side yard setback shall be twenty (20) percent of the lot width, with a minimum of ten (10) feet on any one side.
- E) **Side Yard Setback, Street.** The minimum required setback for a side yard that faces a street must be twenty-five (25) percent of the lot width, and in no case less than ten (10) feet. The Public Services Director may modify the minimum required setback for a side yard that faces a street based on the existing pattern of setbacks on adjacent lots within the same zoning district.
- F) **Side Yard Setback, Multi-Family Building.** The minimum side yard setback for multi-family buildings adjacent to a residential zone is 10 feet. The minimum side yard setback for multi-family buildings may be reduced to 0 if abutting a commercial zone.
- G) **Side Yard Setback, Commercial.** If the side yard is adjacent to a residential use or zoning district, unless the use is a multi-family building, a minimum side yard of 15 ft is required.
- H) **Alley Setback and Lot Coverage.** One half the width of an alley may be used to meet the rear yard setbacks in any zoning district. In calculating the area of a lot that adjoins an alley for the purpose of applying lot area requirements of this article, one half the width of such alley abutting the lot shall be considered as part of such lot.
- I) **Rear Yard Setback, Nonresidential Uses in Residential District.** For nonresidential uses in residential areas the rear yard shall be not less than forty feet.
- J) **Non-conforming Residential Lots.** Non-conforming lots of record in a residential district may be permitted provided that any principal or accessory structures constructed on the lot comply with all other dimensional standards (excluding lot area).
- K) **Through Lots and Corner Lots.** For through and corner lots, or lots that have two parallel or multiple street frontages, the front and rear yards are determined by the Public Services Director based on the pattern of development on adjacent lots.
- L) **Minimum Square Footages.** Minimum square footages apply to all multiple-family dwelling units:
  - 1) Studio / efficiency unit: 450 square feet
  - 2) 1-bedroom unit: 600 square feet
  - 3) 2-bedroom unit: 800 square feet



4) 3+ bedroom unit: 1,000 square feet

- M) Enhanced Design Guidelines.** Refer to design guidelines within this Ordinance for more information.
- N) Parking Lot Setbacks.** Refer to Article 5.
- O) Accessory Structure Setbacks.** See Section 3.03.
- P) Imperviousness in Front Yards.** No more than 25% of a front yard in a residential district shall be covered by either:
  - 1) Any driveway or other area devoted to vehicular access; or
  - 2) Any material impervious to water.

## Section 4.04 Exceptions to the Schedule of Regulations

- A) Height Exceptions.** The height limitations do not apply to chimneys, religious institution spires, cupolas, domes, water towers, smokestacks, ventilators, skylights, elevators, conveyors, cooling towers, public monuments, or power transmission towers, masts, and other similar mechanical appurtenances and screening thereof, pertaining to and necessary to the permitted uses of the district. The Planning Commission may specify a height limit for any such structure when special land use approval is required, and such height limit is reasonably necessary for public safety or to otherwise to comply with the standards set forth in this Ordinance.
- B) Parapet Wall Extension.** The provisions of this Ordinance do not prevent the erection, above the maximum building height limit, for a parapet wall or cornice for screening purposes (without windows), extending above such height limit not more than five (5) feet.
- C) Yard Regulations.** When yard regulations cannot reasonably be complied with, or where their application cannot be determined on lots of peculiar shape, topography or due to architectural or site arrangement, such regulations may be modified or determined by the Director of Public Services.
- D) Porches.** An open and unenclosed porch or paved terrace may project into a front yard for a distance not exceeding ten (10) feet provided that the covered portion of such porch if any shall not exceed 80 square feet in area.
- E) Projections into Yards.** Architectural features, such as chimneys, cornices, wing walls, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard; and may extend or project into a required front yard or rear yard not more than three (3) feet.
  - 1) Any walk, terrace, driveway, pad, path, or other pavement servicing a like function, and not in excess of nine (9) inches above the grade upon which placed, is not considered to be a structure and is permitted in any required yard.
- F) Canopies.** Canopies that project over public sidewalks in commercial zoning districts may be permitted provided no supports are required in the public sidewalks. In those instances where supports are required, such canopy shall receive the review and approval of the Director of Public Services and shall be subject to conditions to assure public safety to pedestrians.



## Section 4.05 Exterior Building Materials and Colors

### A) Primary v. Secondary Materials.

Exterior Building Materials	Primary Material (Min.)	Secondary Material (Max.)
First and second floor elevations	At least 75% of total façade	No more than 25% of total façade
Above second floors	At least 50% of total façade	No more than 50% of total façade

### B) Permitted Exterior Building Materials.

The table below details the permitted exterior building materials allowed on each façade in each zoning district, whether it is a primary material or a secondary material, - denotes that the material is not allowed.

Exterior Building Materials	ER & NR1-3	NMU	CMU	CBD	C
Brick (including face brick but not veneer), burnished concrete masonry or masonry	P	P	P	P	P
Cut stone, field stone, ceramic cladding, cast stone, natural stone, or manufactured stone	P	P	P	P	P
Wood, including cross laminated timber, dimension lumber, and reclaimed wood	S	P	P	P	P
Burnished and textured concrete masonry units (CMU)	S	P	P	P	P
Standard concrete masonry units (CMU)	-	S	S	S	S
Fiber cement siding or panels	P	P	P	S	P
Precast concrete panels	-	-	-	S	S
Stone composite panels (e.g., Steni Colour)	S	S	P	P	P
Closed cavity façade (e.g., glass curtain wall system)	S	S	S	S	S
Clear or lightly tinted glass	S	S	S	S	S
Green façade (plant materials covering a façade)	S	P	P	S	P
Metal wall panel (including steel) <i>Only up to 50% of the façade as a primary material</i>	-	P	P	P	P
Vinyl	-	-	-	-	-
Exterior Insulation and Finishing System (EIFS) / Stucco	-	-	-	-	-

### C) Engineered Materials.

Engineered equivalent materials are permitted as the original material is permitted in each district. Engineered materials must match the appearance of natural binding materials.

### D) Painted Building Materials.

Building materials may not be painted or stained unless approved by the Planning Commission. Preference will be given to existing building materials that are already painted or stained and when the applicant proposes to modify the façade.



- E) **Building Colors.** Exterior finish materials and colors must be in natural tones and consistent, or compatible, with the character of the surrounding district to create a uniform and recognizable identity. Harmonization of colors is necessary. Accent colors are permitted to activate the street front and exercise artistic placemaking; this standard is to not be interpreted as prohibiting the incorporation of public art, such as a mural, to buildings or sites. No more than four colors are permitted within one project. Colors must be complimentary.
- F) **Architectural Features.** All architectural features, including awnings, overhangs, roof projections, window accents, and the like must be compatible with the style, materials, and colors of the building.
- G) **Waivers.** The DPS Director and Planning Commission may modify the material standards, based on determination that the proposed materials or colors are high-quality and compatible with the architecture and style of the primary building and context.

## Section 4.06 Residential Building Form and Design Standards

- A) **Intent.** To retain and enhance the unique neighborhood character of Grosse Pointe Park, protect the visual character and economic stability of the city's residential areas, preserve and protect the public welfare, and promote complimentary design while maintaining a diversity of attractive residential styles.
- B) **Established Styles and Expectations.** The City of Grosse Pointe Park's housing stock primarily consists of Colonial Revival and Tudor Revival, but also includes a mix of Contemporary, Craftsman, and Mid-Century Modern styles. Residential design for the circumstances enumerated in Section C shall not be limited to these styles but shall respect the qualities that make the neighborhood unique and shall take care in siting and design.
- C) **Applicability.** The standards of this section shall apply in the following circumstances for residential uses in the ER, NR-1, NR-2, and NR-3 districts.
  - 1) Construction of new residential structures, including Accessory Dwelling Units;
  - 2) Additions to existing residential structures;
  - 3) Reconstruction or substantial renovations to existing residential structures where 50% or more of the exterior shell is substantially altered; and
  - 4) Accessory structure construction or re-location on residential properties when greater than 250 square feet in area with a horizontal dimension of 12 feet or greater.
- D) **General Regulations.**
  - 1) Building design shall be in harmony with the existing neighborhood character. Neighborhood character is established through apparent patterns in building design and form, including but not limited to:
    - a) Quality and type of exterior building materials;
    - b) Exterior wall complexity and fenestration;
    - c) Window types, size, and proportions;
    - d) Entry treatment and scale, including porch design and location;
    - e) Roof types, orientation, slopes, eave heights, gables, and over hangs;



- f) Building height and massing;
  - g) Architectural style, including the styles established during the dominant decade of construction;
  - h) Garage or accessory structure location, size and treatment; and
  - i) Use of decorative fencing and landscaping.
- 2) The “neighborhood” for a site shall be generally defined as the area within 500 feet in any direction, within the boundaries of the City of Grosse Pointe Park. The Director of Public Services shall notify the applicant in the event the definition of “neighborhood” must be changed for a given application and shall explain the reason behind the change in writing.
- 3) All buildings shall comply with the schedule of regulations and dimensional requirements for the zoning district in which the property is located, and no portion of this article shall constitute or be construed as an exception to other regulations specified in this Ordinance.
- 4) Accessory buildings and structures shall have a matching or similarly compatible style to the principal structure’s style.
- a) All accessory structures shall be permitted only in conjunction with a principal use and principal structure on the same lot.
  - b) Accessory structures may only be constructed at the same time as or after the construction of the principal structure on the same lot. Accessory buildings may only be maintained in conjunction with a principal structure on the same lot. If the principal structure is destroyed, demolished or removed, the accessory structure shall also be demolished or removed.

