

MOUNT PLEASANT, MICHIGAN
ZONING ORDINANCES
CHAPTER 154: ZONING ORDINANCES



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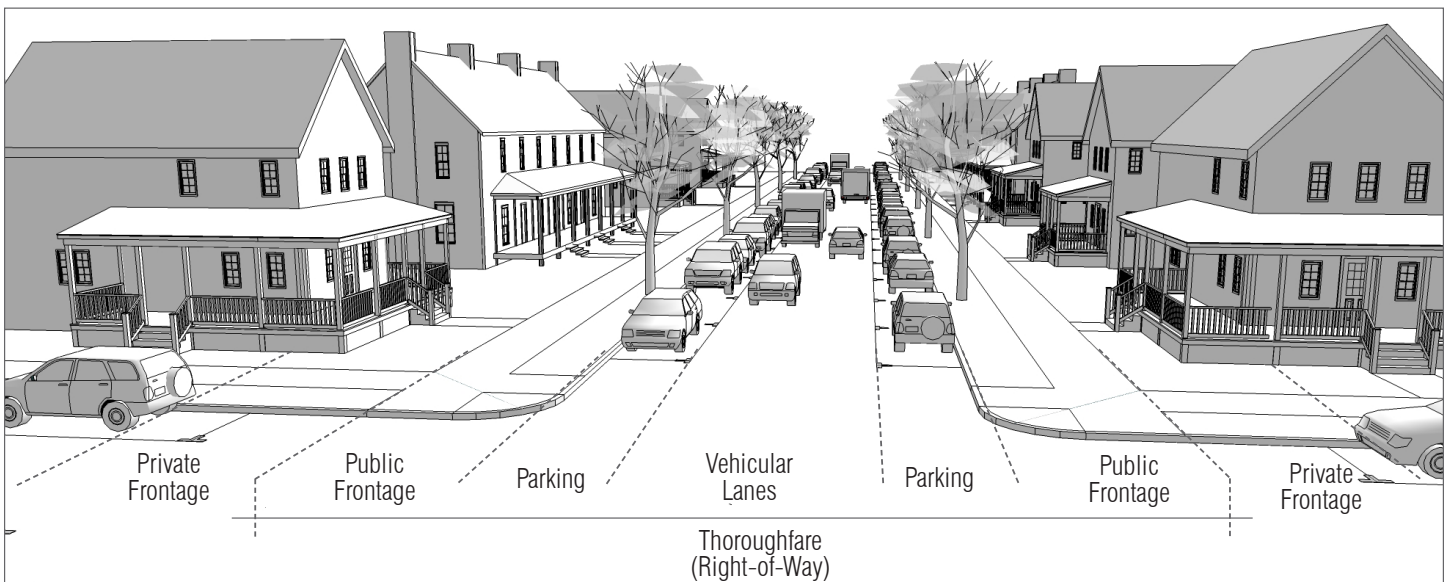
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SECTION 1.
INTRODUCTION

Chapter 154, the City’s Zoning Code, is a character- or form-based code. This type of code is intended to facilitate predictable, contextually-based planning and development of walkable, mixed use, human-scaled places of character. This is accomplished by providing a range of standards for Use and the other elements of Development that define a place. Examples of these are Public Frontage, Private Frontage, Building Configuration, Building Placement, Thoroughfare, Yard Type, Building Type, Density, Civic Space, and Parking Standards. The following Illustration P.1.1. (Thoroughfare and Frontages) shows the general relationships among the Private Frontage and the Public Frontage and other parts of the public realm.

Additionally, Chapter 154 provides for five Special Districts: Hospital, Industrial, Research Center, Agricultural, and University.

ILLUSTRATION P.1.1 THOROUGHFARE AND FRONTAGES



SECTION 2. OVERVIEW

Chapter 154 provides standards and requirements for (a) Development Parcels and (b) Buildings and Lots within Character Districts, Special Districts, and Civic Zones. Those for Buildings and Lots apply whenever a Lot is subdivided and/or a Building is built. Those for Development Parcels apply only under certain circumstances, as described in Article V of the Code.

Chapter 154 is organized into Articles as follows:

Article I, “General” includes provisions concerning purpose, applicability, existing conditions, interpretation, amendment, definitions, and plan requirements.

Article II, “Zoning Map” includes requirements for the City’s Zoning Map and its amendment. The adopted Zoning Map is the official zoning map for the City.

Article III, “Character Districts, Special Districts & Civic Zones” includes provisions regarding the Character Districts, Special Districts, and Civic Zones and their elements and standards, as well as provisions relating to the assignment of Character Districts, Special Districts, and Civic Zones on the Regulating Plan, Regulating Plan amendments, and Development Parcel Plans.

Article IV, “Building and Lot Plans & Standards” includes provisions for Building and Lot Plan preparation, submission and approval, and Lot and Building standards.

Article V, “Development Parcel Plans & Standards” specifies the circumstances under which a Development Parcel Plan is required, preparation, submission and approval of Development Parcel Plans, and standards and requirements for Thoroughfares, Block Perimeter, Civic Zones, District Density, Special Districts and Special Requirements.

Article VI, “Administration & Enforcement” includes administrative, procedural, and enforcement provisions.

Article VII, “Definitions” includes definitions of certain terms used in the Code.

SECTION 3. INFORMATIONAL ONLY

This Preface is informational, not regulatory. It is intended to assist users of the Code. The governing regulations of Chapter 154 are contained in the Articles that follow.

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SECTION 154.101.

COMMON REFERENCE

This Chapter 154, as the same may be amended from time to time, is referred to herein and otherwise may be referred to as the “Mount Pleasant Zoning Ordinances”.

SECTION 154.102.

AUTHORITY, PURPOSE & INTENT

This Chapter has been adopted pursuant to Michigan Compiled Laws Sections 125.3101 - 125.3702 (2016).

The purpose of this Chapter is to regulate the location of land Uses and the location of Buildings designed for specific Uses, to regulate and limit the Height and bulk of Buildings hereafter erected or altered, to regulate and determine the minimum area of yards, courts and other open spaces surrounding Buildings, to regulate and limit the density of population, to provide for safe and convenient access, to lessen congestion in the streets, to provide and regulate parking for vehicles, to secure safety from fire and other hazards, to regulate the erection and maintenance of Signs, to conserve the value of property, to encourage the appropriate Use of land, and to provide for orderly growth and Development, and in order to promote these purposes, this Chapter divides the City into zoning Districts and Civic Zones. It is the further purpose and intent of this Code to provide for walkable, Mixed Use, character-based, Development and re-Development in certain parts of the City to which Character Districts are assigned.

SECTION 154.103.

EFFECTIVE DATE; APPLICABILITY

A. General.

1. This Chapter shall become effective in accordance with Article V, subsection 4(e) of the City Charter.
2. This Chapter, the Zoning Map, and the standards and requirements of this Chapter, are applicable to all Development, re-Development, Improvements, land, Structures, modifications, construction, re-construction, Buildings and Lots, and Uses within the City.
3. This Chapter supersedes and replaces in its entirety Chapter 154 as the same has heretofore been in effect.

B. Exclusive Zoning Regulation.

Except as may be otherwise specifically provided in Section 154.103.C, this Chapter shall be the exclusive and mandatory zoning regulation for the City.

C. Plans Under this Code.

This Code contemplates several types of plans, as follows:

1. Building and Lot Plans - A Building and Lot Plan is a plan that includes the information required by Section 154.404 and demonstrates compliance with all requirements of this Code related to such requirements, specifically as related to the building and lot-scale requirements of this Code.

A Building and Lot Plan certified by the City Planner as being in compliance with this Code is a condition to issuance of a Building Permit. A Building and Lot Plan is required as part of an application for Site Plan approval.

2. Development Parcel Plan - A Development Parcel Plan is a plan that includes the information required by Section 154.504 and demonstrates compliance with all requirements of this Code related to such requirements, specifically with respect to a proposal that involves a Development Parcel with the Development Parcel requirements of this Code. A Development Parcel is a parcel:

- a. Which, either alone or together with one or more parcels under a common Development scheme, program or plan, is four (4) or more gross acres;
- b. With respect to the Development of which any new Thoroughfare or extension or change of the design of any existing Thoroughfare is required or will be made or proposed; or
- c. With respect to which any Character District assignment, Special District assignment, Civic Zone assignment or Thoroughfare alignment is proposed to be made or changed by a Zoning Map or Zoning Map amendment.

A Development Parcel Plan is required as part of any application for issuance or approval of a subdivision or plat, Building Permit, Building and Lot Plan, or Site Plan that relates to a Development Parcel and as part of each application for Zoning Map amendment other than one prepared by or on behalf of the City.

3. Zoning Map - When adopted, the Zoning Map shall be the City’s Official Zoning Map. It includes designations

of Character Districts, Special Districts, Civic Zones, and Special Requirements.

4. Site Plans - A Site Plan is a plan that includes the information required by Section 154.613.E and demonstrates compliance with all requirements of this Code related to such information.

A Site Plan is required for all:

- a. New Buildings;
 - b. Additions to Buildings that increase the exterior dimensions or the Useable Floor Area;
 - c. Alterations or modifications to the site such as changes to parking layout, Driveways, landscaped areas, Screening walls, and public walkways;
 - d. Any Development or application involving a Development Parcel; and
 - e. Any other Improvement or application for which a Site Plan is specifically required by this Chapter.
5. Sign Plans - A Sign Plan is a plan that demonstrates compliance with Sign standards of this Code. A Sign Plan is required as part of each Sign Permit Application.

D. Relationship to Other Provisions.

1. The provisions of this Chapter shall take precedence over those of other codes, ordinances, regulations, and standards that may be in conflict with this Chapter, except City, County, and State Health and Safety Codes.
2. Except as expressly superseded hereby, the Existing Local Codes, including without limitation, the City Subdivision Regulations and Land Division Ordinance shall continue to be applicable to matters not covered by this Chapter, except where the Existing Local Codes are inconsistent with, or in conflict with, this Chapter.

E. Compliance.

Except for non-conformances allowed pursuant to Section 154.114, all Development, re-Development, land, Improvements, construction, re-construction, modifications, Structures, Buildings and Lots, all Use thereof, and all plans, applications and submissions required or submitted under this Chapter must comply with this Chapter and the standards hereof made applicable to the Character Districts, Special Districts, Special Requirements, and Civic Zones pursuant to the approved Zoning Map, any applicable approved Development Parcel Plan, and any applicable approved Building and Lot Plan.

F. Conformance with Chapter Required.

No Building, Structure or land shall be Used and no Building, Structure or part thereof shall be constructed, raised, moved, reconstructed, extended, enlarged or Altered except in conformity with this Chapter.

G. Restorations & Repairs.

When any Building is declared unsafe by the Fire Marshal or Building Official, nothing in this Chapter shall prevent compliance with lawful requirements or the strengthening or restoring to a safe condition in accordance with Section 154.114.B.7.

SECTION 154.104.

TABLES, MAPS, PHOTOGRAPHS, IMAGES, ILLUSTRATIONS, FIGURES, GRAPHICS, DIAGRAMS & DEPICTIONS

1. The standards and requirements of Tables herein and the adopted Zoning Map are integral parts of this Chapter.
2. The diagrams, photographs and illustrations in **Table 154.405.A (District Standards)**, **Table 154.408.A (Private Frontage Types)**, **Table 154.408.G1 (Principal Building Types)**, **Table 154.408.G2 (Principal Building Types - Specific Standards)**, **Table 154.505.B2 (Thoroughfare Types - Summary)**, **Table 154.505.B3 (Thoroughfare Assemblies & Standards)**, **Table 154.505.C (Bikeway Types)**, **Table 154.505.D (Public Planting)**, **Table 154.507.B1 (Civic Space Types - Summary)**, and **Table 154.507.B2 (Civic Space Types - Specific Standards)** are provided only to indicate the general character or placement of and/or reference to the various Character Districts, Civic Zones, and Civic Spaces, and elements thereof, shown thereon, and they shall have regulatory force and effect only to that extent.
3. The illustrations in **Table 154.505.D (Public Planting)** are provided only as an approximation of the Public Planting Types and Public Lighting Types and they shall have regulatory force and effect only to that extent.
4. All graphical and tabular depictions entitled "Illustration" or "Figure", or denoted as "illustrative" are provided for illustrative, explanatory purposes only and are not regulatory.
5. Where in conflict, numerical metrics shall take precedence over graphic metrics.

SECTION 154.105.

DEFINITIONS

Certain capitalized terms used throughout this Chapter are defined in Article VII. Such definitions are integral to this Chapter. Uncapitalized terms and terms not so defined shall be accorded their commonly accepted meanings unless otherwise provided in this Chapter. In the event of conflicts between the definitions in this Chapter and the definitions of the Existing Local Codes, those of this Chapter shall take precedence as applied to this Chapter.

SECTION 154.106.

PREPARATION AND ADOPTION OF ZONING MAP

Each Zoning Map or Zoning Map amendment must conform to the requirements of Section 154.201.

The initial Zoning Map for the City shall be prepared by or on behalf of the City and approved immediately after the effective date of this Chapter.

SECTION 154.107.

ZONING MAP AMENDMENT

The Zoning Map in effect from time to time, may be amended upon initiative of the City or upon application of the Owner of the parcel for which a zoning change is proposed if such Zoning Map amendment is approved by the City Commission as a zoning map amendment in accordance with Article VI.

SECTION 154.108.

DETERMINATION OF STANDARDS

The City Commission has established the standards in this Chapter and, upon approval of the Zoning Map or any amendment thereof, will have made such standards applicable to the City.

SECTION 154.109.

ADMINISTRATION

Except as otherwise provided herein, this Chapter shall be administered by the Zoning Administrator.

SECTION 154.110.

APPLICATIONS

A. Building Permits.

An application for issuance of a Building Permit shall be processed, reviewed, and acted upon in accordance with applicable state law; provided that no Building Permit shall be issued unless and until the Building or Development complies with this Chapter.

B. Zoning Maps & Amendments.

Applications for approval of Zoning Map amendments that are determined by the City Planner to be complete shall be forwarded for further processing, review, consideration and/or action, as applicable, as a zoning map amendment under Article VI.

C. Building and Lot Plans.

In addition to satisfaction of all other applicable Building Permit application requirements, a Building Permit may be issued only upon the Zoning Administrator's determination and certification that the Building and Lot Plan complies with all applicable standards and requirements of this Chapter, the Zoning Map, and any applicable Development Parcel Plan, taking into account any applicable approved Deviations.

No Development, re-Development, Improvement, subdivision, re-subdivision, construction, re-construction, or modification of or on any Building, Lot or parcel of land shall occur without prior submission of a complete application for review and issuance of a Certificate of Compliance with respect to a Building and Lot Plan that complies with Section 154.402 and issuance of such Certificate of Compliance pursuant to Section 154.602. A Building and Lot Plan is not required for Ordinary Maintenance or Repair of an existing Structure.

D. Development Parcel Plans.

A Development Parcel Plan, if required by Article V, shall be submitted:

1. if not related to a request for zoning map amendment, as a part of the application for approval of the Site Plan, and in addition to satisfaction of all other applicable Site Plan application requirements, such Site Plan may be approved only upon the City Planner's determination that the Development Parcel Plan complies with all applicable standards and requirements of this Chapter and the Zoning Map, taking into account any applicable approved

Deviations; or

2. if related to a request for zoning map amendment, as a part of the application for approval of the applicable Zoning Map and zoning map amendment, and in addition to satisfaction of all other applicable zoning application requirements, such Zoning Map and zoning map amendment may be approved only upon the City Planner's determination that the Development Parcel Plan complies with all applicable standards and requirements of this Chapter and the applicable proposed re-zoning as reflected in the proposed Zoning Map amendment.

If required by Section 154.502.A, no Development, re-Development, Improvement, subdivision, re-subdivision, construction, re-construction or modification of or on any Building, Lot, or parcel of land shall occur without prior submission of a complete application for review and issuance of a Certificate of Compliance with respect to a Development Parcel Plan that complies with Section 154.502.B and issuance of such Certificate of Compliance pursuant to Section 154.603.

E. Site Plans.

An application for approval of a Site Plan shall be processed, reviewed, and acted upon pursuant to Article VI.

No Development, re-Development, Improvement, subdivision, re-subdivision, construction, re-construction, or modification of or on any Building, Lot or parcel of land shall occur unless a Site Plan has been approved therefor. A Site Plan is not required for Ordinary Maintenance or Repair of an existing Structure.

SECTION 154.111.

WAIVERS, SPECIAL USES, SPECIAL REGULATED USES & VARIANCES

A. Waivers.

To the extent expressly provided in this Chapter with respect to any standard or requirement hereof, a Waiver of such standard or requirement may be granted by the designated City official upon written request of an applicant if allowance of such Waiver is determined by the City Planner to be consistent with the intent of this Chapter.

B. Special Uses.

A Special Use may be permitted by the Planning Commission for those Uses indicated for a District or Civic Zone as "SUP" on **Table 154.410.A (Building and Lot Permitted Use)** in accordance with Section 154.615.

C. Special Regulated Use.

A Special Regulated Use may be permitted by the Planning Commission for those Uses indicated for a District or Civic Zone as "SRU" on **Table 154.410.A (Building and Lot Permitted Use)** in accordance with Section 154.615.

D. Variances.

Variances may be granted by the Board pursuant to Article VI to deviate from a standard or requirement otherwise applicable under this Chapter, or otherwise applicable to any land, Lot, Improvement, Building, or Structure regulated under this Chapter.

SECTION 154.112.

APPEALS

Appeals from decisions or determinations under this Chapter may be taken in accordance with Article VI.

SECTION 154.113.

VIOLATIONS

Penalties for and enforcement of any violation of this Chapter shall be as provided in Article VI.

SECTION 154.114.

NON-CONFORMING LOTS, USES, STRUCTURES & IMPROVEMENTS

A. Non-Conforming Lots.

Any Lot existing on the effective date of this Chapter that fails to comply with one or more minimum Lot dimensional standards of this Chapter may be Used for a permitted Principal Use provided it is in Single Ownership and either the lot was created as part of an approved plat or the departure from any such minimal Lot dimensional standard is no more than 10% of such standard.

B. Non-Conforming Uses, Structures & Improvements.

1. Any Structure, Improvement, or Use lawfully existing upon the effective date of this Chapter, or any subsequent amendment, that does not conform to the provisions of this Chapter may be continued provided that there is no increase or enlargement in the degree or manner of non-conformance.
2. A conforming Use or Structure that does not meet the area, yard or Height standards of this Chapter may be changed or enlarged provided there is no increase in the specific non-conformity.
3. A Parking Area lawfully existing upon the effective date of this Chapter that does not meet the parking locations requirements of Table 154.405.A may be reconstructed provided it complies with all other vehicular parking standards and there is no increase or enlargement in the degree or manner of non-conformance.
4. If a non-conforming Use is discontinued or ceased for a period of one year, any subsequent Use must conform to the provisions of this Chapter.
5. Damaged or demolished Structures may be repaired or rebuilt as follows:
 - a. When a Structure is voluntarily demolished, the Structure may be repaired or rebuilt only if the dimensions and Use of the Structure are in conformity with the provisions of this Chapter.
 - b. When a Structure is damaged by a fire or another casualty event beyond the owner's control and the total destruction is equal to or greater than 50% of the Structure's replacement value, the Structure may be repaired or rebuilt only:
 - i. If the dimensions and Use of the Structure are in conformity with the provisions of this Chapter; or
 - ii. the Board approves such work pursuant to Section 154.114.B.6 below.
 - c. When a Structure is damaged by a fire or another casualty event beyond the owner's control and the total destruction is less than 50% of the Structure's replacement value, the Structure may be repaired or rebuilt so long as there is no increase or enlargement in the degree or manner of non-conformance. If such repairs or rebuilding are completed within 2 years of the date of the destruction, a lawful nonconforming Use that was in existence immediately prior to the destruction may be continued.
- d. For purposes of this Section, the percentage of replacement value shall be calculated by taking the documented cost for the reconstruction or repairs (the numerator) and dividing that number by the pre-damage fair market value of the property (the denominator) and multiplying the result by 100.
6. Notwithstanding any other provision of this Chapter, the following work may be done without affecting the lawful non-conforming status of a Use, Structure or Improvement:
 - a. Ordinary Maintenance
 - b. Strengthening or restoring any portion of a Structure or Improvement to a safe condition, provided no material enlargement results.
 - c. Repairing or replacing interior walls, fixtures, wiring or plumbing.
 - d. Repaving driveways and parking lots, replacing exterior windows and siding, and painting exterior structures and fixtures.
7. In addition to any other allowance under this Section, the Zoning Board of Appeals may allow the resumption, restoration, or reconstruction of a Structure if:
 - a. The Board determines that the resumption, restoration, or reconstruction results in a marked decrease in the degree of non-conformance, improves the character of the neighborhood and is of decided benefit to Adjacent conforming Uses; and
 - b. The Structure is used for a Use permitted under this Chapter or for a non-conforming Use lawfully existing at the time the application to the Board is filed. The Board may impose conditions on the applicant to ensure these standards are met.

C. Extension of Legal Non-Conformity Status for Certain Subdivisions, Development, Etc.

1. Without limitation to Section 154.114.A. and 154.114.B, and in addition thereto, if the conditions of clause 154.114.C.2 below are met, an Existing Parcel:
 - a. may be subdivided in such a manner that creates
 - i. a Non-Conformity-Bearing Lot; and
 - ii. one or more Remainder Lots; and
 - b. the Remainder Lots (may be Developed or re-Developed).

2. The following are the conditions which must be satisfied to be eligible under Section 154.114.C.1:

- a. the Remainder Lots, and all Development, re-Development, Structures, Improvements and Buildings thereon and thereto, and all Uses thereof, must conform to all standards and requirements of this Chapter;
- b. the Non-Conformity-Bearing Lot and all Buildings, Structures and Improvements thereon
 - i. must meet all Building and Lot standards and requirements of this Chapter 154 other than the following standards and requirements as set forth in **Table 154.405.A (District Standards)**: Private Frontage Type, Lot Occupation, Building Height, Ceiling Height, Facade, Finished Floor Level, Roof Type and Pitch, Principal Building Type, Vehicular

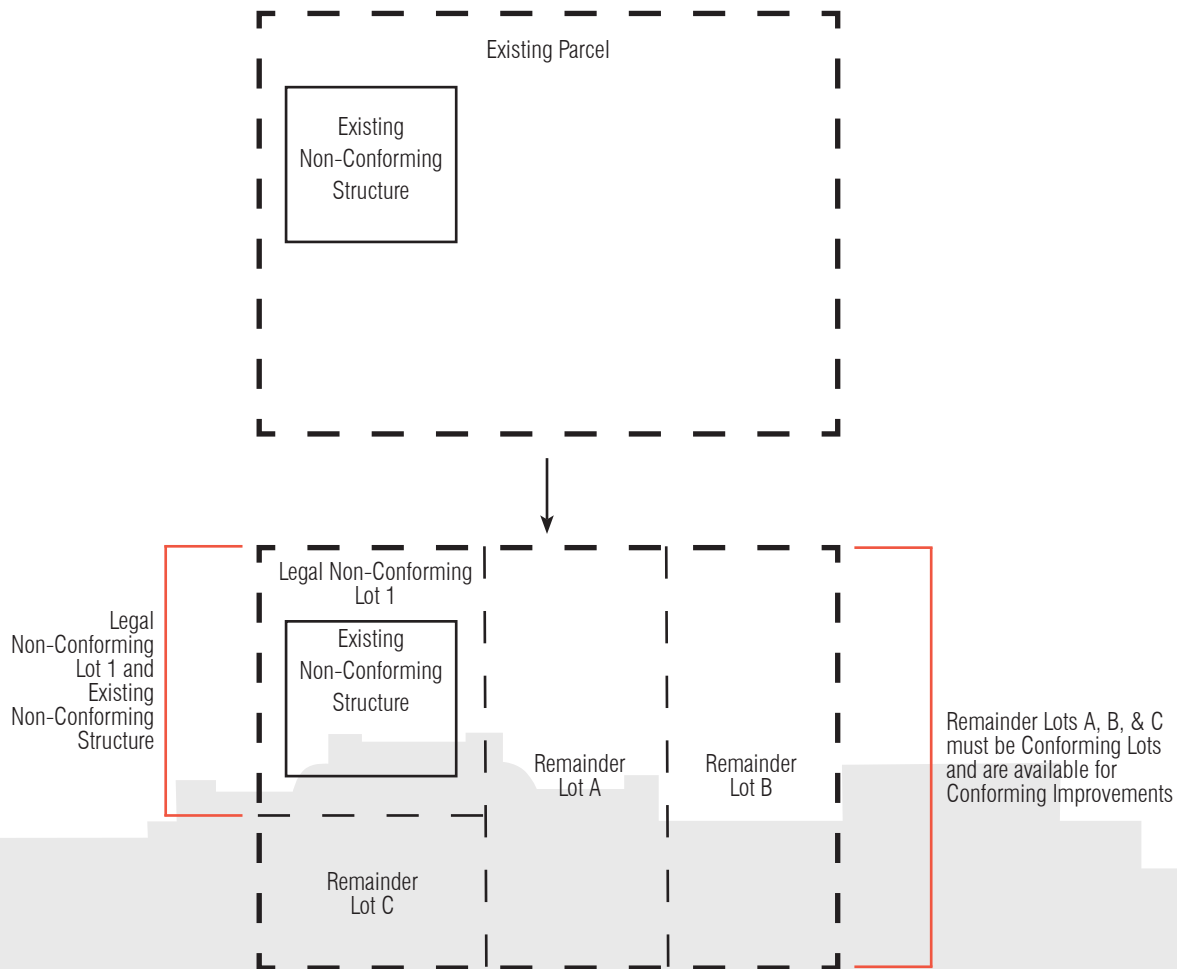
Parking, Bicycle Parking, Private Landscaping and Fencing, Signs, Lighting, and Screens; and

ii. are not required to meet any additional requirements applicable to only to Development Parcels; and

3. The effect of subdivision, Development or re-Development pursuant to Sections 154.114.C.1 and 154.114.C.2 is as follows:

- a. the Non-Conformity-Bearing Lot shall thereafter constitute a legal non-conforming Lot and the legal non-conforming status of the Structure, Improvement or Use of or on the Non-Conformity-Bearing Lot shall continue notwithstanding such subdivision, Development or re-Development; and
- b. the legal non-conforming status of any Structure, Improvement or Use on or of all other portions of the Existing Parcel other than the Non-Conformity-Bearing Lot (i.e., the Remainder Lots), and of the Remainder Lots themselves, shall cease.

ILLUSTRATION 154.114.C SPECIAL LEGAL NON-CONFORMITY STATUS FOR CERTAIN SUBDIVISIONS & IMPROVEMENTS



SECTION 154.115.

PERFORMANCE GUARANTEES

A. Security for Compliance & Completion.

To ensure compliance with this Chapter and any conditions imposed under this Chapter the City may require that a cash deposit, certified check, irrevocable letter of credit, or surety bond acceptable to the City (each, a “Performance Guarantee”) covering the estimated costs of Improvements, performance, and/or compliance be deposited with the Finance Director or Treasurer to ensure faithful completion of the Improvements. The Performance Guarantee shall be deposited at the time of the issuance of the permit authorizing the activity or project. The City may not require the deposit of the Performance Guarantee until it is prepared to issue the permit. The City shall establish procedures by which a rebate of any cash deposits in reasonable proportion to the ratio of work completed on the required Improvements shall be made as work progresses.

B. Security for Temporary Certificate of Occupancy.

Additionally, the Building Official may require Performance Guarantees for incomplete projects where temporary certificates of occupancy are requested and non-health and safety items remain to be completed.

SECTION 154.116.

SEPARABILITY

In case any provision of this Chapter shall be held invalid or unenforceable by a court of competent jurisdiction, it shall not affect any other Article, Section or provision as long as the invalid or unenforceable portion can be separated from the remainder of the provisions.

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SECTION 154.201.**ADOPTION OF ZONING MAP**

The Character Districts, Thoroughfares, Civic Zones, Special Requirements, Special Districts, Planned Residential Developments, and Local Historic Districts referred to in this Chapter are bounded and defined on the Zoning Map adopted by the Mt. Pleasant City Commission at the time of the initial adoption of this Chapter. The Zoning Map, which may be subsequently amended from time to time, and all explanatory matter thereon is incorporated into and made a part of this Chapter by reference. The City Planner shall maintain an official copy of the Zoning Map (which may be in a digital format), reflecting all amendments approved by the City Commission.

SECTION 154.202.**COMPLIANCE**

Except for legal non-conformances pursuant to Article 154.114, all Development, re-Development, land, construction, re-construction, modifications, Structures, Improvements, Buildings and Lots, all Uses thereof, and all submissions required under this Chapter, must comply with this Chapter and the applicable standards hereof, as the same are in effect at the time of submission of the complete application.

SECTION 154.203.**SPECIAL REQUIREMENTS**

A Zoning Map may designate any of the Special Requirements listed in Section 154.203.A-154.203.H below.

If there is any conflict between an applicable Special Requirement and another standard or requirement, the Special Requirement shall be controlling.

If a Zoning Map designates any one or more of such Special Requirements, such designation indicates that the following standards shall be applied as follows:

A. Shopfront Frontage.

A Retail Frontage designation requires that each Private Frontage within the designated area be provided a Shopfront Frontage at Sidewalk level, except at any allowed Driveways or Streetscreen areas, as provided in **Table 154.408.A (Private Frontage Types)** and specified in Article IV.

B. Terminated Vista.

A Terminated Vista designation requires that a Building be provided with a cupola, chimney, entry feature or habitable tower that intersects the centerline axis of the view to which they respond.

C. Cross Block Passage.

A Cross Block Passage designation requires that a minimum 10-foot-wide pedestrian access be reserved between Buildings.

D. Buildings of Value.

A designation for Buildings of Value requires that such Buildings and Structures may be altered or demolished only in accordance with City historic preservation standards and procedures. Without limitation, no construction, addition, Alteration, Repair, moving, excavation, or Demolition of any Resource in a Local Historic District may occur except and defined by and in compliance with Chapter 156.

E. Special Height Range.

A designation of Special Height Range requires that Buildings within the designated area comply with the Height noted rather than the Height standard that otherwise would be applicable within the District or Civic Zone, as applicable.

F. Residential/Dwelling Use Restriction.

A designation of Residential/Dwelling Use Restriction prohibits Uses categorized as Residential/Dwelling Uses within the ground floor of Buildings within the designated area, irrespective of whether Residential/Dwelling Use would otherwise be permitted within the applicable District or Civic Zone, except as permitted by Special Use Permit under Section 154.410.B.

G. Residential/Dwelling Use Only.

A designation of Residential/Dwelling Use Only requires that the only Principal Uses that are allowed within the designated area are Uses categorized as such in Table 154.410.A (Building & Lot Principal Use), irrespective of whether other Principal Uses would otherwise be permitted within the applicable District or Civic Zone.

H. Student Organization Dwelling & Rooming Dwelling Restriction.

A designation of Student Organization Dwelling & Rooming Dwelling Restriction permits Student Organization Dwelling and Rooming Dwelling Uses within the designated Special Requirement area only, irrespective of whether Student Organization Dwelling & Rooming Dwelling Uses would otherwise be permitted within the applicable District or Civic Zone.

SECTION 154.204

PLANNED RESIDENTIAL DEVELOPMENTS

Any property subject to a Planned Residential Development Agreement as of the effective date of this Chapter shall remain subject to such Agreement in accordance with its terms pursuant to Section 154.614 unless such property is included within a Character District, Special District, or Civic Zone pursuant to the approved Zoning Map or approved Zoning Map amendment.

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ARTICLE III: CHARACTER DISTRICTS, SPECIAL DISTRICTS & CIVIC ZONES

SECTION 154.301.**GENERAL****A. Applicability and Compliance.**

This Article applies to Character Districts, Special Districts, Local Historic Districts, and Civic Zones to the extent provided herein.

Development, re-Development, land, Improvements, construction, re-construction, modification, subdivision, re-subdivision, Structures, Buildings and Lots, and Use thereof within each Character District, Special District, or Civic Zone, as applicable, shall include the respective elements and shall comply with the respective standards and requirements applicable to each.

In addition to all other standards and requirements applicable under this Chapter, Chapter 156, related to Local Historic Districts, shall be applicable to all Development, re-Development, Improvements, construction, re-construction, Alteration (as defined in such Section), Work (as defined in such Section, Demolition (as defined in such Section) or modification of Structures or Buildings in a Local Historic District and shall be subject to compliance with such Chapter 156, including without limitation, issuance of a Certificate of Appropriateness and a Notice to Proceed.

B. Character District Defined.

Character District is defined in Article VII.

C. Special District Defined.

Special District is defined in Article VII.

Special Districts shall not be used to avoid compliance with standards and requirements for Character Districts, and instead, shall be used sparingly. If a Special District is designated for an area, it is one of several areas on the Zoning Map to which certain Special District Development, Lot and Building standards are applied.

D. Civic Zone Defined.

Civic Zone is defined in Article VII.

Provisions regarding Civic Zones are included in Article V.

E. Character District Descriptions.

This Chapter provides for the following Character Districts, each of which is described generally in **Table 154.301.E (Character District Descriptions)**:

1. Character District CD-3L (Sub-Urban Large Lot)
2. Character District CD-3 (Sub-Urban)
3. Character District CD-4 (General Urban)
4. Character District CD-5 (Urban Center)

TABLE 154.301.E CHARACTER DISTRICT DESCRIPTIONS

Character District	Description
	<p>CD-3L: SUB-URBAN LARGE LOT</p> <p>The CD-3L Sub-Urban Large District consists of primarily a low density single family detached Residential area in which the House is the predominant Building Type. It has medium to deep front Setbacks and medium to wide side Setbacks. Its Thoroughfares have curbs and may include sidewalks and/or street trees, and form medium to large blocks.</p>
	<p>CD-3: SUB-URBAN</p> <p>The CD-3 Sub-Urban District consists primarily of a low density single family detached Residential area in which the House is the predominant Building Type. It has medium front Setbacks and medium side Setbacks. Its Thoroughfares have curbs and may include sidewalks and/or street trees, and form medium to large blocks.</p>
	<p>CD-4: GENERAL URBAN</p> <p>The CD-4 General Urban District consists of a medium density area that has a mix of Building Types and Residential, Retail/Personal Service, Office and Business/Commercial Uses; there are medium, shallow or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has streets with curbs, sidewalks, and Thoroughfare Trees that define medium-sized blocks.</p>
	<p>CD-5: URBAN CENTER</p> <p>The CD-5 Urban Center District consists of higher density Mixed Use areas. It has a tight network of Thoroughfares with wide sidewalks, street lights and regular Thoroughfare Tree spacing, defining medium-sized blocks. Buildings are set close to the sidewalks.</p>

Illustrations are provided for illustrative purposes only.

ARTICLE III: CHARACTER DISTRICTS, SPECIAL DISTRICTS & CIVIC ZONES

F. Special District Descriptions.

This Chapter provides for the following Special Districts, each of which is described generally in **Table 154.301.F (Special District Descriptions)**:

1. Special District SD-H (Hospital)
2. Special District SD-I (Industrial)
3. Special District SD-RC (Research Center)
4. Special District SD-A (Agricultural)
5. Special District SD-U (University)

TABLE 154.301.F SPECIAL DISTRICT DESCRIPTIONS

Special District	Description
SD-H: HOSPITAL	The SD-H Hospital Special District is intended for a small hospital campus.
SD-I: INDUSTRIAL	The SD-I Industrial Special District is intended for light Manufacturing.
SD-RC: RESEARCH CENTER	The SD-RC Research Center Special District is intended for scientific, business and industrial research operations and related testing and production in a park-like setting.
SD-A: AGRICULTURAL	The SD-A Agriculture Special District is intended for agricultural use.
SD-U: UNIVERSITY	The SD-U University Special District is intended for University use.

SECTION 154.302.

ASSIGNMENT OF DISTRICTS AND CIVIC ZONES

A. General.

Character Districts, Special Districts, and Civic Zones, as well as any Local Historic Districts, shall be assigned for and mapped on the Zoning Map, for and on each proposed Zoning Map amendment, and for and on each Development Parcel Plan, in each case subject to review and certification and/or approval as provided in this Chapter.

Assignment of District and Civic Zones on the initial Zoning Map shall be as determined by the City Commission at the time of adoption of such initial Zoning Map.

Any change to the adopted Zoning Map shall be subject to compliance with the requirements and procedures of this Chapter, including without limitation, submission, review and approval of an application for approval of a proposed Zoning Map amendment that complies with all standards, conditions, and requirements of this Chapter, in accordance with Section 154.616 and related provisions of Article VI.

B. Assignment of Character Districts for Development Parcel.

For any Development Parcel over 80 gross acres excluding any Special Districts, assignment of each Character District type (i.e., CD-3L, CD-3, CD-4, or CD-5) for any Zoning Map amendment not prepared by the City shall be in accordance with the percentages of Net Site Area indicated in **Table 154.302 (Assignment of Character Districts)**.

All applications for and approvals of a zoning amendment covering a Development Parcel over 80 acres excluding any Special Districts must be in accordance with this Section 154.301.B.

C. Assignment of Civic Zones for Development Parcel.

Civic Zones shall be assigned within Development Parcels in accordance with Article VI.

D. Assignment of Special Districts for Development Parcel.

A Special District may be assigned to an area within a Development Parcel only if such area, due to the intrinsic size, Use, Building Placement, Building Elements, Building Configuration, Building type, or other Building and Development characteristics, cannot conform to one or more of the applicable Character Districts or standards therefor specified in this Chapter. Special Districts shall not be used to avoid compliance with standards and requirements for Character Districts, and instead, shall be used sparingly.

Assignment of Special Districts shall be subject to approval as a zoning map amendment.

E. Establishment of Local Historic Districts.

Local Historic Districts may be assigned by the City Commission pursuant to Chapter 156.

TABLE 154.302 ASSIGNMENT OF CHARACTER DISTRICTS FOR DEVELOPMENT PARCELS > 80 ACRES

	% of Development Parcel Net Site Area
CD District	
Aggregate of CD-3L & CD-3	10-30%
CD-4	30-60%
CD-5	10-30%
See Article VI for Civic Zone Requirements	

SECTION 154.305.

ADDITIONAL REQUIREMENTS

In addition to all standards and requirements that are applicable to a specific Character District, Special District, or Civic Zone, all Development, re-Development, land, Structures, Buildings, Improvements, and Lots within Districts or Civic Zones must comply with all other applicable standards and requirements of this Chapter.

SECTION 154.303.

ESTABLISHMENT OF ADDITIONAL DISTRICTS

Districts in addition to those described in Sections 154.301.E and 154.301.F shall be subject to City Commission establishment and assignment of standards and requirements by zoning text amendment pursuant to Section 154.119 and Section 154.616. Zoning or re-zoning of property to any District established pursuant to this Section shall be subject to approval of a Zoning Map amendment pursuant to Section 154.616.

SECTION 154.304.

ELEMENTS AND STANDARDS

Development, re-Development, land, Structures, Buildings, Improvements, and Lots within each Character District, Special District, and Civic Zone shall include the elements indicated for such District or Civic Zone throughout this Chapter and shall comply with the applicable District or Civic Zone general description and intent thereof and the standards applicable to such District or Civic Zone set forth in **Table 154.405.A (District Standards)** or **Table 154.405.B (Civic Zone Standards)** and elsewhere in this Chapter.