## **E) Design Standards.**

### **1) Windows and Doors.**

- a) Front façades and primary entrances of principal structures shall face a street; alleys shall not constitute a street for the purposes of this section.
- b) Relative proportions of doors and windows shall be compatible with neighborhood character.
- c) Windows shall be placed so that no elevation has a large expanse of blank wall. The Director of Public Services may approve elevations without a window if the applicant is able to demonstrate difficulty including a window on an elevation due to floorplan layout or intended use.
- d) Windows shall incorporate casing and headers and shall incorporate relief elements which distinguish the windows from the plane of the façade. Shutters alone shall not constitute adequate relief.
- e) Doors on the same façade shall not be required to match but shall be harmonious in design with one another.



2) ***Porches.***

- a) Whether enclosed or not, porches shall be similar in design to existing porches in the neighborhood. If incorporating columns, such columns shall be similar in proportion to that of existing columns within the neighborhood, as dictated by the overall style of the structure.
- b) Enclosed porches may be allowed when the prevailing character of the neighborhood includes open front porches as long as the design is consistent with those porches that are open.
- c) Porches shall be painted or stained a consistent color throughout.
- d) Porches shall generally be covered, rather than uncovered or partially covered by a portico, unless otherwise established by the neighborhood character.
- e) Side-entry doors may be covered with a portico or covering provided it does not encroach into a required side yard by more than 1.5 feet.
- f) All porches shall maintain a reasonable point of access to the underside of the porch, unimpeded by landscaping, to allow for inspection and pest control.

3) ***Exterior Finishes.***

- a) Façade materials and details shall be consistent with the neighborhood's discernible patterns of detail including, but not limited to, door and window trim, corner boards, cornice details, railings, and shutters.
- b) Façade materials shall be high quality and durable; vinyl, aluminum, and asbestos-cement siding are prohibited. See materials table within this Article for more information.
- c) Façade materials shall be limited to no more than three primary materials, excluding secondary materials. Secondary materials may be used for architectural detailing and trim such as wooden rake boards, limestone keystones, fieldstone corners, wooden columns, piers, foundation walls, chimneys, etc.
- d) Exposed wood must be stained (not painted) in a manner generally compatible with other buildings on the property and with the neighborhood character.
- e) The exterior building finish for additions shall be the same predominant material as the existing building. Materials shall be the same proportions, within 20%, as the original structure unless it can be reasonably demonstrated that those materials are unavailable.
- f) The design of buildings shall coordinate the materials and details of all sides of the building with the design of the front elevation. Exterior finishes shall wrap around the structure to establish a consistent design. All elevations of the main building shall have the same approximate proportions, and matching windows, trim, and architectural details, providing a 360- degree finish.

4) ***Elevations, Scale, Form, and Massing.***

- a) Finished floor elevations, height of exposed basement walls, and front yard grade elevations shall be similar to those of the neighborhood.
- b) Form and massing shall conform to the established horizontal or vertical character of the neighborhood and the neighborhood's established building form and massing characteristics.



- c) Building setbacks and front porch lines shall generally align with the established setbacks of the immediately adjacent residences, block, and neighborhood.
- d) No portion of an upper story may be cantilevered beyond the first story by more than 18 inches. Cantilevers are only permitted when used for architectural feature appropriate for the architectural style. Cantilevers may not encroach within a required setback.
- e) Front facing garage doors shall generally be discouraged. Where such garages have been deemed necessary by the Director of Public Services due to restrictive dimensions or layout of the site, garages shall be stepped back from the plane of the front door of the house by a minimum of 24 inches. Such garages shall also incorporate roof and accent elements to establish a visual variation from the established roof line of the principal building.
- f) For lots greater than forty (40) feet in width, the depth of the principal building shall not exceed twice the width of the building.

5) **Roofs.**

- a) Roof style and pitch shall be architecturally consistent with the prevailing neighborhood character.
- b) New roofs, including additions, porches, gables, and dorms, shall be similar or related to the pitch of the existing or main roof. These new roofs may have a different scale and/or style.
- c) Buildings shall be limited to two roofing materials: one for the main roof and another material as an accent for dorms, porches, or other smaller roofs. Accessory structures shall utilize the same roofing material.

**F) Approval Authority and Appeals.** The Director of Public Services shall be responsible for determining if a proposed design is in harmony with the existing neighborhood character and shall issue all design determinations in writing as a part of the established plan review process. The Director of Public Services shall be permitted to seek additional guidance if necessary to make a final determination. An applicant may appeal the decision of the Director of Public Services within 10 days of the decision by providing a written request to the Planning Commission. The appeal shall stay all further proceedings and shall be heard by the Planning Commission at its next regularly scheduled meeting.

## Section 4.07 Commercial Building Form and Design Standards

- A) Intent.** To retain and enhance the unique commercial character of Grosse Pointe Park, protect the visual character and economic stability of the city's commercial areas, preserve and protect the public welfare, and to facilitate commercial development which aligns with the adopted Master Plan and adopted corridor plans for the city.
- B) General Regulations.** The following building form and design standards apply to all mixed-use and commercial buildings located in the city.
- 1) Building materials may not be painted or stained unless approved by the Planning Commission. Exterior finish materials and colors must be in natural tones and consistent, or compatible, with the character of the surrounding district to create a uniform and recognizable identity. Accent colors are permitted to activate the street front and exercise artistic placemaking; this standard is to not be interpreted as prohibiting the incorporation of public art, such as a mural, to buildings or sites. All architectural features,

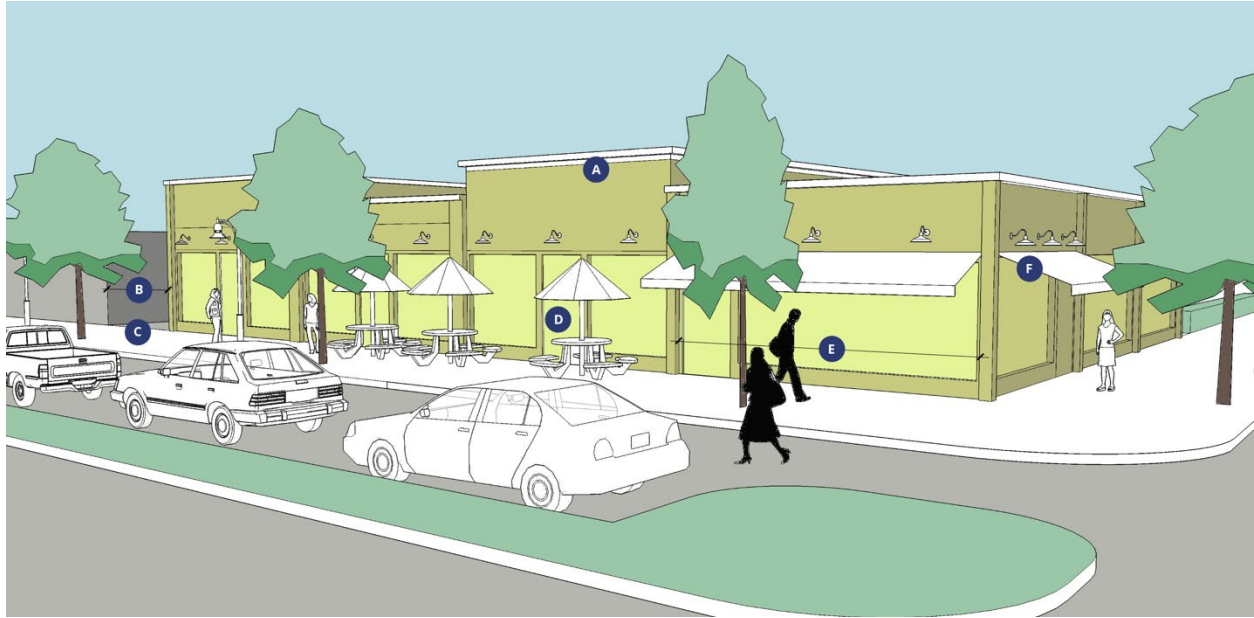


including awnings, overhangs, roof projections, window accents, and the like must be compatible with the style, materials, and colors of the building.

- 2) Façade materials must be high quality and durable; vinyl, aluminum, and asbestos-cement siding are prohibited. See materials table within this Article for more information.
  - 3) Building fronts shall be oriented to the primary street.
  - 4) Building entrances shall be clearly defined by utilizing elements such as overhangs, awnings, or lintels; change in plane (such as a recessed) entryway, differentiation in material and/or color; greater level of detail; or enhanced lighting. Any such element shall be architecturally compatible with the style, materials, colors, and details of the primary building.
  - 5) Façades shall be internally or externally illuminated. Lights should be properly shielded or recessed behind architectural features so they do not produce glare or spillage of light onto adjacent properties. No light, except street lights, shall shine directly onto public roads.
  - 6) All HVAC, utility boxes, and telecommunication systems must be screened or minimized from public view. Building roofs are to be uncluttered, with vertical projections integrated into the architecture and screened from view by parapet walls or other enclosure.
  - 7) Windows shall be un-tinted. Mirrored or reflective glass is not permitted.
  - 8) Storefronts shall be defined by architectural elements, such as a horizontal band, transom windows, and bulkheads. Incorporation of awnings, overhangs, or solar screens are encouraged.
  - 9) Windows should not be visually obstructed by signs, advertisements, window screens, security grills, or other permanent window coverings.
  - 10) Security roll-down grilles shall be designed and recessed into the interior of the window system. Where an exterior grille already exists, the roll-down grille box should be as inconspicuous as possible.
- C) Approval Authority and Appeals.** The Director of Public Services shall be responsible for determining if a proposed design is in harmony with the existing neighborhood character and shall issue all design determinations in writing as a part of the established plan review process. The Director of Public Services shall be permitted to seek additional guidance if necessary to make a final determination. An applicant may appeal the decision of the Director of Public Services within 10 days of the decision by providing a written request to the Planning Commission. The appeal shall stay all further proceedings and shall be heard by the Planning Commission at its next regularly scheduled meeting.



D) **NMU, Neighborhood Mixed-Use District.** The following design requirements apply in the NMU district:



DESIGN REQUIREMENTS	
<b>Building Form</b>	<b>Standard</b>
<b>A</b> Min. façade height	14 ft.
<b>B</b> Max. side setback	5 ft. 10 ft. for corner buildings on side facing secondary right-of-way.
<b>C</b> Min. % Build-to Line	80 %
<b>Design Elements</b>	<b>Standard</b>
<b>D</b> Entrances	All buildings must have pedestrian access along the principal street frontage.
<b>E</b> Min. window glass percentage	50% (first floor) 30% (additional floors)
<b>F</b> Architectural features	All facades are of equal importance and must be designed with attention to detail and quality material. All façades must provide windows and/or façade offsets and breaks. No blank or unarticulated facades are permitted unless façade is not visible from public right-of-way.



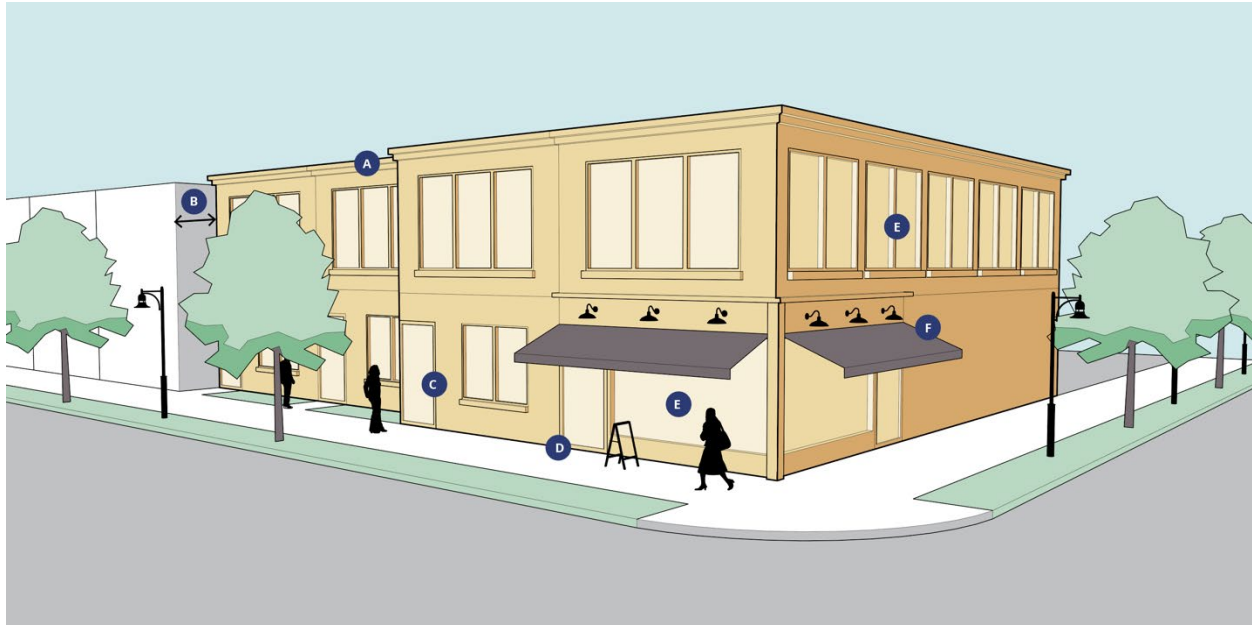
E) **CBD, Central Business District.** The following design requirements apply in the CBD district:



DESIGN REQUIREMENTS	
<b>Building Form</b>	<b>Standard</b>
<b>A</b> Min. façade height	24 ft.
<b>B</b> Max. side setback	5 ft.
<b>C</b> Min. % Build-to Line	80%
<b>Design Elements</b>	<b>Standard</b>
<b>D</b> Entrances	All buildings must have pedestrian access along the principal street frontage. If the building has upper-story residential and off-street parking in the rear, it must have additional pedestrian access from the rear.
<b>E</b> Min. window glass percentage	60% (first floor) 40% (additional floors)
<b>F</b> Architectural features	All façades are of equal importance and must be designed with attention to detail and quality material. All façades must provide windows and/or façade offsets and breaks. No blank or unarticulated façades are permitted unless façade is not visible from public right-of-way. All façades must provide decorative cornices.



F) **CMU, Corridor Mixed-Use District.** The following design requirements apply in the CMU district for parcels with frontage on Mack Avenue:



DESIGN REQUIREMENTS		
<b>Building Form</b>		<b>Standard</b>
<b>A</b>	Min. façade height	24 ft.
<b>B</b>	Max. side setback	5 ft.
<b>C</b>	Min. % Build-to Line	60%
<b>Design Elements</b>		<b>Standard</b>
<b>D</b>	Entrances	All buildings must have pedestrian access along the principal street frontage. If the building has off-street parking in the rear, it must have additional pedestrian access from the rear.
<b>E</b>	Min. window glass percentage	60% (first floor) 40% (additional floors)
<b>F</b>	Architectural features	All façades are of equal importance and must be designed with attention to detail and quality material. All façades must provide windows and/or façade offsets and breaks. No blank or unarticulated façades are permitted unless façade is not visible from public right-of-way. Buildings with multiple storefronts are unified in design treatment, such as window design, door openings, materials, and color.



## Section 4.08 Lighting Standards

**A) Purpose.** To ensure that sufficient lighting is provided in publicly accessible areas of buildings and properties that complements and enhances the environment and character of Grosse Pointe Park by aiming to:

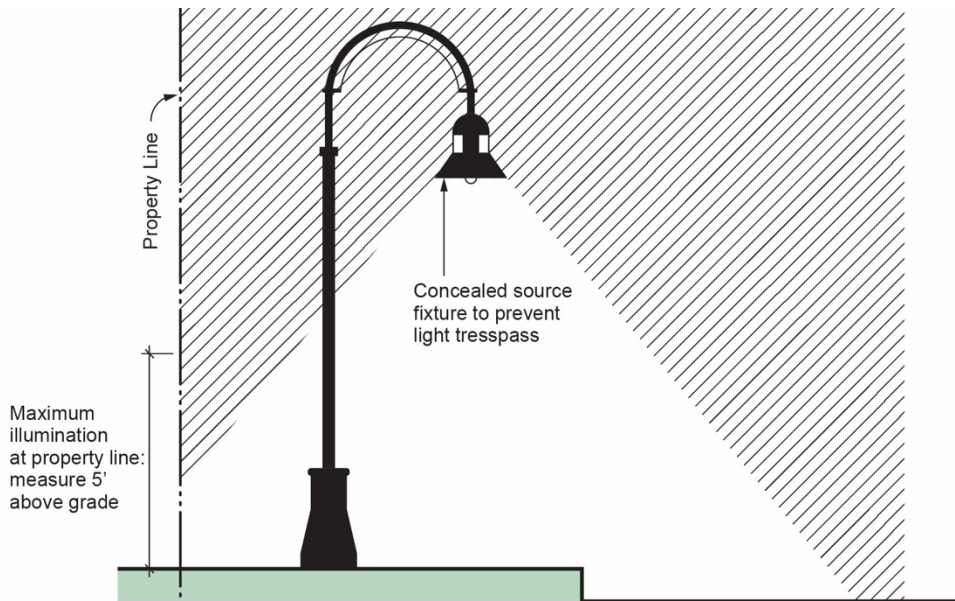
- 1) Permit reasonable uses of exterior lighting for night-time security, utility, productivity, enjoyment, and commerce.
- 2) Minimize glare, obtrusive light, and artificial sky glow by limiting exterior lighting that is misdirected, excessive, or unnecessary.
- 3) Conserve energy and resources.
- 4) Protect the natural environment from the damaging effects of light pollution.