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MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

SECTION 154.401.

GENERAL

This Article applies to all Buildings and Lots located or proposed within the City, except as otherwise provided in Section 154.114 with respect to legal non-conformities.

SECTION 154.402.

BUILDING AND LOT PLANS

A. Plan Required.

No Building shall be constructed, re-constructed, or modified, and no Lot or other land shall be Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with this Article, the Zoning Map, and any applicable Development Parcel Plan, and pursuant to a Building and Lot Plan that has been prepared, submitted, reviewed and certified or approved in accordance with this Article and all standards and requirements applicable thereto.

B. Preparation and Requirements.

Each Building and Lot Plan shall be prepared in accordance with Section 154.403 below and shall conform to the requirements of Section 154.404 and other provisions hereof.

C. Plan Submission.

Each Building and Lot Plan shall be submitted for review and action in accordance with Section 154.110.

D. Plan Approval.

Action shall be taken on each Building and Lot Plan application in accordance with Section 154.110 hereof.

SECTION 154.403.

PREPARATION

Each Building and Lot Plan required under this Article shall be prepared and submitted by or on behalf of the Owner of the applicable property.

SECTION 154.404.

PLAN REQUIREMENTS

Each Building and Lot Plan submitted under this Article shall:

A. Compliance.

Comply with any applicable Development Parcel Plan, the Zoning Map, and all standards and requirements of this Chapter, including without limitation those applicable to the Character District, Civic Zone, or Special District in which the land covered by such Building and Lot Plan is situated; and

B. Contents.

Show and include the following, in compliance with the standards and requirements of the Zoning Map, any applicable Development Parcel Plan, and this Chapter, including without limitation those applicable to the Character District, Civic Zone, or Special District in which the land covered by such Building and Lot Plan is situated:

1. Lot Width and Area
2. Lot Layers
3. Frontage Buildout
4. Principal Buildings
5. Accessory Buildings
6. Setbacks
7. Encroachments
8. Building Type
9. Building Height
10. Private Frontage and Façade Elements
11. Building Roof Type & Pitch
12. Building and Lot Principal Uses and Accessory Uses
13. Vehicular Parking Accommodations, including parking spaces and their dimensions within the Lot, layout, design and landscaping of Parking Lots, Parking Areas and Parking Structures, Parking Location, Location of any Garage, Driveway to Off-Street Parking, Passenger Dropoff Location, Driveway/Vehicular Entrance Width, any Parking Structures, Pedestrian Parking Structure Exit Location, any Parking Screen, and points of vehicular ingress and egress to and from Lot, including cross access easements
14. Driveways

15. Any Streetscreens
16. Bicycle Parking Accommodations, including number spaces on the Lot
17. Off-Street Loading Space calculations and location, and Storage, Drive-Through, Trash Receptacle, Utility Box and Service Meter Accommodations and Locations
18. Other personal property or fixtures not affixed to a Building, if any
19. Private Landscaping, Walls, and Fencing
20. All Screens, including all vegetative Screens, and all Fences and Walls to be used as Screens, including heights
21. Signage, including location, type, and detailed, dimensioned drawing
22. Exterior lighting, including type and location
23. Any applicable Special Requirements elements
24. Any Public Frontage improvement or replacement elements required under Section 154.416
25. A Certificate of Compliance with any required Development Parcel Plan
26. Zoning classification for the property
27. Recorded Subdivision Plat consistent with Building and Lot Plan
28. If within a Local Historic District, a copy of the Certificate of Appropriateness or Notice to Proceed issued by the Historic District Commission

SECTION 154.405.

BUILDING AND LOT STANDARDS

A. District Buildings & Lots.

The standards for Buildings and Lots within Districts are set forth in **Tables 154.405.A (District Standards)**, **Table 154.405.B (Civic Zone Standards)**, and elsewhere in this Article IV.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

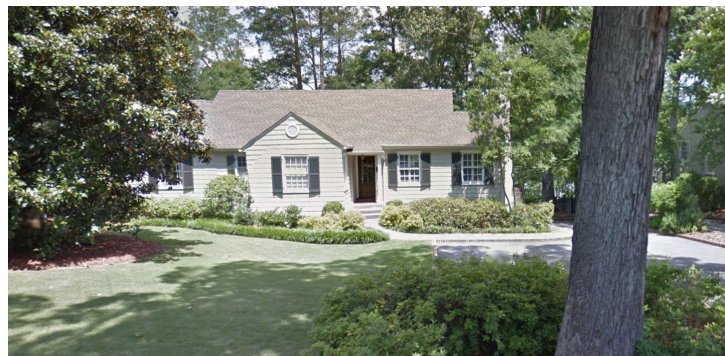
CD-3L

TABLE 154.405.A DISTRICT STANDARDS: CD-3L SUB-URBAN LARGE CHARACTER DISTRICT



General Description

The CD-3L Sub-Urban Large District consists of primarily a low density single family detached Residential area in which the House is the predominant Building Type. It has medium to deep front Setbacks and medium to wide side Setbacks. Its Thoroughfares have curbs and may include Sidewalks and/or street trees, and form medium to large blocks.



CD-3L TABLE 154.405.A DISTRICT STANDARDS:
CD-3L SUB-URBAN LARGE CHARACTER DISTRICT

District Density

4 units per acre, gross, max

Block Size

Block Perimeter 2400 ft. max

Private Frontage Types

Common Yard	P
Porch	P
Fence	P
Terrace/Lightwell	NP
Forecourt	NP
Stoop	P
Shopfront	NP
Gallery	NP
Arcade	NP
Officefront	NP

See **Table 154.408.A (Private Frontage Types)**

Civic Space Types

Natural Area	P
Green	P
Square	NP
Plaza	NP
Playground	P
Community Garden	P

See **Table 154.507.B1 (Civic Space Types - Summary)** and **Table 154.507.B2 (Civic Space - Specific Standards)**

Permitted Uses

See **Table 154.410.A (Building and Lot Principal Use)** and **Table 154.410.D (Building and Lot Accessory Uses)**

Lot Occupation

Lot Width	90 ft. min; 140 ft. max
Lot Area	Not Regulated
Impervious Surface Coverage	50% max
Lot Enfrontment	Must enfront a vehicular Thoroughfare, except ≤ 20% of the Lots within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Number of Buildings

Principal Building	1 max
Accessory Buildings	Not Regulated

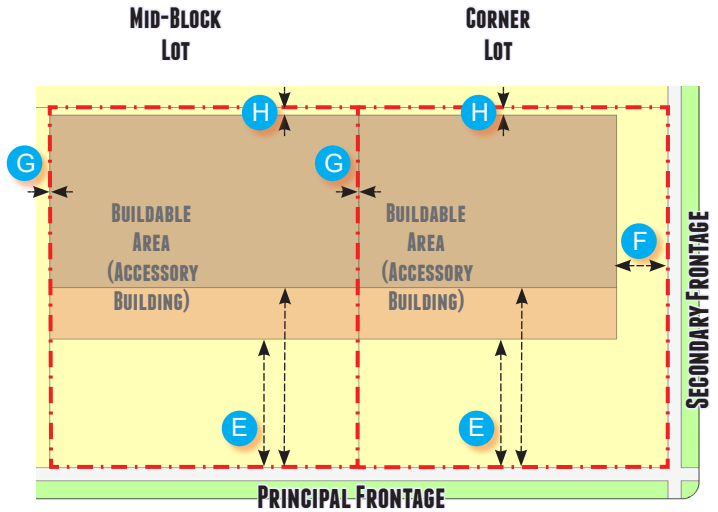
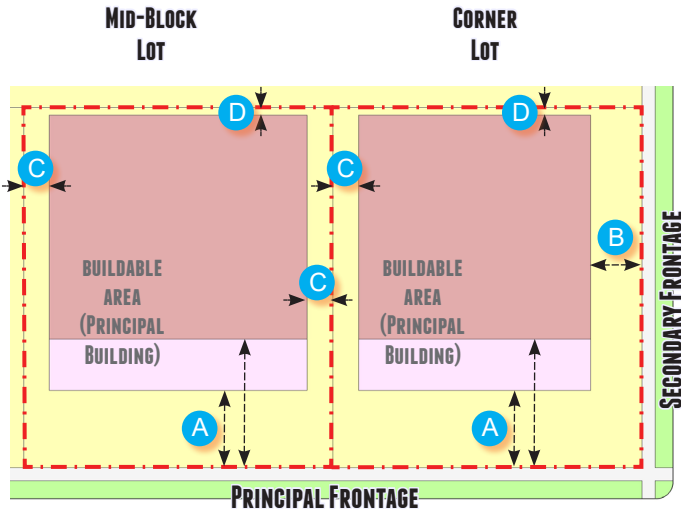
LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CD-3L

**TABLE 154.405.A DISTRICT STANDARDS:
 CD-3L SUB-URBAN LARGE CHARACTER DISTRICT**



Setbacks - Principal Building

Front Setback, Principal Frontage:	30 ft. min, 50 ft. max; may be lesser or greater to no more than the average of existing Adjacent Setbacks sharing the same Frontage	A
Front Setback, Secondary Frontage	20 ft. min	B
Side Setback	10 ft. min	C
Rear Setback	3 ft. min; or 15 ft min from center line of Rear Lane or Rear Alley	D

Setbacks - Accessory Building

Front Setback, Principal Frontage	Principal Building Front Setback except for attached Garage (see Garage Location)	E
Front Setback, Secondary Frontage	20 ft. min	F
Side Setback	0 ft. min	G
Rear Setback	3 ft. min or 5 ft min if Garage door faces Rear Lane or Rear Alley	H

Building Standards

BUILDING HEIGHT

Principal Building	2 Stories (35 ft) max
Accessory Building	2 Stories (35 ft) max

FACADE

Frontage Buildout	Not Regulated
Entrances	Main Entrance must be in Facade of Principal Frontages
Location of Building at Frontage	Parallel to Frontage Lines
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Blank Walls	NP at Frontage

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

CD-3L TABLE 154.405.A DISTRICT STANDARDS:
CD-3L SUB-URBAN LARGE CHARACTER DISTRICT

Building Standards (continued)	
Facade Glazing	Minimum of 10% total Facade area
Finished Floor Level	Not Regulated
Facade Window Sill Height	Not Regulated
ROOF TYPE & ROOF PITCH	
Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Pitch	6:12 - 14:12, except for shed roofs which may be 3:12 - 14:12.
Exceptions: The primary roof pitch may be as low as the average roof pitch of existing Adjacent Buildings sharing the same Frontage when that average is less than 6:12. Additions to existing Buildings may match the existing roof pitch when that is less than 6:12.	

NOTES:

*Stories do not include Attics and Basements.

Building Types			
House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	NP	Flex	NP
Multifamily	NP	Mid-Rise	NP
Live/Work	NP	Civic	NP

See **Table 154.408.G1 (Principal Building Types - Summary)** and **Table 154.408.G2 (Principal Building Types - Specific Standards)**

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CD-3L

**TABLE 154.405.A DISTRICT STANDARDS:
 CD-3L SUB-URBAN LARGE CHARACTER DISTRICT**

Encroachments - Required Setbacks

ENCROACHMENT TYPE	FRONT	SIDE	REAR
Steps to Building Entrance	P, up to 50% of Setback	P	P
Open Porches, including steps	P, up to 50% of Setback	P	P
Patio or Decks	P, up to 50% of Setback	P	P
Openwork Fire Balconies	NP	P	P
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Satellite dishes/ antennae	P	P	P
Mechanical equipment, including HVAC	NP	P	P
Utility lines, wires and associated Structures (e.g. poles)	P	P	P
Fences, hedges, walls, Shrubbery, and other landscape features	P	P	P
Parking Areas, Loading Areas and Driveways in 3rd Lot Layer	P	P	P
Bicycle Parking	P	P	P
Stoops	P, up to 50% of Setback	P	P
Balconies and Bay Windows	P	P	P

Vehicular Parking Standards

Off-Street Parking Location	P in 3rd Lot Layer only, except for driveway
Off-Street Parking Surface	Prepared surface of gravel, asphalt, concrete or other hard surface
Attached Garage Location	P in 3rd Lot Layer; P in 2nd Lot Layer and may encroach up to 6 ft. into 1st Lot Layer when Garage is architecturally integrated into the overall Building design and the garage is less than 50% of the total width of the Building; No front-facing Garage door shall be located less than 24 ft. to the closer of the Frontage line or public sidewalk

Vehicular Parking Requirements (continued)

Detached Garage or Attached/Detached Carport Location	P in 2nd or 3rd Lot Layer; No front-facing Garage door or carport entrance shall be located less than 24 ft. to the closer of the Frontage line or public sidewalk
Driveway/Vehicular Entrance Maximum Width	18 ft max at Frontage Line
Parking Structures	NP

Bicycle Parking Standards

See Bicycle Parking Standards in Section 154.411 and **Table 154.411.A (Bicycle Parking)**

Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Requirements

Off-Street Loading, Storage, Utility Box & Service Meter* Locations	P in 2nd or 3rd Lot Layer
Drive-Through Locations	NA
Trash Receptacle Locations	Per Chapter 50 (Solid Wastes)
Dumpster Locations	NA

* Not including water meters

Non-Building Components

Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	P in 3rd Lot Layer; P in 2nd Lot Layer if Screened from Frontage; NP in 1st Lot Layer
Solar Panels	P in 3rd Lot Layer; P in 1st or 2nd Lot Layer if parallel to and integrated into roof design
Antennas & Satellite Equipment	P in 3rd Lot Layer; P in 1st or 2nd Lot Layer if such Lot Layer is only possible location possible for satisfactory reception.
Recreation or Play Equipment	P in 3rd Lot Layer only
Swimming Pools, Hot Tubs and Spas	P in 3rd Lot Layer only
Transmitting and/or receiving towers or antennas and wind-generating machines	P in 3rd Lot Layer only

CD-3L TABLE 154.405.A DISTRICT STANDARDS:
CD-3L SUB-URBAN LARGE CHARACTER DISTRICT

Private Landscaping and Fencing

LANDSCAPING

Minimum of 30% of 1st Lot Layer must be landscaped in compliance with Section 154.413.

WALLS & FENCING (NOT INCLUDING SCREENS)

Height	Height 4 ft. max at Principal Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line	
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody	
Allowed Materials	Natural Wood	P
	Brick or Stucco over Masonry	P
	Wrought Iron or Aluminum	P
	Vinyl	P
	Chain Link	P
	Barbed/razor	NP

Screens

Not Regulated

Signs

See Sign Standards in Section 154.414 and **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**

Lighting

See Private Lighting Standards in Section 154.415

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CD-3

TABLE 154.405.A DISTRICT STANDARDS: CD-3 SUB-URBAN CHARACTER DISTRICT



General Description

The CD-3 Sub-Urban District consists primarily of a low density single family detached Residential area in which the House is the predominant Building Type. It has medium front Setbacks and medium side Setbacks. Its Thoroughfares have curbs and may include Sidewalks and/or street trees, and form medium to large blocks.



CD-3

**TABLE 154.405.A DISTRICT STANDARDS:
CD-3 SUB-URBAN CHARACTER DISTRICT**

District Density

6 units per acre, gross, max

Block Size

Block Perimeter 2400 ft. max

Private Frontage Types

Common Yard	P
Porch	P
Fence	P
Terrace/Lightwell	NP
Forecourt	NP
Stoop	P
Shopfront	NP
Gallery	NP
Arcade	NP
Officefront	NP

See **Table 154.408.A (Private Frontage Types)**

Civic Space Types

Natural Area	P
Green	P
Square	NP
Plaza	NP
Playground	P
Community Garden	P

See **Table 154.507.B1 (Civic Space Types - Summary)** and **Table 154.507.B2 (Civic Space - Specific Standards)**

Permitted Uses

See **Table 154.410.A (Building and Lot Principal Use)** and **Table 154.410.D (Building and Lot Accessory Uses)**

Lot Occupation

Lot Width	50 ft. min; 100 ft. max
Lot Area	Not Regulated
Impervious Surface Coverage	55% max
Lot Enfrontment	Must enfront a vehicular Thoroughfare, except ≤ 20% of the Lots within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Number of Buildings

Principal Building	1 max
Accessory Buildings	Not Regulated

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CD-3

**TABLE 154.405.A DISTRICT STANDARDS:
 CD-3 SUB-URBAN CHARACTER DISTRICT**

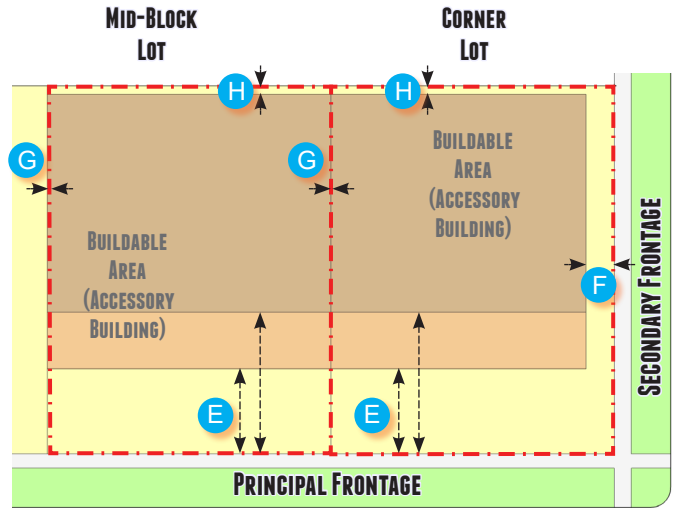
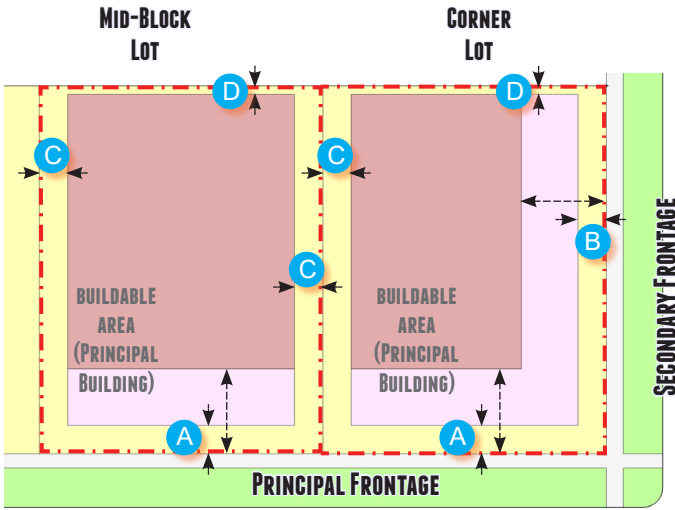


Illustration is provided for illustrative purposes only.

Setbacks - Principal Building

Front Setback, Principal Frontage	10 ft. min, 30 ft. max; may be lesser or greater to no more than the average of existing Adjacent Setbacks sharing the same Frontage	A
Front Setback, Secondary Frontage	10 ft. min, 30 ft. max	B
Side Setback	6 ft. min	C
Rear Setback	3 ft. min; or 15 ft from center line of Rear Lane or Rear Alley	D

Setbacks - Accessory Building

Front Setback, Principal Frontage	Principal Building Front Setback except for attached Garage (see Garage Location)	E
Front Setback, Secondary Frontage	10 ft. min	F
Side Setback	0 ft. min	G
Rear Setback	3 ft. min or 5 ft min if Garage door faces Rear Lane or Rear Alley	H

Building Standards

BUILDING HEIGHT

Principal Building	2 Stories (35 ft) max
Accessory Building	2 Stories (35 ft) max

FACADE

Frontage Buildout	Not Regulated
Entrances	Main Entrance must be in Facade of Principal Frontages
Location of Building at Frontage	Parallel to Frontage Lines
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Blank Walls	NP at Frontage

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

CD-3

**TABLE 154.405.A DISTRICT STANDARDS:
CD-3 SUB-URBAN CHARACTER DISTRICT**

Building Standards (continued)

Facade Glazing	Minimum of 10% total Facade area
Finished Floor Level	Not Regulated
Facade Window Sill Height	Not Regulated

ROOF TYPE & ROOF PITCH

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Pitch	6:12 - 14:12, except for shed roofs which may be 3:12 - 14:12. Exceptions: The primary roof pitch may be as low as the average roof pitch of existing Adjacent Buildings sharing the same Frontage when that average is less than 6:12. Additions to existing Buildings may match the existing roof pitch when that is less than 6:12.

NOTES:

*Stories do not include Attics and Basements.

Building Types

House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	NP	Flex	NP
Multifamily	NP	Mid-Rise	NP
Live/Work	NP	Civic	NP

See **Table 154.408.G1 (Principal Building Types - Summary)** and **Table 154.408.G2 (Principal Building Types - Specific Standards)**

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CD-3

**TABLE 154.405.A DISTRICT STANDARDS:
 CD-3 SUB-URBAN CHARACTER DISTRICT**

Encroachments - Required Setbacks

ENCROACHMENT TYPE	FRONT	SIDE	REAR
Steps to Building Entrance	P, up to 50% of Setback	P	P
Open Porches, including steps	P, up to 50% of Setback	P	P
Patio or Decks	P, up to 50% of Setback	P	P
Openwork Fire Balconies	NP	P	P
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Satellite dishes/ antennae	P	P	P
Mechanical equipment, including HVAC	NP	P	P
Utility lines, wires and associated Structures (e.g. poles)	P	P	P
Fences, hedges, walls, Shrubbery, and other landscape features	P	P	P
Driveways	P	P	P
Bicycle Parking	P	P	P
Stoops	P, up to 50% of Setback	P	P
Balconies and Bay Windows	P	P	P

Vehicular Parking Standards

Off-Street Parking Location	P in 3rd Lot Layer only, except for driveway
Off-Street Parking Surface	Prepared surface of gravel, asphalt, concrete or other hard surface
Attached Garage Location	P in 3rd Lot Layer; P in 2nd Lot Layer and may encroach up to 6 ft. into 1st Lot Layer when Garage is architecturally integrated into the overall Building design and the garage is less than 50% of the total width of the Building; No front-facing Garage door shall be located less than 24 ft. to the closer of the Frontage line or public sidewalk

Vehicular Parking Requirements (continued)

Detached Garage or Attached/Detached Carport Location	P in 2nd or 3rd Lot Layer; No front-facing Garage door or carport entrance shall be located less than 24 ft. to the closer of the Frontage line or public sidewalk
Driveway/Vehicular Entrance Maximum Width	18 ft max at Frontage Line
Parking Structures	NP

Bicycle Parking Standards

See Bicycle Parking Standards in Section 154.411 and **Table 154.411.A (Bicycle Parking)**

Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Requirements

Off-Street Loading, Storage, Utility Box & Service Meter* Locations	P in 2nd or 3rd Lot Layer
Drive-Through Locations	NA
Trash Receptacle Locations	Per Chapter 50 (Solid Wastes)
Dumpster Locations	NA

* Not including water meters

Non-Building Components

Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP in 1st Lot Layer
Solar Panels	P in 3rd Lot Layer; P in 1st or 2nd Lot Layer if parallel to and integrated into roof design
Antennas & Satellite Equipment	NP in 1st Lot Layer unless such Lot Layer is only possible location possible for satisfactory reception.
Swimming Pools, Hot Tubs and Spas	P in 3rd Lot Layer only
Transmitting and/or receiving towers or antennas and wind-generating machines	P in 3rd Lot Layer only

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

CD-3

**TABLE 154.405.A DISTRICT STANDARDS:
CD-3 SUB-URBAN CHARACTER DISTRICT**

Private Landscaping and Fencing

LANDSCAPING

Minimum of 30% of 1st Lot Layer must be landscaped in compliance with Section 154.413.

WALLS & FENCING (NOT INCLUDING SCREENS)

Height	Height 4 ft. max at Principal Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line	
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody	
Allowed Materials	Natural Wood	P
	Brick or Stucco over Masonry	P
	Wrought Iron or Aluminum	P
	Vinyl	P
	Chain Link	P
	Barbed/razor	NP

Screens

Not Regulated

Signs

See Sign Standards in Section 154.414 and **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**

Lighting

See Private Lighting Standards in Section 154.415

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CD-4

TABLE 154.405.A DISTRICT STANDARDS: CD-4 GENERAL URBAN CHARACTER DISTRICT



General Description

The CD-4 General Urban District consists of a medium density area that has a mix of Building Types and Residential, Retail/Personal Service, Office and Business/Commercial Uses; there are medium, shallow or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has streets with curbs, Sidewalks, and Thoroughfare Trees that define medium-sized blocks.



CD-4

**TABLE 154.405.A DISTRICT STANDARDS:
CD-4 GENERAL URBAN CHARACTER DISTRICT**

District Density

35 units per acre, gross, max

Block Size

Block Perimeter 2400 ft. max

Private Frontage Types

Common Yard	P
Porch	P
Fence	P
Terrace/Lightwell	P
Forecourt	P
Stoop	P
Shopfront	P
Gallery	P
Arcade	NP
Officefront	P

See **Table 154.408.A (Private Frontage Types)**

Civic Space Types

Natural Area	P
Green	P
Square	P
Plaza	NP
Playground	P
Community Garden	P

See **Table 154.507.B1 (Civic Space Types - Summary)** and **Table 154.507.B2 (Civic Space - Specific Standards)**

Permitted Uses

See **Table 154.410.A (Building and Lot Principal Use)** and **Table 154.410.D (Building and Lot Accessory Uses)**

Lot Occupation

Lot Width	18 ft. min; 140 ft. max
Lot Area	Not Regulated
Lot Enfrontment	Must enfront a vehicular Thoroughfare, except ≤ 20% of the Lots within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

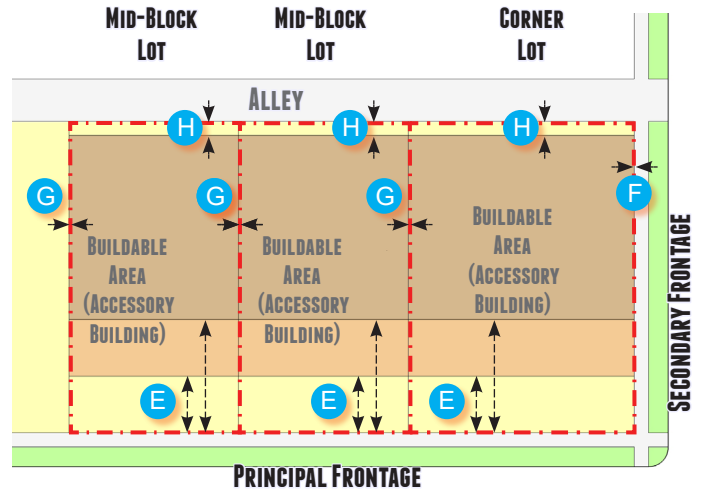
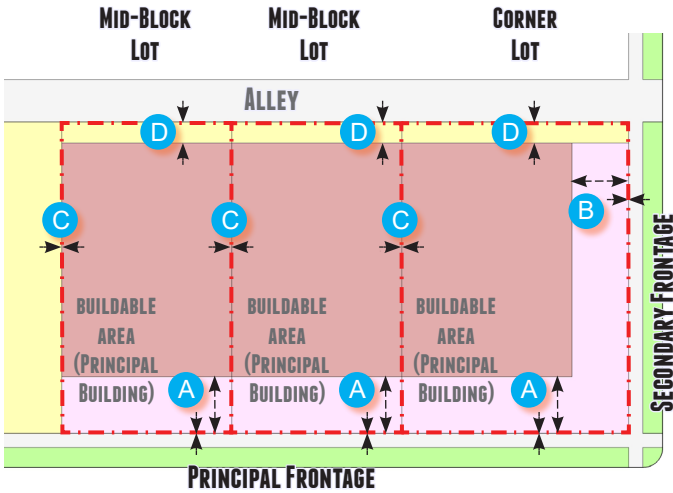
LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CD-4

**TABLE 154.405.A DISTRICT STANDARDS:
 CD-4 GENERAL URBAN CHARACTER DISTRICT**



Setbacks - Principal Building

Front Setback, Principal Frontage:	0 ft. min; 20 ft. max	A
Front Setback, Secondary Frontage	0 ft. min; 20 ft. max	B
Side Setback	0 ft. min per side	C
Rear Setback	3 ft. min; or 15 ft min from center line of Rear Lane or Rear Alley	D

Setbacks - Accessory Building

Front Setback, Principal Frontage	Principal Building Front Setback except for attached Garage (see Garage Location)	E
Front Setback, Secondary Frontage	0 ft. min	F
Side Setback	0 ft. min	G
Rear Setback	3 ft. min or 5 ft min if Garage door faces Rear Lane or Rear Alley	H

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

Building Standards

BUILDING HEIGHT

Principal Building	2 Stories (40 ft) max
Accessory Building	2 Stories (35 ft) max

CEILING HEIGHT

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/Personal Service, or Lodging Use which must be a minimum of 11 ft with a maximum of 25 ft.

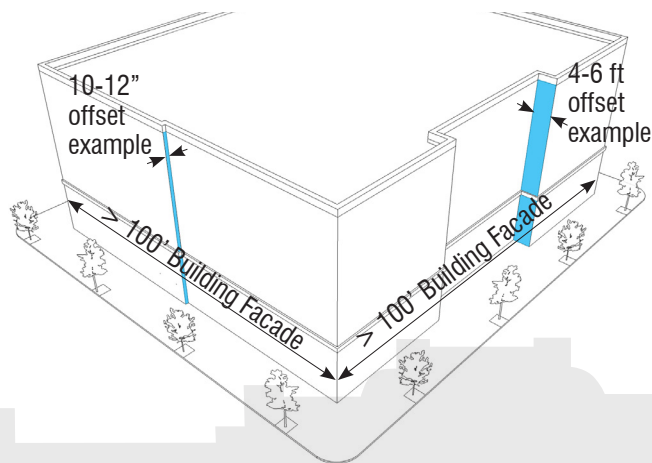
FACADE

Frontage Buildout	60% min; attached Garage may count toward buildout provided Garage Location standards are met
Entrances	Main Entrance must be in Facade of Principal Frontages. If Shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner.
Location of Building at Frontage	Parallel to Frontage Lines

CD-4

**TABLE 154.405.A DISTRICT STANDARDS:
CD-4 GENERAL URBAN CHARACTER DISTRICT**

Building Standards (continued)	
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade Design Proportions	Must be simple, e.g. rational (1:1, 2:1, 3:2, 4:3, etc) or irrational ($\sqrt{2}$ [1.414]:1 and 1.618:1 ["Golden Mean"])
Blank Walls	NP at Frontage
Facade Void Area %	20-60% of total Facade area, except for first Story of Shopfront Frontages, where it must be \geq 70% min.
Facade Openings	Windows and/or doors spaced \leq 20 ft. apart Square or vertical in proportion Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Facade and 1st & 2nd Lot Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Facade openings must be \leq 50% of total Facade area.
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min for Shopfront
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Facade Articulation	Facades greater than 100 ft in width shall be articulated with Building offsets every 18-60 ft. Offset depth shall be either (a) between 10 and 12 in.; or (b) between 4 and 6 ft. The entire Facade shall be placed within the front setback range (see illustration below).



Building Standards (continued)	
Finished Floor Level	If Residential: 2 ft.-6 ft. above avg. grade at Facade
Facade Window Sill Height	Not Regulated
Shopfront Frontages	12"-24" knee wall required at Frontage
Decks	NP at Frontage

ROOF TYPE & ROOF PITCH

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Pitch	6:12 - 14:12, except for shed roofs which may be 3:12 - 14:12.

Exceptions:
The primary roof pitch may be as low as the average roof pitch of existing Adjacent Buildings sharing the same Frontage when that average is less than 6:12.
Additions to existing Buildings may match the existing roof pitch when that is less than 6:12.

NOTES:

*Stories do not include Attics and Basements.

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Multifamily	P	Mid-Rise	NP
Live/Work	P	Civic	NP

See **Table 154.408.G1 (Principal Building Types - Summary)** and **Table 154.408.G2 (Principal Building Types - Specific Standards)**

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CD-4

**TABLE 154.405.A DISTRICT STANDARDS:
 CD-4 GENERAL URBAN CHARACTER DISTRICT**

Encroachments - Required Setbacks

ENCROACHMENT TYPE	FRONT	SIDE	REAR
Steps to Building Entrance	P, up to 50% of Setback	P	P
Open Porches, including steps	P, up to 50% of Setback	P	P
Patio or Decks	P, up to 50% of Setback	P	P
Openwork Fire Balconies	NP	P	P
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Satellite dishes/ antennae	P	P	P
Mechanical equipment, including HVAC	NP	P	P
Utility lines, wires and associated Structures (e.g. poles)	P	P	P
Fences, hedges, walls, Shrubbery, and other landscape features	P	P	P
Parking Areas, Loading Areas and Driveways in 3rd Lot Layer	NA	P	P
Bicycle Parking	P	P	P
Stoops, Lightwells, Terraces	P, up to 50% of Setback	P	P
Balconies and Bay Windows	P	P	P

Vehicular Parking Standards

Off-Street Parking Location	P in 3rd Lot Layer only
Off-Street Parking Surface	Asphalt, concrete or other hard surface
Attached Garage Location	P in 3rd Lot Layer; P in 2nd Lot Layer and may encroach up to 6 ft. into 1st Lot Layer when Garage is architecturally integrated into the overall Building design and the garage is less than 50% of the total width of the Building; No front-facing Garage door shall be located less than 24 ft. to the closer of the Frontage line or public sidewalk
Detached Garage or Attached/Detached Carport Location	P in 2nd or 3rd Lot Layer; No front-facing Garage door or carport entrance shall be located less than 24 ft. to the closer of the Frontage line or public sidewalk
Driveway to Off-Street Parking & Passenger Drop-off Location	P in any Lot Layer
Driveway/Vehicular Entrance Maximum Width	10 ft max in 1st Lot Layer if Residential; 24 ft max in 1st Lot Layer if non-Residential, regardless if shared or not
Parking Structures	P, if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking Standards

See Bicycle Parking Standards in Section 154.411 and **Table 154.411.A (Bicycle Parking)**

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

CD-4

**TABLE 154.405.A DISTRICT STANDARDS:
CD-4 GENERAL URBAN CHARACTER DISTRICT**

Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Requirements

Off-Street Trash Receptacle/Dumpster	R for all Building types except house or duplex and must be fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate
Off-Street Loading, Storage, Drive-Through, Utility Box & Service Meter* Locations	For Lots with Building Types other than House or Duplex: P in 3rd Lot Layer only. For Lots with House or Duplex: P in 2nd or 3rd Lot Layer.

* Not including water meters

Non-Building Components

Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	P in 3rd Lot Layer; P in 2nd Lot Layer if Screened from Frontage; NP in 1st Lot Layer
Solar Panels	P in 3rd Lot Layer; P in 1st or 2nd Lot Layer if parallel to and integrated into roof design
Antennas & Satellite Equipment	P in 3rd Lot Layer; P in 1st or 2nd Lot Layer if such Lot Layer is only possible location possible for satisfactory reception.
Outdoor Grilling Equipment	P in 3rd Lot Layer only
Recreation or Play Equipment	P in 3rd Lot Layer only
Animal Enclosures, Runs or Shelters	P in 3rd Lot Layer only
Swimming Pools, Hot Tubs and Spas	P in 3rd Lot Layer only
Transmitting and/or receiving towers or antennas and wind-generating machines	P in 3rd Lot Layer only

Private Landscaping and Fencing

LANDSCAPING

R; 1 Tree per 50 feet of Frontage if 1st Lot Layer ≥ 15 ft deep, planted in 1st Lot Layer

If First Lot Layer ≥ 10 ft, Minimum of 30% of 1st Lot Layer must be landscaped in compliance with Section 154.413.

WALLS & FENCING (NOT INCLUDING SCREENS)

Height	3.5-4 ft. at Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line	
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody	
Allowed Materials	Natural Wood	Only picket type allowed at Frontage; other types allowed on sides and at rear
	Brick or Stucco over Masonry	P
	Wrought Iron or Aluminum	P
	Chain Link	P at rear and sides only
	Barbed/razor	NP

Signs

See Sign Standards in Section 154.414 and **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**

Lighting

See Private Lighting Standards in Section 154.415

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CD-4

**TABLE 154.405.A DISTRICT STANDARDS:
 CD-4 GENERAL URBAN CHARACTER DISTRICT**

Screens

Wall Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft
Hedge Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft at installation; Min. 80% opacity within 12 in of grade.
Wall or fence Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft; Min. 6' for Dumpsters and Trash Receptacles
Hedge Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft at installation; Min. 80% opacity within 12 in of grade.
Non-Residential & Multi-Family Residential Screen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	None Required
Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: <ul style="list-style-type: none"> • Parking Lots and Parking Areas shall be Screened from Frontage and Civic Space by Building or Streetscreen; • Parking Structures shall be Screened from Frontages by Liner Buildings. • Otherwise, Screening shall be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Satellite Dish Screen	R
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	R; shall be Screened from Frontage and Civic Space by Building parapet or other Building Element

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

CD-4

**TABLE 154.405.A DISTRICT STANDARDS:
CD-4 GENERAL URBAN CHARACTER DISTRICT**

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MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CD-5

TABLE 154.405.A DISTRICT STANDARDS:
CD-5 URBAN CENTER CHARACTER DISTRICT



General Description

The CD-5 Urban Center District consists of higher density Mixed Use areas. It has a tight network of Thoroughfares with wide Sidewalks, street lights and regular Thoroughfare Tree spacing, defining medium-sized blocks. Buildings are set close to the Sidewalks.