**B) General Standards.**

- 1) **Illumination Levels.** Existing and proposed lights may not exceed the following maximum intensity levels (measured at a height of 5-feet above grade).

Location / Use	Maximum Level of Illumination (footcandles "fc")
Overall average for the site	5.0 fc
At any point within the site	10.0 fc
At any property line	1.0 fc
Gas station ( <i>under the canopy only</i> )	20.0 fc

- 2) **Shielding.** All exterior lighting, excluding accent lighting in residential districts, must be fully cut off and shielded so the surface of the source of the light is not visible, and is directed downward and shielded away from adjacent properties, with particular consideration to protecting residential uses.



## Lighting Fixture Orientation and Shielding

- 3) **Customer Safety.** Provide adequate illumination to provide customer safety at front and rear entries.
  - 4) **Consistent Fixtures.** The type and design of lighting must be consistent throughout a site.
  - 5) **Decorative Lighting.** Buildings within the NMU, CMU, CBD, and C districts must feature decorative lighting on all façades that face the public right-of-way or residentially zoned or used property. Consider lighted trees and café / bistro / market / string style lights.
  - 6) **Warm Hues.** The use of warm temperature LED or incandescent lighting is encouraged.
  - 7) **Accent Lighting.** Soft uplighting may be used to highlight unique architectural features.
  - 8) **Window Displays.** Interior lighting in window displays should be spot lit at product or display. Keeping a light on throughout the night is important for safety and evening interest.
  - 9) **Gas Station Lighting.** Lighting under gas station canopies is limited to fully recessed lighting fixtures.
- C) **Exempt Lighting.** The following are exempt from the requirements of this Article:
- 1) Required exit signs and safety lights for stairs and ramps.
  - 2) Temporary holiday lights (provided that such lighting is installed no more than 30-days prior to, and 15-days following, the holiday such decorations represent).
  - 3) Lights required by the Federal Aviation Administration, or other federal or state agency.



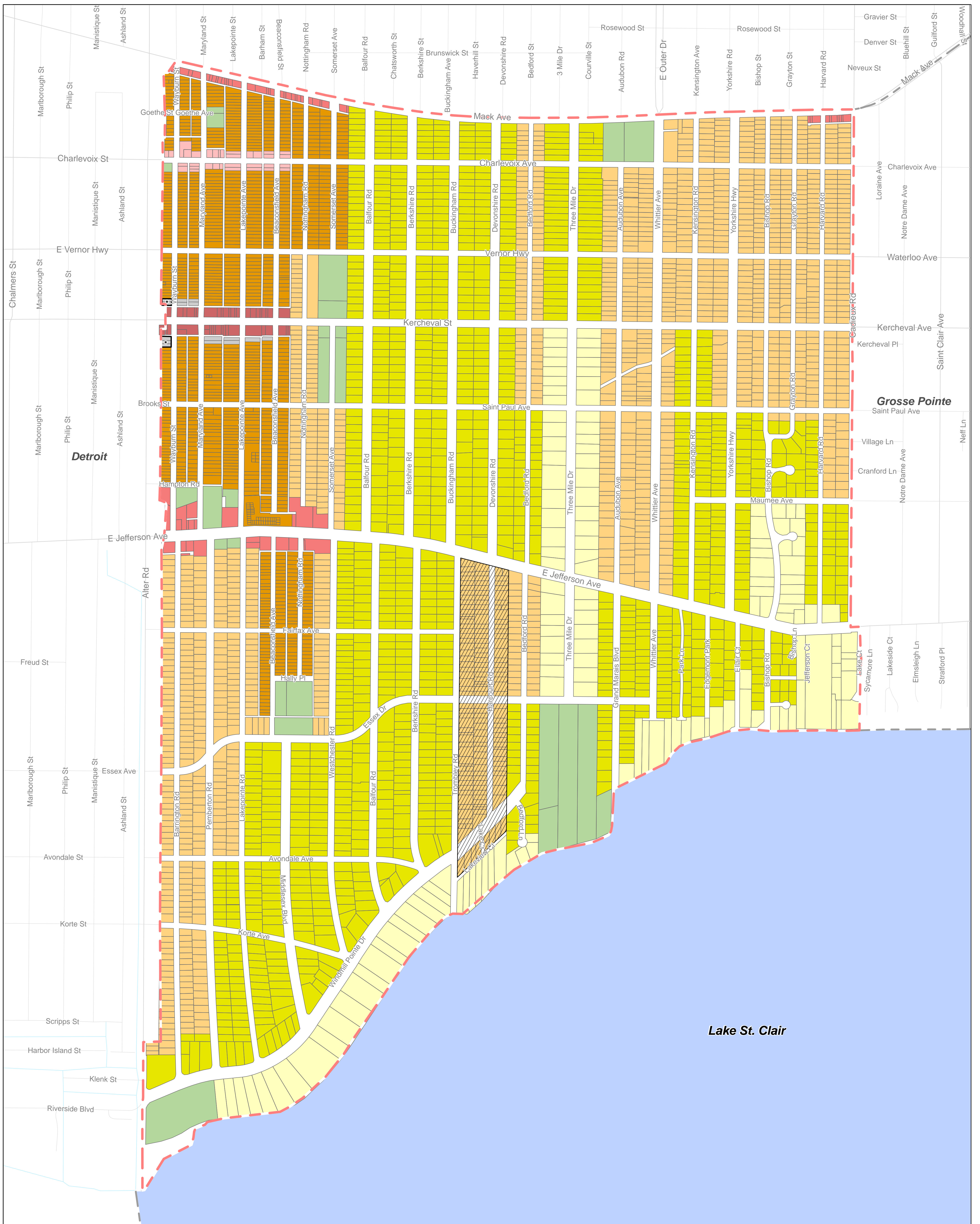
- 4) Interior lights.
- 5) Temporary lights necessary for construction or emergencies.

**D) Prohibited Lighting.** The following lights are prohibited:

- 1) Rope lights (including neon, except when used in outlined tubing signs) around and within window and door openings, and around/on the building. Rope lights are not string lights.
- 2) Aerial lasers and/or “searchlight” style lights.
- 3) Flashing, moving, or intermittent lights (including lighting that changes colors).
- 4) Other intense lights, defined as having a light source exceeding 200,000 lumens or more.

**E) Special Exception Lighting.**

- 1) Lighting systems not complying with the requirements of this Article, but consistent with its intent, may be considered by the Planning Commission, subject to special land use approval. This includes instances of:
  - a) Sport fields and stadiums.
  - b) Industrial lighting for hazardous areas or areas where higher pole heights are necessary to avoid interference with vehicles / operations.
  - c) Public monuments, public buildings, government facilities, and religious institutions.
  - d) Any other lighting application determined to be appropriate by the Planning Commission.
- 2) The Planning Commission must find that the proposed lighting will not create unwarranted glare, sky glow, or light trespass. The applicant must demonstrate that every reasonable effort has been made to mitigate obtrusive light and artificial sky glow, supported by a signed statement from a registered engineer or by a lighting certified professional describing the mitigation measures.



# Grosse Pointe Park Zoning Map - DRAFT

Grosse Pointe Park, Wayne County, Michigan

November 14, 2023

## LEGEND

- ER - Estate Residential
- NR-1 - Neighborhood Residential 1
- NR-2 - Neighborhood Residential 2
- NR-3 - Neighborhood Residential 3
- NMU - Neighborhood Mixed Use
- CMU - Corridor Mixed Use
- CBD - Central Business District
- C - Civic and Parks District
- Existing Parking
- NR-2 Overlay Zone
- P
 Conditional Rezoning to P - Parking
- Grosse Pointe Park Boundary
- Other Municipal Boundaries



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Wayne County 2023. Grosse Pointe Park 2023. McKenna 2023.