CD-5

**TABLE 154.405.A DISTRICT STANDARDS:
CD-5 URBAN CENTER CHARACTER DISTRICT**

District Density

96 units per acre, gross, max

Block Size

Block Perimeter 2000 ft. max or 3,000 ft. max if a Parking Structure provided within Block

Private Frontage Types

Common Yard	NP
Porch	NP
Fence	NP
Terrace/Lightwell	P
Forecourt	P
Stoop	P
Shopfront	P
Gallery	P
Arcade	P
Officefront	P

See **Table 154.408.A (Private Frontage Types)**

Civic Space Types

Natural Area	NP
Green	NP
Square	P
Plaza	P
Playground	P
Community Garden	P

See **Table 154.507.B1 (Civic Space Types - Summary)** and **Table 154.507.B2 (Civic Space - Specific Standards)**

Permitted Uses

See **Table 154.410.A (Building and Lot Principal Use)** and **Table 154.410.D (Building and Lot Accessory Uses)**

Lot Occupation

Lot Width	18 ft. min; 180 ft. max
Lot Area	Not Regulated
Lot Enfrontment	Must enfront a vehicular Thoroughfare, except ≤ 20% of the Lots within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

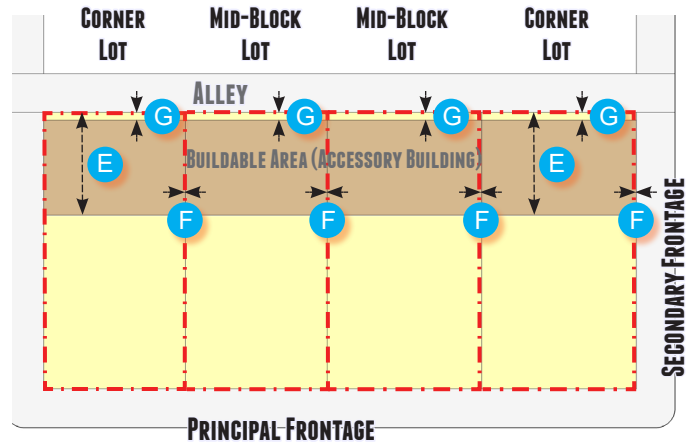
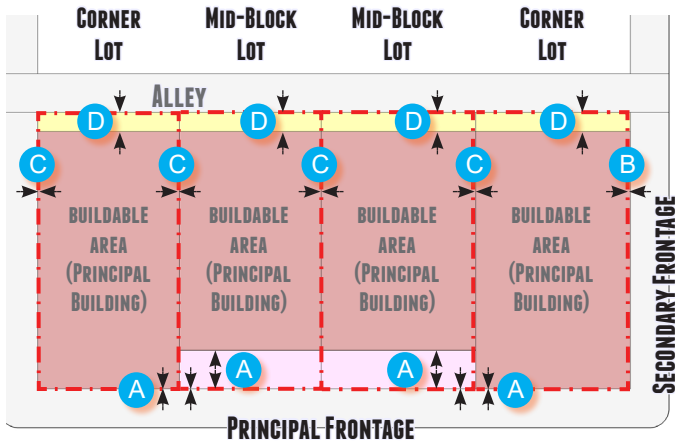
LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CD-5

**TABLE 154.405.A DISTRICT STANDARDS:
 CD-5 URBAN CENTER CHARACTER DISTRICT**



Setbacks - Principal Building

Front Setback, Principal Frontage:	0 ft at corners; 0 ft. min; 15 ft. max elsewhere	A
Front Setback, Secondary Frontage	0 ft at corners; 0 ft. min; 15 ft. max elsewhere	B
Side Setback	0 ft. min; 24 ft. max per side	C
Rear Setback	3 ft. min; or 15 ft from center line of Rear Lane or Rear Alley	D

Setbacks - Accessory Building

Front Setback	40 ft. max from rear property line	E
Side Setback	0 ft. min	F
Rear Setback	3 ft. max	G

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

Building Standards

BUILDING HEIGHT

Principal Building	2 Stories min in 2nd Lot Layer, 5 Stories max; 25 ft min in 2nd Lot Layer, 75 ft max
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Accessory Building	35 ft max
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CEILING HEIGHT

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/Personal Service, or Lodging Use which must be a minimum of 11 ft with a maximum of 25 ft.

FACADE

Frontage Buildout	60% min
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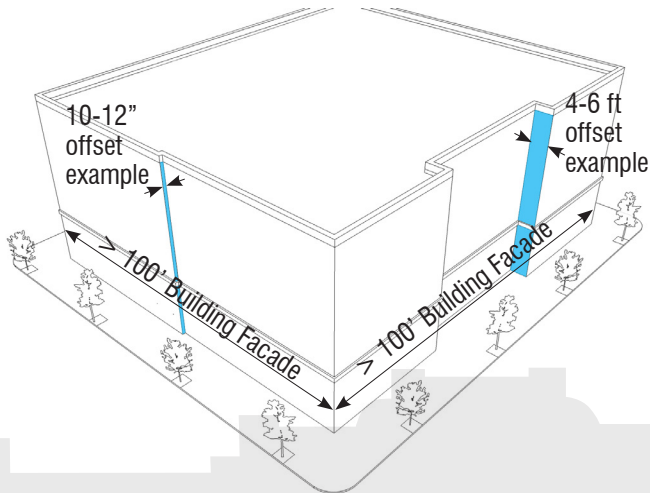
Entrances	Main Entrance must be in Facade of Principal Frontages. If Shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner.
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Location of Building at Frontage	Parallel to Frontage Lines
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CD-5

**TABLE 154.405.A DISTRICT STANDARDS:
CD-5 URBAN CENTER CHARACTER DISTRICT**

Building Standards (continued)	
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade Design Proportions	Must be simple, e.g. rational (1:1, 2:1, 3:2, 4:3, etc) or irrational ($\sqrt{2}$ [1.414]:1 and 1.618:1 ["Golden Mean"])
Blank Walls	NP at Frontage
Facade Void Area %	20-60% of total Facade area, except for first Story of Shopfront Frontages, where it must be \geq 70% min
Facade Openings	Windows and/or doors spaced \leq 20 ft. apart Square or vertical in proportion except for transoms and sidelights In Stories above first, Facade openings must be \leq 50% of total Facade area.
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min for Shopfront
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Facade Articulation	Facades greater than 100 ft in width shall be articulated with Building offsets every 18-60 ft. Offset depth shall be either (a) between 10 and 12 in; or (b) between 4 and 6 ft. The entire Facade shall be placed within the front setback range (see illustration below).



Finished Floor Level	If Residential: 2 ft.-6 ft. above avg. grade at Facade
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Building Standards (continued)	
Facade Window Sill Height	If Residential: 5 ft. min above avg. grade at Facade Shopfront Frontages: at knee wall
Shopfront Frontages	12"-24" knee wall required at Frontage
Decks	NP at Frontage
ROOF TYPE & ROOF PITCH	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Pitch	8:12 - 14:12, except for shed roofs which may be 3:12 - 14:12

NOTES:
*Stories do not include Attics and Basements.

Building Types			
House	NP	Commercial	NP
Duplex	NP	Mixed Use	P
Townhouse	P	Flex	P
Multifamily	P	Mid-Rise	P
Live/Work	P	Civic	NP

See **Table 154.408.G1 (Principal Building Types - Summary)** and **Table 154.408.G2 (Principal Building Types - Specific Standards)**

LEGEND			
P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CD-5

**TABLE 154.405.A DISTRICT STANDARDS:
 CD-5 URBAN CENTER CHARACTER DISTRICT**

Encroachments - Required Setbacks

ENCROACHMENT TYPE	FRONT	SIDE	REAR
Steps to Building Entrance	P, up to 50% of Setback	P	P
Open Porches, including steps	NP	P	P
Patio Decks, in permitted applicable Lot Layer	NP	P	P
Openwork Fire Balconies	NP	P	P
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Satellite dishes/ antennae	P	P	P
Mechanical equipment, including HVAC	NP	P	P
Utility lines, wires and associated Structures (e.g. poles)	P	P	P
Fences, hedges, walls, Shrubbery, and other landscape features	P	P	P
Parking Areas, Loading Areas and Driveways in 3rd Lot Layer	NA	P	P
Bicycle Parking	P	P	P
Stoops, Lightwells, Terraces	P	P	P
Balconies and Bay Windows	P	P	P

Vehicular Parking Standards

Off-Street Parking Location	P in 3rd Lot Layer only
Off-Street Parking Surface	Asphalt, concrete or other hard surface
Garage Location	P in 3rd Lot Layer only
Driveway to Off-Street Parking & Passenger Drop-off Location	P in any Lot Layer
Driveway/Vehicular Entrance Maximum Width	24 ft in 1st Lot Layer and 2nd Lot Layer, regardless if shared or not
Parking Structures	P, if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking Standards

See Bicycle Parking Standards in Section 154.411 and **Table 154.411.A (Bicycle Parking)**

Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Requirements

Off-Street Trash Receptacle/Dumpster	R and must be fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Off-Street Loading, Storage, Drive-Through, Utility Box & Service Meter* Locations	P in 3rd Lot Layer only.

* Not including water meters

Non-Building Components

Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	P in 3rd Lot Layer; P in 2nd Lot Layer if Screened from Frontage; NP in 1st Lot Layer
Solar Panels	P in 3rd Lot Layer; P in 1st or 2nd Lot Layer if parallel to and integrated into roof design
Antennas & Satellite Equipment	P in 3rd Lot Layer; P in 1st or 2nd Lot Layer only if such Lot Layer is only possible location possible for satisfactory reception.
Outdoor Grilling Equipment	P in 3rd Lot Layer only
Recreation or Play Equipment	P in 3rd Lot Layer only
Animal Enclosures, Runs or Shelters	P in 3rd Lot Layer only
Swimming Pools, Hot Tubs and Spas	P in 3rd Lot Layer only
Transmitting and/or receiving towers or antennas and wind-generating machines	P in 3rd Lot Layer only

CD-5

**TABLE 154.405.A DISTRICT STANDARDS:
CD-5 URBAN CENTER CHARACTER DISTRICT**

Private Landscaping and Fencing

LANDSCAPING

NR; Unless paved or ≥3 ft front setback: Shrubs continuous around foundation at Frontage.

WALLS & FENCING (NOT INCLUDING SCREENS)

Height	3.5-4 ft. at Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line	
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody	
Allowed Materials	Natural Wood	P at side & rear only
	Brick or Stucco over Masonry	P at side & rear only
	Wrought Iron or Aluminum	P
	Chain Link	P at side & rear only
	Barbed/razor	NP

Signs

See Sign Standards in Section 154.414 and **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**

Lighting

See Private Lighting Standards in Section 154.415

Screens

Wall Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft
Hedge Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft at installation; Min. 80% opacity within 12 in of grade.
Wall or fence Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft; Min. 6' for Dumpsters and Trash Receptacles
Hedge Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft at installation; Min. 80% opacity within 12 in of grade.
Non-Residential & Multi-Family Residential Screen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	None Required
Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: <ul style="list-style-type: none"> • Parking Lots and Parking Areas shall be Screened from Frontage and Civic Space by Building or Streetscreen; • Parking Structures shall be Screened from Frontages by Liner Buildings. • Otherwise, Screening shall be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Satellite Dish Screen	R
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	R; shall be Screened from Frontage and Civic Space by Building parapet or other Building Element

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS



**TABLE 154.405.A DISTRICT STANDARDS:
SD-H HOSPITAL SPECIAL DISTRICT**

General Description

The SD-H Hospital Special District is intended for a small hospital campus.

District Density

Not Regulated

Block Size

Not Regulated

Private Frontage Types

Not Regulated

Civic Space Types

Not Regulated

Permitted Uses

See **Table 154.410.A (Building and Lot Principal Use)** and **Table 154.410.D (Building and Lot Accessory Uses)**

Lot Occupation

Lot Width Not Regulated

Lot Area Not Regulated

Lot Enfrontment Must enfront a vehicular Thoroughfare

Number of Buildings

Principal Building Not Regulated

Accessory Buildings Not Regulated

Setbacks - All Buildings

Not Regulated

Building Standards

BUILDING HEIGHT

All Buildings 5 Stories (75 ft) max

CEILING HEIGHT

Not Regulated

FACADE

Not Regulated

ROOF TYPE & ROOF PITCH

Not Regulated

NOTES:

*Stories do not include Attics and Basements.

Building Types

Not Regulated

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

SD-H

**TABLE 154.405.A DISTRICT STANDARDS:
SD-H HOSPITAL SPECIAL DISTRICT**

Encroachments - Required Setbacks

Not Applicable

Vehicular Parking Standards

Off-Street Parking Location	Not Regulated
Off-Street Parking Surface	Asphalt, concrete or other hard surface
Garage Location	P in 3rd Lot Layer only
Driveway to Off-Street Parking & Passenger Drop-off Location	P in any Lot Layer
Driveway/Vehicular Entrance Maximum Width	24 ft
Parking Structures	P if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking Standards

See Bicycle Parking Standards in Section 154.411 and **Table 154.411.A (Bicycle Parking)**

Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Requirements

Off-Street Trash Receptacle/Dumpster	R, fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Locations	Not Regulated

* Not including water meters

Non-Building Components

Not Regulated

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

SD-H

**TABLE 154.405.A DISTRICT STANDARDS:
SD-H HOSPITAL SPECIAL DISTRICT**

Private Landscaping and Fencing

LANDSCAPING

Not Regulated except per Screens and Parking Lot Landscaping requirements

WALLS & FENCING (NOT INCLUDING SCREENS)

Height	6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line	
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody	
Allowed Materials	Natural Wood	P
	Brick or Stucco over Masonry	P
	Wrought Iron or Aluminum	P
	Vinyl	NP
	Chain Link	NP

Signs

See Sign Standards in Section 154.414 and **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**

Lighting

See Private Lighting Standards in Section 154.415

Screens

Wall Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft
Hedge Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft at installation; Min. 80% opacity within 12 in of grade.
Wall or fence Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft; Min. 6' for Dumpsters and Trash Receptacles
Hedge Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft at installation; Min. 80% opacity within 12 in of grade.
Non-Residential & Multi-Family Residential Screen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	R
Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: <ul style="list-style-type: none"> • Parking Lots and Parking Areas shall be Screened from Frontage and Civic Space by Building or Streetscreen; • Parking Structures shall be Screened from Frontages by Liner Buildings. • Otherwise, Screen shall be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Satellite Dish Screen	R
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	R; shall be Screened from Frontage and Civic Space by Building parapet or other Building Element

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

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MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

SD-I

**TABLE 154.405.A DISTRICT STANDARDS:
SD-I INDUSTRIAL SPECIAL DISTRICT**

General Description

The SD-I Industrial Special District is intended for light Manufacturing.

District Density

Not Regulated

Number of Buildings

Principal Building	Not Regulated
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Block Size

Not Regulated

Setbacks - All Buildings

Not Regulated

Private Frontage Types

Not Regulated

Building Standards

BUILDING HEIGHT

All Buildings	75 ft max
---------------	-----------

CEILING HEIGHT

Not Regulated

FACADE

Not Regulated

ROOF TYPE & ROOF PITCH

Not Regulated

Civic Space Types

Not Regulated

Permitted Uses

See **Table 154.410.A (Building and Lot Principal Use)** and **Table 154.410.D (Building and Lot Accessory Uses)**

Building Types

Not Regulated

Lot Occupation

Lot Width	50 ft. min.
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Lot Area	Not Regulated
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Lot Enfrontment	Must enfront a vehicular Thoroughfare
-----------------	---------------------------------------

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

SD-I

**TABLE 154.405.A DISTRICT STANDARDS:
SD-I INDUSTRIAL SPECIAL DISTRICT**

Encroachments - Required Setbacks

Not Applicable

Vehicular Parking Standards

Off-Street Parking Location	Not Regulated
Off-Street Parking Surface	Prepared surface of gravel, asphalt, concrete or other hard surface
Garage Location	Not Regulated
Driveway to Off-Street Parking & Passenger Drop-off Location	P in any Lot Layer
Driveway/Vehicular Entrance Maximum Width	30 ft
Parking Structures	NP

Bicycle Parking Standards

See Bicycle Parking Standards in Section 154.411 and **Table 154.411.A (Bicycle Parking)**

Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Requirements

Off-Street Trash Receptacle/Dumpster	R, fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Locations	Not Regulated

* Not including water meters

Non-Building Components

Not Regulated

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

SD-I

TABLE 154.405.A DISTRICT STANDARDS:
SD-I INDUSTRIAL SPECIAL DISTRICT

Private Landscaping and Fencing

LANDSCAPING

R; 1 Tree per 40 feet of Frontage if 1st Lot Layer ≥ 15 ft deep, planted in 1st Lot Layer

1st Lot Layer must be landscaped with exception of Sidewalk and Driveway

WALLS & FENCING (NOT INCLUDING SCREENS)

Height	3.5-4 ft. at Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line	
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody	
Allowed Materials	Natural Wood	P
	Brick or Stucco over Masonry	P
	Wrought Iron or Aluminum	P
	Vinyl	P in Third Lot Layer only
	Chain Link	P
	Barbed/razor	P in 3rd Lot Layer and if Screened from Alley, Thoroughfares and Adjacent property

Signs

See Sign Standards in Section 154.414 and **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**

Lighting

See Private Lighting Standards in Section 154.415

Screens

Wall Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft
Hedge Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft at installation; Min. 80% opacity within 12 in of grade.
Wall or fence Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft; Min. 6' for Dumpsters and Trash Receptacles
Hedge Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft at installation; Min. 80% opacity within 12 in of grade.
Non-Residential & Multi-Family Residential Screen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	R
Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: <ul style="list-style-type: none"> Parking Lots and Parking Areas shall be Screened from Frontage and Civic Space by Building or Streetscreen; Parking Structures shall be Screened from Frontages by Liner Buildings. Otherwise, Screen shall be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	R; shall be Screened from Frontage and Civic Space by Building parapet or other Building Element

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

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MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS



**TABLE 154.405.A DISTRICT STANDARDS:
SD-RC RESEARCH CENTER SPECIAL DISTRICT**

General Description

The SD-RC Research Center Special District is intended for scientific, business and industrial research operations and related testing and production in a park-like setting.

District Density

Not Regulated

Block Size

Not Regulated

Private Frontage Types

Not Regulated

Civic Space Types

Not Regulated

Permitted Uses

See **Table 154.410.A (Building and Lot Principal Use)** and **Table 154.410.D (Building and Lot Accessory Uses)**

Lot Occupation

Lot Width 50 ft min

Lot Area Not Regulated

Lot Enfrontment Must enfront a vehicular Thoroughfare

Number of Buildings

Principal Building Not Regulated

Setbacks - All Buildings

Front Setback, Principal Frontage: 75 ft. min

Front Setback, Secondary Frontage 75 ft. min

Side Setback 50 ft. min

Rear Setback 75 ft. min

Building Standards

BUILDING HEIGHT

All Buildings 75 ft max

CEILING HEIGHT Not Regulated

FACADE Not Regulated

ROOF TYPE & ROOF PITCH Not Regulated

NOTES:

*Stories do not include Attics and Basements.

Building Types

Not Regulated

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required



**TABLE 154.405.A DISTRICT STANDARDS:
SD-RC RESEARCH CENTER SPECIAL DISTRICT**

Encroachments - Required Setbacks			
ENCROACHMENT TYPE	FRONT	SIDE	REAR
Steps to Building Entrance	P, up to 50% of Setback	P	P
Open Porches, including steps	P, up to 50% of Setback	P	P
Patio Decks, in permitted applicable Lot Layer	NP	P	P
Openwork Fire Balconies	NP	P	P
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Satellite dishes/ antennae	P	P	P
Mechanical equipment, including HVAC	NP	P	P
Utility lines, wires and associated Structures (e.g. poles)	P	P	P
Fences, hedges, walls, Shrubbery, and other landscape features	P	P	P
Parking Areas, Loading Areas and Driveways in 3rd Lot Layer	NA	P	P
Bicycle Parking	P	P	P
Stoops, Lightwells, Terraces	P, up to 50% of Setback	P	P
Balconies and Bay Windows	P	P	P

Vehicular Parking Standards	
Off-Street Parking Location	Not Regulated
Off-Street Parking Surface	Asphalt, concrete or other hard surface
Garage Location	Not Regulated
Driveway to Off-Street Parking & Passenger Drop-off Location	P in any Lot Layer
Driveway/Vehicular Entrance Maximum Width	30 ft
Parking Structures	Not Regulated
Parking Structure Pedestrian Exit Location	Not Regulated

Bicycle Parking Standards
See Bicycle Parking Standards in Section 154.411 and **Table 154.411.A (Bicycle Parking)**

Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Requirements	
Off-Street Trash Receptacle/Dumpster	R, fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Locations	Not Regulated

* Not including water meters

Non-Building Components
Not Regulated

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS



**TABLE 154.405.A DISTRICT STANDARDS:
SD-RC RESEARCH CENTER SPECIAL DISTRICT**

Private Landscaping and Fencing

LANDSCAPING

R; 1 Tree per 40 feet of Frontage if front Setback ≥ 15 ft, planted in 1st Lot Layer

Minimum of 30% of 1st Lot Layer must be landscaped in compliance with Section 154.413.

WALLS & FENCING (NOT INCLUDING SCREENS)

Height	3.5-4 ft. at Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line	
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody	
Allowed Materials	Natural Wood	P
	Brick or Stucco over Masonry	P
	Wrought Iron or Aluminum	P
	Vinyl	P
	Chain Link	P
	Barbed/razor	P at rear only and if Screened from Alley, Thoroughfares and Adjacent property

Signs

See Sign Standards in Section 154.414 and **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**

Lighting

See Private Lighting Standards in Section 154.415

Screens

Wall Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft
Hedge Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft at installation; Min. 80% opacity within 12 in of grade.
Wall or fence Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft; Min. 6' for Dumpsters and Trash Receptacles
Hedge Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft at installation; Min. 80% opacity within 12 in of grade.
Non-Residential & Multi-Family Residential Screen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	None Required
Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: <ul style="list-style-type: none"> • Parking Lots and Parking Areas shall be Screened from Frontage and Civic Space by Building or Streetscreen; • Parking Structures shall be Screened from Frontages by Liner Buildings. • Otherwise, Screen shall be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	R; shall be Screened from Frontage and Civic Space by Building parapet or other Building Element

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

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MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

SD-A

TABLE 154.405.A DISTRICT STANDARDS: SD-A AGRICULTURE SPECIAL DISTRICT

General Description

The SD-A Agriculture Special District is intended for agricultural use.

District Density

Not Regulated

Block Size

Not Regulated

Private Frontage Types

Not Regulated

Civic Space Types

Not Regulated

Permitted Uses

See **Table 154.410.A (Building and Lot Principal Use)** and **Table 154.410.D (Building and Lot Accessory Uses)**

Lot Occupation

Lot Width	Not Regulated
Lot Area	25 acres gross minimum
Lot Enfrontment	Must enfront a vehicular Thoroughfare

Number of Buildings

Principal Building	Not Regulated
Accessory Buildings	Not Regulated

Setbacks - All Buildings

Front Setback, Principal Frontage:	200 ft
Front Setback, Secondary Frontage	200 ft
Side Setback	200 ft
Rear Setback	200 ft

Building Standards

BUILDING HEIGHT

Principal Building	2.5 Stories (40 ft) max
Accessory Building	2.5 Stories (40 ft) max

CEILING HEIGHT Not Regulated

FACADE Not Regulated

ROOF TYPE & ROOF PITCH Not Regulated

NOTES:

*Stories do not include Attics and Basements.

Building Types

Not Regulated

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

SD-A

**TABLE 154.405.A DISTRICT STANDARDS:
SD-A AGRICULTURE SPECIAL DISTRICT**

Encroachments - Required Setbacks

ENCROACHMENT TYPE	FRONT	SIDE	REAR
Steps to Building Entrance	P, up to 50% of Setback	P	P
Open Porches, including steps	P, up to 50% of Setback	P	P
Patio Decks, in permitted applicable Lot Layer	NP	P	P
Openwork Fire Balconies	NP	P	P
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Satellite dishes/ antennae	P	P	P
Mechanical equipment, including HVAC	NP	P	P
Utility lines, wires and associated Structures (e.g. poles)	P	P	P
Fences, hedges, walls, Shrubbery, and other landscape features	P	P	P
Parking Areas, Loading Areas and Driveways in 3rd Lot Layer	NA	P	P
Bicycle Parking	P	P	P
Stoops, Lightwells, Terraces	P, up to 50% of Setback	P	P
Balconies and Bay Windows	P	P	P

Vehicular Parking Standards

Off-Street Parking Location	Not Regulated
Off-Street Parking Surface	Prepared surface of gravel, asphalt, concrete or other hard surface
Garage Location	Not Regulated
Driveway to Off-Street Parking & Passenger Drop-off Location	P in any Lot Layer
Driveway/Vehicular Entrance Maximum Width	30 ft
Parking Structures	NP
Parking Structure Pedestrian Exit Location	Not Regulated

Bicycle Parking Standards

See Bicycle Parking Standards in Section 154.411 and **Table 154.411.A (Bicycle Parking)**

Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Requirements

Off-Street Trash Receptacle/Dumpster	R, fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate. P in 3rd Lot Layer only
Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Locations	P in 3rd Lot Layer only

* Not including water meters

Non-Building Components

Not Regulated

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

SD-A

**TABLE 154.405.A DISTRICT STANDARDS:
SD-A AGRICULTURE SPECIAL DISTRICT**

Private Landscaping and Fencing

LANDSCAPING

Not Regulated except per Screens and Parking Lot Landscaping requirements

WALLS & FENCING (NOT INCLUDING SCREENS)

Height	6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line	
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody	
Allowed Materials	Natural Wood	P
	Brick or Stucco over Masonry	P
	Wrought Iron or Aluminum	P
	Vinyl	P
	Chain Link	P

Signs

See Sign Standards in Section 154.414 and **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**

Lighting

See Private Lighting Standards in Section 154.415

Screens

Wall Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft
Hedge Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft at installation; Min. 80% opacity within 12 in of grade.
Wall or fence Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft; Min. 6' for Dumpsters and Trash Receptacles
Hedge Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft at installation; Min. 80% opacity within 12 in of grade.
Non-Residential & Multi-Family Residential Screen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	Not Regulated
Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: <ul style="list-style-type: none"> • Parking Lots and Parking Areas shall be Screened from Frontage and Civic Space by Building or Streetscreen; • Parking Structures shall be Screened from Frontages by Liner Buildings. • Otherwise, Screen shall be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	R; shall be Screened from Frontage and Civic Space by Building parapet or other Building Element

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

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SD-U

**TABLE 154.405.A DISTRICT STANDARDS:
SD-U UNIVERSITY SPECIAL DISTRICT**

- (A) In general. The SD-U University Special District recognizes the unique character and development of a central campus of state universities. Accordingly, regardless of any other provisions of this Chapter, no regulations, procedures, Site Plan requirements or other provisions of this Chapter shall apply to any property, Building or premises located in the SD-U University Special District.
- (B) SD-U University Special District. The SD-U University Special District shall be comprised of the main campus of Central Michigan University and certain other parcels in the area known as University Park, as separately shown on the Zoning Map.
- (C) Non-University ownership.
- (1) If Central Michigan University conveys any portion of the land within the main campus and ceases to use that conveyed land as part of the University, until that land is zoned otherwise by the City Commission, that land will be subject to all provisions of this Chapter as if it were in the CD-5 District.
 - (2) If Central Michigan University conveys any portion of the land within University Park that is within the SD-U University Special District, until that land is zoned otherwise by the City Commission, that land will be subject to the provisions of this Chapter as if it were in the SD-RC Research Center Special District.

**SECTION 154.405.
BUILDING AND LOT STANDARDS
(CONTINUED)**

B. Civic Zone Buildings & Lots.

The terms Civic Zone, Civic Space and Civic Building are defined in Article VII.

If a Building or Lot is located within an area designated on the applicable Zoning Map as Civic Zone, Civic Space or Civic Building:

1. Civic Space shall be designed generally as described in **Table 154.507.B1 (Civic Space Types - Summary)**, as related to the Adjacent Character District, or if Adjacent more than one, as related to the Adjacent Character District with the largest number of linear feet of common boundary with the Civic Space; and
2. Development, re-Development, Lots, Buildings, Structures, and Improvements and use thereof within Civic Zones shall comply with the applicable standards and requirements of **Table 154.405.B (Civic Zone Standards)**, subject, however, to the second paragraph of Section 154.405.B.3.
3. Without limitation to Sections 154.405.B.1 or 154.405.B.2, Civic Buildings within Civic Zones shall comply with the standards and requirements of **Table 154.405.B (Civic Zone Standards)** and any other requirements as may be determined by the City Commission.

Buildings operated for Civic purposes but not located within a Civic Zone must comply with the applicable Character District or Special District standards of the Character District or Special District in which they are situated.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CZ

TABLE 154.405.B CIVIC ZONE STANDARDS



Illustration is provided for illustrative purposes only.



General Description

Civic Zone is assigned to areas designated for Civic purposes. These may be Open Space of one or more Civic Space Types allowed within any specific Character District or Special District, as well as sites dedicated to Buildings and Structures for Civic purposes, such as town halls, post offices, libraries, meeting halls, churches or community centers.

Permitted Uses

See **Table 154.410.A (Building and Lot Principal Use)** and **Table 154.410.D (Building and Lot Accessory Uses)**

CZ

TABLE 154.405.B CIVIC ZONE STANDARDS

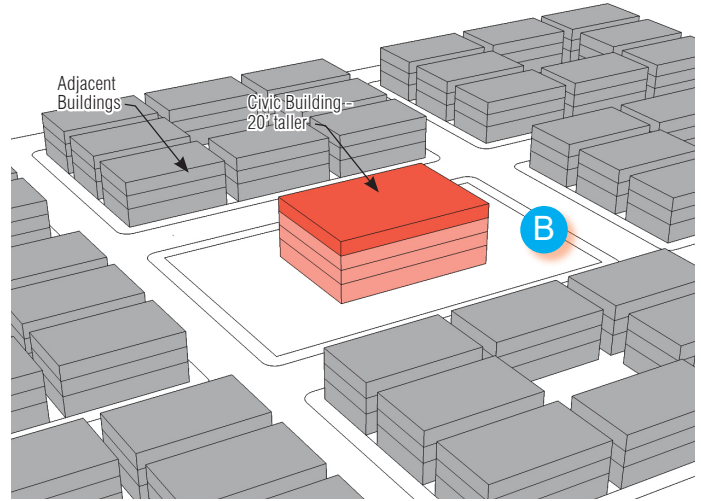
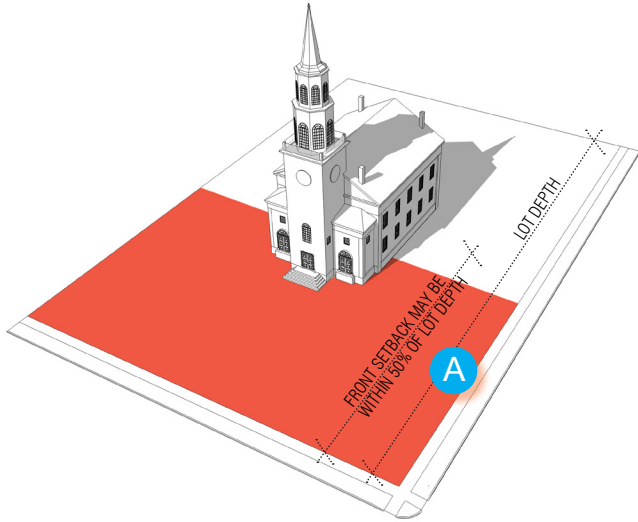


Illustration is provided for illustrative purposes only.

Lot Occupation

Lot Width	Not Regulated
Lot Area	Not Regulated
Lot Enfrontment	Must enfront a vehicular Thoroughfare

Setbacks

Front Setback, Principal Frontage:	0 ft min; 50% of Lot Depth max	A
Front Setback, Secondary Frontage	0 ft min.	
Side Setback	0 ft min.	
Rear Setback	0 ft min.	

Private Frontages

Not Regulated	NP
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LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

Building Standards

BUILDING HEIGHT

Principal Building	20 ft higher than maximum Height of any Adjacent Character District, max.	B
Accessory Building	30 ft max	

CEILING HEIGHT

Not Regulated	
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FACADE

Frontage Buildout	Not Regulated
Entrances	Main Entrance must be in Facade of Principal Frontage
Location of Building at Frontage	Parallel to Frontage Line
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade Design Proportions	Must be simple, e.g. rational (1:1, 2:1, 3:2, 4:3, etc) or irrational ($\sqrt{2}$ [1.414]:1 and 1.618:1 ["Golden Mean"])
Blank Walls	NP at Frontage
Facade Void Area %	20-60% of total Facade area
Facade Openings	Square or vertical in proportion In Stories above first, Facade openings must be \leq 50%.
Facade Glazing	20% min – 60% max
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

CZ

TABLE 154.405.B CIVIC ZONE STANDARDS

Building Standards (continued)

Facade Articulation	Not Regulated
Finished Floor Level	Not Regulated
Facade Window Sill Height	Not Regulated
Shopfront Frontages	NA
Decks	NP at Frontage

ROOF TYPE & ROOF PITCH

Flat, enclosed by 42" min parapet	P
Shed	P at rear only; except for dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Pitch, if any	8:12 - 14:12, except for shed roofs which may be 3:12 - 14:12

NOTES:

*Stories do not include Attics and Basements.

Building Types

House	NP	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Multifamily	NP	Mid-Rise	NP
Live/Work	NP	Civic	P

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

Encroachments - Required Setbacks

Not Regulated

Vehicular Parking Standards

Off-Street Parking Location	3rd Lot Layer
Off-Street Parking Surface	Asphalt, concrete or other hard surface
Garage Location	3rd Lot Layer
Driveway to Off-Street Parking & Passenger Drop-off Location	Any Lot Layer
Driveway/Vehicular Entrance Maximum Width	24 ft in 1st Lot Layer and 2nd Lot Layer
Parking Structures	P, if Screened from Frontage by Liner Building
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking Requirements

Required Bicycle Parking See **Table 154.411.A (Bicycle Parking)**

Off-Street Loading, Storage, Drive-Through, Trash Receptacle/Dumpster, Utility Box & Service Meter* Requirements

Off-Street Trash Receptacle/Dumpster	R, fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Off-Street Loading, Storage, Drive-Through, Trash Receptacle (except public trash cans)/ Dumpster, Utility Box & Service Meter* Locations	P in 3rd Lot Layer only

* Not including water meters



TABLE 154.405.B CIVIC ZONE STANDARDS

Non-Building Components

Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	Not Regulated
Solar Panels	Not Regulated
Antennas & Satellite Equipment	Not Regulated
Recreation or Play Equipment	Not Regulated
Swimming Pools, Hot Tubs and Spas	Not Regulated

Private Landscaping and Fencing

LANDSCAPING

Not Regulated

WALLS & FENCING (NOT INCLUDING SCREENS)

Height	3.5-4 ft. at Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line	
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody	
Allowed Materials	Natural Wood	P at side & rear only
	Brick or Stucco over Masonry	P
	Wrought Iron or Aluminum	P
	Vinyl	P in Third Lot Layer only
	Chain Link	P at rear only
Maintenance	Barbed/razor	NP
	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti.	

Signs

See Sign Standards in Section 154.414 and **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**

Lighting

See Private Lighting Standards in Section 154.415

Screens

Wall Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft
Hedge Screen Height at Frontage or Adjacent to Civic Space	3.5 ft to 5 ft at installation; Min. 80% opacity within 12 in of grade.
Wall or fence Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft; Min. 6' for Dumpsters and Trash Receptacles
Hedge Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 6 ft at installation; Min 80% opacity.
Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: <ul style="list-style-type: none"> • Parking Lots and Parking Areas shall be Screened from Frontage and Civic Space by Building or Streetscreen; • Parking Structures shall be Screened from Frontages by Liner Buildings. • Otherwise, Screen shall be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	R; shall be Screened from Frontage and Civic Space by Building parapet or other Building Element

LEGEND

P	Permitted	NA	Not Applicable
NP	Not Permitted	R	Required

SECTION 154.406.

LOTS

A. Lot Layers.

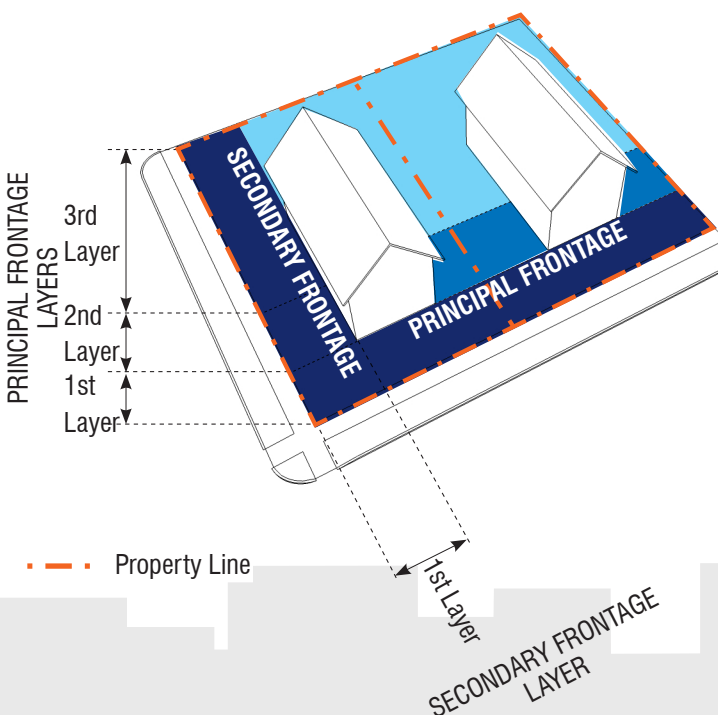
Lots are comprised of three Lot Layers, the First Lot Layer, the Second Lot Layer, and the Third Lot Layer, as related to the Lot Frontage, as shown in **Illustration 154.406.A (Lot Layers)** and as defined in Article VII.

Lot Layers are used to regulate in what parts of a Lot certain Development, Building elements, and Uses are allowed or required, as set forth in **Table 5.A.1-16 (Development Site Standards)**.

For corner Lots, which have both a Principal Frontage and a Secondary Frontage:

1. standards and prescriptions for the First Lot Layer apply with respect to the First Lot Layer as related to both Frontages; and
2. standards and prescriptions for the Second Lot Layer and Third Lot Layer pertain only to such Layers as related to the Principal Frontage. See Article VII definitions of Principal Frontage and Secondary Frontage.

ILLUSTRATION 154.406.A LOT LAYERS



B. Lot Dimensions.

Lots:

1. within each Character District shall be dimensioned according to **Table 154.405.A (District Standards)**;
2. within each Civic Zone shall be dimensioned according to **Table 154.405.B (Civic Zone Standards)**; and
3. within each Special District shall be dimensioned as set forth or referenced in **Table 154.405.A (District Standards)**.

C. Lot Enfrontment.

Within all Districts and Civic Zones, each Lot shall Enfront a vehicular Thoroughfare as provided in Table 154.405A (District Standards).

D. Corner Clearance.

In all Districts and Civic Zones, where a Front Setback is required Adjacent to the intersection of two Thoroughfares or a Thoroughfare and an Alley, within a triangle formed by the property line Adjacent to the intersecting Thoroughfare or Alley and a line between two points located 20 feet from such intersecting lines, no Structure, planting, or fence shall be erected or maintained which is higher than three feet above the curb grade or more than 10% solid.

E. Double Fronted Lots.

Within all Districts and Civic Zones, where a Lot runs through a Block from Thoroughfare to Thoroughfare and Front Setbacks are required, such Front Setback shall be provided along each Lot Line Adjacent to all Adjacent Thoroughfares.

F. Required Spaces or Areas.

No Lot shall be divided or reduced so as to make the required area or dimensions less than the minimum required by Section 154.406.B, nor shall any Setback required for a Principal Building be included as part of a Setback required under this Chapter for any other Building.

G. Yards Along District Boundaries.

Where two Lots are in different Districts or a District and a Civic Zone and have abutting Side Lot Lines, both Lots shall have their abutting common Side Setbacks as wide as the largest Side Setback required by either of the two Districts or the District and the Civic Zone.

SECTION 154.407.