March 13, 2024

Warren Rothe  
Assistant City Manager  
Grosse Pointe Park  
15115 E. Jefferson Ave.  
Grosse Pointe Park, MI 48230

**Subject: Zoning Ordinance Update – Public Engagement Summary**

Mr. Rothe:

On December 2 and December 4, 2023, Grosse Pointe Park hosted two public open house events at city hall for residents and stakeholders to share their thoughts on several aspects of neighborhood and commercial development as they pertain to the City’s ongoing comprehensive update to the zoning ordinance. Online surveys were available from February 9 to March 8, 2024, to gain additional insight; these surveys were structured similarly to the in-person engagement.

The following report is a narrative analysis of the combined quantitative and qualitative feedback received over the past several months from all engagement methods. Raw data, synthesized by topic/board, can be found under separate cover.

**RESIDENTIAL ZONING STANDARDS**

**Building Materials**

There was consensus that all new buildings should harmonize with the surrounding streetscape and that the classification of brick, burnished concrete masonry, and masonry as primary materials is appropriate. It was suggested that wood be allowed as a traditional, primary material, while allowing authentic Stucco or EIFS in some form, texture, or style.

Concerns arose regarding overly restrictive regulations on vinyl, highlighting advancements in technology and its relative affordability. Respondents supported the prohibition of pre-cast concrete panels and metal wall panels but wanted to ensure existing homes with nonconforming materials be allowed to remain. An architectural review board was suggested as one way to administer updated standards for new construction.

**Fence Materials**

There was consensus on the prohibition of barbed wire, concrete block, and electrified fences. Treated wood, vinyl, metal, and living fences, such as hedges, bushes, and shrubs, all received support as permitted materials. There was notable pushback on prohibiting brick and stone as fence materials.

**Fence Standards (Placement, Dimensions)**

The proposed dimensional requirements for fences were largely supported. Some respondents noted that side yard fences up to 6 feet (privacy fences) between lots should be allowed without neighbor approval and anything over 6 feet should be living screens. Several comments emphasized the preservation of sight lines to the water for adjacent properties/rights-of-way, regardless of fence material or location.



### **Garages**

Though there were some supporters, there was overwhelming feedback to prohibit front-facing attached garages with front entry and no setback in all districts, while front-facing garages with setbacks were seen more favorably. Side facing attached garages, with side entry in the front of the house received the most mixed support, with a portion favoring prohibiting this style in all districts. Rear yard garages, attached or detached, received the highest level of support across all districts. One respondent expressed that garages should not be the closest structure to any street, with another supporting regulating prominent garages as a special land use.

### **Short Term Rentals**

Overall, there is limited to mixed support for short-term rentals in the residential districts. Wary respondents suggested additional fees, inspections, and other regulations, potentially limiting these uses to multifamily structures in the NR-2 and NR-3 districts. Support for STRs focused on addressing the need for hotels in the area, while opposition focused on infrastructure capacity and potential disruption of single-family neighborhood character.

### **Accessory Dwelling Units**

Opinions about various styles of Accessory Dwelling Units (ADUs) were largely split across the residential districts; however, overall, there was more support for allowing ADUs by-right in all districts. The largest mix of responses were for ADUs in the NR districts, where a slightly larger share of respondents (though not a majority) preferred to limit or prohibit ADUs.

Attached (above garage) ADUs received the most support across residential districts. Detached ADUs, attached ADU additions, and interior converted garages received similar support. Interior conversions (upper story, basement, and garage) received mixed opinions, with comments noting that there must be a differentiation between an ADU and a duplex and provisions for parking, while the design be subject to an architecture review board.

## **COMMERCIAL ZONING STANDARDS**

### **Parking Configurations**

Responses were split for different parking lot configurations, regardless of district. Overall, interior/rear lots with liner buildings received the most support, followed by on-street parking, alley parking, and parking structures with first-floor retail. There was notably less support for parking structures without a retail component, though limiting their height to 2 or 3 floors could help with integration. Additional comments included requiring Planning Commission review for all parking lots, adequate stormwater management, and provisions for EV charging and bicycle parking.

### **Screening/Landscaping**

The sentiment toward screening and landscaping of parking lots was that more is usually better and that all options should be on the table to tailor fit these multiple methods to the site. Screening and landscaping should be used in combination, integrated into the neighborhood, and contribute to effective stormwater management.

### **Commercial Design Standards**

Regarding storefront materials, building height, and pedestrian and architectural features, most people agreed with the proposed standards. Comments included encouraging density and height in NMU, establishing an 'average' building height in the CBD and CMU (2 or 2.5 stories) while allowing rooftop decks, stepping back facades on upper stories, and promoting transparency (uncovered windows) and enhanced pedestrian entrances (vestibules). Others mentioned property maintenance issues in the NMU, promoting pedestrian-scale (lower) lighting, addressing signage regulations (unspecified), and ensuring metered parking accepts both coins and electronic payment.



March 13, 2024

Warren Rothe  
 Assistant City Manager  
 Grosse Pointe Park  
 15115 E. Jefferson Ave.  
 Grosse Pointe Park, MI 48230

**Subject: Zoning Ordinance Update – Public Engagement Data**

Mr. Rothe:

On December 2 and December 4, 2023, Grosse Pointe Park hosted two public open house events at city hall for residents and stakeholders to share their thoughts on several aspects of neighborhood and commercial development as they pertain to the City’s ongoing comprehensive update to the zoning ordinance. Online surveys were available from February 9 to March 8, 2024, to gain additional insight; these surveys were structured similarly to the in-person engagement. Data from in-person and online engagement were merged.

The following report synthesizes the raw data by topic/board. A narrative analysis of this feedback can be found under separate cover.

**RESIDENTIAL ZONING STANDARDS**

**Building Materials**

Exterior Residential Building Materials	Status in Current Draft	Agree	Disagree	Comments
Brick (including face brick but not veneer), burnished concrete masonry or masonry	Primary	23	1	(Below)
Cut stone, field stone, ceramic cladding, cast stone, natural stone, or manufactured stone	Primary	22	2	
Wood, including cross laminated timber, dimension lumber, and reclaimed wood	Secondary	21	1	
Burnished and textured concrete masonry units (CMU)	Secondary	17	3	
Standard concrete masonry units (CMU)	Prohibited	17	6*	
Fiber cement siding or panels	Primary	18#	7	
Precast concrete panels	Prohibited	18	4	
Stone composite panels (e.g., Steni Colour)	Secondary	18	3	
Closed cavity façade (e.g., glass curtain wall system)	Secondary	17	4	
Clear or lightly tinted glass	Secondary	18	2	
Green façade **	Secondary			
Metal wall panel (including steel)	Prohibited	18	4***	
Vinyl	Prohibited##	15	12	
Exterior Insulation and Finishing System (EIFS) / Stucco	Prohibited	14	13	
Fiber-cement siding <b>DUPLICATE</b>	Prohibited	2	2	



## Building Material Comments:

- Design should not be regulated
- What about existing homes that are wood siding primary? It's a significant vernacular in GPP.
- Too many restrictions may price people out of the community
- Stucco ok
- Front-facing consistent materials I second this comment
- Real stucco should be permitted. (received 2 add'l dots)
- Create architectural review board
- Variances should be allowed for well-designed new technology
- All new build should complement the look of the street/neighborhood
- Fiber cement, stone composite & EIFS are cheap

\* We have CMU primary homes in GPP

\*\* This is confusing! I don't know what I am agreeing or disagreeing with. For example maybe I'd like it to be primary as well.

\*\*\* Disagree prohibiting for new construction

# With texture/patterns

## Prohibited unless already vinyl

- Most anything that looks natural but vinyl.
- West park is like a art collage mix and match
- Several older homes are covered with h vinyl siding. New construction/modifications near existing vinyl clad homes would add to the integrity of that neighborhood.
- There is very nice looking, high end vinyl siding now on the market. It can be hard to tell the difference between it and wood, Hardi-Plank, or shingles.
- Drivit can look good in certain applications. Same with precast concrete. Metal panel prohibited should include aluminum siding.
- Vinyl exists throughout the community.
- Vinyl siding as a secondary exterior surface is affordable, long-wearing, attractive.
- Vinyl siding is affordable and looks good for a long time with reasonable care. I've not heard one valid reason why it should be prohibited from use.
- Keeping the look of traditional houses
- the material is subordinate to how used and formed.
- Do you not understand why the Stucco alternative would not be permitted considering tutor style is a primary style in grosse pointe. There's a little to no history of stone fades do not understand why they should be allowed. The only thing that should be would likely be Mason, Stucco, Colonial style clapboard.
- Stucco homes can be beautiful! Minneapolis has thousands (probably!) of beauties, including my parents' home there.
- I do agree that some of the prohibited items should be prohibited but question whether the proper place should be in the building code rather than the zoning code. Some types of concrete, metal, vinyl and stucco might be acceptable while others are completely unacceptable. Properly made precast concrete when painted can be attractive and sturdy. metal has many possibilities when properly used. The aluminum siding placed on the soffits on my house in the 1970s only held moisture and rotted the ends of the rafters, etc. The vinyl gutters sounded good but warped in the hot sun.
- By prohibiting certain materials, particularly less expensive materials - you're disabling many homeowners from being able to make affordable updates and repairs. Furthermore, many of the older homes in the park are already constructed with steel siding (just one example) - aside from banning certain materials due to environmental issues or flammability, I see no reason to prohibit things like steel, concrete, etc.