BUILDING PLACEMENT, NUMBER & FACADES

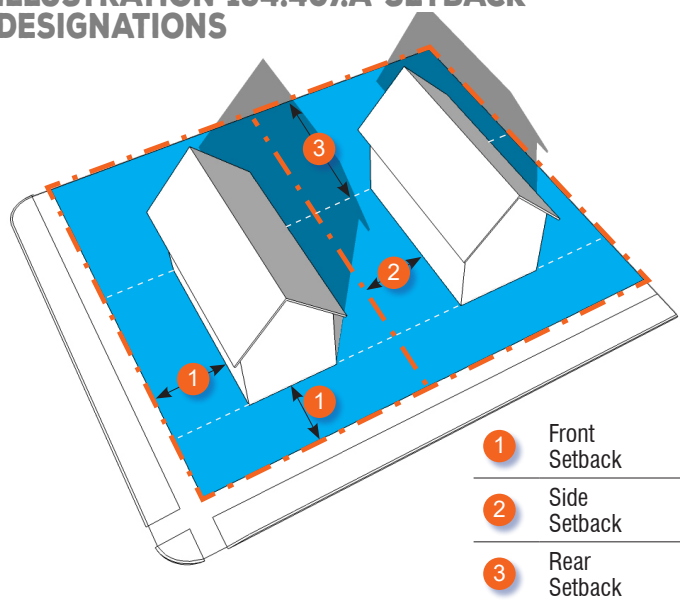
A. Building Placement.

Buildings shall be located in relation to the boundaries of their Lots and shall comply with the Setback standards:

1. within each Character District according to **Table 154.405.A (District Standards)**;
2. within each Civic Zone, according to the applicable standards set forth on **Table 154.405.B (Civic Zone Standards)**; and
3. within each Special District, according to **Table 154.405.A (District Standards)**.

To accommodate slopes over ten percent, relief from front Setback requirements may be granted by Waiver of the City Planner.

ILLUSTRATION 154.407.A SETBACK DESIGNATIONS

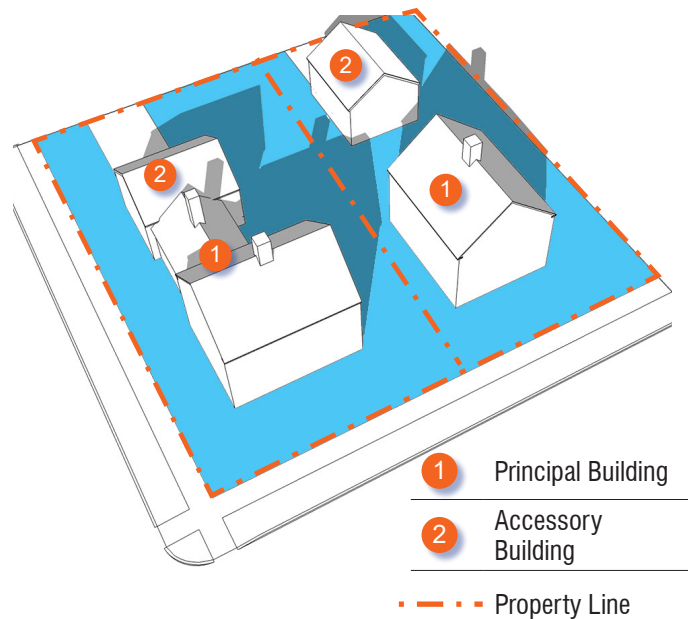


B. Principal Building.

Within each Character District and Special District:

1. the number of Principal Buildings on each Lot shall not exceed that indicated in **Table 154.405.A (District Standards)**; and
2. Principal Buildings shall be oriented and situated as specified in **Table 154.405.A (District Standards)** and illustrated in **Illustration 154.407.B (Principal Building / Accessory Building)**.

ILLUSTRATION 154.407.B PRINCIPAL BUILDING / ACCESSORY BUILDING



C. Accessory Buildings.

1. Within each Character District and Special District:
 - a. the number of Accessory Buildings on each Lot shall not exceed that indicated in **Table 154.405.A (District Standards)**; and
 - b. any such Accessory Buildings shall be located as specified in **Table 154.405.A (District Standards)** as applicable and illustrated generally in **Illustration 154.407.B (Principal Building / Accessory Building)**.
2. Except within Civic Zones, Accessory Buildings or other Structures may not be erected on a Lot on which there is no Principal Building.
3. The following regulations shall apply where Accessory Buildings and Structures are permitted:
 - a. Except within Civic Zones, the cumulative footprint of all detached Accessory Buildings shall not exceed the greater of 10% of the gross area of the Lot or 440 square feet, and shall not exceed 60% of the habitable square footage of the Principal Building on the Lot.
 - b. Any Accessory Building must be located in the Lot Layer indicated in **Table 154.405.A (District Standards)** for the applicable District.
 - c. Transmitting and/or receiving towers or antennas and wind turbines shall not be located in the First Lot Layer

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ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

or Second Lot Layer. Guy wires or any other structural supports shall not encroach upon any right-of-way, adjoining property, easements, or yard areas.

- d. No Structure may exceed the FAA Surface limitations as shown on the “Part 77 Surfaces” map, as amended on file at the Department of Public Works.

D. Rear Dwellings.

Within all Districts, no Building on the same Lot and in the rear of a Principal Building shall be used as a Dwelling, except in accordance with the standards of Section 154.410 (Uses).

E. Building Facades.

1. Within each Character District, Building Facades shall be built as required in **Table 154.405.A (District Standards)**.
2. In each Character District, the Façade of the Principal Building shall be built along the minimum percentage of the Front Lot Line width at the Setback, specified as Frontage Buildout on **Table 154.405.A (District Standards)**. A Streetscreen may be substituted for a Façade for up to 20% of the applicable Frontage Buildout requirement.

F. Fences & Walls.

Within each District and Civic Zone, fences and walls shall comply with the applicable standards in **Table 154.405.A (District Standards)** and **Table 154.405.B (Civic Zone Standards)**.

SECTION 154.408.

PRIVATE FRONTAGE, BUILDING FORM & BUILDING TYPE; FLOOR ELEVATION

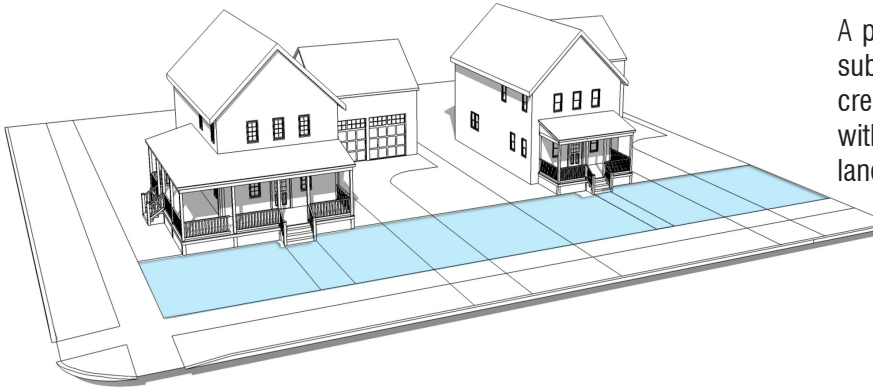
A. Private Frontage - General.

Within each Character District, the Private Frontage of Buildings shall conform to and be allocated in accordance with **Table 154.408.A (Private Frontage Types)** and **Table 154.405.A (District Standards)**.

TABLE 154.408.A PRIVATE FRONTAGE TYPES

Common Yard

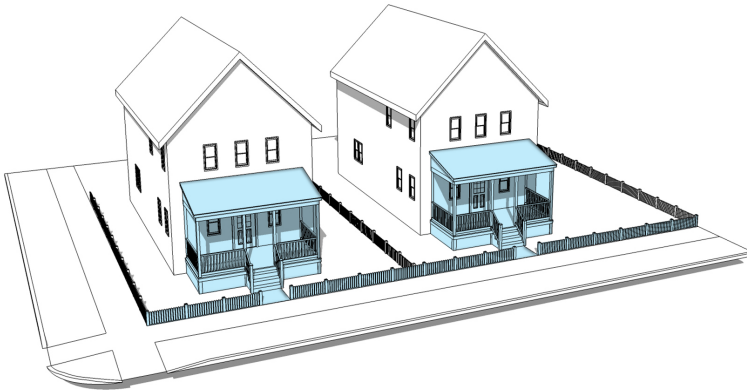
Permitted Districts: **CD-3L** **CD-3** **CD-4**



A planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with Adjacent yards, supporting a common landscape.

Porch

Permitted Districts: **CD-3L** **CD-3** **CD-4**



A planted Frontage wherein the Facade is set back from the Frontage Line with an attached exterior covered area large enough to accommodate outdoor furniture and/or gathering, and that is permitted to Encroach. This may be used with or without a fence to maintain Thoroughfare spatial definition.

Fence

Permitted Districts: **CD-3L** **CD-3** **CD-4**



A planted Frontage wherein the Facade is set back from the Frontage Line and a fence is used to maintain Thoroughfare spatial definition. This may be used with or without a porch.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.408.A PRIVATE FRONTAGE TYPES

Terrace/Lightwell

**Permitted
Districts:**

CD-4	CD-5
-------------	-------------

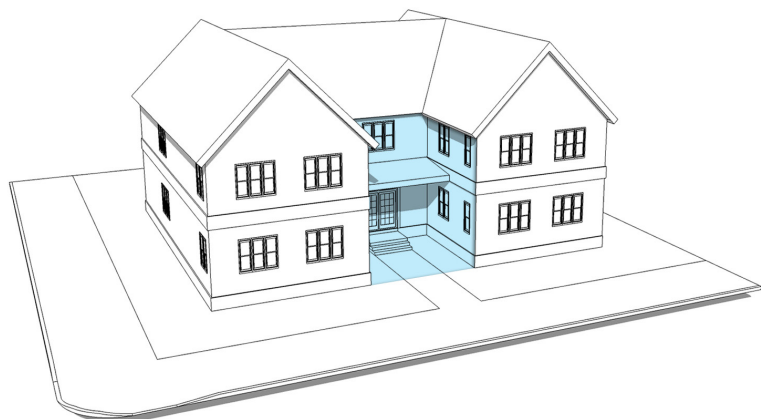


A Frontage wherein the Facade is set back from the Frontage Line by an elevated landing and a sunken Lightwell. This type buffers Residential Uses from urban Sidewalks and may allow for activation of below grade space.

Forecourt

**Permitted
Districts:**

CD-4	CD-5
-------------	-------------



A Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt creates an intimate gathering space for the residents or additional shopping or restaurant seating area within Retail/Personal Service areas. This type should be used sparingly and may be allocated in conjunction with other Frontage types.

Stoop

**Permitted
Districts:**

CD-3L	CD-3	CD-4
CD-5		



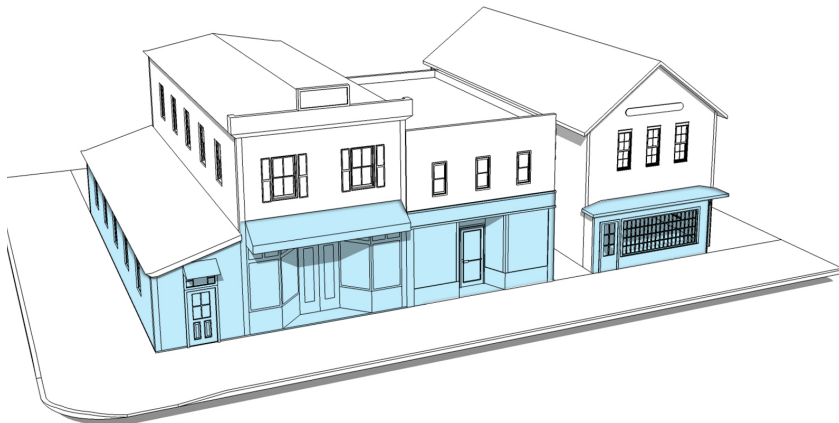
A Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use.

TABLE 154.408.A PRIVATE FRONTAGE TYPES

Shopfront

Permitted
Districts:

CD-4 | CD-5

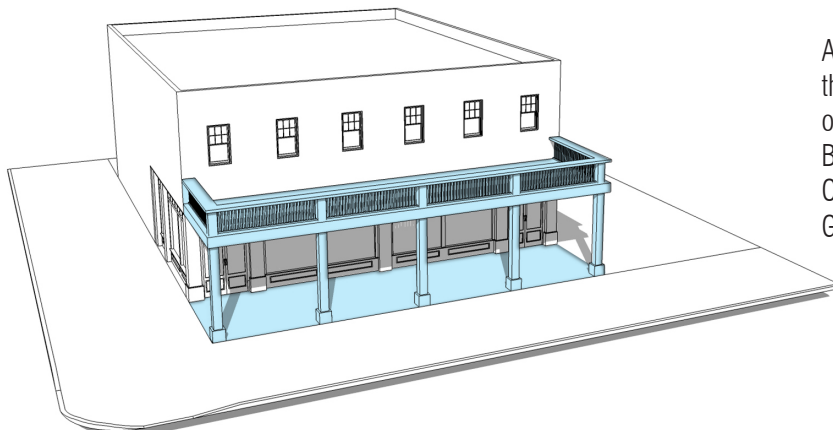


A Frontage wherein the Façade is aligned close to or at the Frontage Line with the Building entrance at Sidewalk grade. This type is conventional for Retail/Personal Service Use. It has a substantial glazing at the Sidewalk level and may include an awning that may over-lap the Sidewalk.

Gallery

Permitted
Districts:

CD-4 | CD-5

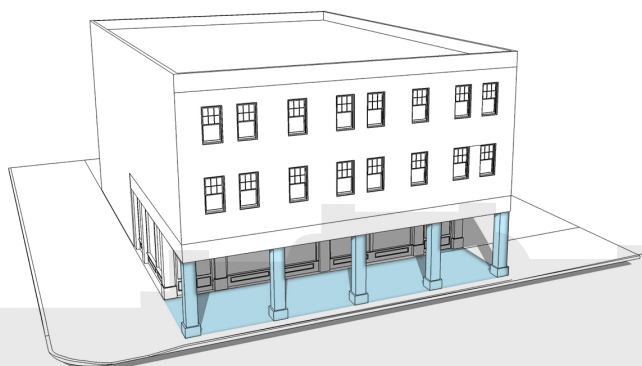


A Frontage wherein the Façade is aligned close to the Frontage Line with an attached cantilevered shed or a lightweight colonnade. This type is intended for Buildings with ground floor Business/Commercial, Office, Lodging or Retail/Personal Service Uses and the Gallery may be one or two Stories.

Arcade

Permitted
Districts:

CD-5



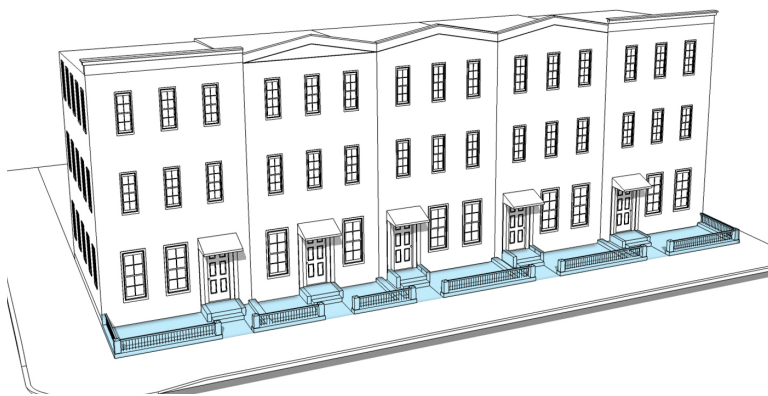
A Frontage wherein a colonnade supports habitable space and the Façade is set back from the Frontage Line and the arcade meets the Sidewalk. Any Encroachment into the Public Right-of-Way is subject to approval by the City Commission or applicable road agency.

TABLE 154.408.A PRIVATE FRONTAGE TYPES

Dooryard

**Permitted
Districts:**

CD-4	CD-5
-------------	-------------

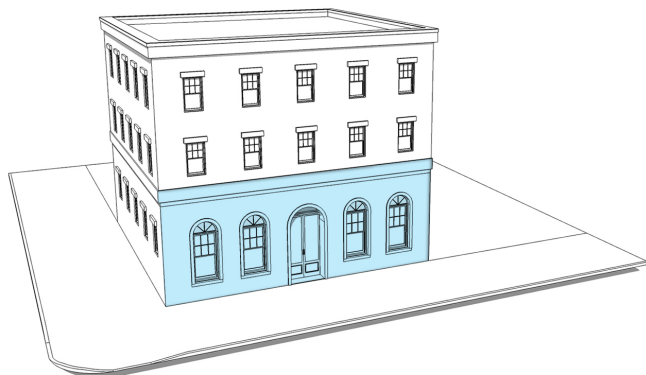


A Frontage wherein the Façade of the Building is set back a small distance and the Frontage Line is defined by a low wall, decorative fence or hedge, creating a small dooryard. The dooryard shall not be used to provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground floor Residential.

Officefront

**Permitted
Districts:**

CD-4	CD-5
-------------	-------------

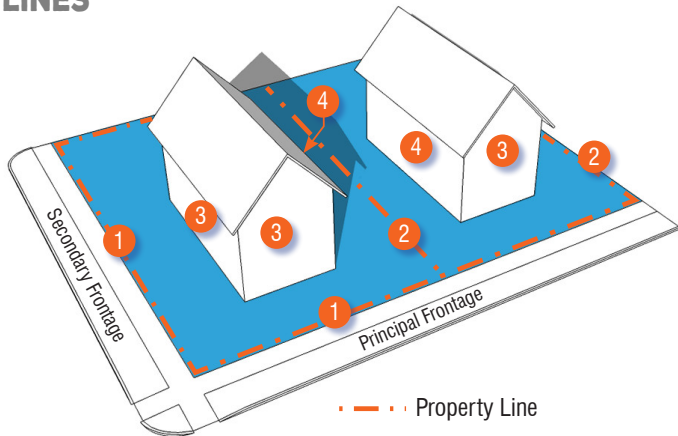


A Frontage wherein the Façade is aligned close to or at the Frontage Line with the Building entrance at or above Sidewalk grade. This type is conventional for Office Use. It may have a substantial glazing on the Façade.

B. Private Frontage on Corner Lots.

Principal Buildings on Corner Lots shall have two Private Frontages: (a) a Principal Frontage and (b) a Secondary Frontage, as illustrated generally in **Illustration 154.408.B (Frontage & Lot Lines)**.

ILLUSTRATION 154.408.B FRONTAGE & LOT LINES



- 1 Frontage Line
- 2 Lot Line
- 3 Facades
- 4 Elevations

C. Building & Ceiling Height; Floor Finish Elevation.

1. Building Heights and ceiling heights:
 - a. within each Character District shall conform to **Table 154.405.A (District Standards)**;
 - b. within each Civic Zone shall conform to any applicable standards set forth or referenced in **Table 154.405.B (Civic Zone Standards)**; and
 - c. within each Special District shall conform to **Table 154.405.A (District Standards)**.
2. In calculating the Height of a Building, none of the following shall be considered:
 - a. Attics under 14 feet in height at their tallest point;
 - b. Raised Basements; or
 - c. Masts, belfries, clock towers, chimneys, chimney flues, silos, water tanks, or elevator bulkheads.
3. Building ground finish floor elevation within each Character

District shall conform to **Table 154.405.A (District Standards)**.

D. Roof Type & Pitch.

Within each Character District, Building roof type and pitch shall conform to **Table 154.405.A (District Standards)**.

ILLUSTRATION 154.408.D1 ROOF TYPES

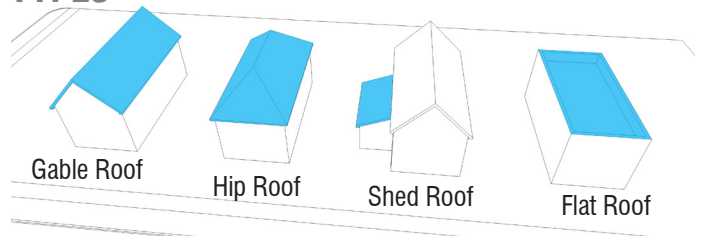
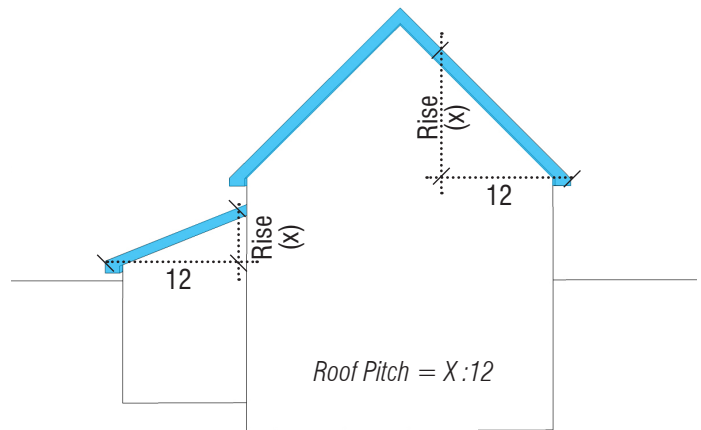


ILLUSTRATION 154.408.D2 ROOF PITCH



E. Façade Standards.

Within each Character District, the Facades of Buildings shall conform to **Table 154.405.A (District Standards)**.

F. Screens and Streetscreens.

Any Screen or Streetscreen shall comply with the applicable standards in **Table 154.405.A (District Standards)** and shall be built within the Second Lot Layer.

A wall Screen or Streetscreen shall be constructed from masonry. A fence Screen or Streetscreen shall be constructed from wood.





Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
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G. Principal Building Types.







Principal Buildings in each Character District and Civic Zone shall be of one or more of the Principal Building Types specified for such Character District in **Table 154.408.G1 (Principal Principal Building Types - Summary)** and **Table 154.408.G2 (Principal Building Types – Specific Standards)**.

TABLE 154.408.G1 PRINCIPAL BUILDING TYPES - SUMMARY

Principal Building Type	Permitted Districts
 <p>HOUSE: A detached Building having an Edgeyard yard type that may be shared with an Accessory Building in the backyard. This Building type typically incorporates a single Residential unit.</p>	CD-3L CD-3 CD-4
 <p>DUPLEX: A small to medium sized Building that consists of two attached units, with separate entrances at least one of which faces the Thoroughfare. Both of the units, side-by-side, front-to-back or over-and-under, are contained within a single Building Massing. This Building type sits on a small to medium sized Lot having an Edgeyard or Sideyard yard type that may be shared with an Accessory Building in the backyard.</p>	CD-3L CD-3 CD-4
 <p>TOWNHOUSE: A collection of very narrow- to medium-sized attached Buildings with a Rearyard yard type (or Sideyard if an end unit) that consists of side-by-side units with individual entries facing the Thoroughfare. This type shares at least one party wall with another Building of the same type and occupies the full Frontage Line.</p>	CD-4 CD-5
 <p>MULTIFAMILY: A Building that consists of 3 or more side-by-side and/or horizontally stacked units, typically with one or more shared entries.</p>	CD-4 CD-5

Illustrations are provided for illustrative purposes only.

TABLE 154.408.G1 PRINCIPAL BUILDING TYPES - SUMMARY

Principal Building Type	Permitted Districts
 <p>LIVE/WORK: A small- to medium-sized attached or detached Building that consists of a flexible space used for artisan, studio, or Retail/Personal Service Uses, and a Residential unit above and/or behind. The flexible space and the Residential unit are internally connected. This type is appropriate for providing affordable and flexible Mixed Use space for incubating neighborhood-serving Retail/Personal Service Uses, artists and other craftspeople.</p>	<p>CD-4 CD-5</p>
 <p>COMMERCIAL: A small- to medium-sized attached or detached non-Residential Building typically designed to facilitate pedestrian-oriented Retail/Personal Service, Business/Commercial, or Office Uses.</p>	<p>CD-4</p>
 <p>MIXED USE: A typically attached Building that provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail/Personal Service, Lodging, Business/Commercial, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.</p>	<p>CD-4 CD-5</p>
 <p>FLEX: A large footprint Building designed to accommodate a single Use or a vertical or horizontal mix of Uses.</p>	<p>CD-4 CD-5</p>
 <p>MID-RISE: An attached or detached Building that may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail/Personal Service, Lodging, Business/Commercial, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.</p>	<p>CD-5</p>
 <p>CIVIC: A medium- to large-sized attached or detached Building designed to stand apart from its surroundings due to the specialized nature of its public or quasi-public function for public assembly and activity. Examples include libraries, churches, courthouses, schools, centers of government, performing arts, and museums. They are often the most prominently sited and architecturally significant Structures in a community.</p>	<p>CZ</p>

Illustrations are provided for illustrative purposes only.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.408.G2 PRINCIPAL BUILDING TYPES - SPECIFIC STANDARDS

House

Permitted
Districts:

CD-3	CD-3L	CD-4
------	-------	------

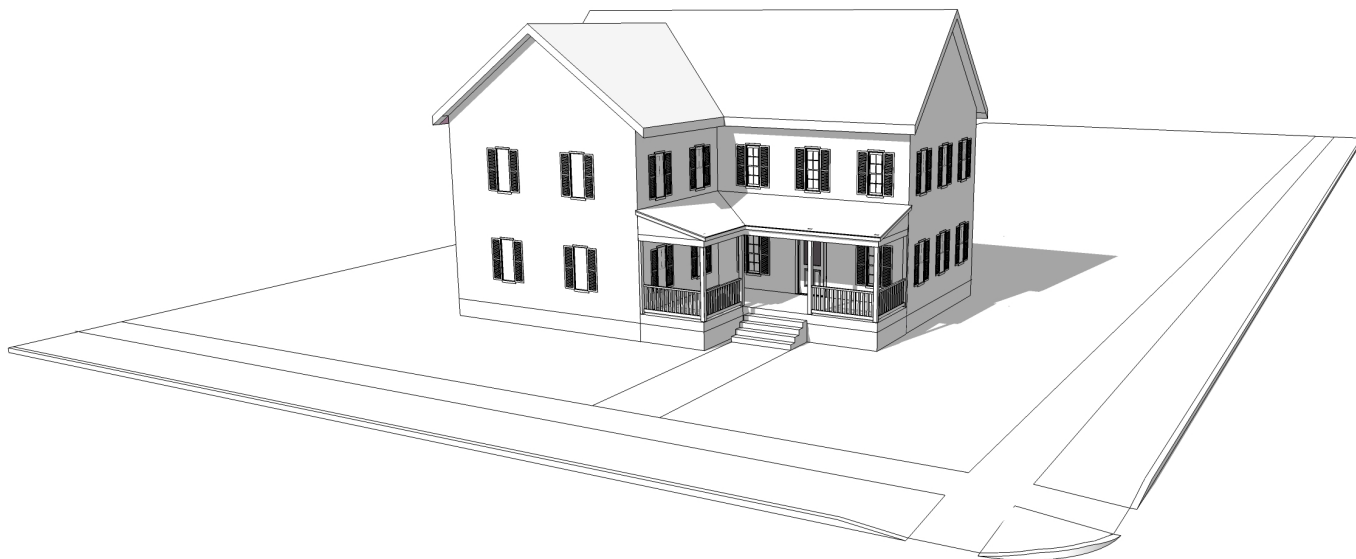


Illustration is provided for illustrative purposes only.

(a) General Description

A detached Building having an Edgeward yard type that may be shared with an Accessory Building in the backyard. This Building type typically incorporates a single Residential unit.

(b) Lot

Width	Per Character District Lot Width
-------	----------------------------------

(c) Number of Units

Units per Building	1 max
--------------------	-------

(d) Allowed Private Frontage Types

Common Yard	P
Porch	P
Fence	P
Stoop	P

(e) Building Size and Massing

HEIGHT:

2 Stories max

WIDTH:

Not Regulated

(f) Pedestrian Access

Main Entrance Location Principal Frontage

(g) Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare.

TABLE 154.408.G2 PRINCIPAL BUILDING TYPES - SPECIFIC STANDARDS

Duplex

Permitted
Districts:

CD-3	CD-3L	CD-4
------	-------	------

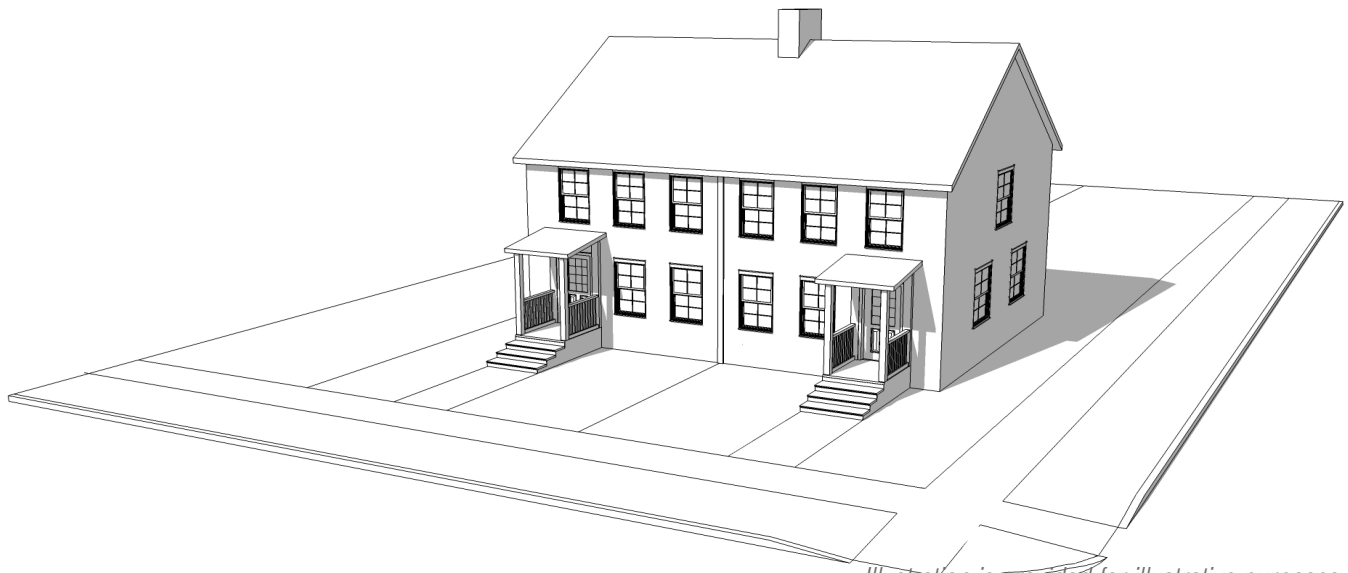


Illustration is provided for illustrative purposes only.

(a) General Description

A small to medium sized Building that consists of two attached units, with separate entrances at least one of which faces the Thoroughfare. Both of the units, side-by-side, front-to-back or over-and-under, are contained within a single Building Massing. This Building type sits on a small to medium sized Lot having an Edgeward or Sideyard yard type that may be shared with an Accessory Building in the backyard.

(b) Lot

Width	Per Character District Lot Width
-------	----------------------------------

(c) Number of Units

Units per Building	2
--------------------	---

(d) Allowed Private Frontage Types

Common Yard	P
Porch	P
Fence	P
Stoop	P

(e) Building Size and Massing

HEIGHT:

2 Stories max

WIDTH:

48 ft max

(f) Pedestrian Access

Main Entrance Location	Principal Frontage
------------------------	--------------------

At least one unit shall have an individual entry at the Principal Frontage.

(g) Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.408.G2 PRINCIPAL BUILDING TYPES - SPECIFIC STANDARDS

Townhouse

**Permitted
Districts:**

CD-4	CD-5
-------------	-------------



Illustration is provided for illustrative purposes only.

(a) General Description

A collection of very narrow- to medium-sized attached Buildings with a Rearyard yard type (or Sideyard if an end unit) that consists of side-by-side units with individual entries facing the Thoroughfare. This type shares at least one party wall with another Building of the same type and occupies the full Frontage Line.

(b) Lot

Width	Per Character District Lot Width
-------	----------------------------------

(c) Number of Units

Units per Townhouse	1 max
Number of Townhouses connected to other Townhouses	3 min. - 8 max

(d) Allowed Private Frontage Types

Porch	P
Stoop	P
Dooryard	P
Terrace/Lightwell	P

(e) Building Size and Massing

HEIGHT:

Per Character District Height Standards

WIDTH:

12 ft min. - 36 ft max per Townhouse

(f) Pedestrian Access

Main Entrance Location Principal Frontage

(g) Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare.

TABLE 154.408.G2 PRINCIPAL BUILDING TYPES - SPECIFIC STANDARDS

Multi-Family

Permitted
Districts:

CD-4 CD-5



Illustration is provided for illustrative purposes only.

(a) General Description

A Building that consists of 3 or more side-by-side and/or horizontally stacked units, typically with one or more shared entries.

(b) Lot

Width Per Character District Lot Width

(c) Number of Units

Units per Building 3 min.

(d) Allowed Private Frontage Types

Porch	P
Stoop	P
Forecourt	P
Dooryard	P
Terrace/Lightwell	P

(e) Building Size and Massing

HEIGHT:

Per Character District Height Standards

WIDTH:

Per Character District Lot Width and Side Setback Standards

(f) Pedestrian Access

Main Entrance Location Principal Frontage

(g) Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.408.G2 PRINCIPAL BUILDING TYPES- SPECIFIC STANDARDS

Live/Work

**Permitted
Districts:**

CD-4 | CD-5



** Illustration of 3 Adjoining Live/Work Units*

Illustration is provided for illustrative purposes only.

(a) General Description

A small- to medium-sized attached or detached Building that consists of a flexible space used for artisan, studio, or Retail/Personal Service Uses, and a Residential unit above and/or behind. The flexible space and the Residential unit are internally connected. This type is appropriate for providing affordable and flexible Mixed Use space for incubating neighborhood-serving Retail/Personal Service Uses, artists and other craftspeople.

(b) Lot

Width Per Character District Lot Width

(c) Number of Units

Units per Building 2, including 1 Residential and 1 flexible space

(d) Allowed Private Frontage Types

Stoop	P
Dooryard	P
Terrace/Lightwell	P
Shopfront	P
Officefront	P

(e) Building Size and Massing

HEIGHT:

Per Character District Height Standards

WIDTH:

18 ft min. - 36 ft max

(f) Pedestrian Access

Main Entrance Location Principal Frontage

(g) Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare.

TABLE 154.408.G2 PRINCIPAL BUILDING TYPES- SPECIFIC STANDARDS

Commercial

Permitted
Districts:

CD-4



Illustration is provided for illustrative purposes only.

(a) General Description

A small- to medium-sized attached or detached non-Residential Building typically designed to facilitate a single pedestrian-oriented Retail/Personal Service, Business/Commercial, or Office Use.

(b) Lot

Width	Per Character District Lot Width
-------	----------------------------------

(c) Number of Units

Units per Building	Unrestricted, except as may be due to Building Code, Special Use Permit, Special Regulated Use Permit, or license.
--------------------	--

(d) Allowed Private Frontage Types

Stoop	P
Dooryard	P
Terrace/Lightwell	P
Shopfront	P
Officefront	P

(e) Building Size and Massing

HEIGHT:

Per Character District Height Standards

WIDTH:

Per Character District Lot Width and Side Setback Standards

(f) Pedestrian Access

Main Entrance Location Principal Frontage

(g) Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.408.G2 PRINCIPAL BUILDING TYPES - SPECIFIC STANDARDS

Mixed Use

**Permitted
Districts:**

CD-4 | CD-5

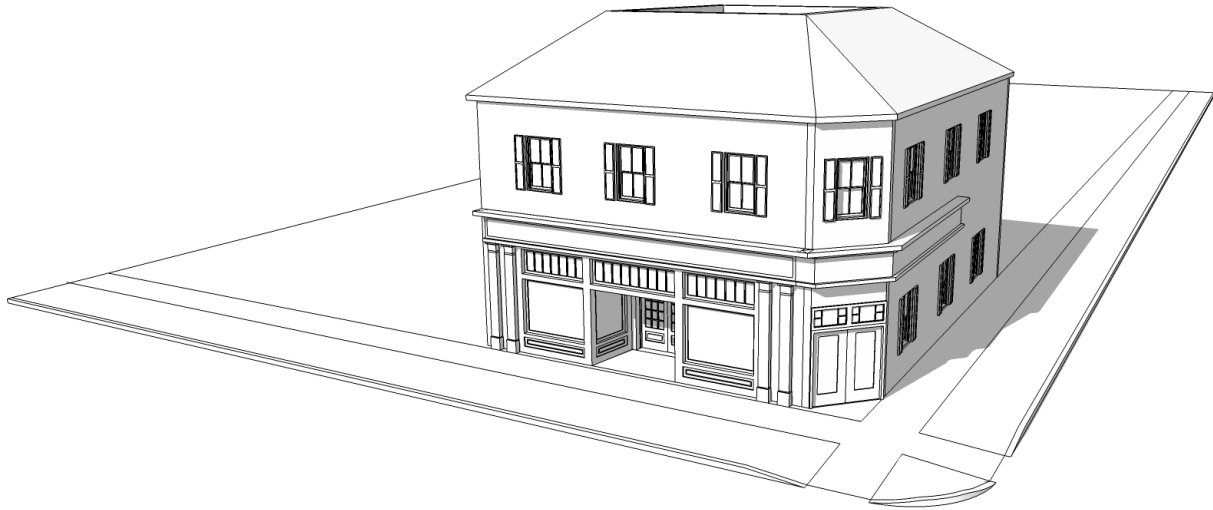


Illustration is provided for illustrative purposes only.

(a) General Description

A typically attached Building that provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail/Personal Service, Lodging, Business/Commercial, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.

(b) Lot

Width Per Character District Lot Width

(c) Number of Units

Units per Building 2 min, which must accommodate different Principal Uses

(d) Allowed Private Frontage Types

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Dooryard	P	Gallery ¹	P
Terrace/Lightwell	P	Arcade ¹	P
Shopfront	P		

¹ May only be used in combination with a Shopfront or Officefront Frontage type.

(e) Building Size and Massing

HEIGHT:

2 Stories min; 2 Stories max in CD-4; 4 Stories max in CD-5

WIDTH:

Per Character District Lot Width and Side Setback Standards

(f) Pedestrian Access

Ground Floor Units Principal Frontage

Upper Floors Units Principal or Secondary Frontage

Upper floors units shall be accessed by a common entry.

(g) Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare.

TABLE 154.408.G2 PRINCIPAL BUILDING TYPES - SPECIFIC STANDARDS

Flex Building

Permitted
Districts:

CD-4 CD-5

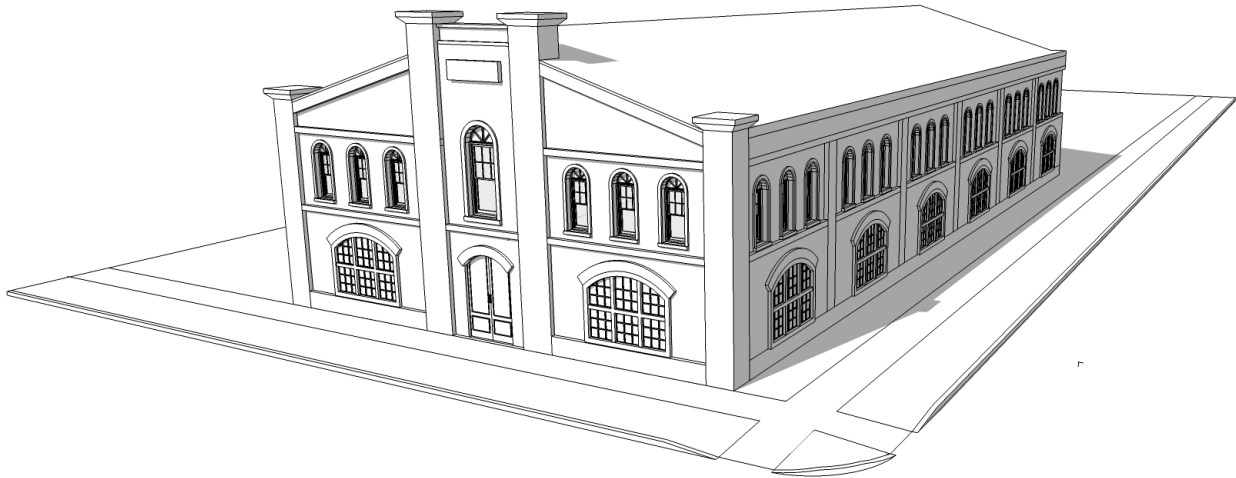


Illustration is provided for illustrative purposes only.