## Fence Materials

Fence Materials	Status in Current Draft	Agree	Disagree	Comments
Barbed wire	Prohibited	27	1	(below)
Brick	Not mentioned*	8	19	
Chain link	Permitted, with no additional material	23	5	
Composite (typically plastic and wood mix)	Permitted	23	2	
Concrete block	Not mentioned**	21	7	
Electrified Fence	Prohibited	22	3	
Iron	Permitted	27		
Living fence: hedge, bush or shrub	Permitted	27		
Living fence: vine on lattice	Permitted	24	1	
Metal	Permitted	19	6	
Pipe***	In current Ordinance only	19	5	
Stone	Not mentioned	8	18	
Treated wood	Permitted	26	1	
Vinyl	Permitted	21	8	
Wire	Permitted	1	4	
Wire, sharp-edged of any kind	Prohibited	21	6	
Wood (naturally durable)	Permitted	22	2	

### Fence Comments:

- Living trees or shrubs in front with height limit
- Chain link – vinyl coated only
  - Brick – ok
  - Block – no
  - Wire – no
  - Stone – ok
  - Vinyl – ok
- Brick and stone can be an asset to landscapes. Plastic and wire fences are utilitarian.
- Stone concrete and brick done right is beautiful fence wall
- Same as above. There are already plastic fences in many yards.
- I don't understand why there should be no brick or stone. Many fences have brick pillars between wood panels. A dry stone fence (as opposed to one that is cemented in) is gorgeous.
- I've seen plenty of very nice brick and stone fences...and they fit the character of our city.
- Chain link, metal and wire are ugly. Electrified fences provide pedestrian safety. Brick and stone are attractive.
- Although affordable and widely available, vinyl fence panels lack long-term stability especially when used as a DIY project. They scuff and mar easily, becoming an eyesore. Brick and stone fence materials complement the existing brick & stone exterior building materials.
- Brick or Natural stone fences are beautiful and historically used everywhere. If prohibited, is the city going to enforce it even on Windmill Pointe? Current fence restrictions are not enforced on WMP drive. They are all WAY in front of the front of the homes. Vinyl fencing should be prohibited, it does not hold up, and when cracked /damage it is very unsightly.cheap
- why prohibit brick or stone if it
- stone and brick fences are consistent with area architecture.
- Hey, final or plastic fencing should not be allowed. It is impossible maintain. Do not understand why brick walls tastefully executed with demonstration would not be permitted.



- Stone and brick fences are classic, add to the estate appeal, and are made of natural components. They in no way devalue the property or the look of it. In fact, they enhance both. Cannot fathom the reason for prohibiting either. Drive around Grosse Pointe, brick and stone walls are everywhere and they look amazing.
- There are some existing examples in the Pointes and they are beauties!
- The brick and stone walls are very attractive and low maintenance. Where located will have some impact. Look at the sound walls that MDOT constructs.
- Prohibiting materials that already exist with old homes in the community shouldn't be prohibited.

\* Mention: add – permitted (plus 1 dot means 3 votes in favor)

\*\* 3 written votes to prohibit

\*\*\* PVC? Metal pipes?

### Fence Standards (Placement, Dimensions)

Placement	Maximum Height	Agree	Disagree	Comments
Front Yard / Waterfront yard	Prohibited forward of the front building line	24	3	• (Below)
Side, against another parcel	4' 6' with written OK from neighbor(s) or for commercial lots, pending PC OK	21	7	
Side, against a right of way	6'	21	3	
Rear	6'	23	3	
Corner	2' within Clear Vision Triangle (see 5.08) Address or plat determines "front" & "side" for heights	19	2	
Living fences	9' in any location	19	7	

### Fence Comments:

- Keep site lines open to the water
- 6' side fences next to other parcels permitted without neighbor approval
- People shouldn't have water views blocked by a fence, trees. Water views are for everyone, not just super wealthy (in reply by another person?: "my house, my rules")
- What is considered the front of a waterfront lot? I can see where side fences that go past the front of the home to the road or nearly to the road would be desirable. Many of the current waterfront lots have fences along the sidewalk/roadway. Not sure how close to the waterfront fences should be allowed on those lots.
- 6' is too low, 7' is better with taller people today. Corner 2' fences what a joke. At least 42" maximum.
- Why do I need a neighbor's consent for privacy in my own yard?
- 6 foot with neighbor consent condemns the next neighbor to live with a prior grant.
- "Generally, fences cannot be less than 2 feet from a public sidewalk or 3 feet from a road, alley, or rear lot line." - Let's start with this one, which is not enforced or followed almost anywhere in the park. Drive along our streets - almost every corner home has a fence up that is a foot or less away from the public sidewalk. And, in the rear... those fences are usually placed right on the property line, which is often only 3 feet away from the back of most garages. Remember, the lots are narrow and small on BOTH ends of the Park AND houses are very close together. All the fences around my backyard are just an inch to 3 inches from the property lines. 3 feet would put the rear fence right on the back of my garage, or maybe just inside the rear wall. And, same thing on the side of that garage... a fence 3 feet away would end up on the other side of the property line, in my neighbor's back yard. On the other side, 3 feet away from that neighbor's garage and driveway plasters a fence on the side of my house and up and over my backyard deck. The reality is that this standard can not be followed in neighborhoods where homes were built long before these "standards" were created. As for the height objection... I should NOT have to get my neighbor's permission to put a 6 foot tall fence up between our back yards. 6 feet is the standard privacy size. If it's OK to put up



a 6 foot tall fence in the rear w/o seeking neighbor's OK, as stated above, then it should be just the same standard for putting up a 6 foot tall fence between houses that's going to join to that 6 foot tall fence in the back!

- A 6 foot fence next to a right of way obstructs vision. Nine-feet tall living fences also obstruct clear lines of sight.
- 6 feet in back when there is an alley is fine. Permitting 6' in back of property will cut off views. Permitting 6' on sides with neighbor's permission is arbitrary and depends on the neighbor... either prohibit all 6' fencing, or deny all 6' fencing on sides. If a person wants a tall fence, do a living option.
- Should be held to the same height and neighbor approval process as other fencing. A 9 foot natural fence could significantly block desired sunshine from a neighbor's backyard adversely affecting gardening.
- Is this height or distance from property lines.
- Do not understand how to respond to these questions, since they are not indicated as prohibited or permitted.
- Both sides should be finished. Especially on the side facing the neighbor. My neighbors old wire fence worked just fine to keep their dog in. 3-foot.

## Garages

1. Front-facing attached garage, front entry, no setback				
	NP	P	S	Comments
<b>ER</b> Estate Residential	20	15		No further than front line of house. (This comment got 3 additional dots)
<b>NR-1</b> Neighborhood Residential – 1	22	13		
<b>NR-2</b> Neighborhood Residential – 2	17	12		
<b>NR-3</b> Neighborhood Residential – 3	18	14		
2. Front-facing attached garage, front entry, set back				
	NP	P	S	Comments
<b>ER</b> Estate Residential	5	22	1	
<b>NR-1</b> Neighborhood Residential – 1	6	23	1	
<b>NR-2</b> Neighborhood Residential – 2	5	20	1	
<b>NR-3</b> Neighborhood Residential – 3	4	22	1	
3. Front-facing detached garage, front entry, set back				
	NP	P	S	Comments
<b>ER</b> Estate Residential	6	23	1	Garages need to match house with materials Garage should not be closet structure to either street on corner lots
<b>NR-1</b> Neighborhood Residential – 1	7	21	1	
<b>NR-2</b> Neighborhood Residential – 2	6	18	1	
<b>NR-3</b> Neighborhood Residential – 3	6	21	1	
4. Side-facing attached garage, side entry, front of house				
	NP	P	S	Comments
<b>ER</b> Estate Residential	9	21	1	



<b>NR-1</b> Neighborhood Residential – 1	11	18	1	
<b>NR-2</b> Neighborhood Residential – 2	7	19	1	
<b>NR-3</b> Neighborhood Residential – 3	8	20	1	

**5. Rear yard garage, attached or detached**

	NP	P	S	Comments
<b>ER</b> Estate Residential		32		
<b>NR-1</b> Neighborhood Residential – 1	1	30		
<b>NR-2</b> Neighborhood Residential – 2		27		
<b>NR-3</b> Neighborhood Residential – 3	1	29		

**6. Corner lot, side-facing attached garage in rear, no setback**

	NP	P	S	Comments
<b>ER</b> Estate Residential		29		No setback must have height restriction for property it backs too.
<b>NR-1</b> Neighborhood Residential – 1		27		
<b>NR-2</b> Neighborhood Residential – 2		24		
<b>NR-3</b> Neighborhood Residential – 3	1	26		

**7. Corner lot, side-facing detached garage in rear, no setback**

	NP	P	S	Comments
<b>ER</b> Estate Residential	1	27		
<b>NR-1</b> Neighborhood Residential – 1	1	25		
<b>NR-2</b> Neighborhood Residential – 2	1	23		
<b>NR-3</b> Neighborhood Residential – 3	1	24		

**8. Corner lot, side-facing attached garage in side yard**



	NP	P	S	Comments
<b>ER</b> Estate Residential		28		
<b>NR-1</b> Neighborhood Residential – 1		26		
<b>NR-2</b> Neighborhood Residential – 2		23		
<b>NR-3</b> Neighborhood Residential – 3		25		
<b>9. Corner lot, side-facing home + attached garage</b>				
	NP	P	S	Comments
<b>ER</b> Estate Residential	5	22		Would prefer that garages prominent/even with home façade be a special land use in the event that a garage that is less prominent to house is not possible.
<b>NR-1</b> Neighborhood Residential – 1	4	21		
<b>NR-2</b> Neighborhood Residential – 2	3	20		
<b>NR-3</b> Neighborhood Residential – 3	2	22		

Additional Garage Comments:

- An attached garage with a double door detracts from the architecture of a house. For example many subdivisions feature garages in front with an attached house in the rear of the property.
- Hide the garage on large lots.
- I am saying to permit all, not because I personally like them all, but because it's too late to change all the variety that is already present in the Park... and, actually, that's what gives our city it's special character and charm. Our lot sizes are all varied, so garage placement is really going to depend on the amount of land available. No style should be "prohibited"..
- Front-facing, attached garages with no setback emphasize vehicles & vehicle traffic, thus detracting from the pedestrian-friendly/walkable neighborhood goals for GPP.
- front entry looks like a sub-division. Not in style of GPP homes. UGLY
- Please do not continue to erode our neighborhoods by permitting front facing garages.
- Looks generic.
- A garage should be an accessory building, not a front facing design element. The term used is either "double-wide" or garage with attached house.
- Dislike snout houses!
- See above reason for front-facing, attached, no setback garages.
- same as above
- Suburban style homes can be found anywhere in metropolitan Detroit. Our housing stock and walkable neighborhoods are unique to Grosse Pointe and a few other areas. If permitting the style of front praising, garages



continues, our streets will be filled with faded with trash, cans, and two SUVs in the front yard. a few specific streets that already are proliferated by the style of home should be allowed to continue.

- Not any garage door featured along the front site line of a house.
- See above reason for front-facing, attached, no setback garages.
- Not in front. Should be an accessory building for a vehicle, not a space in a house.
- See above reason for front-facing, attached, no setback garages.

### **Short-Term Rentals & Accessory Dwelling Units (General / Miscellaneous Land Use Comments)**

ER – Estate Residential Districts- Comments:

- Not too many STRS, but up to a point is ok
- Allow ADUs in all districts
- ADUs more appropriate in the ER district
- Boat wells SLU should be NP in ER districts or with additional regs. Hoists okay
- SLU approval goes to Council, public notice community buy-in, for entire ZO - mail notices
- Regulate these STR fee and muni. Income. Buns are not worth it.
- No Group Homes ER or NR-1, No STRs ER or NR-1
- Mansions – allow subdivide into condos

NR-1 Neighborhood Residential District – 1 – Comments:

- No ADUs (?) anywhere
- Allow condos like the ones on Cadieux in more districts - well designed
- STR
- Multiunits (?)
  - Increase Regulations
  - Decrease % for investors
  - Fee for license
  - Do Not increase taxes – already too high @ \$10k the reason I need to STR my property is the taxes.
- No short term rentals in NR-1
- Airbnbs are desperately needed in this community, there are no hotels in this area.
- No STRS

NR-2 Neighborhood Residential District – 2 – Comments:

- No to Tri quads, ADUs or short term rentals which would destroy the character of current predominantly single family residential areas. Also, where short term rentals are allowed they should be dispersed, regularly inspected, and regulated. Fines should be steep for breaking the rules.
- Recreation – sports facilities – as a SLU only in all districts
- No short term rentals or recreational uses
- STR's: only in non-single homes, so only allow in NR-2 and NR-3, in MF structures
- Short-term rentals only allow in NR-2 and NR-3

NR-3 Neighborhood Residential District – 3 – Comments:

- Don't support short-term rental or Airbnb. There is not enough infrastructure support.
- Yes STRs
- Keep alleys we have, need them for parking in residential areas.
- Up to 6-8 units if lot & parking requirements are met.
- Clean up alleys
- Parking and infrastructure does not support more people
- City weeds not responsive



- Rental parking
- No more demo's of homes for parking
- Encourage dense housing
- Get rid of parking minimums
- Airbnb's are desperately needed in this community, there are no hotels in this area
- Homes being torn down in the neighborhood, notice if commercial, parking lots or mixed-use.
- Bad business for community residents
- Blight is an issue, demo is not the solution, improving what we have.
- Transparency
- Next Steps in the code
- Investors – want pp who live in the current community, want those who are invested, not low prices
- Indoor recreation, no but smaller parks
- Our neighborhood is already at max capacity due to multi residential dwellings. It's also the most affordable area in the points.
- No accessory units, no tearing down of houses, preserve/improve what we have
- Need stronger regulations for permits and inspections, rentals, yards, rats, concern over short-term rentals, the scale is tipping from owners to investors.

### Accessory Dwelling Units (Location, Configuration)

1. ATTACHED (Addition)	NP	P	S	Comments
<b>ER</b> Estate Residential	3	20	7	Detached ADU's only
<b>NR-1</b> Neighborhood Residential – 1	5	20	5	
<b>NR-2</b> Neighborhood Residential – 2	5	16	4	
<b>NR-3</b> Neighborhood Residential – 3	7	15	5	
2. DETACHED (Standalone)	NP	P	S	Comments
<b>ER</b> Estate Residential	4	19	7	<ul style="list-style-type: none"> <li>• Property over an .5 acre (min. size)</li> <li>• Fan of the architecture review board. Keep up at the community.</li> <li>• Let them decide .....</li> </ul> If no longer an ADU, in any situation, what happens - can they be converted to STR's?
<b>NR-1</b> Neighborhood Residential – 1	5	19	7	
<b>NR-2</b> Neighborhood Residential – 2	4	18	4	
<b>NR-3</b> Neighborhood Residential – 3	6	16	8	
3. ABOVE GARAGE (ATTACHED)	NP	P	S	Comments
<b>ER</b> Estate Residential	5	22	5	<ul style="list-style-type: none"> <li>• No Airbnb</li> <li>• Yes Airbnb</li> </ul>
<b>NR-1</b> Neighborhood Residential – 1	7	19	3	



<b>NR-2</b> Neighborhood Residential – 2	6	17	3	
<b>NR-3</b> Neighborhood Residential – 3	7	17	4	
<b>4. ABOVE GARAGE (DETACHED)*</b>	<b>NP</b>	<b>P</b>	<b>S</b>	<b>Comments</b>
<b>ER</b> Estate Residential	3	10	9	<i>*Note: This configuration was not available for votes/comment at open house event</i>
<b>NR-1</b> Neighborhood Residential – 1	3	11	6	
<b>NR-2</b> Neighborhood Residential – 2	4	9	3	
<b>NR-3</b> Neighborhood Residential – 3	4	9	6	
<b>5. INTERIOR (CONVERTED GARAGE)</b>	<b>NP</b>	<b>P</b>	<b>S</b>	<b>Comments</b>
<b>ER</b> Estate Residential	5	20	5	
<b>NR-1</b> Neighborhood Residential – 1	6	18	5	
<b>NR-2</b> Neighborhood Residential – 2	6	16	3	
<b>NR-3</b> Neighborhood Residential – 3	7	13	5	
<b>6. INTERIOR (UPPER FLOOR)</b>	<b>NP</b>	<b>P</b>	<b>S</b>	
<b>ER</b> Estate Residential	7	21	4	Practically must be different from a duplex
<b>NR-1</b> Neighborhood Residential – 1	8	20	3	
<b>NR-2</b> Neighborhood Residential – 2	7	16	1	
<b>NR-3</b> Neighborhood Residential – 3	8	16	3	
<b>7. INTERIOR (BASEMENT)</b>	<b>NP</b>	<b>P</b>	<b>S</b>	<b>Comments</b>
<b>ER</b> Estate Residential	8	21	1	
<b>NR-1</b> Neighborhood Residential – 1	8	20	2	
<b>NR-2</b> Neighborhood Residential – 2	6	17	3	



<b>NR-3</b> Neighborhood Residential – 3	9	16	3	
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Additional ADU Comments:

- Generally look awkward
- Unnecessary crowding and parking problems
- Nope - don't prohibit any of them - It's my house, my lot and MY CHOICE if I want to do this and how I want to do it.
- above a garage detached increases population density with probably unrelated persons, VRBO, or other temp situations.
- Unnecessary crowding and parking problems
- Unnecessary crowding and parking problems Note: what are the terms and conditions set out below?
- This part of the city already has enough multi-dwelling units, and more homes are being purchased by rental investors every day. There's barely enough infrastructure to handle the population we have (e.g., parking, trash).
- I had trouble mobing from one section to another.