(a) General Description

A large footprint Building designed to accommodate a single Use or a vertical or horizontal mix of Uses.

(b) Lot

Width Per Character District Lot Width

(c) Number of Units

Unrestricted, except as may be due to Building Code, Special Use Permit, Special Regulated Use Permit, or license.

(d) Allowed Private Frontage Types

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Dooryard	P	Gallery ¹	P
Terrace/Lightwell	P	Arcade ¹	P
Shopfront	P		

¹ May only be used in combination with a Shopfront or Officefront Frontage type.

(e) Building Size and Massing

HEIGHT:

Minimum as prescribed for applicable Character District; 3 Stories max

WIDTH:

50' min; max per Character District Lot Width and Side Setback Standards

(f) Pedestrian Access

Ground Floor Units	Principal Frontage
Upper Floors Units	Principal or Secondary Frontage

Ground floor units may have individual entries along the front Thoroughfare or side Thoroughfare.

(g) Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.408.G2 PRINCIPAL BUILDING TYPES - SPECIFIC STANDARDS

Mid-Rise

**Permitted
Districts:**

CD-5



Illustration is provided for illustrative purposes only.

(a) General Description

An attached or detached Building that may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail/Personal Service, Lodging, Business/Commercial, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.

(b) Lot

Width Per Character District Lot Width

(c) Number of Units

Units per Building 2 min, which may be Residential or non-Residential

(d) Allowed Private Frontage Types

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Dooryard	P	Gallery ¹	P
Terrace/Lightwell	P	Arcade ¹	P
Shopfront	P		

¹ May only be used in combination with a Shopfront or Officefront Frontage Type

(e) Building Size and Massing

HEIGHT:

Min. 4 Stories; max per Character District Height Standards

WIDTH:

Per Character District Lot Width and Setback Standards

(f) Pedestrian Access

Ground Floor Units	Principal Frontage
Upper Floors Units	Principal or Secondary Frontage
Upper floors units shall be accessed by a common entry.	

(g) Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare.

TABLE 154.408.G2 PRINCIPAL BUILDING TYPES - SPECIFIC STANDARDS

Civic	Permitted Districts:	CZ
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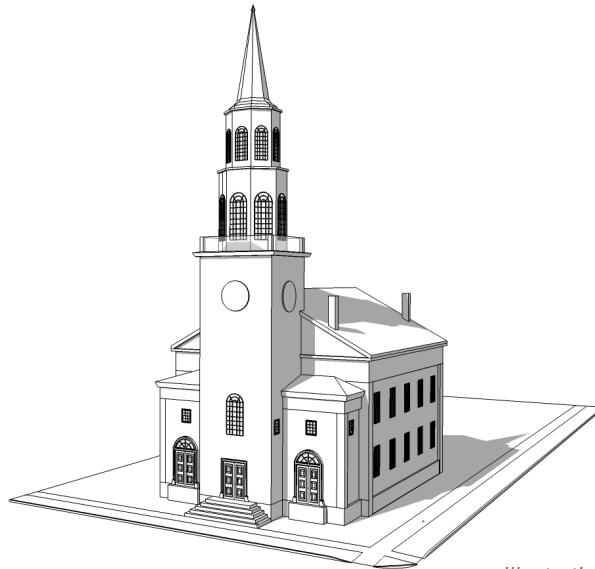


Illustration is provided for illustrative purposes only.

(a) General Description

A medium- to large-sized attached or detached Building designed to stand apart from its surroundings due to the specialized nature of its public or quasi-public function for public assembly and activity. Examples include libraries, churches, courthouses, schools, centers of government, performing arts, and museums. They are often the most prominently sited and architecturally significant Structures in a community.

(b) Lot

Width NA

(c) Number of Units

NA

(d) Allowed Private Frontage Types

NA

(e) Building Size and Massing

HEIGHT:

The height of Civic Buildings shall be limited to 20 additional feet above the maximum allowed height in any Adjacent Character District.

WIDTH:

Not Regulated

(f) Pedestrian Access

Except as specifically provided in this Code, Civic Buildings are not subject to the Building, Lot, or Private Frontage Requirements of this Code.

(g) Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

SECTION 154.409. ENCROACHMENTS

Encroachments of Building Elements are allowed within each District and Civic Zone only as set forth in **Table 154.405.A (District Standards)** and **Table 154.405.B (Civic Zone Standards)**, respectively.

SECTION 154.410. USES

A. Principal Uses.

1. Buildings and Lots in each Character District shall conform to the Principal Uses specified on **Table 154.410.A (Building and Lot Principal Use)** for such Character District. Multiple Principal Uses may exist within a Building or Lot.
2. Buildings and Lots in each Special District shall conform to the Principal Uses specified **Table 154.410.A (Building and Lot Principal Use)** for such Special District.
3. Buildings and Lots in each Civic Zone shall conform to the applicable Principal Uses specified or referenced in **Table 154.410.A (Building and Lot Principal Use)**.

B. Special Uses.

1. Special Uses are permitted on a Lot or within a Building within an applicable District if the Use is shown as "SUP" on **Table 154.410.A (Building and Lot Principal Use)**, subject to:
 - a. compliance with the applicable conditions and requirements imposed for each, as established by or pursuant to Sections 154.410.B.3 and 154.410.B.4;
 - b. review and approval by the Planning Commission; and
 - c. issuance of a Special Use Permit.

The conditions and requirements applicable to any Special Use or Special Use Permit shall be enforceable, and failure to comply with any condition or requirement of a Special Use or Special Use Permit shall subject such Special Use, Special Use Permit, and rights conferred thereby to revocation pursuant to Section 154.615.E.

2. No Special Use shall commence or exist, or be conducted or engaged in, on any Lot or within any Building unless the same has been reviewed and approved by the Planning

Commission in accordance with Section 154.615 and a Special Use Permit has been issued and is in effect for such Special Use.

3. The Planning Commission may impose any conditions on its approval of any Special Use in addition to those set forth in Section 154.410.B.4, provided that such additional conditions meet the criteria for conditions set forth in MCL Sections 125.3504(4)(a)-(c).
4. The following Special Uses must comply with the applicable conditions and requirements indicated for each of them in addition to complying with Section 154.410.B.2 and any additional conditions imposed by the Planning Commission pursuant to Section 154.410.B.3:
 - a. Accessory Dwelling Units must comply with the following:
 - i. The accessory dwelling unit shall have a floor area of at least 400 square feet but no more than 1,000 square feet.
 - ii. The accessory dwelling unit shall have a floor area of no more than 40% of the floor area of the principal dwelling.
 - iii. The minimum width of the accessory dwelling unit shall be 20 feet.
 - iv. If the accessory dwelling unit is in a separate structure than the principal dwelling unit, that shall be no taller than the structure housing the principal dwelling unit.
 - v. The accessory dwelling unit shall be in a structure secured to a permanent foundation.
 - vi. Camping dwellings shall not be used as accessory dwellings.
 - vii. The accessory dwelling unit shall be functionally independent from the principal dwelling unit with separate living, sleeping, eating, cooking, heating, and cooling provisions.
 - viii. No common interior space shall be provided.
 - ix. The accessory dwelling unit shall not be located in a basement.
 - x. The accessory dwelling unit may or may not be connected to the principal dwelling but in no case shall provide for interior access to the principal dwelling.
 - xi. In order to preserve the traditional character of the neighborhoods in the CD-3 and CD-3L

districts and to promote neighborhood stability, the primary dwelling unit must be owner-occupied at the time of initial special use permit application and approval such that it qualifies for the principal-residence exemption for property taxes.

b. Adult-use marijuana establishments must comply with the following regulations. All terms defined in section 115.01 have the same meaning when used in this subsection:

- i. Establishments must comply with the MRTMA and the MRTMA rules.
- ii. Co-located marijuana establishments and stacked grower licenses may be permitted, subject to the regulations of this section and any applicable rules promulgated by LARA.
- iii. Establishments shall be sufficiently setback from property lines or screened or buffered with a fence, wall, or landscape screen to minimize light spillage, odor, and noise (including noise associated with truck traffic or other machinery), affecting adjacent properties.
- iv. Special use applicants must provide a plan for the storage and disposal of marijuana or chemicals associated with marijuana cultivation, so as to minimize the risk of theft or harm resulting from chemical exposure.
- v. No marijuana may be stored overnight outside of an enclosed building. By way of example and without limitation, it is unlawful to store marijuana overnight in an outdoor waste bin or a secure transport vehicle parked outdoors.
- vi. Signage for marijuana establishments will be approved pursuant to the generally applicable procedures and standards provided in section 154.414, with the additional restriction that establishment signage may not depict marijuana, marijuana-infused products, or marijuana-related paraphernalia.
- vii. Marijuana establishments must control and eliminate odor as follows:

- I. The building must be equipped with an activated air scrubbing and carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon

filter and air scrubbing system.

- II. The filtration system must consist of one or more fans, activated carbon filters and be capable of scrubbing the air prior to leaving any building. At a minimum, the fan(s) must be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
- III. The air scrubbing and filtration system must be maintained in working order and must be in use at all times. The filters must be changed per manufacturers' recommendation to ensure optimal performance.
- IV. Negative air pressure must be maintained inside the building.
- V. Doors and windows must remain closed, except for the minimum time length needed to allow people to ingress or egress the building.
- VI. An alternative odor control system is permitted if the special use applicant submits a report by a mechanical engineer licensed in the state of Michigan sufficiently demonstrating that the alternative system will eliminate odor as well or better than the air scrubbing and carbon filtration system otherwise required.
- viii. The following minimum-distancing regulations apply to all marijuana establishments:
 - I. An establishment may not be located within 1,000 feet of a public or private K-12 school.
 - II. An establishment generally may not be located within 500 feet of the SD-U University Special District, unless the establishment is located to the east of the Central Michigan University main campus, east of Mission Street.
 - III. The distances described in this subsection shall be computed by measuring a straight line from the nearest property line of land used for the purposes stated in this subsection to the nearest property line of the

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- parcel used as a marihuana establishment.
- ix. Establishment types in the city are limited as follows:
- I. Not more than 5 growers operating under Class A licenses;
 - II. Not more than 3 growers operating under Class B or Class C licenses;
 - III. Not more than 3 retailers;
 - IV. No limit on the number of processors;
 - V. No limit on the number of secure transporters;
 - VI. No limit on the number of safety compliance establishments;
 - VII. Not more than 2 microbusinesses;
 - VIII. Zero designated consumption establishments; and
 - IX. Zero excess marihuana growers.
- x. For retailers:
- I. Retailers may not be open to customers between the hours of 9:00 p.m. and 9:00 a.m.
 - II. Retailers may not receive deliveries between the hours of 8:00 p.m. and 7:00 a.m.
 - III. Retailers in commercial (as opposed to industrial) character districts must be located within the boundaries of the city's Mission-Pickard Downtown Development District or Central Business Tax Increment Financing Authority District. Retailers would be incompatible with the portions of the commercial character districts outside these designated areas.
 - IV. Retailers are allowed in industrial districts only if the establishment is co-located with a grower or processor
 - V. The exterior appearance of a retailer must be compatible with surrounding businesses with respect to façade type, ground floor opacity, size and placement of signage, site layout, etc.
 - VI. The interior of the establishment must be arranged in a way such that neither marihuana nor marihuana-infused products are visible from the exterior of the establishment.
- VII. Consumption of marihuana shall be prohibited in the retail establishment, and a sign shall be posted on the premises of each retail center indicating that consumption is prohibited on the premises.
- VIII. Retailers shall continuously monitor the entire premises on which they are operated with surveillance systems that include security cameras. The video recordings shall be maintained in a secure, off-site location for a period of 14 days.
- IX. The public or common areas of the retail establishment must be separated from restricted or non-public areas of the marihuana establishment.
- X. No drive-through window on the portion of the premises occupied by a retail establishment shall be permitted.
- XI. Retailers shall not allow the sale, consumption, or use of alcohol or tobacco products on the premises.
- xi. Establishments other than retailers may operate only in areas zoned SD-I.
- xii. For growers:
- I. Cultivation must occur within an enclosed building with exterior facades consisting of opaque materials typical of an industrial or commercial building. The roof of the building may be constructed of a rigid transparent or translucent material designed to let in light, such as glass or rigid polycarbonate or fiberglass panels. Films or other non-rigid materials cannot be used to construct any component of the building's exterior structure.
 - II. Cultivation must be conducted in a manner to minimize adverse impacts on the city's sanitary sewer. The city's public works department shall review all pertinent information relating to sewer discharges and shall provide any pertinent comments on to the planning commission.
 - III. For each zoning lot, no more than 3 stacked

grower licenses may be in operation.

xiii. For processors:

- I. Cultivation must be conducted in a manner to minimize adverse impacts on the city's sanitary sewer. The city's public works department shall review all pertinent information relating to sewer discharges and shall provide any pertinent comments on to the planning commission.

xiv. For safety compliance facilities:

- I. Cultivation must be conducted in a manner to minimize adverse impacts on the city's sanitary sewer. The city's public works department shall review all pertinent information relating to sewer discharges and shall provide any pertinent comments on to the planning commission.

xv. For microbusinesses:

- I. Microbusinesses may not be open to customers between the hours of 9:00 p.m. and 9:00 a.m.
- II. Microbusinesses may not receive deliveries between the hours of 8:00 p.m. and 7:00 a.m.
- III. The exterior appearance of a microbusiness must be compatible with surrounding businesses with respect to façade type, ground floor opacity, size and placement of signage, site layout, etc.
- IV. The interior of the establishment must be arranged in a way such that neither marihuana nor marihuana-infused products are visible from the exterior of the establishment.
- V. Consumption of marihuana shall be prohibited in the establishment, and a sign shall be posted on the premises of each microbusiness indicating that consumption is prohibited on the premises.
- VI. Microbusinesses shall continuously monitor the entire premises on which they are operated with surveillance systems that include security cameras. The video recordings shall be maintained in a secure, off-site location for a period of 14 days.

- VII. The public or common areas of the microbusiness establishment must be separated from restricted or non-public areas of the marihuana establishment.

- VIII. No drive-through window on the portion of the premises occupied by a microbusiness establishment shall be permitted.

- IX. Microbusinesses shall not allow the sale, consumption, or use of alcohol or tobacco products on the premises.

- X. Cultivation must occur within an enclosed building with exterior facades consisting of opaque materials typical of an industrial or commercial building. The roof of the building may be constructed of a rigid transparent or translucent material designed to let in light, such as glass or rigid polycarbonate or fiberglass panels. Films or other non-rigid materials cannot be used to construct any component of the building's exterior structure.

- XI. Cultivation must be conducted in a manner to minimize adverse impacts on the city's sanitary sewer. The city's public works department shall review all pertinent information relating to sewer discharges and shall provide any pertinent comments on to the Planning Commission.

- xvi. Notwithstanding any other provision to the contrary, penalties for violations of this subsection shall be as follows:

- I. If at any time an authorized establishment violates this subsection, any condition imposed through a special use permit, or any other applicable city ordinance, the City Commission may request that LARA revoke or refrain from renewing the establishment's state operating license.

- II. It is unlawful to disobey, neglect, or refuse to comply with any provision of this subsection b or any condition of a special use permit issued pursuant to this subsection. A violation is a municipal civil infraction. Each day the violation continues shall be a separate offense, subject to the following fines:

First violation = \$500

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Second offense = \$2,500

Each subsequent offense = \$5,000

- III. The foregoing sanctions are in addition to the city's right to seek other appropriate and proper remedies, including actions in law or equity.
- c. Automotive repair garages must comply with the following:
- i. All doors for vehicular access to service areas shall be in the Third Lot Layer.
 - ii. There shall be no outside display of any parts or products.
 - iii. All service, repair or replacement activity shall be conducted within an enclosed Building.
 - iv. All new, used or discarded parts shall be stored within an enclosed Building.
 - v. Uses that emit odors, dust, gases, noise, or vibrations beyond the Building or which are potentially harmful to an Adjacent Use or to the public are prohibited.
- d. Bars, Nightclubs or Taverns must comply with the following:
- ii. The property shall not be Adjacent to or within 50 feet of property zoned CD-3L or CD-3, measured property line to property line.
- e. Bed and Breakfast Dwellings must comply with the following:
- i. The maximum stay for any occupant of a Bed and Breakfast Dwelling shall be 14 consecutive days and not more than 30 days in one year.
 - ii. Unless located in a local Historic District, Bed and Breakfast Dwellings shall be located no closer than 660 feet from another such establishment.
 - iii. Bed and Breakfast Dwelling shall be located in a House Building type.
 - iv. Bed and Breakfast Dwellings shall be permitted only in Buildings at least ten years old at the time of application.
 - v. Bed and Breakfast Dwellings shall produce no offensive noise, vibration, smoke, electrical interference, dust, odors, or light detectable beyond the property lines of their respective lots. The judgment of the Building Official shall be considered decisive and final in this matter unless formally appealed to the Zoning Board of Appeals within 45 days of the Building Official's written determination.
- f. Child Care Centers as defined by Public Act 116 of 1973, being MCL. §§ 722.111 - 722.128, as amended, must comply with the following:
- i. A minimum of 35 square feet of habitable indoor play area shall be provided for each child. Play area shall be computed exclusive of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, and areas used exclusively for rest or sleep.
 - ii. A minimum of 200 square feet of fenced outdoor play area shall be provided for each child. The fence shall be a minimum of 30 inches high. This outdoor area shall be in the Third Lot Layer. This outdoor area may be waived by the Planning Commission if public park or school play area is available within 500 feet of the subject property.
 - iii. All outdoor playground equipment shall be located at least 20 feet from Residential Dwellings in Adjacent CD-3L or CD-3 Districts.
 - iv. All requests for the Special Use Permit must include a floor plan drawn to scale and a Site Plan drawn to scale showing the location of all fences, permanent, stationary outdoor play equipment, parking spaces, and other Improvements, as well as all Structures on Adjacent parcels.
 - v. All Child Care Centers shall be inspected annually by the Building Official or Fire Marshal for compliance with current codes and be issued a certificate of occupancy prior to operation.
- g. Class I restaurants must comply with the following:
- i. Upon request from the City, the establishment shall provide the City Manager with reports and business records to permit the City to review and determine continued compliance with the requirements and performance standards set forth in the definition of "Restaurant and Other Related Uses - Class 1 Restaurant" in Article VII.
 - ii. All requirements and performance standards set forth in the definition of "Restaurant and Other Related Uses - Class 1 Restaurant" in Article VII and the reporting requirements of this Section 154.410.B.4.f.i.

- iii. To the extent permitted by law, trade secrets or commercial or financial information received by the City Manager pursuant to this Section 154.410.B.4.f.i shall be exempt from disclosure to the public as a public record and shall not be published if the proprietor requests in writing that the records be kept confidential and such confidentiality is acknowledged in writing by the City Manager, except that such records shall be admissible before all courts and administrative tribunals in proceedings brought for the purpose of enforcing this Chapter.
- h. Drive-in or drive-through establishments, including without limitation Drive-In Restaurants, Drive-Through Restaurants and other establishments with drive-in or drive-through accommodations must comply with the following:
 - i. All drive-through requirements of this Chapter, including without limitation, those in Sections 154.412.A and 154.412.B.
 - ii. A 200' stacking lane must be provided on site measured from the pick-up window. The stacking lane may not impede site circulation or access to parking spaces.
 - iii. Access points shall be located at least 40 feet from the intersection of any two streets.
 - iv. A Screen wall shall be provided at any Side Lot Line or Rear Lot Line Adjacent to CD-3L, CD-3, or CZ.
- i. Dwelling Units located on the ground level in a Mixed Use Building where otherwise prohibited by the Residential/Dwelling Use Restriction must comply with the following:
 - i. No residential uses permitted within the first 50 feet of the ground level building depth measured from the facade of the building along any Frontage.
 - ii. Non-residential spaces along the Frontage must maintain direct interior access to the rear of the building for deliveries, waste management and access.
- j. Foster Family Group Homes as defined by Public Act 116 of 1973, being MCL. §§ 722.111 - 722.128, as amended, must comply with the following:
 - i. The minimum Lot size shall be at least 900 square feet of land area per occupant, including resident family members and foster children.
- ii. The Foster Family Group Home shall be located at least 1,500 feet, measured Lot Line to Lot Line, from any of the following:
 - I. An adult foster care small group home or large group home licensed under the Adult Foster Care Licensing Act, Public Act 218 of 1979, being M.C.L.A. §§ 400.701 et seq., as amended.
 - II. A facility offering substance abuse treatment and rehabilitation service to seven or more people licensed under Article 6 of the Public Health Code, Act 368 of 1978, being MCL §§ 333.6101 et seq., as amended.
 - III. A community correction center, resident home, halfway house or other similar facility that houses an inmate population under the jurisdiction of the Michigan Department of Corrections.
 - IV. Another licensed Foster Family Group Home.
 - V. A licensed Group Day Care Home.
- k. Funeral homes, including a caretaker's residence, must comply with the following:
 - i. On-site cremation is prohibited.
 - ii. The service and loading area shall be Screened along any Side Lot Line or Rear Lot Line Adjacent to any property zoned CD-3L or CD-3.
- l. Group day care homes as defined by Public Act 116 of 1973, being MCL §§ 722.111 - 722.128, as amended, must comply with the following:
 - i. The Group Day Care Home may not be located closer than 300 feet, measured from Lot Line to Lot Line, from any of the following:
 - I. Licensed Group Day Care Home.
 - II. Foster Family Group Home.
 - III. Licensed Child Care Center.
 - IV. An adult foster care small group home or large group home licensed under the Adult Foster Care Licensing Act, Public Act 218 of 1979, being MCL §§ 400.701 et seq., as amended.
 - V. A facility offering substance abuse treatment

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and rehabilitation service to seven or more people licensed under Article 6 of the Public Health Code, Public Act 368 of 1978, being MCL §§ 333.6101 et seq., as amended.

- VI. A community correction center, resident home, halfway house or other similar facility that houses an inmate population under the jurisdiction of the Michigan Department of Corrections.
 - ii. A minimum of 35 square feet of habitable indoor play area shall be provided for each child. Play area shall be computed exclusive of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, and areas used exclusively for rest or sleep.
 - iii. A minimum of 150 square feet of fenced outdoor play area shall be provided in the Third Lot Layer for each child. The fence shall be a minimum of 30 inches high. This outdoor area shall not be in any required front or side yard. This outdoor area may be waived by the Planning Commission if public park or school play area is available within 500 feet of the subject property.
 - iv. All outdoor playground equipment shall be located at least 12 feet from Residential Dwellings on Adjacent property.
 - v. The applicable Special Use Permit application must include a floor plan drawn to scale and a Site Plan drawn to scale and showing without limitation the location of all fences, permanent, stationary outdoor play equipment, parking spaces and all Structures on abutting parcels.
 - vi. All Group Day Care Homes must be inspected annually by the Building Official or Fire Marshal for compliance with current codes and be issued a certificate of occupancy prior to operation.
- m. Home Occupations requiring the employment of Persons other than the Dwelling occupants must comply with the following:
 - i. The employment of persons other than the Dwelling occupants is limited to no more than one on-premise employee at any given time.
 - ii. Other requirements contained in the Article VII definition of "Home Occupation" except paragraphs (3) and (6) thereof.
- n. Hotels, must comply with the following:
 - i. Any conference centers, meeting rooms, food and beverage, and similar Uses must be Accessory Uses only.
 - ii. Any sale of alcohol related to an Accessory Use Class I Restaurant and/or a Bar, Nightclub, or Tavern shall be subject to meeting the separate Special Use requirements for each of those Special Uses, as applicable, provided elsewhere in this Section.
 - iii. The Building shall be a minimum of two Stories in height.
 - iv. The applicant shall demonstrate that the proposed establishment will be compatible with surrounding properties and Uses of land. In evaluating compatibility, the Planning Commission will consider at a minimum, the traffic impacts on neighborhoods and the immediate area.
- o. Housing for the elderly must comply with the following:
 - i. All Dwellings shall consist of at least 350 square feet per unit, not including kitchen and sanitary facilities.
- p. Indoor commercial amusements or recreation such as bowling alleys, billiard halls, archery ranges, tennis courts, and skating rinks within an enclosed building must comply with the following:
 - i. If liquor is to be sold or served therein, the Use must be located at least 100 feet from any Adjacent Character District CD-3L or CD-3 measured property line to property line.
- q. Indoor Shooting or Archery Ranges must comply with the following:
 - i. The building and method of operation shall comply with the Michigan Department of Natural Resources Generally Accepted Operation Practices for Sport Shooting Ranges and the Michigan Department of Environmental Quality Best Management Practices at Active Shooting Ranges.
 - ii. The design and construction of the range shall completely confine all ammunition rounds within the building and in a controlled manner. The design and construction of the gun range shall be performed by a registered engineer in the State of Michigan. The certified plans shall include the specifications and construction of the bullet

trap(s), ceilings, exterior and interior walls and floors. The certified plans shall state what type and caliber of ammunition the range is designed to totally confine.

- iii. No ammunition shall be used in the range that exceeds the certified design and construction specifications of the gun range.
 - iv. The range shall have a clear and concise safety plan filed with the special use permit application.
 - v. No range shall sell or dispense alcoholic beverages, nor shall they be in a building which contains a business that sells or dispenses alcoholic beverages. Alcoholic beverages are not allowed on the premises of the range at any time.
 - vi. The range shall conform with all Federal, State and Local requirements related to the use, sale, rental, and transport of firearms.
- r. Medical marijuana facilities must comply with the following regulations. All terms defined in section 112.01 have the same meaning when used in this subsection:
- i. Facilities must comply with the MMMFLA and the MMMFLA rules.
 - ii. Co-located marijuana facilities and stacked grower licenses may be permitted, subject to the regulations of this section and any applicable rules promulgated by LARA.
 - iii. Facilities shall be sufficiently setback from property lines or screened or buffered with a fence, wall, or landscape screen to minimize light spillage, odor, and noise (including noise associated with truck traffic or other machinery), affecting adjacent properties.
 - iv. Special use applicants must provide a plan for the storage and disposal of marijuana or chemicals associated with marijuana cultivation, so as to minimize the risk of theft or harm resulting from chemical exposure.
 - v. No marijuana may be stored overnight outside of an enclosed building. By way of example and without limitation, it is unlawful to store marijuana overnight in an outdoor waste bin or a secure transport vehicle parked outdoors.
 - vi. Signage for marijuana facilities will be approved pursuant to the generally applicable procedures

and standards provided in section 154.414, with the additional restriction that facility signage may not depict marijuana, marijuana-infused products, or marijuana-related paraphernalia.

- vii. Medical marijuana facilities must control and eliminate odor as follows:
- I. The building must be equipped with an activated air scrubbing and carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter and air scrubbing system.
 - II. The filtration system must consist of one or more fans, activated carbon filters and be capable of scrubbing the air prior to leaving any building. At a minimum, the fan(s) must be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
 - III. The air scrubbing and filtration system must be maintained in working order and must be in use at all times. The filters must be changed per manufacturers' recommendation to ensure optimal performance.
 - IV. Negative air pressure must be maintained inside the building.
 - V. Doors and windows must remain closed, except for the minimum time length needed to allow people to ingress or egress the building.
 - VI. An alternative odor control system is permitted if the special use applicant submits a report by a mechanical engineer licensed in the state of Michigan sufficiently demonstrating that the alternative system will eliminate odor as well or better than the air scrubbing and carbon filtration system otherwise required.
- viii. The following minimum-distancing regulations apply to all medical marijuana facilities:
- I. A facility may not be located within 1,000

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- feet of a public or private K-12 school.
- II. A facility generally may not be located within 500 feet of the SD-U University Special District, unless the facility is located to the east of the Central Michigan University main campus, east of Mission Street.
- III. The distances described in this subsection shall be computed by measuring a straight line from the nearest property line of land used for the purposes stated in this subsection to the nearest property line of the parcel used as a medical marihuana facility.
- ix. Facility types in the city are limited as follows:
 - I. Not more than 5 growers operating under Class A licenses;
 - II. Not more than 3 growers operating under Class B or Class C licenses
 - III. Not more than 3 provisioning centers;
 - IV. No limit on the number of processors;
 - V. No limit on the number of secure transporters;
 - VI. No limit on the number of safety compliance facilities.
- x. For provisioning centers:
 - I. Provisioning centers may not be open to customers between the hours of 9:00 p.m. and 9:00 a.m.
 - II. Provisioning centers may not receive deliveries between the hours of 8:00 p.m. and 7:00 a.m.
 - III. Provisioning centers in commercial (as opposed to industrial) character districts must be located within the boundaries of the city's Mission-Pickard Downtown Development District or Central Business Tax Increment Financing Authority District. Provisioning centers would be incompatible with the portions of the commercial character districts outside these designated areas.
 - IV. Provisioning centers are allowed in industrial districts only if the facility is co-located with a grower or processor.
 - V. The exterior appearance of a provisioning center must be compatible with surrounding businesses with respect to façade type, ground floor opacity, size and placement of signage, site layout, etc.
 - VI. The interior of the facility must be arranged in a way such that neither marihuana nor marihuana-infused products are visible from the exterior of the facility.
- xi. For growers:
 - I. Cultivation must occur within an enclosed building with exterior facades consisting of opaque materials typical of an industrial or commercial building. The roof of the building may be constructed of a rigid transparent or translucent material designed to let in light, such as glass or rigid polycarbonate or fiberglass panels. Films or other non-rigid materials cannot be used to construct any component of the building's exterior structure.
 - II. Cultivation must be conducted in a manner to minimize adverse impacts on the city's sanitary sewer. The city's public works department shall review all pertinent information relating to sewer discharges and shall provide any pertinent comments on to the planning commission.
 - III. For each zoning lot, no more than 3 stacked grower licenses may be in operation.
- xii. Notwithstanding any other provision to the contrary, penalties for violations of this subsection p shall be as follows:
 - I. If at any time an authorized facility violates this subsection p, any condition imposed through a special use permit, or any other applicable city ordinance, the City Commission may request that LARA revoke or refrain from renewing the facility's state operating license.
 - II. It is unlawful to disobey, neglect, or refuse to comply with any provision of this subsection p or any condition of a special use permit issued pursuant to this subsection. A violation is a municipal civil infraction. Each day the violation continues shall be a separate offense, subject to the

following fines:

First violation = \$500

Second offense = \$2,500

Each subsequent offense = \$5,000

- III. The foregoing sanctions are in addition to the city's right to seek other appropriate and proper remedies, including actions in law or equity.

s. Motels must comply with the following:

- i. Each unit shall contain at least 250 square feet of floor area.
- ii. The maximum stay for any occupant of a Motel shall be 14 consecutive days and not more than 30 days in one year.

t. Multiple-Family Dwellings in the CD-3 character district must comply with the following:

- i. A dwelling shall exist on the subject property at the time of application for special use permit.
- ii. At least two of the following shall be applicable to the existing dwelling:
 - I. The dwelling was built prior to 1945, to be shown by documentary evidence or attested in an affidavit of the property owner/applicant;
 - II. The dwelling was last used for a legal, non-conforming use, to be shown by documentary evidence or attested in an affidavit of the property owner/applicant;
 - III. The dwelling has been unoccupied for a period of five or more years prior to the date of application for a special use permit, to be shown by documentary evidence or attested in an affidavit of the property owner/applicant; or
 - IV. The existing dwelling is determined by the Planning Commission to be excessive for the needs of a single family. This determination shall be based up a consideration of the existing size and configuration of the dwelling, including finished square footage of the dwelling and number of bedrooms. Basements (whether finished or unfinished) shall not be counted toward the square footage or

number of bedrooms for the purpose of this determination.

- iii. The standards of the CD-4 character district shall apply where such standard is more stringent than the comparable standard of the CD-3 character district.
 - iv. The number of dwelling units shall not exceed the number permitted by land area in the CD-4 zoning district.
 - v. Basements (whether finished or unfinished) shall not be counted toward the required gross floor area of each dwelling unit.
 - vi. The multiple family dwelling shall be a House buildign type only and shall have architecture compatible with surrounding dwellings.
 - vii. No dumpsters shall be utilized for regular solid waste or recycling collection. Trash receptacle location shall otherwise comply with Chapter 50 (Solid Wastes).
- u. New and used vehicle dealer with showrooms, sales or leasing offices must comply with the following:
- i. Any outdoor sales space or repair facilities shall be provided with a paved, asphaltic or Portland cement binder pavement or other medium approved by the Planning Commission so as to provide a durable, and dustless surface and shall be graded and drained as to dispose of all surface water that may accumulate within the area.
 - ii. A Streetscreen shall separate the outdoor display area of vehicles and the public right-of-way.
 - iii. Access to the outdoor sales area shall be at least 40 feet from any intersection of two streets.
 - iv. Servicing of vehicles and major motor repair and refinishing shall be subject to the following requirements:
 - I. It shall be subordinate and customarily clearly incidental to the sale of vehicles as a Principal Use and shall occur within an enclosed Building.
 - II. Any partially dismantled or damaged vehicles shall be stored within an enclosed Building.
 - III. Any new, used or discarded parts and

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supplies shall be stored within an enclosed Building.

- IV. Uses which emit odors, dust, gases, noise, or vibrations beyond the Building or which are potentially harmful to an Adjacent Use or the public are prohibited.
- v. Registered Student Organization Dwellings must comply with the following:
 - i. Access shall be so located that traffic does not conflict with Adjacent Residential Uses.
 - ii. The Lot shall not be Adjacent to, have a common Lot Line with, or be located across a local street or Alley from a Lot in CD-3L or CD-3.
 - iii. No Registered Student Organization Dwelling may have with more than 12 occupants per Dwelling Unit.
 - iv. Registered Student Organization Dwellings are only permitted in a House building type.
 - v. Registered Student Organization Dwellings shall have a minimum of 900 square feet of land area and 300 square feet of Building area per occupant.
- w. Rooming Dwelling, Rooming Dwelling House, Boarding Dwelling, Boarding Dwelling House, or tourist house must comply with the following:
 - i. Access shall be so located that traffic does not conflict with Adjacent Residential Uses.
 - ii. The Lot shall not have a common Side Lot Line with a Lot in CD-3L or CD-3.
 - iii. No Rooming Dwelling House or Boarding Dwelling House with a common Lot Line or across an Alley or local street from a property in CD-3L or CD-3 may have more than four occupants per Dwelling Unit. For all other Rooming Dwelling Houses and Boarding Dwelling Houses, there shall be no more than six occupants per Dwelling Unit.
 - iv. Rooming Dwellings shall have a minimum of 900 square feet of land area and 300 square feet of Building area per occupant.
- x. Service stations for the sale of gasoline, oil and minor accessories only, and where no repair work is done, other than incidental service, but not including steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstering, auto glass work, and such other activities whose external effects could adversely extend beyond the property line, must comply with the following:
 - i. The curb cuts for access may not be at such locations that will tend to create traffic hazards to Adjacent streets. Entrances shall be at least 40 feet from a street intersection measured from the road right-of-way.
 - ii. The minimum Lot area shall be 15,000 square feet and arranged so that ample space is available for motor vehicles which are required to wait. Gasoline Service Stations which are intended solely for the sale of gasoline, oil and minor accessories and having no facilities for repair or servicing of automobiles, including lubricating facilities, may be permitted on Lots of 10,000 square feet, subject to all other required provisions.
 - iii. The servicing of vehicles shall be limited to those which may be serviced during a normal work day. Vehicles in the process of being repaired must be parked overnight inside an enclosed Building.
 - iv. All gasoline pumps, water and air hoses, and vehicular access to such pumps and hoses and any service areas, shall be located in the Third Lot Layer except for any Driveway leading to the Third Lot Layer.
- y. Short-term rental uses are permitted only with a housing license issued pursuant to Chapter 152 of the City Code.
 - ii. If the subject lot does not meet the district minimum lot area or has other dimensional nonconformities, or if a short-term rental use would be incompatible with neighboring uses due to the proximity of structures or for other reasons, the Planning Commission may determine that the short-term rental use is not suitable. Alternatively, the Planning Commission may condition approval on measures that mitigate potential adverse effects of operating a short-term rental on the lot.
 - iii. If an outdoor area intended for the congregating of guests (e.g., porches, decks, pools and pool decks, gazebos, fire pits, etc.) is provided, it shall be sufficiently setback from the property lines or screened or buffered with a fence, wall, or

landscape screen to minimize sounds and light, so as not to disturb neighbors. All existing and proposed fire pits shall meet the City's fire safety standards.

- iv. Accessory structures constructed or expanded after the effective date of this section shall not be used as sleeping rooms for short-term rentals.
- v. The driveway and off-street parking areas shall be laid out in a manner so as to minimize on-street traffic congestion to the extent reasonably possible.
- vi. The exterior appearance of the dwelling shall have a residential character, and shall not be incompatible with other dwellings in the vicinity. By way of example, the subject property shall not: (i) appear to be a commercial, multi-family, or institutional use; (ii) be altered to add excessive paved or other impermeable surfaces that create an appearance incompatible with other lots in the neighborhood; or (ii) be illuminated or signed in a manner that is out of character with other homes in the vicinity.
- vii. No separate cooking facilities shall be allowed in sleeping rooms.
- viii. Interior features (bedrooms, bathrooms, kitchens, dwelling units, means of ingress and egress, etc.) must be in conformance with the Michigan Construction Code, and all open permits must be finalized prior to occupancy as a short-term rental.
- ix. The following site modifications will void an existing special use permit for short-term rental uses:
 - I. Any structural expansion of the dwelling that increases the square footage of the dwelling, including the addition of a new decks and patios.
 - II. Alteration of the interior of the dwelling in a manner that results in an increased number of sleeping rooms.

In these circumstances, a property owner may seek a new special use permit in accordance with the standards provided in this subsection.

- z. Two Family Dwellings must comply with the following:
 - i. Except for two-family dwellings legally existing

as of August 9, 2021, each dwelling unit shall have a floor area of at least 1,000 square feet and neither unit shall have less than 40% of the floor area of the other unit.

- ii. Basements (whether finished or unfinished) shall not be counted toward the required gross floor area of each unit.
- iii. Each unit shall be functionally independent with separate living, sleeping, eating, cooking, heating, and cooling provisions.
- iv. No common interior space shall be provided.
- v. No interior access shall be provided between the units.
- aa. Veterinary hospitals or clinics must comply with the following:
 - i. All activities shall be conducted within an enclosed Building.
 - ii. No Building may be closer than 200 feet from Character District CD-3L or CD-3.