## COMMERCIAL ZONING STANDARDS

### Parking Configurations

*Note: Online survey only asked for 'preferred' configuration(s) within each district; those preferences have been merged with the tallies for permitted ('P') configurations.*


Alley		NP	P	S	Comments
	<b>NMU</b> Neighborhood Mixed-Use District		11	2	<ul style="list-style-type: none"> <li>• Satellite parking with service</li> <li>• Artspace + trolley</li> <li>• Allow golf carts on street like Bay Harbor</li> <li>• No angle parking in the commercial districts.</li> </ul>
	<b>CBD</b> Central Business District	1	10	2	
	<b>CMU</b> Corridor Mixed-Use District	1	10	2	
	<b>CIVIC</b> Civic and Parks District	1	8	2	




On-Street Parking		NP	P	S	Comments
	<b>NMU</b> Neighborhood Mixed-Use District	2	15	1	<ul style="list-style-type: none"> <li>• Parking encroaching into residential areas</li> <li>• As part of total street design include bike lanes</li> <li>• No angled parking</li> <li>• Shared bike roads</li> <li>• Permit parallel parking</li> </ul>
	<b>CBD</b> Central Business District	1	15	1	
	<b>CMU</b> Corridor Mixed-Use District	1	12	1	
	<b>CIVIC</b> Civic and Parks District	4	11	1	

Liner Building with Interior/ Rear Parking		NP	P	S	Comments
	<b>NMU</b> Neighborhood Mixed-Use District		12	2	<ul style="list-style-type: none"> <li>• Build up, not out</li> <li>• Preserve houses, affordability and diversity</li> </ul>
	<b>CBD</b> Central Business District		15	2	
	<b>CMU</b> Corridor Mixed-Use District		11	2	
	<b>CIVIC</b> Civic and Parks District		10	2	




No Ground Floor Retail		NP	P	S	Comments
	<b>NMU</b> Neighborhood Mixed-Use District	7	1		<ul style="list-style-type: none"> <li>• Prefer structure in lieu of demolishing homes</li> <li>• 2-3 level to match current esthetics of District</li> <li>• I am generally not in favor of stand alone parking garages but think that there may be situations where they make sense. If there is a way to justify them under certain restricted conditions, I would favor that.</li> </ul>
	<b>CBD</b> Central Business District	8	4		
	<b>CMU</b> Corridor Mixed-Use District	8	4		
	<b>CIVIC</b> Civic and Parks District	7	3		


With Ground Floor Retail		NP	P	S	Comments
	<b>NMU</b> Neighborhood Mixed-Use District*	5	9	7	<ul style="list-style-type: none"> <li>• (above header:) ...”or with residential liner”</li> <li>• Must have good design and screening of car areas</li> <li>• Parking structure limited to a main street like Jefferson and only 1 level above ground</li> </ul> <p>* Dimensions not possible</p>
	<b>CBD</b> Central Business District	3	13	5	
	<b>CMU</b> Corridor Mixed-Use District	2	11	7	
	<b>CIVIC</b> Civic and Parks District	5	9	7	



## Screening/Landscaping

Note: Online survey only asked for 'preferred' screening/landscaping method(s) within each district; those preferences have been merged with the tallies for permitted ('P') methods.

Landscaped		NP	P	S	Comments
	<b>NMU</b> Neighborhood Mixed-Use District	1	7	2	<ul style="list-style-type: none"> <li>Landscaping to include rainwater/stormwater management (got 2 votes)</li> <li>No bike lanes</li> <li>All are good. Setbacks should be such to allow snow removal and not shading where ice would accumulate.</li> <li>I think screening is important but it should be tailored to the site. All of the options should be on the table.</li> <li>integrating greenery into a lot integrates lot into neighborhood</li> </ul>
	<b>CBD</b> Central Business District	1	9	2	
	<b>CMU</b> Corridor Mixed-Use District		10	2	
	<b>CIVIC</b> Civic and Parks District		10	2	

Screened with Plants		NP	P	S	Comments
	<b>NMU</b> Neighborhood Mixed-Use District		7	3	<ul style="list-style-type: none"> <li>Plant heights limited for security</li> <li>Does this assume the lot is behind the bldg.?</li> <li>Plants often die Don't favor plants only.</li> <li>Behind bldg.</li> </ul>
	<b>CBD</b> Central Business District		9	3	
	<b>CMU</b> Corridor Mixed-Use District		8	3	
	<b>CIVIC</b> Civic and Parks District		8	3	



Screened with Masonry Wall		NP	P	S	Comments
	<b>NMU</b> Neighborhood Mixed-Use District		8	2	<ul style="list-style-type: none"> <li>In combination with landscape and stormwater management alum and masonry</li> <li>Behind bldg.</li> </ul>
	<b>CBD</b> Central Business District		13	2	
	<b>CMU</b> Corridor Mixed-Use District		13	2	
	<b>CIVIC</b> Civic and Parks District		9	2	

Screened with Black Aluminum Fence		NP	P	S	Comments
	<b>NMU</b> Neighborhood Mixed-Use District		7	5	<ul style="list-style-type: none"> <li>Alum &amp; masonry</li> <li>No fencing on residential facing sides</li> <li>Masonry walls</li> </ul>
	<b>CBD</b> Central Business District		7	4	
	<b>CMU</b> Corridor Mixed-Use District		7	5	
	<b>CIVIC</b> Civic and Parks District		8	5	

### Commercial Design Standards

NMU, Neighborhood Mixed-Use – Comments:

- Sentimental, terrible architecture
- Consider delineating between ground floor, window % vs upper floors high at ground 75% with target % 50 total of façade
- Encourage more ht./density
- Lighting above awnings and canopy does not make sense.
- Need to address signage
- 2.5 stories, 3<sup>rd</sup> story has setback from front
- No electronic parking meters, always allow for coins
- Entry points need to be improved
- Noise level of commercial
- If going 3 stories, which I agree with, it should have step back on rear to no over shadow residential



- Property maintenance issues
- Charlevoix – remain with current 1-2 story to maintain character like roof top deck for restaurants

CBD, Central Business District - Comments

- 60% is excessive for energy compliance.
- Rendering shows 2-3 stories but regs proposed is for 3
- Would prefer more 75-80%
- Banal
- How are buildings material addressed?
- Vestibules are key in one climate – should be internal
- More alignment in façade along sidewalk

CMU, Corridor Mixed-use District – Comments

- Banal
- More glass at ground floor, less at floors above
- Rendering shows 2 story but proposed reg is 3?
- Light level definition
- No transparency requirements Alter/Border to City
- Remain 2.5 height for CBD/CMU areas

*Note: Online survey only asked if people generally agreed or disagreed with the proposed design standards for all districts; these are tallied below. Additional comments from the online survey are included.*

Standard	Agree	Disagree	Comments
<b>Minimum Facade Heights</b> (taller, denser buildings)	7	2	<ul style="list-style-type: none"> <li>• Height in-line with current architecture</li> <li>• I like front setbacks.</li> <li>• the objection to glass seems arbitrary.</li> <li>• Glass windows are more welcoming as long as not covered with paper signs of cabinets.</li> </ul>
<b>Maximum Side Setbacks</b> (reduced space between buildings)	9		
<b>Minimum Percentage Build-To Lines</b> (buildings closer to the sidewalk)	7	2	
<b>Required Street Frontage Pedestrian Access</b>	9		
<b>Minimum Percentage of Glass on Facades</b>	6	3	
<b>All Facades Requiring Architectural Features</b>	9		