C. Special Regulated Uses.

- 1. In the development of a community it is recognized that there are some Uses which can have serious effects on other nearby property and uses, on people residing or working in the vicinity, on nearby infrastructure, or on public services, particularly when several of them are concentrated under certain circumstances thereby having a deleterious effect upon the Adjacent areas. Special regulation of these Uses is necessary to ensure that their adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. These special regulations are itemized in this Section 154.410.C. The primary control or regulation is for the purpose of preventing concentration of these uses in any one area (i.e., not more than two such uses within 1,000 feet of each other which would create such effects).
- 2. Uses that are Special Regulated Uses are those identified within two categories, Group "A" Special Regulated Uses and Group "B" Special Regulated Uses, as described below.
 - a. Special Regulated Uses categorized as Group "A" Special Regulated Uses are the following:
 - i. Adult bookstore
 - ii. Establishments for consumption of beer or

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intoxicating liquor on the premises and having adult entertainment

iii. Any other Use which provides goods or services which are distinguished or characterized by their emphasis on depicting, describing or matters relating to “Specified Sexual Activities” or “Specified Anatomical Areas” or which is distinguished or characterized by its emphasis on “Specified Sexual Activities” or “Specified Anatomical Areas” as those terms are defined in this Chapter.

iv. Pawnshops

b. Special Regulated Uses categorized as Group “B” Special Regulated Uses are the following:

i. Pool or billiard halls

ii. Liquor stores

iv. Palm readers, psychic readers, horoscope analysis or other professions purporting to predict the future

3. A Special Regulated Use is permitted on a Lot or within a Building within an applicable District if the Use is shown as “SRU” on **Table 154.410.A (Building & Lot Principal Use)**, provided that:

a. the applicable conditions and requirements imposed for each, as set forth in Sections 154.410.C.5 and 154.410.C.6 are met;

b. the Special Regulated Use is approved by the Planning Commission; and

c. a Special Regulated Use Permit is issued.

4. No Special Regulated Use shall commence or exist, or be conducted or engaged in, on any Lot or within any Building unless the same has been reviewed and approved by the Planning Commission in accordance with Section 154.111.C and 154.615 and a Special Regulated Use Permit has been issued and is in effect for such Special Regulated Use.

5. The Planning Commission may impose any conditions on its approval of any Special Regulated Use in addition to those set forth in Section 154.410.C.6.

6. Special Regulated Uses must comply with the applicable conditions and requirements indicated below in addition to complying with Section 154.410.C.4 and any additional conditions imposed by the Planning Commission pursuant to Section 154.410.C.5.

a. Location standards.

i. Relationship to similar Uses.

I. An application to establish a Group “A” Special Regulated Use shall not be approved if there are already in existence two or more Group “A” and/or Group “B” Special Regulated Uses within 1,000 feet of the boundaries of the site of the proposed Special Regulated Use, except as provided for in Section 154.410.C.6.a.iii.

II. An application to establish a Group “B” Special Regulated Use shall not be approved if there are already in existence four or more Group “A” and/or Group “B” Special Regulated Uses within 1,000 feet of the boundaries of the site of the proposed Special Regulated Use, except as provided for in Section 154.410.C.6.a.iii.

ii. Relationship to Residential area and other uses.

I. An application to establish a Group “A” Special Regulated Use shall not be approved if the proposed location is within 1,000 feet of any property zoned within CD-3L or CD-3, or any Mobile Home Park, K through 12 school, Civic Space, church, or cemetery, except as provided for in Section 154.410.C.6.a.iii.

II. An application to establish a Group “B” Special Regulated Use shall not be approved if the proposed location is within 300 feet of any property within CD-3L or CD-3, or any Mobile Home Park, K through 12 school, Civic Space, church, or cemetery, except as provided for in Section 154.410.C.6.a.iii.

iii. Waiver of location standards.

I. Relationship to similar Uses. The Planning Commission may waive the locational standards of Section 154.410.C.6.a if the following findings are made:

A. That the proposed Use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this Section 154.410.C will be observed.

B. That the proposed Use will not enlarge

or encourage the Development of a “skid row” area.

- C. That the establishment of an additional Special Regulated Use in the area will not be contrary to any program of neighborhood conservation or interfere with any program of urban renewal.
 - D. That all applicable regulations of this Section will be observed.
- II. Conditions on waivers. Prior to the granting of a waiver of locational requirements, the Planning Commission may impose any conditions or limitations upon the establishment, location, construction, maintenance, or operations of any Special Regulated Use as may in its judgment be necessary for the protection of the public interest. Any evidence and guarantee may be required as proof that the conditions stipulated in connection therewith will be fulfilled.

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TABLE 154.410.A BUILDING AND LOT PRINCIPAL USE

LEGEND
The following notations are utilized in this table.

P	Permitted as of right
SUP	Permitted with Special Use Permit
SRU	Special Regulated Use

District	CD-3L	CD-3	CD-4	CD-5	SD-H	SD-I	SD-RC	SD-A	CZ
RESIDENTIAL / DWELLING USES:									
Bed and Breakfast Dwelling Residence of Owner-Occupant	SUP	SUP	SUP	SUP					
Convalescent homes			SUP	SUP					
Dwelling Units located on the ground level in a Mixed Use Building where otherwise prohibited by the Residential/Dwelling Use Restriction			SUP	SUP					
Foster Family Group Homes	SUP	SUP	SUP						
Foster Family Home	P	P	P						
Housing for elderly			SUP	SUP					
Mobile Home Parks			P						
Multiple-Family Dwellings		SUP	P	P					
One-Family Dwelling - Attached Townhouse			P	P					
One-Family Dwellings - Detached	P	P	P					P	
One-Family Dwellings - Detached with Accessory Dwelling Unit	SUP	SUP	P						
Registered Student Organization Dwelling			SUP						
Residential single family unit located on the second floor or above in Mixed Use Building			P	P					
Rooming Dwelling House, Boarding Dwelling House, tourist house			SUP	SUP					
Short-term Rentals	SUP	SUP	SUP	SUP				SUP	
Two-Family Dwelling - Duplex	SUP	SUP	P						
LODGING USES:									
Hotels			P	P					
Motels			SUP						
EDUCATIONAL / INSTITUTIONAL / CIVIC USES:									
Business, vocational, and technical schools			P	P		P	P		P
Cemeteries									P
Child Care Center	SUP	SUP	SUP	SUP					
Clubs and fraternal organizations not including registered student organization dwellings			SUP	SUP		P			
Colleges and universities									P
Golf courses									P
Group Day Care Homes	SUP	SUP	SUP						
Libraries									P
Municipal Buildings, including City Halls, Police and Fire Halls, and administration Buildings			SUP	SUP		P			P

TABLE 154.410.A BUILDING AND LOT PRINCIPAL USE

LEGEND

The following notations are utilized in this table.

P	Permitted as of right
SUP	Permitted with Special Use Permit
SRU	Special Regulated Use

District	CD-3L	CD-3	CD-4	CD-5	SD-H	SD-I	SD-RC	SD-A	CZ
Museums									P
Parks, playgrounds, athletic fields and aquatic centers									P
Places of worship			P	P					P
Public, parochial and private schools providing K-12 education									P
MEDICAL USES:									
Hospitals					P				
Medical and dental offices			P	P	P				
Outpatient surgical centers, urgent care facilities, and standalone emergency room facilities			SUP	SUP	P				
COMMERCIAL, RETAIL, PROFESSIONAL, AND SERVICE USES:									
Automobile, motorized vehicle, and related accessory dealerships not in Central Business District			SUP	SUP		P			
Automobile filling stations not in Central Business District			SUP	SUP					
Automobile rental establishments not in Central Business District			SUP	SUP		P			
Automobile repair garage not in Central Business District			SUP	SUP		P			
Automobile washing or detailing when completely enclosed in a Building or in 3rd Lot Layer not in Central Business District			SUP	SUP		P			
Banks and credit unions			P	P			P		
Banks and credit unions with a drive-through not in Central Business District			SUP	SUP					
Banquet halls, conference centers and meeting facilities			P	P			P		
Bars, nightclubs, and taverns			SUP	SUP					
Commercial amusements, including arcades, bowling alleys, fitness and health clubs, mini golf, and skating within an enclosed building			P	P		P			
Convenience stores			P	P					
Dry cleaning drop-off and pick-up locations			P	P					
Funeral homes			SUP	SUP					
Grocery stores			P	P					
Hardware, floor covering, paint, kitchen, and bath stores			P	P		P			
Music, art, and dance studios			P	P		P			
Personal service establishments such as barber shops, beauty parlors, shoe or clothing repair, dressmakers or tailors, hair or nail salons, tattoo or piercing establishments, and licensed massage therapists			P	P					
Pharmacies			P	P					
Pharmacies with a drive-through not in Central Business District			SUP	SUP					

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TABLE 154.410.A BUILDING AND LOT PRINCIPAL USE

LEGEND
 The following notations are utilized in this table.

P	Permitted as of right
SUP	Permitted with Special Use Permit
SRU	Special Regulated Use

District	CD-3L	CD-3	CD-4	CD-5	SD-H	SD-I	SD-RC	SD-A	CZ
Photography studios			P	P					
Professional offices			P	P			P		
Radio and television studios with broadcast towers						P			
Radio and television studios without broadcast towers			P	P		P			
Restaurants			P	P					
Restaurants, Class I			SUP	SUP					
Restaurants, drive-in or drive-through not in Central Business District			SUP	SUP					
Retail sales in an enclosed building			P	P					
Self-serve laundries			P	P					
Theaters			P	P					P
Veterinary offices			P	P		P		P	
COMMUNICATION USES:									
Wireless reception facilities						P		P	
INDUSTRIAL USES:									
Animal shelters						P			
Bus, commercial equipment, and heavy truck storage and repair						P			
Commercial bakeries and kitchens			P	P		P			
Commercial printing and publishing establishments			P	P		P			
Contractor's establishments						P			
Dispatch center						P			
Dry cleaning plants						P			
Indoor shooting or archery ranges						SUP			
Kennels						P			
Laboratories for research and testing, excluding safety compliance facilities for medical marihuana testing						P	P		
Lumber processing						P			
Lumber yards						P			
Manufacturing, processing, fabricating, compounding, treatment, packaging, or assembly within an enclosed building						P	P		
Mini-warehouse and self-storage facilities						P			
Open storage yards when fully screened						P			
Printing and publishing establishments						P			
Production and bottling of alcoholic or non-alcoholic beverages						P			
Recycling center						P			
Tow services						P			

TABLE 154.410.A BUILDING AND LOT PRINCIPAL USE

LEGEND

The following notations are utilized in this table.

P	Permitted as of right
SUP	Permitted with Special Use Permit
SRU	Special Regulated Use

District	CD-3L	CD-3	CD-4	CD-5	SD-H	SD-I	SD-RC	SD-A	CZ
Truck terminals, including transfer and temporary storage of materials and servicing of vehicles and equipment						P			
Warehousing						P			
Wholesale and distribution establishments						P			
AGRICULTURAL USES:									
Raising of commercial crops, not including marihuana						P	P	P	
UTILITY USES:									
Electrical generating facilities						P			
Electrical transformer and transmission stations						P			
Water and sewer facilities including lift stations, pump houses, and similar uses	P	P	P	P	P	P	P	P	P
Water and sewer facilities including water plants, wastewater plants, water towers, and similar uses						P			
PARKING:									
Public parking lot or structure									SUP
ADULT-USE MARIHUANA USES:									
Retailer			SUP	SUP		SUP*			
Processor						SUP			
Secure transporter						SUP			
Safety compliance						SUP			
Grower, Class A						SUP			
Grower, Class B						SUP			
Grower, Class C						SUP			
Microbusiness						SUP			
MEDICAL MARIHUANA USES:									
Provisioning Center			SUP	SUP		SUP			
Processor						SUP			
Secure transporter						SUP			
Safety compliance						SUP			
Grower, Class A						SUP			
Grower, Class B						SUP			
Grower, Class C						SUP			

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.410.A BUILDING AND LOT PRINCIPAL USE

LEGEND
 The following notations are utilized in this table.

P	Permitted as of right
SUP	Permitted with Special Use Permit
SRU	Special Regulated Use

District	CD-3L	CD-3	CD-4	CD-5	SD-H	SD-I	SD-RC	SD-A	CZ
SPECIAL REGULATED USES:									
Adult bookstore			SRU	SRU					
Establishments for the consumption of beer or intoxicating liquor on the premises and having adult entertainment			SRU	SRU					
Any other use which provides goods or services which are distinguished or characterized by their emphasis on matters depicting, describing or relating to Specified Sexual Activities or Specified Anatomical Areas, or which is distinguished or characterized by its emphasis on Specified Sexual Activities or Specified Anatomical Areas, as those terms are identified in this zoning ordinance.			SRU	SRU					
Pawnshops			SRU	SRU					
Pool or billiard halls			SRU	SRU					
Liquor stores			SRU	SRU					
Palm readers, psychic readers, horoscope analysis or other professions purporting to predict the future			SRU	SRU					

NOTES

Principal Uses that are not indicated as “P”, “SUP”, or “SRU” are not allowed.
 All Buildings, Lots, Uses, Improvements and Development must comply with all applicable provisions of this Chapter.
 Site Plans must be submitted for review pursuant to Section 154.613 and no Building Permit may be issued prior to Site Plan approval.
 A Building & Lot Plan must be certified as compliant with this Chapter prior to issuance of a Building Permit.
 A Development Parcel Plan, if applicable, must be submitted as part of an application for Site Plan approval or Zoning Map amendment.
 Lots existing as of July 1, 2015 may not be combined for purposes of constituting a Rooming Dwelling, Boarding House or Boarding Dwelling.
 All retail and personal service Uses Principal Uses categorized under “Commercial, Retail, Professional, and Service Uses” must be establishments dealing directly with consumers, and any goods produced on the premises must be sold at retail on the premises where so produced.
 A Principal Uses categorized under “Commercial, Retail, Professional, and Service Uses” and indicated as “P”, “SUP”, or “SRU” shall be eligible to apply for a license to use the adjoining sidewalk area for displays, food and alcohol service according to City policy; provided that such a license is not available for sidewalk sales or other special events which are subject to authorization by the City Commission.
 * Retailers are permitted in the SD-I district only if they are collocated with an authorized grower or processor.

D. Accessory Uses.

1. In Character Districts and Civic Zones, those Uses shown in **Table 154.410.D (Building and Lot Accessory Uses)** as “PAU” (Permitted Accessory Use) are permitted in the applicable Character District or Civic Zone, as indicated, if subordinate and customarily incidental to a permitted Principal Use on the Lot.
2. In each Special District, any Uses shown in **Table 154.410.D (Building and Lot Accessory Uses)** as “PAU” (Permitted Accessory Use) are permitted in the applicable Special District, as indicated, if subordinate and customarily incidental to a permitted Principal Use on the Lot.
3. Additionally, in each District and Civic Zone, all other Uses which are subordinate and customarily incidental to a permitted Principal Use are permitted.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.410.D BUILDING AND LOT ACCESSORY USES

LEGEND	The following notations are utilized in this table.			
PAU	Permitted accessory use	SUP	Permitted with Special Use Permit	

District	CD-3L	CD-3	CD-4	CD-5	SD-H	SD-I	SD-RC	SD-A	CZ
Accessory Dwelling Unit	SUP	SUP							
Administrative, professional and business offices			PAU	PAU	PAU	PAU	PAU	PAU	PAU
Bed and Breakfast Dwelling Short-Term Rental rooms & facilities			PAU	PAU					
Boarding of animals incidental to and an accessory part of a permitted veterinary practice Principal Use and when occurring in a fully enclosed Building			PAU	PAU		PAU		PAU	
Commercial, office and service uses which are located, designed and intended to support and complement permitted Principal Uses, such as Retail shops, banks and other financial institutions, Restaurants, transient lodging facilities, theaters, auditoriums and meeting facilities, medical offices and facilities, data processing and computing centers, office and laboratory equipment services, and printing, publishing and allied services. Such Uses shall be located in a Building containing the Principal Uses which will be served, or in service centers consisting of one or more Buildings designed with common drives, parking and loading areas and landscaping.							PAU		
Day Care operated by Place of Worship on same Lot as Place of Worship			PAU	PAU					PAU
Fire, police, and ambulance stations, technical and business schools, recreation facilities (both indoor and outdoor), post office							PAU		
Gardens	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Heliport (if Federal Aviation Administration approved)					PAU				
Home Occupations without employment of any person other than the dwelling occupants	PAU	PAU	PAU	PAU				PAU	
Home Occupations with employment of any persons other than the dwelling occupants	SUP	SUP	SUP						
Living quarters for security and maintenance personnel.						PAU	PAU		
Operations required to maintain or support any use permitted above on the same Lot as the permitted use, such as maintenance shops, power plants, and government facilities.							PAU		
Parking within on-site Parking Areas, Garages, Parking Structures or Driveways of operable undamaged vehicles that are driven off site on a regular basis	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Parking of commercially used or licensed vehicles for normal deliveries of short duration	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Parsonage on same Lot as Place of Worship			PAU	PAU					PAU
Roadside stand for farmer or his family to sell produce from general farm or commercial crops on site.								PAU	
Storage of goods and materials for sale or distribution within the Building from which they are sold			PAU	PAU		PAU			
Swimming pool	PAU	PAU	PAU	PAU					PAU
Tasting room located within a facility that produces alcoholic or non-alcoholic beverages						PAU			

TABLE 154.410.D BUILDING AND LOT ACCESSORY USES

District	CD-3L	CD-3	CD-4	CD-5	SD-H	SD-I	SD-RC	SD-A	CZ
Uses incidental to and in support of Principal Uses permitted in SD-RC, such as cafeterias and shops, located on the Lot of the Principal Use it serves; conducted primarily for the convenience of its own employees and wholly within a Building; and not having any exterior advertising or display.							PAU		

E. Permitted Temporary Uses.

The following Temporary Uses are permitted, subject to the requirements indicated for each of them:

1. Trailers. Any portable Building or Structure that is movable or was designed to be movable, such as a Trailer, Mobile Home, semi-house Trailer, flat bed, van or other vehicle, shall only be allowable as a temporary Accessory Use for the storage of materials or goods for associated Business/Commercial or Office category Principal Uses in CD-4, CD-5, and SD-I, provided:
 - a. All District Setback and other requirements are complied with, and
 - b. A Temporary Use Permit has been obtained from the Building Official. (Permits are valid for six months, but may be renewed for one additional six-month period).
2. Seasonal Uses. The Building Official may authorize a Temporary Use permit for up to 30 days for seasonal or unusual non-recurrent Temporary Uses, including the use of tents by commercial or charitable organizations in Districts CD-4, CD-5, SD-H, SD-RC, and SD-I. Churches may acquire a Temporary Use Permit for a tent on church property in any District. Also, all District Setback and other requirements must be complied with for the additional area provided for such Temporary Use.
3. Subdivision office. The Building Official may authorize a temporary certificate of occupancy of a Dwelling in a new subdivision to be used as a sales and management office for the sale of Dwellings within said subdivision for one year. Temporary identification Signs of less than 40 square feet may also be authorized in the rear half of the required front yard.

F. Mobile Home Parks.

1. Mobile home parks are permitted in the CD-4 district subject to the following:

- a. The sites within the mobile home park must average at least 5,500 square feet per mobile home.
 - b. A landscape buffer consisting of evergreen trees or shrubs at least 3 feet in height shall be provided along any boundary abutting a public right-of-way and along the boundary with any residential property.
 - c. Common sidewalks shall be installed along one side of all internal roads within the mobile home park and to all service facilities including central laundry, central parking, and recreation areas.
2. Prior to the establishment of a new mobile home park, an expansion of a mobile home park, or construction of any building within a mobile home park not previously approved, a preliminary plan shall be presented to the Planning Commission for its review and approval as part of the state licensing process. The application process is as follows:
 - a. The applicant submits a preliminary plan to the Zoning Administrator including all the information required by Act 96 of the Public Acts of 1987 (“Act 96”) and any regulation promulgated under that Act.
 - b. The Planning Commission reviews the preliminary plan for compliance with the design standards in this section and any regulations promulgated under Act 96. If it is determined that the preliminary plan complies with those regulations, it shall be approved.

G. Basement Dwellings.

The Basement of a partially constructed Building may not be used as a Dwelling.

H. Camping Dwellings.

The use of campers, Trailers, tents or similar camping shelters or boats as Dwellings is prohibited.

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ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

SECTION 154.411.

BICYCLE PARKING, LOADING, & TRASH RECEPTACLE REQUIREMENTS

A. Bicycle Parking Requirement.

- Off-street bicycle parking shall be provided in accordance with **Table 154.411.A (Bicycle Parking)**.

TABLE 154.411.A BICYCLE PARKING

Unless otherwise noted, bicycle parking shall be provided as specified below or at a rate of 1 bicycle space for each 5 vehicular parking spaces provided, whichever is greater. Any fractions round up. Required bicycle parking shall be provided in accordance with specifications and requirements on file with the Department of Planning & Community Development.

Use Type	
RESIDENTIAL / DWELLING USES:	
Single family dwellings	None required
Two family dwellings	None required
Rooming/Boarding and Registered Student Organizations	1 space per occupant
Multiple-family	1 space per unit
Mobile Home	1 space per lot
LODGING USES:	
All uses	1 space per 10 guest rooms
EDUCATIONAL / INSTITUTIONAL / CIVIC USES:	
All uses	1 space per 5,000 sf gross floor area
MEDICAL USES:	
All uses	1 space per 10 examination or patient rooms
COMMERCIAL, RETAIL & SERVICE USES:	
All uses	1 space per 2,000 sf gross floor area up to 20,000 sf; 1 space per 5,000 sf gross floor area thereafter.
OFFICE USES:	
All uses	1 space per 4,000 sf gross floor area
COMMUNICATION USES:	
All uses	None required
INDUSTRIAL USES:	
All uses	1 space per 20,000 sf gross floor area or 1 per 10 vehicle parking spaces provided, whichever is greater
AGRICULTURAL USES	
All uses	None required
UTILITY USES:	
All uses	None required
PUBLIC OR PRIVATE PARKING:	
All uses	1 space per 10 vehicle parking spaces
MEDICAL MARIHUANA USES:	
All uses	1 space per 2,000 sf gross floor area

B. Loading Space.

1. Off-street loading spaces shall be shall be located in accordance with Section 154.412.
2. Off-street loading spaces and loading areas shall not utilize any required area for maneuvering to parking accommodations or block general vehicular circulation.

C. Solid Waste Receptacle Requirement.

Solid waste receptacles for both trash and recycling shall be provided for each Lot and shall be located in accordance with Section 154.412.

D. Dumpster and Trash Receptacle Enclosures.

All dumpsters and trash receptacles shall be enclosed and located as required in **Table 154.405.A (District Standards)**. The enclosures should prevent trash from being scattered by wind or animals. Except for House and Duplex Buildings, the dumpster or trash receptacle shall be placed on a concrete pad. The enclosure shall be kept closed at all times other than for servicing. Except for House and Duplex Buildings, bollards or posts must be placed on the interior of the enclosure to protect the walls from damage by the trash containers within.

SECTION 154.412.

PARKING, LOADING, DRIVEWAY, SERVICE, STORAGE, DRIVE-THROUGH, TRASH RECEPTACLE/DUMPSTER, EQUIPMENT, & OTHER ITEMS LOCATIONS & STANDARDS

A. Provision; Location; Access; Design.

1. Within each Character District, all Parking Areas, Parking Structures, and Garages within Lots shall be located as specified for the applicable Character District in **Table 154.405.A (District Standards)**.
2. Within each Special District, all Parking Areas, Parking Structures, and Garages within Lots shall be located as specified for the applicable Special District in **Table 154.405.A (District Standards)**.
3. Within each Civic Zone, all Parking Areas, Parking Structures, and Garages within Lots shall be located as specified in **Table 154.405.B (Civic Zone Standards)**.
4. Within each Character District, trash receptacle/dumpster and loading space shall be located and provided as specified for the applicable Character District in **Table 154.405.A (District Standards)**.
5. Within each Special District, trash receptacle/dumpster and loading space shall be located and provided as specified for the applicable Special District in **Table 154.405.A (District Standards)**.
6. Within each Civic Zone, trash receptacle/dumpster and loading space shall be located and provided as specified in **Table 154.405.B (Civic Zone Standards)**.
7. Within each Character District, all outdoor loading, storage, service, drive-through, heating, ventilation and air-conditioning equipment, utility service meters (not including water meters) and equipment, mechanical equipment, antennas and satellite equipment, communications transmitting and receiving equipment, solar panels, recreation, play, and swimming pool, hot tub and spa locations shall be as specified for the applicable Character District, as required in **Table 154.405.A (District Standards)**.
8. Within each Special District, all outdoor loading, storage, service, drive-through, heating, ventilation and air-conditioning equipment, utility service meters (not including water meters) and equipment, mechanical equipment, antennas and satellite equipment, communications transmitting and receiving equipment, solar panels, recreation, play, and swimming pool, hot tub and spa locations shall be as specified for the applicable Special District, as required in **Table 154.405.A (District Standards)**.
9. Within each Civic Zone, all outdoor loading, storage, service, drive-through, trash receptacle, heating, ventilation and air-conditioning equipment, utility service meters (not including water meters) and equipment, mechanical equipment, antennas and satellite equipment, solar panels, recreation, play, and swimming pool, hot tub and spa locations shall be as specified in **Table 154.405.B (Civic Zone Standards)**.
10. In all Districts and Civic Zones, vehicular access to Parking Areas and Parking Lots shall not be in conflict with general vehicular movement serving the site. Ingress and egress points shall be at curb cuts approved by Public Works Director.
11. In all Districts and Civic Zones Parking, loading, service, storage, trash receptacle/dumpster, and any drive-through locations shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Zoning Map or otherwise

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available.

12. In all Districts and Civic Zones, vehicular entrances and exits shall be designed to be easily identifiable by drivers and pedestrians. Any signage shall be simple, clear, and concise. Any gates, arms, or booths shall be set back at least 20 feet from the Facades of adjoining Buildings.
13. In all Districts and Civic Zones, Parking Lots shall be designed in accordance with Section 154.412.A.14 and other applicable provisions of this this Article IV and shall comply with the landscape provisions of Section 154.413.HH.
14. Whenever off-street parking is provided, it shall be located, laid out, constructed and maintained in accordance with the minimum requirements set forth in **Table 154.412.A.14 (Off-Street Parking Accommodations - Design)**, except as they may be modified by handicap parking regulations found in Public Act 230 of 1972, being MCL §§ 125.1501 through 125.1531, as amended.

whichever is less. In no case shall more than ten total parking spaces be stacked per site.

- c. Parking Areas accessed by rear alley or rear lane only.
- d. Houses used for non-residential or mixed-use purposes that have five or fewer parking spaces.
17. All maneuvering lanes for off-street parking accommodations must be wide enough to permit at least one-way traffic movement.
18. A clearly defined and marked Driveway shall be provided for parking accommodations in all Districts.
19. Entrances and exits for off-street parking accommodations in all Districts other than Character Districts CD-3 and CD-3L shall be at least 40 feet from a street right-of-way at an intersection.
20. Off-street parking accommodations shall be surfaced in accordance with specifications approved by the Director of Public Works. The surfacing must be completed within one year of the date the Building Permit is issued. Off-street parking accommodations must be designed, graded, and constructed in accordance with specifications approved by the Director of Public Works such that surface water does not drain onto adjoining property, toward a Building or into the street right-of-way. Except for House and Duplex Buildings, off-street parking accommodations shall be arranged and legibly marked to provide for orderly and safe loading and unloading, parking and storage of vehicles.
21. Off-street Parking Areas and Parking Lots shall be Screened in accordance with Section 154.412.B, and if applicable, Section 154.405.A.
22. Except for House and Duplex Buildings lighting illuminating off-street parking accommodations shall be installed within and directed only onto the parking areas.

TABLE 154.412.A.14 OFF-STREET PARKING ACCOMMODATIONS - DESIGN

Pattern Maneuvering	Lane Width	Parking Space Width	Parking Space Length
0°*	12 ft	8 ft	21 ft
30°-53°	13 ft	9 ft	18 ft
54°-74°	16 ft	9 ft	18 ft
75°-90°	21 ft	9 ft	18 ft
* Parallel parking			

15. Off-street parking accommodations shall include spaces for the handicapped in accordance with the provisions of Public Act 230 of 1972, being MCL §§ 125.1501 through 125.1531, as amended.
16. All Parking Areas shall provide adequate access by means of maneuvering lanes so that backing directly onto a street is unnecessary, except for the following:
 - a. One-family and two-family dwellings.
 - b. Multiple-family dwellings, Rooming and boarding dwellings, and Registered Student Organization dwellings, provided that the number of stacked spaces per unit shall not exceed five or the unit occupancy,

ILLUSTRATION 154.412.A.11: DRIVE-THROUGH

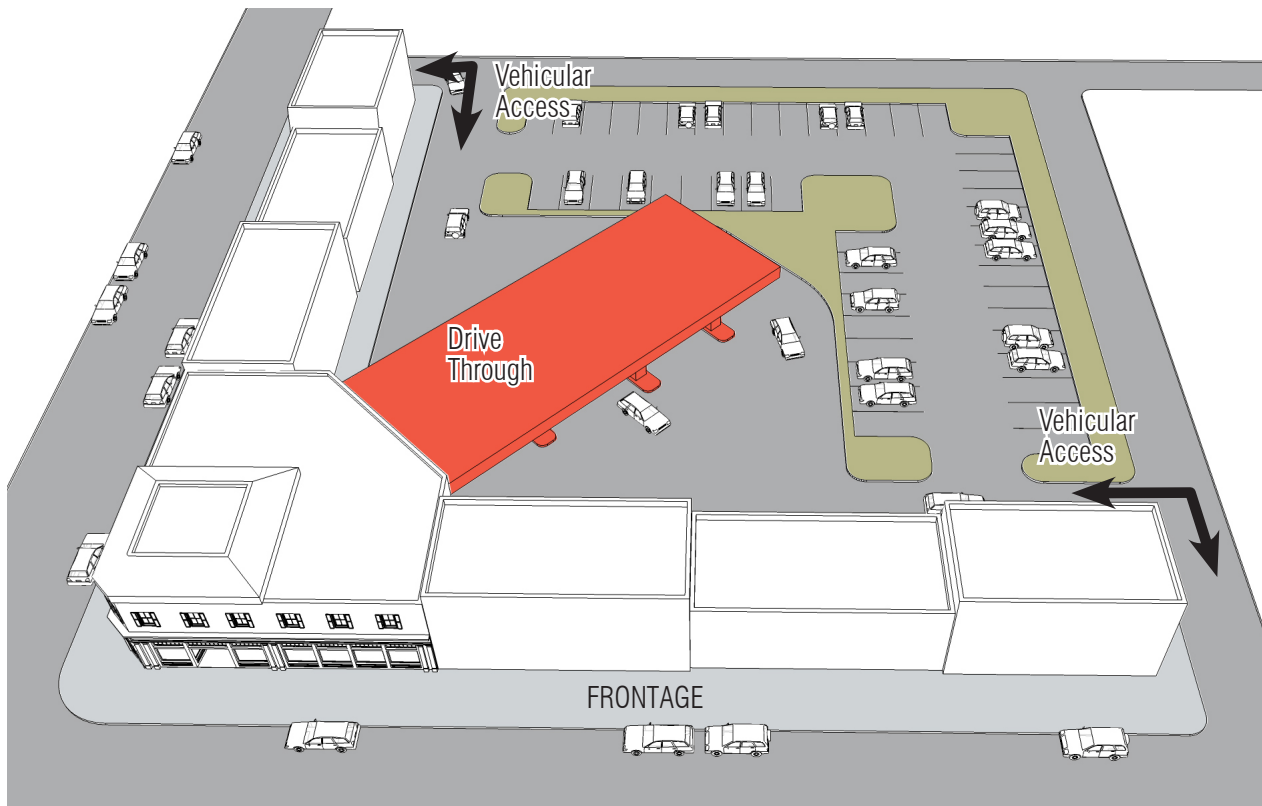


Illustration is provided for illustrative purposes only.

23. Cross access easements shall be provided between all contiguous Parking Areas and Parking Lots except where such areas and lots are accessed from a Rear Lane or Rear Alley.

B. Screens.

Screening of the items and conditions indicated shall be provided as required for each applicable District in **Table 154.405.A (District Standards)**, or each applicable Civic Zone in **Table 154.405.B (Civic Zone Standards)**, and Section 154.405.A, if applicable, except in each case, at any Driveway.

Parking Structures shall be Screened from all Frontages by one or more Liner Buildings as required by Section 154.412.E.

Screens and Streetscreens shall comply with the standards and requirements of **Table 154.405.A (District Standards)**, or **Table 154.405.B (Civic Zone Standards)**, and Section 154.413.G, as applicable.

C. Driveway Width.

In Character Districts, Driveways at Frontages shall be no wider in the First Lot Layer than the width specified for the applicable Character District in Table 154.405.A (District Standards).

D. Pedestrian Exits.

In Character Districts, pedestrian exits from all Parking Lots, Parking Areas, Garages, and Parking Structures shall conform to Table 154.405.A (District Standards), except for underground parking accommodations.

E. Liner Buildings Required.

In Character Districts, Parking Structures shall be Screened from view of any Frontage by one or more Liner Buildings as set forth in Table 154.405.A (District Standards).

Such Liner Buildings shall be the same or greater height as the associated Parking Structure which they Screen.

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SECTION 154.413.

PRIVATE LOT LANDSCAPE STANDARDS

A. General.

1. In Character Districts, Lots shall be landscaped in accordance with **Table 154.405.A (District Standards)** and this Section 154.413.
2. In Civic Zones, Lots shall be landscaped in accordance with **Table 154.405.B (Civic Zone Standards)** and this Section 154.413. Additionally, Civic Spaces shall be designed as set forth in **Table 154.507.B2 (Civic Space - Specific Standards)**.
3. In Special Districts, Lots shall be landscaped in accordance with **Table 154.405.A (District Standards)** and this Section 154.413.

B. Plant Materials.

Except as otherwise required by Section 154.413.E and Section 154.413.G, all required plant materials shall meet with the minimum container size, class and other requirements outlined in American Standards for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.

C. Tree Size.

At installation, Trees shall be a minimum two and a half (2.5) inches in caliper.

D. Placement of Shrubs.

Proposed shrubs shall be placed minimally 18" from any Sidewalk or pavement edge, measured from the center of the plant.

E. Shrub Size.

At installation, Shrubs shall be a three (3) gallon container minimum.

F. Hazardous Landscape.

Ground vegetation or Shrub plantings with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two (2) feet of the First Lot Layer.

G. Bare / Exposed Ground.

All bare or exposed ground on the site and/or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:

1. Naturally occurring creek beds, rock outcroppings or similar landscape features typically lacking in vegetation.
2. Agricultural fields seasonally tilled for cultivation.
3. Hiking trails and/or traces.
4. Clay or sand surfaces associated with recreation fields and facilities.

Without limitation, any site that is to remain cleared shall have the grade restored and must be sodded or seeded within the same growing season.

H. Artificial Plants / Turf.

Artificial plants or artificial turf are prohibited, excluding active recreation sports fields that are typically subject to intense use and soil compaction which prohibits the establishment of turfgrass, and where paving or grass paving systems will not suffice given the purpose and level of use of the area.

I. Establishment.

All required landscape areas shall be watered and fertilized as necessary to ensure establishment within the first planted year in accordance with best landscape practices.

J. Screens.

Screens shall be provided in accordance with Sections 154.405.A and 154.412.B.

K. Mitigation of Wind Erosion.

Wind erosion shall be mitigated and controlled through dust abatement and similar practices during the period of site work and construction.

L. Compacted Soils.

Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six (6) inches before planting.

M. Condition of Plants.

Plants shall have normal, well-developed branches and vigorous root systems.

N. Maintenance.

Any planting(s) required under this Section 154.413, which are significantly damaged, removed, infested, disease ridden, or dead shall be replaced within one year or by the next planting season, whichever occurs first.

O. Planted Trees.

Any planted Trees shall be of the Tree Shape indicated for the applicable District or Civic Zone on **Table 154.5.5.D.1 (Public Planting)**.

P. Paving.

The First Lot Layer shall not be paved, except for the following:

1. Driveways;
2. Sidewalks;
3. Terraces/Lightwells;
4. Dooryards; and
5. Pavement matching the adjoining Public Frontage in Character District CD-5 where the Building is set back no more than five feet (5') from the Front Lot Line.

Q. Trees Required.

Trees shall be provided in accordance with **Table 154.405.A (District Standards)** and **Table 154.405.B (Civic Zone Standards)**, as applicable.

R. Lawns.

Lawns are allowed.

S. Minimum Landscaped Area.

The minimum required landscaped area shall be as provided in **Table 154.405.A (District Standards)** and **Table 154.405.B (Civic Zone Standards)**, as applicable.

T. Preservation of Existing Trees & Vegetation.

Preservation of on-site existing Trees and vegetation is encouraged and may be used to fulfill the landscape requirements.

U. Preservation of Root Zones.

The root zones of existing Trees and vegetation to be preserved shall be preserved and protected from clearing or construction activities and shall be enclosed by a temporary protective

fence.

V. No Noxious or Invasive Species.

No plant species identified in any prohibited plant list developed by the City Planner shall be installed and all plants of such species shall be removed.

W. Existing Vegetation.

The size and limits of existing vegetation shall be indicated on the Landscape Plan portion of the Building and Lot Plan.

X. Significant Trees.

Priority shall be given to preserving and protecting significant Trees that provide screening, buffering, wildlife habitat and/or linkages to wildlife habitat.

Y. Open Space & Civic Space.

Open Spaces and Civic Space shall remain fenced and protected during all abutting site work and construction activities unless alterations to them are otherwise specified by the plans.

Z. Remediation of Compaction.

All landscape areas compacted during construction activities shall be tilled and reconditioned to provide an arable topsoil layer that can support the long term health and vitality of landscaping.

AA. Amendment of Topsoil.

The topsoil within the limits of disturbance of a construction site shall be amended with organic soil additives as recommended by a landscape soils test prior to being redistributed in accordance with best landscape practices.

BB. Parking Areas / Parking Lots.

Parking Areas and Parking Lots that contain more than nine (9) spaces shall conform to the following:

1. Parking Areas and Parking Lots shall contain one landscape island for every thirty two (32) parking spaces. Parking Lots with more than one landscape island shall have such islands distributed throughout the Parking Lot.
2. Each parking island shall be of a minimum size equal to a standard parking space; provided that each parking island abutting two rows of head to head parking spaces shall be of a minimum size and length equal to 2 parking spaces.

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3. Parking islands shall contain a minimum of one (1) Tree for every single island. If a parking island is double length, then two (2) Trees shall be required.
4. Root zones for existing Trees to remain shall be a minimum of 48 square feet.
5. For every 2,000 square feet of Parking Area or Parking Lot, at least one Tree shall be installed or preserved within the Parking Area or Parking Lot except to the extent that Trees outside of the Lot containing the Parking Area or Parking Lot are allowed to satisfy this requirement as set forth below.
6. No parking space shall be more than seventy-two feet (72') from a Tree within the Lot, as measured from the center of the Tree to the nearest line demarcating the space.
7. Except for Trees allowed to be counted outside the Parking Area or Parking Lot, new Trees shall be installed and/or existing Trees preserved in Tree islands provided pursuant to this Section 154.413.HH, and/or at the perimeter of the Parking Area or Parking Lot, provided that the perimeter of the Parking Area or Parking Lot where Trees are installed or preserved to meet this requirement lies within the Lot on which the Parking Area or Parking Lot is located.
8. Trees outside of the Parking Area or Parking Lot located within 20 feet of the closest portion of such Parking Area or Parking Lot, including but not limited to Trees within Thoroughfare Rights-of-Way and Civic Spaces, may be counted toward satisfying the requirements.
9. In addition to any walkway or Sidewalk around a Parking Area or Parking Lot, each such Parking Area or Parking Lot exceeding one hundred and twenty (120) spaces shall have least one pedestrian walkway bisecting the Parking Area or Parking Lot and connecting to adjoining sidewalks of a minimum width of eight (8) feet that is paved differently from the parking spaces with respect to texture, material, style, and/or color.

CC. Location.

All Landscaping required pursuant to this Section 154.413 abutting the paved portion of any Parking Area, Parking Lot, Loading Area, Driveway or Thoroughfare shall be located in a manner to protect the vegetation from vehicular damage. Without limiting the foregoing, all Trees within Tree islands or along the perimeter of the Parking Area or Parking Lot shall be separated from Parking Area or Parking Lot paved surfaces by at least three (3') feet.

SECTION 154.414. SIGN STANDARDS

A. Purpose; General.

1. The purpose of this Section 154.414 is to establish a comprehensive scheme for the regulation of Signs in the City. More specifically, this Section is intended to accomplish the following purposes:
 - a. Encourage the effective use of Signs as a means of communication and to facilitate navigation from place to place within the City.
 - b. Balance the need for information for motorists and pedestrians with the need for traffic safety by limiting Signs or characteristics of Signs that may be distracting to drivers.
 - c. Balance the desire and need of individuals to express themselves through Signs with the desire to maintain a pleasing, safe, and navigable environment for residents and visitors.
 - d. Provide liberally for the display of Noncommercial messages in residential areas, recognizing the unique value of residential signage as a means of exercising constitutional freedom of expression.
 - e. Protect and enhance the value of property in the City by providing for Signage consistent with the character of the area in which it is located.
2. Signs shall conform to the following:
 - a. The Michigan Highway Advertising Act of 1972 (Act 106), to the extent applicable, with any conflict between this Section and such Act being resolved in favor of such Act.
 - b. Within each District, the allowed types and numbers of Signs shall be as provided in **Table 154.414A (Sign Types - Summary)**, **Table 154.414B (Sign Types - Specific Standards)**, and this Section 154.414. Each Sign type shall be subject to the applicable standards and requirements of **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.
3. Except for Exempt Signs, no Sign shall be erected on a Lot, installed or placed on a Building, or otherwise exist on a Lot or Building unless a Sign Permit has been issued for such Sign in accordance with Section 154.605 and such Sign Permit remains in full force and effect.

4. Any violation of this Section 154.414 shall be enforceable and appealable in accordance with the enforcement and appeal provisions of this Chapter 154.

B. General Sign Provisions.

1. There shall be no Signs allowed other than as specified in this Section 154.414.
2. An Address Sign is required for each Building in compliance with **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.
3. In addition to all other Signs allowed in accordance with Sections 154.414A and 154.414B, non-illuminated Temporary Signs are allowed without a Sign Permit subject to the following regulations:
 - a. On any lot used as a single-family, two-family, or owner occupied multi-family dwelling, up to 5 temporary Signs may be displayed on a pole or stake affixed to the ground. Such Signs shall not exceed 8 square feet in area per side, and the top of such Sign shall be no more than 5 feet from ground level. Such Signs may display noncommercial messages or on-site commercial messages (including, but not limited to, messages conveying that the lot is for sale, that work is being performed on the dwelling by a particular individual or business, or that a garage sale will be held).
 - b. On any lot not used as a single-family, two-family, or owner occupied multi-family dwelling, up to 2 temporary Signs may be displayed on a pole or stake affixed to the ground or on a banner affixed to the building on the lot. Such Signs shall not exceed 32 square feet in area per side, and the top of the Sign shall be no more than 5 feet from ground level unless the Sign is a banner affixed to a building. If affixed to the ground, they shall be supported by wooden posts a minimum of 4 inches by 4 inches thick and shall be spaced at least 15 feet apart from one another. Such Sign may display noncommercial messages or on-site commercial messages (including, but not limited to, messages conveying that the lot is for sale, that work is being performed on the dwelling by a particular individual or business, or that a business on the lot is or will be holding a sale).
 - c. Temporary signs must be made of waterproof materials and kept in good repair.
 - d. Temporary signs must be set back at least 5 feet from the property line and may not be placed in a manner that obstructs clear vision for drivers on an adjacent street.
4. Without limitation to any applicable specific Sign standards, all Signs other than Exempt Signs shall comply with the following additional standards:
 - a. Such Signs shall be constructed of durable and weather-resistant material, shall be fabricated and installed by qualified Sign painters and mechanics, and shall be kept in good repair.
 - b. any such Signs may, but are not required to be, lighted unless otherwise specifically stated for the particular Sign type in **Table 154.414B (Sign Types - Specific Standards)**; and if lighted, shall not be internally illuminated or back-lighted except as otherwise specifically provided for the particular Sign type in **Table 154.414B (Sign Types - Specific Standards)**.
 - c. Except for the light fixture itself, all electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from public view.
 - d. Signs shall be mounted in such a way that their removal does not damage and/or alter the original surface of the Building. If the original surface of a Building is damaged during removal of a Sign, the damage must be repaired and the original surface condition restored concurrently.
 - e. In addition to Sign types allowed pursuant to **Table 154.414A (Sign Types - Summary)**, **Table 154.414B (Sign Types - Specific Standards)** and **Table 154.414C (Sign Limitations)**, Signs which are original to the Building or have been placed on the Building for at least fifty (50) years may remain or be reproduced. Any such Signs shall be kept in good repair, both in terms of appearance and operation.
 - f. Design drawings of any proposed Sign must be submitted to the Building Official for review of compliance with this Section prior to fabrication and installation. Such drawings shall include Sign location and size and shall indicate materials, color(s), hanging or mounting device, illumination scheme, and example of lettering.
 - g. Signs containing commercial messages not pertaining to a use on the subject lot are prohibited.
 - h. All Signs must comply with all applicable provisions of the Michigan Building Code.
 - i. Except as expressly allowed under this Article, Signs

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are not permitted in public Rights-of-Way.

- j. Portable Signs other than Sidewalk Signs are not permitted.
 - k. Except for Signs allowed pursuant to paragraph 154.414.B.4.e above, Commercial Signs and supports for Commercial Signs erected by entities that are no longer operating on the premises shall be removed by the owner, agent, or Person having beneficial use of the Sign or the property upon which the Sign is located within 30 days of written notice from the Building Official.
 - l. Signs in upper floor windows are not permitted, except for Window Signs for an occupant that is separate from the occupant of the ground floor.
 - m. All Signs that do not conform to this Section 154.414 shall be removed by the earlier of 30 days of losing their status as a legal non-conforming Use under Section 154.114, 90 days or two (2) years from the issuance of any Building Permit covering the property.
 - n. A Sign for the occupant shall be permitted at rear entrance doors if mounted flush against the Building and not exceeding six (6) square feet in size.
 - o. All Signs erected, altered, or maintained in the City shall conform to City and state electrical codes.
 - p. No Sign may be illuminated with or include animated, moving, intermittent, or flashing lights, or other active lighting.
 - q. No Sign may have any moving component or element.
 - r. No Sign may have changeable copy except for a Marquee Sign with physically changeable letters, an Outdoor Display Case with removable printed items, or an Electronic Message Board allowed pursuant to paragraph 154.414.B.7.
 - s. Neon cabinet Signs, canister Signs and projection Signs are not permitted.
 - t. No Sign may by design or arrangement imitate the size, color, lettering, illumination, word, phrase, or symbol of a Sign used as traffic safety control Sign.
 - u. Where a Lot adjoins another Lot, no freestanding Sign shall be permitted within a triangle formed by the Side Lot Line, the Front Lot Line and a line beginning on the Side Lot Line at the required front Setback distance and extended at 45 degrees to the Front Lot Line for an existing Building. The established front Setback may be substituted for the required front Setback.
 - v. No Sign may be within or overhang a public right-of-way other than a Wall Sign that does not overhang such right-of-way more than 15 inches, a Blade Sign, a Vertical Projecting Sign, a Marquee Sign, or an Awning Sign.
 - w. No Sign may obstruct a traffic-control device, traffic Sign, or street name Sign, block the vision of drivers at any Driveway, street intersection or crosswalk, or be unsafe or constitute a hazard of any type.
 - x. No Sign or Sign support may be affixed to a tree, rock, utility pole or other improper Sign support, or contain any attachment, other Sign, symbol, flag, pennant or other attention-getting device (other than the Sign itself).
5. Electronic Message Boards shall be permitted in CD-4, CD-5, SD-H, SD-I, SD-RC, SD-A, and CZ districts, only as part of a permitted Monument Sign or Marquee Sign. Such Signs shall be allowed by permit subject to the following conditions:
- a. The electronic lighting shall be of a single color, otherwise referred to as monochrome.
 - b. The electronic lighting shall not exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle (lux) meter at a pre-set distance depending on sign area. The measurement distance shall be calculated with the following formula: the square root of the product of the sign area (in square feet) and 100. For example, the brightness of a 12 square foot sign shall be measured at a distance of 34.6 feet. Light measurement shall be taken with the meter aimed directly at the sign message face, or the area of the sign emitting the brightest light.
 - c. The frequency of message and/or image change shall be no more than once every 60 seconds.
 - d. The transition or change sequence between messages and images shall appear instantaneous as perceived by the human eye, without any animation such as scrolling or flashing.
 - e. The area of an Electronic Message Board shall be considered a part of the sign of which it is a part for purposes of calculating the total sign area of such sign, and the area of the Electronic Message Board itself shall not exceed 50% of the total sign area.
 - f. A new electronic message board may not be constructed or installed within 100 feet of any residential structure, including multi-family dwellings.

C. Exempt Signs Not Requiring a Sign Permit.

The following Signs do not require a Sign Permit:

1. One Address Sign per tenant or owner.
2. On-premises Signs not exceeding three square feet in area that are located along the route to a place or location within such premises or are provided for safety.
3. Signs placed by the City or any other governmental unit with jurisdiction over the area where the Sign is placed.
4. Signs carved into stone, concrete or similar material or made of bronze, aluminum, or other permanent construction and made an integral part of the Structure.
5. Temporary Signs allowed under Section 154.414.B.4.
6. Window Signs allowed under Section 154.414.B.

D. Sign Area Computation.

The area of Sign as regulated herein shall be the computed area of the background upon which lettering, insignia or other devices are placed. Where said display area is the face of a Building, the area of such Sign shall be the product of the total width and the total height occupied by such lettering, devices or insignia. For Signs having two sides, the maximum display area shall be permitted on both sides and the total area of one side shall be deemed to be the total Sign area. The supporting Structures shall not be included in the area computation unless utilized as part of the total display area.

E. Responsibility for Signs.

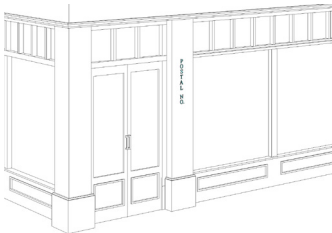


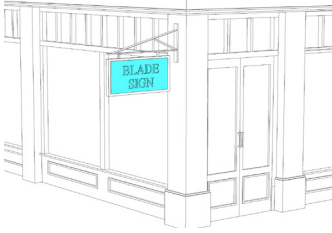

All Signs located in the City shall be erected, altered and maintained by the owner of such Sign who shall assume full responsibility for any consequences or damage caused by the Sign. Signs and supports must be removed or corrected within 30 days after the Building Official sends written notice that an unsafe or improperly maintained Sign condition exists.

F. Non-Conforming Signs.

Any Sign which becomes non-conforming as a result of the enactment or amendment of this Chapter shall be subject to the same ordinance provisions that apply to other non-conformances.



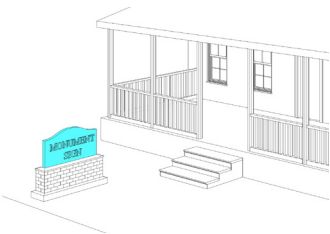
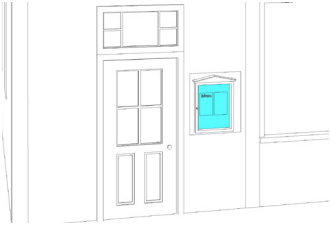
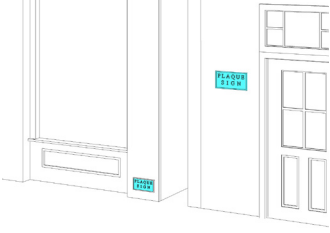
MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.414A SIGN TYPES - SUMMARY

Specific Sign Type	Illustration	Districts
<p>ADDRESS SIGN: A Sign that consists of a numeric reference to a Structure, mounted on the Building.</p>		CD-3L CD-3 CD-4 CD-5 SD-H SD-I SD-RC SD-A CZ
<p>AWNING SIGN: An awning that contains lettering painted, screen printed, or appliqueed on the awning valance.</p>		CD-4 CD-5 SD-H SD-I SD-RC CZ
<p>BAND SIGN: A Sign that is flat against the Facade or Elevation and often run horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.</p>		CD-4 CD-5 SD-H SD-I SD-RC SD-A CZ
<p>BLADE SIGN: A Sign mounted on the first floor of a Building perpendicular to a Building Facade Wall, typically hung from decorative cast or wrought iron bracket in a manner that permits it to swing slightly. These Signs are small, pedestrian-scaled, and easily read from both sides.</p>		CD-4 CD-5 SD-H SD-I SD-RC CZ
<p>DIRECTORY SIGN: A Sign that displays the tenant names and locations for a Building containing multiple tenants.</p>		CD-4 CD-5 SD-H SD-I SD-RC SD-A CZ

Illustrations are provided for illustrative purposes only.

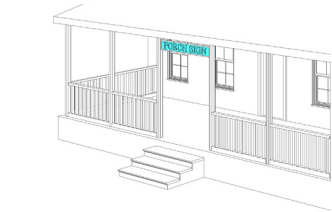
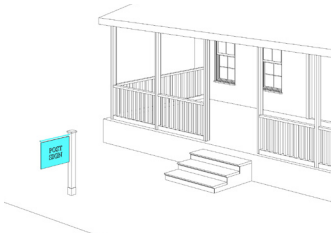

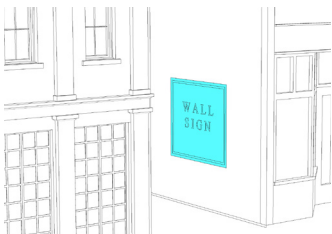

TABLE 154.414A SIGN TYPES - SUMMARY

Specific Sign Type	Illustration	Districts
<p>LARGE PROJECTING SIGN: A Sign attached above the first floor of a multi-floor Building and projecting from a Building Facade at a 90-degree angle, or if oriented to a Block corner, a 45 degree angle.</p>		<p>CD-5 SD-H SD-I SD-RC SD-A CZ</p>
<p>MARQUEE SIGN: A Sign that is located either along the Facade where it projects perpendicular to the Facade or at the corner of a Building where it projects at a 45 degree angle. These Signs often extend beyond the parapet of the Building, but may also terminate below the cornice or eave. Marquee Signs may have neon lettering used in conjunction with painted colored or changeable lettering.</p>		<p>CD-4 CD-5 SD-H CZ</p>
<p>MONUMENT SIGN: A Sign that is erected on a solid base directly on the ground, and that is itself constructed of a solid material.</p>		<p>CD-4 CD-5 SD-H SD-I SD-RC SD-A CZ</p>
<p>OUTDOOR DISPLAY CASE: A Sign consisting of a lockable metal- or wood-framed cabinet with a hinged transparent door inside of which information may be viewed and accessed for maintenance and updating.</p>		<p>CD-4 CD-5 SD-H CZ</p>
<p>PLAQUE SIGN: A Sign that identifies a Building or its builder, or on professional office Buildings, which might name the firm or partners in a firm. May also be referred to as an Architectural Sign.</p>		<p>CD-3L CD-3 CD-4 CD-5 SD-H SD-I SD-RC SD-A CZ</p>

Illustrations are provided for illustrative purposes only.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.414A SIGN TYPES - SUMMARY

Specific Sign Type	Illustration	Districts
<p>PORCH SIGN: Signs that are mounted on a porch. Signs must be placed parallel to the Building Facade.</p>		CD-4 CD-5 SD-A CZ
<p>POST SIGN: A Sign that is mounted on one or two posts in the First Lot Layer.</p>		CD-4 SD-H SD-I SD-RC SD-A CZ
<p>SIDEWALK SIGN: A free-standing, double-sided Sign with lettering painted or applied to the surface, placed at the entrance to a Building in a primarily pedestrian environment. Sidewalk Signs provide secondary signage.</p>		CD-4 CD-5 SD-A CZ
<p>WALL SIGN: A Sign that is flat against the Facade of a Secondary Frontage. These Signs are typically painted directly on the Building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and shall be accompanied by additional signage on the Facade at the Principal Frontage.</p>		CD-4 CD-5 SD-H SD-I SD-RC SD-A CZ
<p>WINDOW SIGN: A Sign that is professionally painted, consisting of individual letters and designs, applied directly on the inside of a window or hanging inside a window.</p>		CD-4 CD-5 SD-H SD-I SD-RC SD-A CZ

Illustrations are provided for illustrative purposes only.

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Address	Permitted Districts:	CD-3L	CD-3	CD-4	CD-5
		SD-H	SD-I	SD-RC	SD-A



Illustration is provided for illustrative purposes only.

Description

A Sign that consists of a numeric reference to a Structure, mounted on the Building.

Dimensions

Quantity (max)	1 per address
Area	max 2 sf
Depth / Projection	max 3 in
Clearance	min 4.5 ft
Letter Height	min 4 in, max 6 in

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Awning Sign	Permitted Districts:	CD-4	CD-5	
		SD-H	SD-I	SD-RC



Illustration is provided for illustrative purposes only.

Description

An awning that contains lettering painted, screen printed, or appliqueed on the awning valance.

Dimensions

Quantity (max)	1 per window
Width / Height	max width = width of facade
	max height = n/a letters, numbers, and graphics covering no more than 70% of the valance area
Depth / Projection	min 8 ft fully extended, back of curb, whichever is less
Clearance	min 8 ft
Letter Height	min 5 in, max 10 in
Valance Height	max 12 in

Additional Standards

In addition to all other applicable standards, each Awning Sign allowed under this Article:

- a. shall be only on an awning that:
 - i. does not conceal an architectural feature;
 - ii. has no side panels or soffit;
 - iii. is rectangular in elevation and triangular in cross-section with straight edges and is not quarter-round or domed; and
 - iv. has a metal structure covered in opaque authentic or synthetic canvas or painted metal; and
- b. shall be limited to the valance of the awning.

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Band Sign	Permitted Districts:	CD-4	CD-5	
		SD-H	SD-I	SD-RC

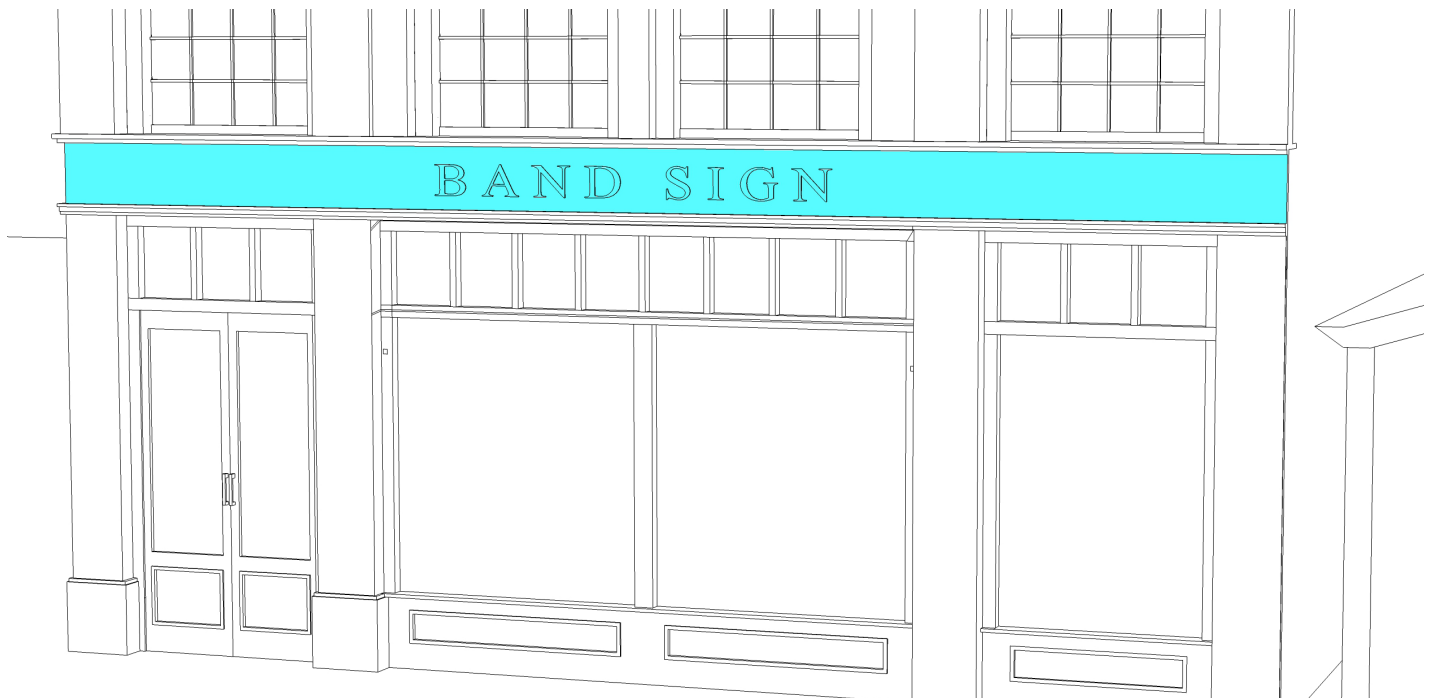


Illustration is provided for illustrative purposes only.

Description

A Sign that is flat against the Facade or Elevation and often run horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.

Dimensions

Quantity (max)	1 per Facade or Elevation
Area	1.5 sf per linear ft of Facade
Width / Height	max 100% width of Facade / max 3 ft
Depth / Projection	max 7 in
Clearance	min 7 ft

Additional Standards

In addition to all other applicable standards, each Band Sign allowed under this Article:

- a. shall be applied to the first Story Facade and not project vertically above the roof line;
- b. shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or printed or etched on the same surface as the background; and
- c. shall not obscure any architectural element of the Building and shall be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or overall space occupied by the business.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Blade Sign	Permitted Districts:	CD-4	CD-5
		SD-H	SD-I

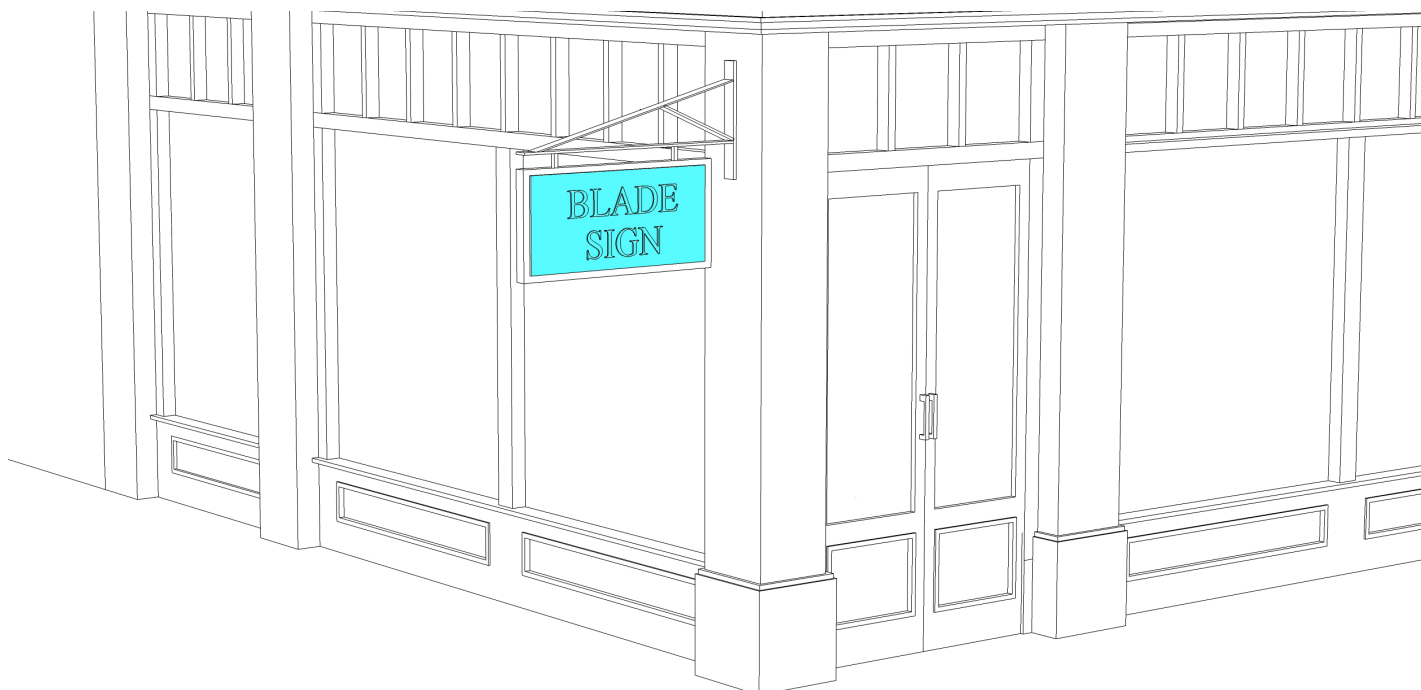


Illustration is provided for illustrative purposes only.

Description

A Sign mounted on the first floor of a Building perpendicular to a Building Facade Wall, typically hung from decorative cast or wrought iron bracket in a manner that permits it to swing slightly. These Signs are small, pedestrian-scaled, and easily read from both sides.

Dimensions

Quantity (max)	1 per business, no closer than 18 ft from another Blade Sign
Area	8 sf
Width / Height	max 2 ft / max 4 ft
Depth / Projection	max 4 ft
Clearance	min 8 ft clear above the Sidewalk
Letter Height	max 8 in

Additional Standards

- In addition to all other applicable standards, each Blade Sign allowed under this Article:
- a. shall be permanently installed perpendicular to the Façade; and
 - b. all exposed edges of the Sign shall be finished.

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Directory Sign	Permitted Districts:	CD-4	CD-5		
		SD-H	SD-I	SD-RC	SD-A

Description

A Sign that displays the tenant names and locations for a Building containing multiple tenants.

Dimensions

Quantity (max)	1 per ground floor entrance to upper floor business(es)
Area	6 sf max
Width / Height of Sign panel	2 ft max width/ 3 ft max height

Additional Standards

In addition to all other applicable standards, each Directory Sign allowed under this Article:

- a. shall be attached to and parallel with the first floor Facade;
- b. shall not be attached to or placed within shopfront windows.

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Large Projecting Sign	Permitted Districts:	CD-4	CD-5
		SD-H	SD-I
		SD-RC	CZ



Illustration is provided for illustrative purposes only.

Description

A Sign attached above the first floor of a multi-floor Building and projecting from a Building Facade at a 90-degree angle, or if oriented to a Block corner, a 45 degree angle.

Dimensions

Quantity (max)	1 per Facade, per business. If Sign is placed at the Building corner where it can be viewed from 2 Adjacent Facades, it counts toward both Facades.
Height (max)	Top of Sign shall be located below the cornice of a 2 Story building or below the window sills of the 3rd Story of a Building with more than 2 Stories.
Area (max)	50 sf
Clearance	min 12 ft clear above the Sidewalk
Letter Height	Not Regulated
Depth (max)	18 in
Projection (max)	7 ft over Sidewalk, but may not project past back of curb
Distance from Frontage Line	N/A

Additional Standards

- In addition to all other applicable standards, each Large Projecting Sign allowed under this Article:
- a. shall be made of metal or other material more than 1/2 inch in thickness;
 - b. shall be permanently installed to the Façade; and
 - c. shall not be internally lighted or backlit except behind cut-out letters and otherwise shall be lighted with neon tubing or other external means.

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Marquee Sign	Permitted Districts:	CD-4	CD-5
		SD-H	CZ



Description

A Sign that is located either along the Facade where it projects perpendicular to the Facade or at the corner of a Building where it projects at a 45 degree angle. These Signs often extend beyond the parapet of the Building, but may also terminate below the cornice or eave. Marquee Signs may have neon lettering used in conjunction with painted colored or changeable lettering.

Dimensions

Quantity (max)	1 per Principal Frontage
Width / Height	centered on and no more than 4 ft wider than Principal Entrance bay
Depth / Projection	min 4 ft, max 10 ft over Sidewalk
Clearance	min 10 ft from Sidewalk
Letter Height	removable letter height max 6 in, permanent letter height max 36 in
Distance from Curb	min 3 ft

Additional Standards

In addition to all other applicable standards, each Marquee Sign allowed under this Article:

- a. shall not be internally lighted or backlit except behind the panels from which changeable letters are hung and shall otherwise be lighted with neon tubing or other external means;
- b. shall be located only above the Principal Entrance of a Building and attached parallel to the Facade, or if such Building is located on a corner, then such Sign may be located at and attached perpendicular to the corner of the Building;
- c. shall not have any supports more than eight (8) feet deep and all anchors, bolts, and supporting rods must be concealed within its interior;
- d. together with all anchors, bolts, supporting rods and braces, shall be constructed of high quality non-combustible or non-corrodable components and materials and shall be designed by a structural engineer and be subject to approval by the Building Inspector.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Monument Sign	Permitted Districts:	CD-4	CD-5			
		SD-H	SD-I	SD-RC	SD-A	CZ



Illustration is provided for illustrative purposes only.

Description

A Sign that is erected on a solid base directly on the ground, and that is itself constructed of a solid material.

Dimensions

Quantity (max)	1 per Frontage
Area (max)	18 sf
Height (max)	6 ft
Letter Height	max 12 in.

Additional Standards

In addition to all of the applicable standards, each Monument Sign allowed under this Article:

- a. shall be located within the 1st Lot Layer.
- b. shall incorporate a supporting base that is at least 75 percent of the width of the Sign face at its widest point.
- c. shall have a supporting base constructed of brick, stone, masonry or scored concrete.
- d. shall not be allowed if there is a Post Sign on the Lot.

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Outdoor Display Case Permitted Districts: CD-4 CD-5 SD-H CZ

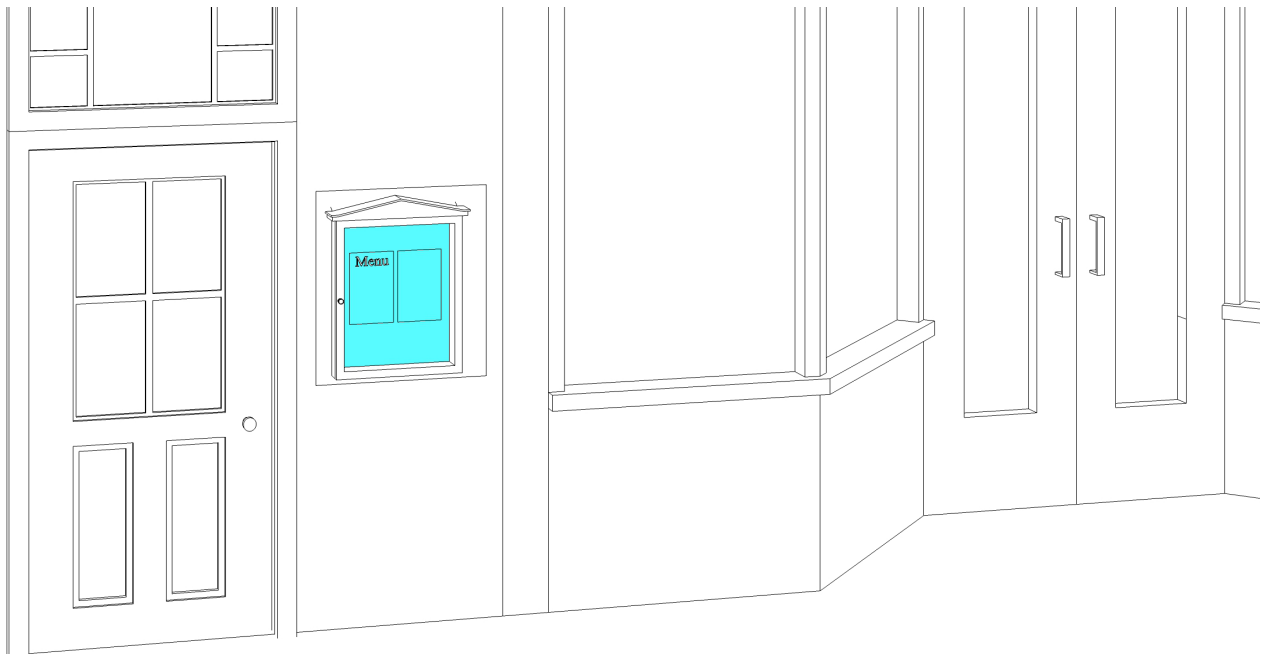


Illustration is provided for illustrative purposes only.

Description

A Sign consisting of a lockable metal- or wood-framed cabinet with a hinged transparent door inside of which information may be viewed and accessed for maintenance and updating.

Dimensions

Quantity (max)	1 per Principal Frontage
Area	max 8 sf, except in the case of theaters, which may not exceed 20 sf
Depth / Projection	max 5 in.
Clearance	min 30 in.
Letter Height	Not Regulated

Additional Standards

In addition to all other applicable standards, each Outdoor Display Case allowed under this Article:

- a. shall be permanently attached to and parallel with the first floor Façade;
- b. may be externally illuminated or lighted by a recessed light source within the cabinet; and
- c. shall not be attached to or be placed within shopfront windows.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Porch Sign	Permitted Districts:	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">CD-4</td> <td style="padding: 2px 5px;">CD-5</td> </tr> <tr> <td style="padding: 2px 5px;">SD-A</td> <td style="padding: 2px 5px;">CZ</td> </tr> </table>	CD-4	CD-5	SD-A	CZ
CD-4	CD-5					
SD-A	CZ					

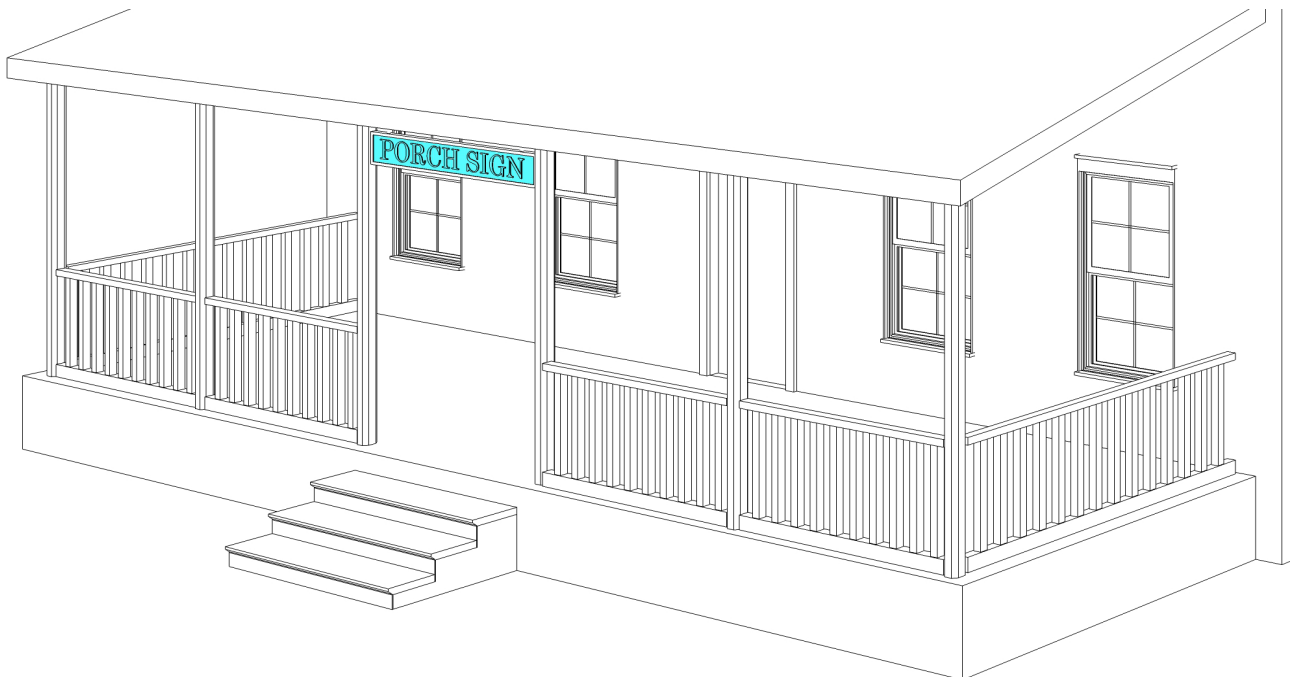


Illustration is provided for illustrative purposes only.

Description

Signs that are mounted on a porch. Signs must be placed parallel to the Building Facade.

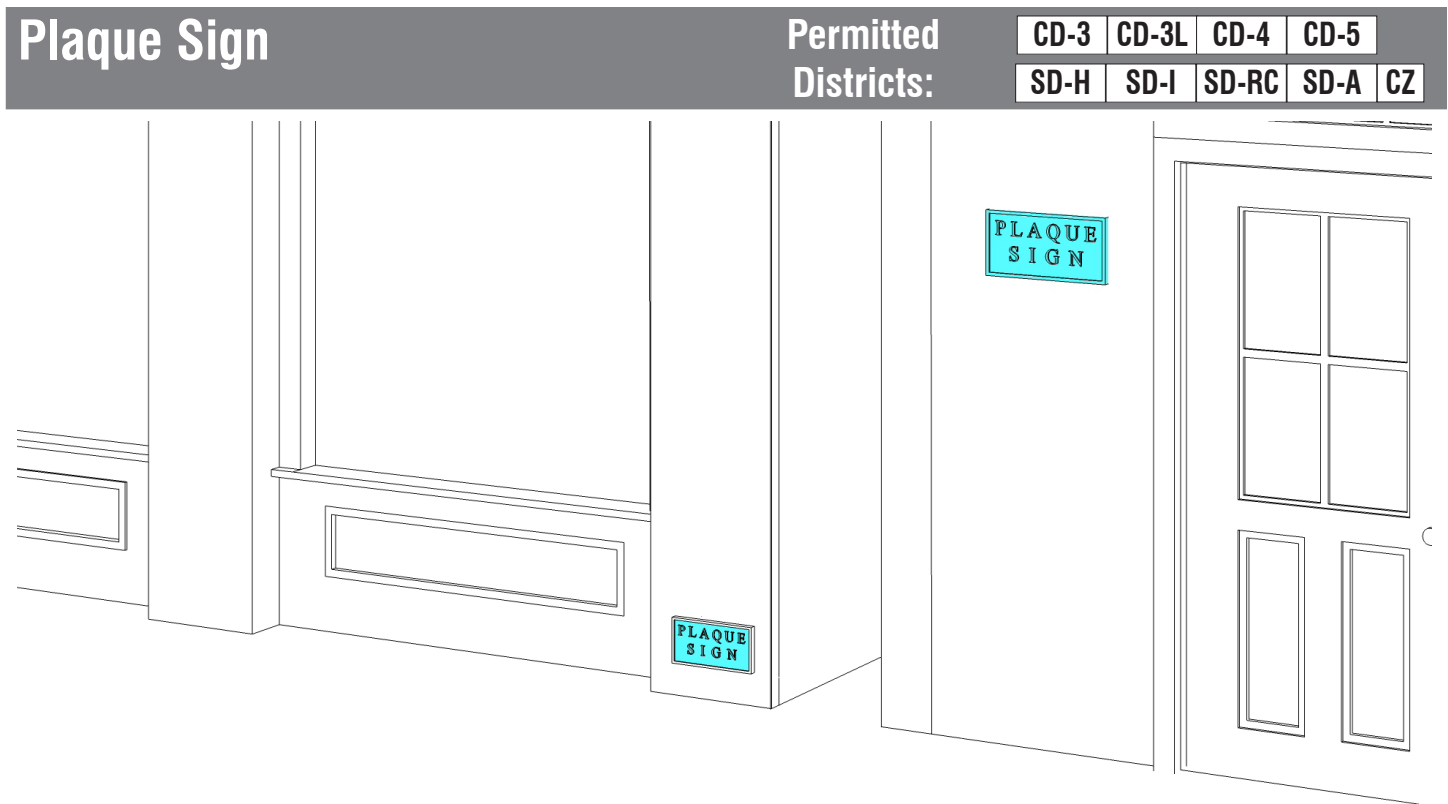
Dimensions

Quantity (max)	1 per address (2 for Corner Building)
Area	max 6 sq ft
Width / Height	max 100% width of entrance / max 2 ft
Depth / Projection	n/a
Clearance	min 7 ft
Letter Height	max 8 in

Additional Standards

- In addition to all other applicable standards, each Porch Sign allowed under this Article:
- a. shall be hung above the entrance to the porch or elsewhere on the architrave (beam at top of columns); and
 - b. shall be permanently installed parallel to the Facade of the Building.

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS



Description

A Sign that identifies a Building or its builder, or on professional office Buildings, which might name the firm or partners in a firm. May also be referred to as an Architectural Sign.

Dimensions

Quantity (max)	1 per Principal Frontage
Area	max 1 sf
Width / Height	max 18 in / max 2 ft
Depth / Projection	max 3 in
Mounting Height max	7 ft

Additional Standards

In addition to all other applicable standards, each Plaque Sign allowed under this Article shall consist of either a panel or individual letters inset or applied flush with a Building wall within ten (10) feet of an entrance to the Building.

No more than 1 Plaque Sign may be used for a Home Occupation in CD-3 or CD-3L.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Post Sign	Permitted Districts:	CD-4				
		<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">SD-H</td> <td style="padding: 2px 5px;">SD-I</td> <td style="padding: 2px 5px;">SD-RC</td> <td style="padding: 2px 5px;">SD-A</td> <td style="padding: 2px 5px;">CZ</td> </tr> </table>	SD-H	SD-I	SD-RC	SD-A
SD-H	SD-I	SD-RC	SD-A	CZ		



Illustration is provided for illustrative purposes only.

Description

A Sign that is mounted on one or two posts in the First Lot Layer.

Dimensions

Quantity (max)	1 per Building
Area	12 sf
Width / Height of Sign panel	max 48 in / max 40 in
Apex	6 ft
Letter Height	max 10 in

Additional Standards

- In addition to all other applicable standards, each Post Sign allowed under this Article:
- a. may be mounted on one or two posts; and
 - b. shall be set perpendicular to the Building Facade;.

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Sidewalk Sign	Permitted Districts:	CD-4	CD-5
		SD-A	CZ

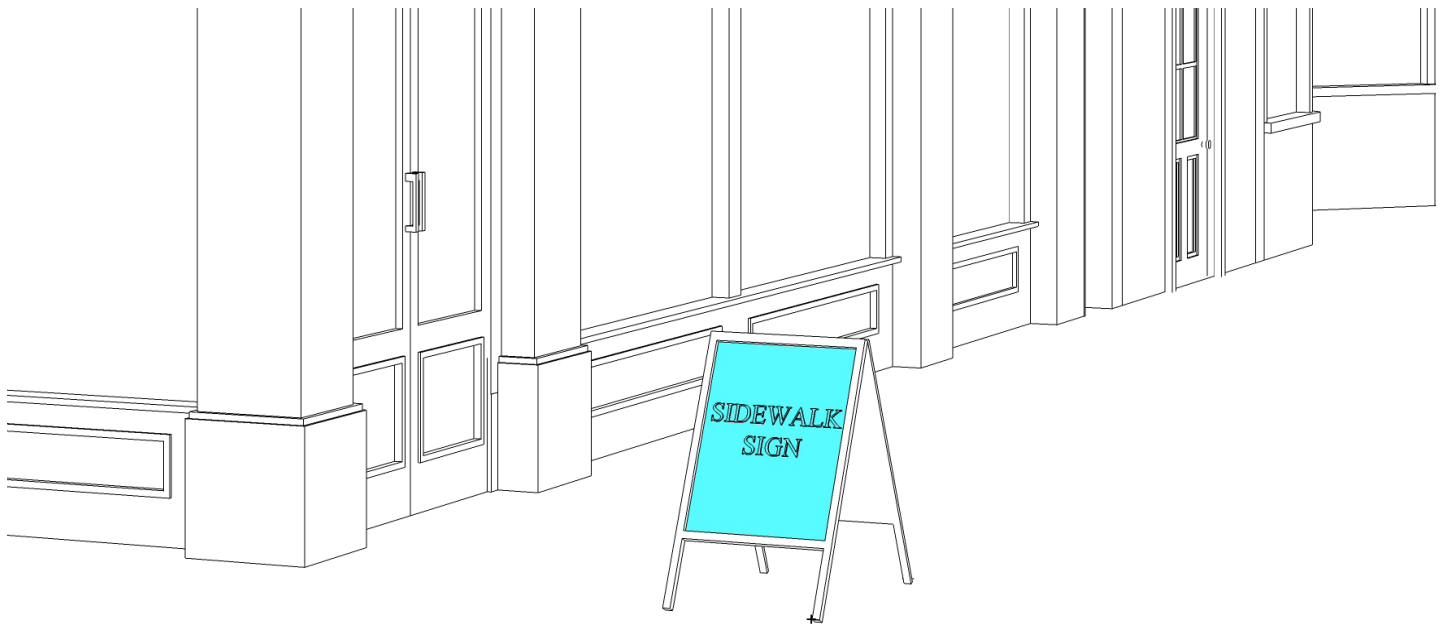


Illustration is provided for illustrative purposes only.

Description

A free-standing, double-sided Sign with lettering painted or applied to the surface, placed at the entrance to a Building in a primarily pedestrian environment.

Dimensions

Quantity (max)	1 per business
Area	max 10 sf
Width / Height	max 30 in / max 48 in

Additional Standards

In addition to all other applicable standards, each Sidewalk Sign allowed under this Article:

- a. shall be located directly in front of the space occupied by the sign permit holder;
- b. shall not be placed so as to cause the width of the sidewalk to be reduced below five feet in width, nor shall they be erected or maintained in a manner that prevents free ingress or egress from any door, window, or fire escape;
- c. shall be marked with the approved permit or permit number. Sidewalk signs without permits shall be disposed of at owner’s expense;
- d. shall not be illuminated or have any moving parts;
- e. shall only be displayed between 9:00 a.m. and 11:00 p.m. and shall be removed from public rights-of-way in the event of snow accumulation until such time that accumulation is removed;
- f. shall not be made of paper or cardboard; and
- g. may be removed by the City from the right-of-way for municipal purposes.

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS


Wall Sign	Permitted Districts:	CD-4	CD-5			
		SD-H	SD-I	SD-RC	SD-A	CZ
						

Illustration is provided for illustrative purposes only.

Description

A Sign that is flat against the Facade of a Secondary Frontage. These Signs are typically painted directly on the Building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and shall be accompanied by additional signage on the Facade at the Principal Frontage.

Dimensions

Quantity (max)	1 per business
Area	max 32 sf
Depth / Projection	3 inches
Clearance	4 feet

Additional Standards

In addition to all other applicable standards, each Wall Sign allowed under this Article:

- a. shall not project vertically above the roof line;
- b. shall include only letters, background, lighting, and an optional logo, with such information shall consist only of the name and/or logo of the businesses located in such Building;
- c. shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or painted, printed or etched on the same surface as the background; and
- d. shall not obscure any architectural element and be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or overall space occupied by the businesses.

TABLE 154.414B SIGN TYPES - SPECIFIC STANDARDS

Window Sign	Permitted Districts:	CD-4	CD-5	
		SD-H	SD-I	SD-RC



Illustration is provided for illustrative purposes only.

Description

A Sign applied directly on the inside of a window or hanging inside a window.

Dimensions

Area max 33% of glass onto which it is applied

Additional Standards

In addition to all other applicable standards, each Window Sign allowed under this Article:

- a. shall be of one of the following types:
 - i. Letters painted or applied directly on the window
 - ii. Hanging Sign that hangs parallel to the window
 - iii. Neon Sign
 - iv. Door Sign applied to or hanging inside the glass portion of an entrance doorway;
- b. shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays; and
- c. may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages, provided that the total aggregate area of these messages shall not exceed the area dimensional limit provided herein.

SECTION 154.415.

PRIVATE LIGHTING STANDARDS

All private lighting shall conform with the requirements of this Chapter and Chapter 96 (Nuisances).

SECTION 154.416.

STREETSCAPE REPAIRS, REPLACEMENTS & IMPROVEMENTS

A. Applicability.

This Section 154.416 shall apply only within Character Districts CD-4 and CD-5 and Civic Zones, but shall not apply to any Building or Lot within a Development Parcel for which Thoroughfares are to be provided or modified in accordance with Article V.

B. Streetscape Repairs, Replacements & Improvements.

Prior to the issuance of any Certificate of Occupancy for a Building or Improvement within Character District CD-4 or CD-5 or any Civic Zone, the following Streetscape improvements, repairs, or replacements shall be provided by the Lot Owner with respect to each Building or Improvement and the Streetscape that Enfronts the applicable Lot:

1. Any walkway, planter well or planter strip, street light or curb that exists in the Public Frontage or Thoroughfare Adjacent to the applicable Lot prior to commencement of construction of such Building or Improvement and which is damaged during such construction shall be repaired such that it is in at least as good condition as it was in prior to such damage or shall be replaced.
2. If the Public Frontage Adjacent to the applicable Lot does not include a Sidewalk, Thoroughfare Trees, or any such absent element shall be provided by the applicable Lot Owner in accordance the following standards and requirements:
 - a. If there is no Sidewalk, a Sidewalk shall be constructed along the entire Front Lot Line, which Sidewalk shall match any existing Sidewalk Enfronting an Adjacent Lot or if there is none, shall conform to the Thoroughfare standards for the applicable District or Civic Zone, as set forth in Section 154.505 as if such

Thoroughfare standards were applicable.

- b. If there is no planter strip or plant well, planting accommodations shall be constructed along the entire Front Lot Line which planting accommodations shall match any existing planter strip or plant well Enfronting an Adjacent Lot, or if there is none, shall conform to Thoroughfare standards for the applicable District or Civic Zone, as set forth in Section 154.505 as if such Thoroughfare standards were applicable.
 - c. If there is no Thoroughfare Tree within the Frontage Adjacent to the Lot, one or more Thoroughfare Trees shall be installed along the Front Lot Line, which Trees shall meet the tree shape, spacing, and size standards for the applicable District or Civic Zone as set forth in Section 154.505, as if such standards were applicable.
3. If there is not sufficient public right-of-way area for all or any of the required Streetscape repairs, replacements, or improvements as set forth in this Section 154.416, such element or elements shall be provided within the Lot Adjacent to the public right-of-way and the property owner shall grant a perpetual non-exclusive easement for public use of such elements.
4. Each Streetscape repair, replacement or improvement made pursuant to this Section 154.416 must comply with the rules, regulations, and requirements of the City Planning Department and Public Works Department that are applicable and in effect from time to time in respect of such element, such that it qualifies, or would qualify if within the public right-of-way, dedication to the City.

ARTICLE V: DEVELOPMENT PARCEL PLANS & STANDARDS

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ARTICLE V: DEVELOPMENT PARCEL PLANS & STANDARDS

SECTION 154.501.

GENERAL

A. Definition.

Development Parcel is defined in Article VII.

SECTION 154.502.

DEVELOPMENT PARCEL PLANS

A. When Development Parcel Plan Required.

None of the following shall occur except pursuant to and in compliance with a Development Parcel Plan that has been prepared, submitted and approved in accordance with this Article and all standards and requirements applicable thereto:

1. filing, issuing, applying for, or approving any subdivision application or plat, Building Permit, Building and Lot Plan, or Site Plan, relating to, or subdividing, re-subdividing, commencing construction on, or developing or improving any part of a Development Parcel; or
2. approving any Zoning Map or Zoning Map amendment other than one prepared by or on behalf of the City.

B. Preparation and Requirements.

Each Development Parcel Plan shall be prepared in accordance with Section 154.503 below and shall conform to the requirements of Section 154.504 and other provisions hereof.

C. Plan Submission.

Development Parcel Plans shall be submitted as follows:

1. If a Development Parcel Plan is required by virtue of Section 154.502.A.1, such Development Parcel Plan shall be submitted for review and Certification of Compliance by the City Planner prior to taking any of the actions described in Section 154.502.A.1.
2. If a Development Parcel Plan is required by virtue of Section 154.502.A.2, such Development Parcel Plan shall be submitted as part of the applicable application for approval of the Zoning Map or Zoning Map amendment as a zoning map amendment pursuant to Section 154.110.D.2.

D. Action on Plan.

An application for review and Certification of Compliance with respect to a Development Parcel Plan shall be processed and acted upon in accordance with Section 154.110.D and Section 154.603.

SECTION 154.503.

PREPARATION

Each Development Parcel Plan required to be submitted under this Chapter shall be prepared and submitted by or on behalf of the Owner of the applicable property.

SECTION 154.504.

PLAN REQUIREMENTS

A. General.

Each Development Parcel Plan submitted under this Chapter shall include the standards and requirements for the Development Parcel Plan area and one or more maps reflecting each of the items listed in Section 154.504.B below, all in compliance with this Chapter and the standards and requirements of the applicable Character District, Civic Zone, or Special District in which the land covered by such Development Parcel Plan is situated, as determined by:

1. the applicable Zoning Map then in effect if such Development Parcel Plan is not being submitted as part of an application for Zoning Map Amendment; or
2. the proposed Zoning Map or Zoning Map amendment if such Development Parcel Plan is being submitted as part of an application for a Zoning Map amendment.

B. Items Required on/with Development Parcel Plan.

The following items shall be shown on or included with each Development Parcel Plan, each in compliance with this Chapter and, as applicable under Section 154.504.A above, the existing or proposed Zoning Map, fully dimensioned and at a scale no smaller than 1"=200' except as otherwise specifically provided in this Chapter and signed by the applicant:

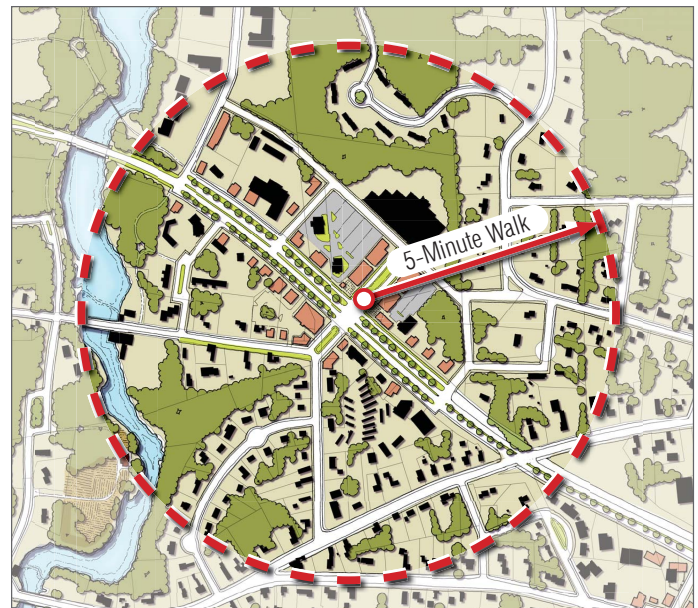
1. existing and any proposed Thoroughfares, including without limitation, any required or proposed new Thoroughfare(s) or any required or proposed extension or change to any existing Thoroughfare(s), in compliance with the applicable Thoroughfare Standards;

2. Thoroughfare Types and Standards;
3. Thoroughfare cross-sections;
4. Pedestrian Sheds and their respective Common Destinations;
5. existing and any required or proposed Civic Spaces, Civic Buildings and Civic Zones and calculation of percentage of Civic Space to Net Site Area;
6. existing and any proposed Character Districts and if the Development Parcel Plan site is 80 gross acres or more, calculation of the percentage of each Character District to Net Site Area;
7. existing and proposed Special Districts, if any;
8. existing and proposed Special Requirements, if any;
9. if the Development Parcel Plan site is 80 gross acres or more, the proposed Maximum District Density per Character District or Special District;
10. the proposed Block Structure for the site in compliance with applicable Block Perimeter Standards;
11. Public Landscaping Plan; and
12. Current zoning and any proposed zoning change.

C. Pedestrian Sheds.

Any proposed Development Parcel Plan shall be based upon one or several proposed or existing Standard or Linear Pedestrian Sheds, as applicable, located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features. Each Pedestrian Shed shall have a Common Destination near its center. See **Illustration 154.504.C (Pedestrian Sheds)**. The Development Parcel Plan site may be smaller or larger than the Pedestrian Shed within which it is situated.

ILLUSTRATION 154.504.C PEDESTRIAN SHEDS



Standard Pedestrian Shed



Linear Pedestrian Shed

D. Civic Zones.

Civic Zones shall be assigned according to and as required by Sections 154.302.C and 154.507.A.

E. Character Districts.

Character Districts shall be assigned according to and as required by Section 154.302.A and Section 154.302.B.

F. Special Districts.

Special Districts, if any, shall be assigned according to Section 154.302.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

ARTICLE V: DEVELOPMENT PARCEL PLANS & STANDARDS

G. Thoroughfare Network.

The Thoroughfare network shall be laid out according to Section 154.505.

H. District Density.

District Density, if applicable, shall be calculated and shall conform to Section 154.508.

SECTION 154.505. THOROUGHFARES

A. General.

Thoroughfares shall be generally comprised of Vehicular Parking Lanes, Vehicular Travel Lanes, any Bicycle Accommodations, and the Public Frontage, which is comprised of the Sidewalks, tree planting area, Thoroughfare trees, and street lights.

B. Thoroughfare Standards.

Any Thoroughfares within or Adjacent to a Development Parcel on a Development Parcel Plan shall comply with the following standards set forth in this Section 154.505.B:

1. Thoroughfares shall provide for vehicular and non-vehicular traffic and provide access to Lots and Open Spaces.
2. Thoroughfares shall consist of Vehicular Lanes, any bicycle accommodations and Public Frontages.
3. The Public Frontages of Thoroughfares that pass from one Character District to another shall be adjusted accordingly or, alternatively, the Character District may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.
4. Thoroughfares shall be designed to define Blocks not exceeding any applicable perimeter size prescribed in **Table 154.506. (Block Perimeter Standards)**, measured as the sum of Lot Frontage Lines and subject to adjustment by Waiver of the City Planner at the edge of a Development Parcel.
5. Thoroughfares shall terminate at other Thoroughfares, forming a network, with internal Thoroughfares connecting wherever possible to those on Adjacent sites and cul-de-sacs not being allowed unless approved by Waiver of the City Planner to accommodate specific site conditions.
6. Thoroughfares within Districts and within Civic Zones Adjacent to Character Districts shall conform to the

applicable Thoroughfare Standards for such Zones set forth in **Table 154.505.B3 (Thoroughfare Assemblies and Standards)**.

ILLUSTRATION 154.505.B1 TURNING RADIUS

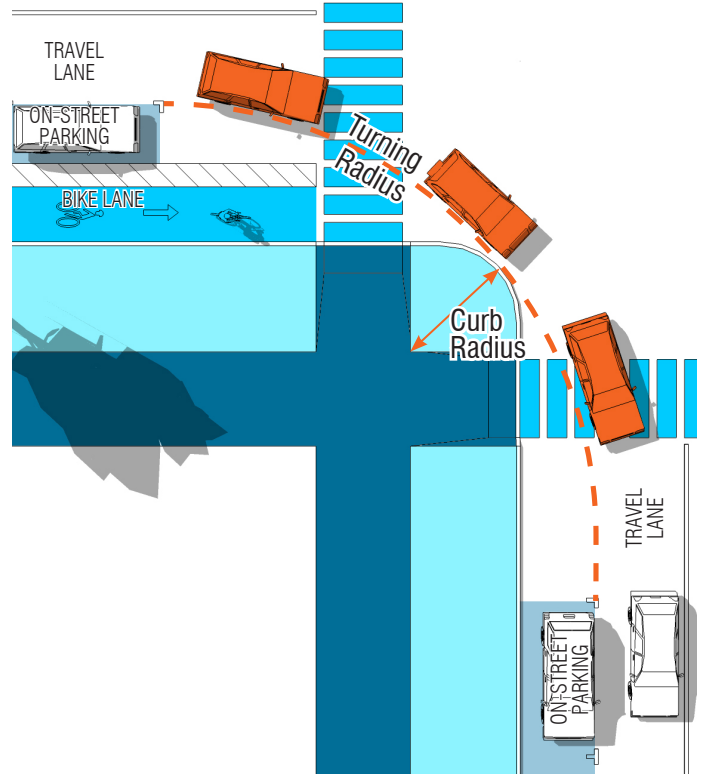


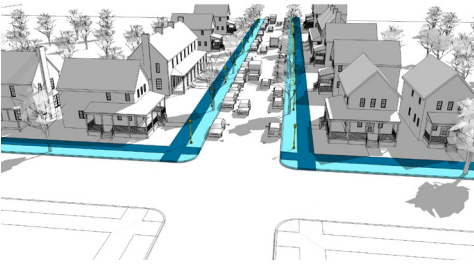
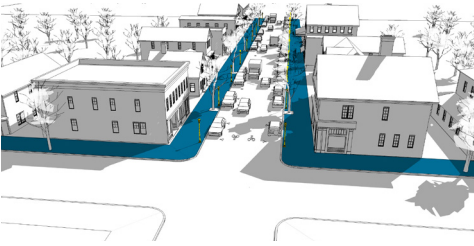


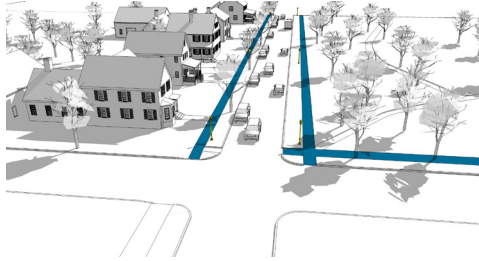
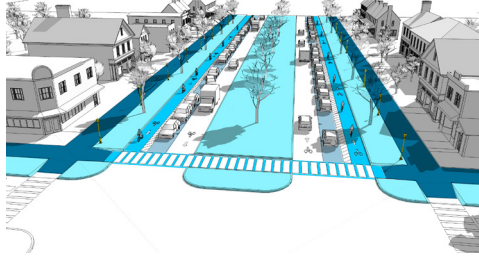
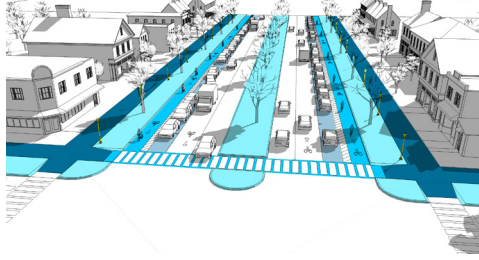
TABLE 154.505.B2 THOROUGHFARE TYPES - SUMMARY

Thoroughfare Type	Illustration	Permitted Districts
<p>REAR LANE A vehicular way located to the rear of Lots, providing access to service areas, parking, and Accessory Buildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The Streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.</p>		<p>CD-3L CD-3</p>
<p>REAR ALLEY A vehicular way located to the rear of Lots, providing access to service areas, parking, and Accessory Buildings and containing utility easements. In CD-5, Rear Alleys should be paved from Building face to Building face, with Drainage by inverted crown at the center or with roll Curbs at the edges.</p>		<p>CD-3L CD-3 CD-4 CD-5 SD-H SD-I SD-RC</p>
<p>NEIGHBORHOOD STREET A local urban Thoroughfare of low speed and capacity and having a Public Frontage with raised Curbs drained by inlets, Sidewalks separated from the Vehicular Lanes by individual or continuous Planters, and parking on one or both sides. The landscaping consists of Thoroughfare Trees aligned in a regularly spaced Allee.</p>		<p>CD-3L CD-3 CD-4 CD-5 SD-H SD-I SD-RC SD-A</p>
<p>COMMERCIAL STREET A Thoroughfare type designed for moderate to high vehicular capacity and slow speed, traversing an urbanized area. The Public Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides, separated from the Vehicular Lanes by separate tree wells or planters with grates and parking on both sides. The landscaping consists of Trees aligned with regular spacing where possible, which clears the storefront entrances.</p>		<p>CD-4 CD-5 SD-H SD-I SD-RC</p>

Illustrations are provided for illustrative purposes only.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE V: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 154.505.B2 THOROUGHFARE TYPES - SUMMARY (CONTINUED)

Thoroughfare Type	Illustration	Permitted Districts
<p>DRIVE A Thoroughfare type with Building Frontages on one side and no or very sporadic Building Frontages on the other side. Frequently, a Drive is used along a boundary between an urbanized area and a natural condition along a waterfront or Natural Area. The Public Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved Path along one side, related to a greenway or waterfront. It is separated from the Vehicular Lanes by individual or continuous planters. The landscaping consists of Thoroughfare Trees aligned in a regularly spaced row.</p>		<p>CD-3L CD-3 CD-4 SD-H SD-I SD-RC SD-A</p>
<p>2-LANE AVENUE A Thoroughfare of moderate vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median. Its Public Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the Vehicular Lanes by a narrow continuous planter with parking on both sides. The landscaping consists of Trees aligned in a regularly spaced Allee.</p>		<p>CD-3L CD-3 CD-4 CD-5 SD-H SD-I SD-RC</p>
<p>4-LANE AVENUE A Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median. Its Public Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the Vehicular Lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of Trees aligned in a regularly spaced Allee.</p>		<p>CD-4 CD-5 SD-H SD-I SD-RC</p>

Illustrations are provided for illustrative purposes only.

TABLE 154.505.B3 THOROUGHFARE ASSEMBLIES AND STANDARDS

Rear Lane

Permitted Districts: CD-3L CD-3



Illustration is provided for illustrative purposes only.

Thoroughfare Type Rear Lane

Right of Way Width	24 ft max	A
Pavement Width	12 - 16 ft *	B
Movement	Yield Movement	

* Gravel, crushed rock, or pavement allowed.

Assemblies

Travel Lanes	N/A
Travel Lane Width	N/A
Parking Lanes	none
Parking Lane Width	N/A
Bikeway Type	N/A

Walkway

Walkway Type	none
Walkway Width	N/A

Planter

Planter Type	none
Planter Width	N/A
Landscape Type	none
Tree Species	N/A

Curb

Turning Radius	Not Regulated	
Curb Radius	None	C
Curb Type	None	

Lighting

Not Regulated

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
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**TABLE 154.505.B3 THOROUGHFARE ASSEMBLIES AND STANDARDS
 (CONTINUED)**

Rear Alley

Permitted Districts: **CD-3L CD-3 CD-4 CD-5 SD-H SD-I SD-RC**



Illustration is provided for illustrative purposes only.

Thoroughfare Type Rear Alley

Right of Way Width	24 ft max	A
Pavement Width	24 ft max	B
Movement	Slow Movement	

Assemblies

Travel Lanes	N/A
Travel Lane Width	N/A
Parking Lanes	none
Parking Lane Width	N/A
Bikeway Type	N/A

Walkway

Walkway Type	none
Walkway Width	N/A

Planter

Planter Type	none
Planter Width	N/A
Landscape Type	none
Tree Species	N/A

Curb

Turning Radius	Not Regulated
Curb Radius	Not Regulated
Curb Type	Roll Curb or Inverted Crown

Lighting

	Not Regulated
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TABLE 154.505.B3 THOROUGHFARE ASSEMBLIES AND STANDARDS (CONTINUED)

Neighborhood Street

Permitted Districts: CD-3L CD-3 CD-4 CD-5 SD-H SD-I SD-RC

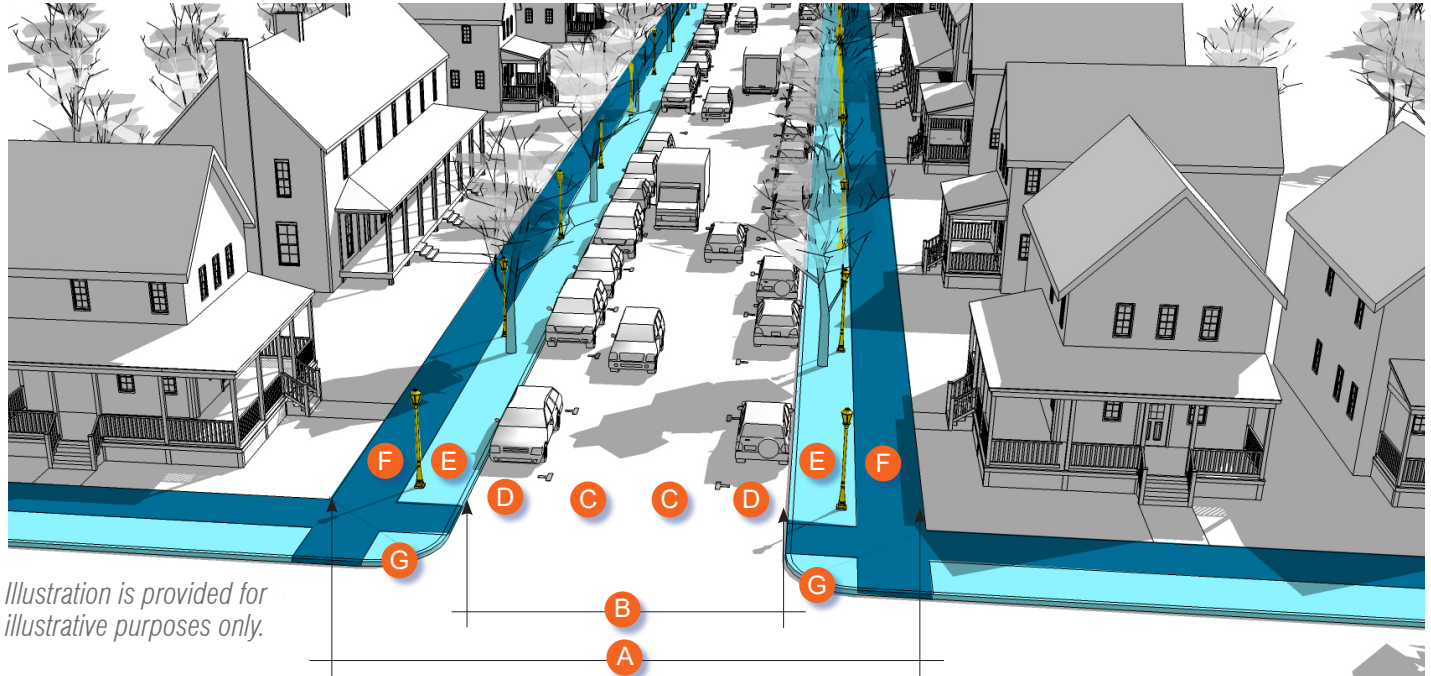


Illustration is provided for illustrative purposes only.

Thoroughfare Type	Neighborhood Street	
Right of Way Width	54 - 76 ft	A
Pavement Width	28 ft - 36 ft	B
Movement	Slow	
Assemblies		
Travel Lanes	2 lanes	
Travel Lane Width	10 ft	C
Parking Lanes	Parallel, 1 or both sides	D
Parking Lane Width	8 ft	
Bikeway Type	Shared Use Lane, Buffered Bicycle Lane. See Table 154.505.C*	

* Bikeways are optional. If bikeways are provided, right of way and pavement width may be increased by the aggregate width of bikeways, in accordance with Table 154.505.C (Bikeway Types).

Walkway		
Walkway Type	Sidewalk, both sides	F
Walkway Width	5 - 8 ft	

Planter		
Planter Type	Continuous Planter	E
Planter Width	8 - 12 ft	
Landscape Type	Trees at 30 ft o.c. average; first tree shall be placed within 30 ft of Block corner.	
Tree Species	See Section 154.505.D	

Curb		
Turning Radius	25 ft min	
Curb Radius	10 - 20 ft*, except where travel lane is adjacent to the curb, the maximum curb radius shall be 25 ft.	G
Curb Type	Raised Curb (Travel Lane may not include gutter, Parking Lane may)	

* Designated truck routes may have a curb radius larger than 20 feet if required by the Division of Public Works to accommodate the design vehicle for that route.

Lighting		
Lighting Placement	Lighting shall generally be placed midway between Thoroughfare Trees where possible.	
In CD-3L, CD-3 and SDs	Not Regulated	
In CD-4	Within 20 ft of each block corner and at mid-block.	
In CD-5	Within 20 ft of each block corner and at 50 ft min O.C.	
Lighting Type	Cobra head lighting not permitted in CD-4 or CD-5	

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE V: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 154.505.B3 THOROUGHFARE ASSEMBLIES AND STANDARDS
(CONTINUED)

Commercial Street

Permitted Districts: **CD-4 CD-5 SD-H SD-I SD-RC**

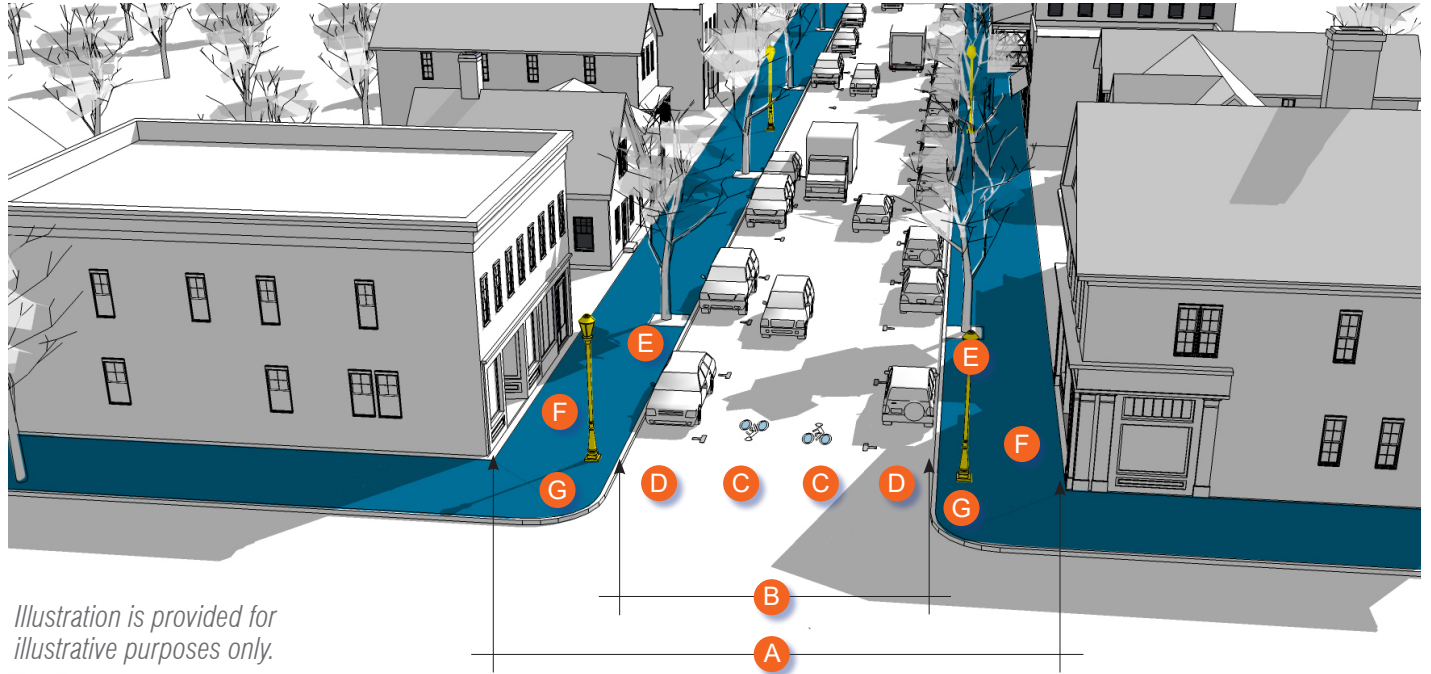


Illustration is provided for illustrative purposes only.

Thoroughfare Type Commercial Street

Right of Way Width	60 - 76 ft	A
Pavement Width	36 ft	B
Movement	Slow	

Assemblies

Travel Lanes	2 lanes	
Travel Lane Width	10 ft	C
Parking Lanes	Parallel, 2 sides	D
Parking Lane Width	8 ft, marked	
Bikeway Type	Shared Use Lane, Buffered Bicycle Lane, Protected Bicycle Lane. See Table 154.505.C *	

* Bikeways are optional. If bikeways are provided, right of way and pavement width may be increased by the aggregate width of bikeways, in accordance with **Table 154.505.C (Bikeway Types)**.

Walkway

Walkway Type	Sidewalk, both sides	F
Walkway Width	12 - 20 ft	

Planter

Planter Type	Tree Well or Planter	E
Planter Width	4 - 6 ft	
Landscape Type	Trees at 30 ft o.c. average; first tree shall be placed within 30 ft of Block corner.	
Tree Species	See Section 154.505.D	

Curb

Turning Radius	25 ft min	
Curb Radius	5 - 20 ft*, except where travel lane is adjacent to the curb, the maximum curb radius shall be 25 ft	G
Curb Type	Raised Curb (Travel Lane may not include gutter, Parking Lane may)	

* Designated truck routes may have a curb radius larger than 20 feet if required by the Division of Public Works to accommodate the design vehicle for that route.

Lighting

Lighting Placement	Lighting shall generally be placed midway between Thoroughfare trees where possible.
In SDs	Not Regulated
In CD-4	Within 20 ft of each block corner and at mid-block.
In CD-5	Within 20 ft of each Block corner and at 50 ft min O.C.
Lighting Type	Cobra head lighting not permitted in CD-4 or CD-5

TABLE 154.505.B3 THOROUGHFARE ASSEMBLIES AND STANDARDS (CONTINUED)

Drive

Permitted Districts: CD-3L CD-3 CD-4 SD-H SD-I SD-RC

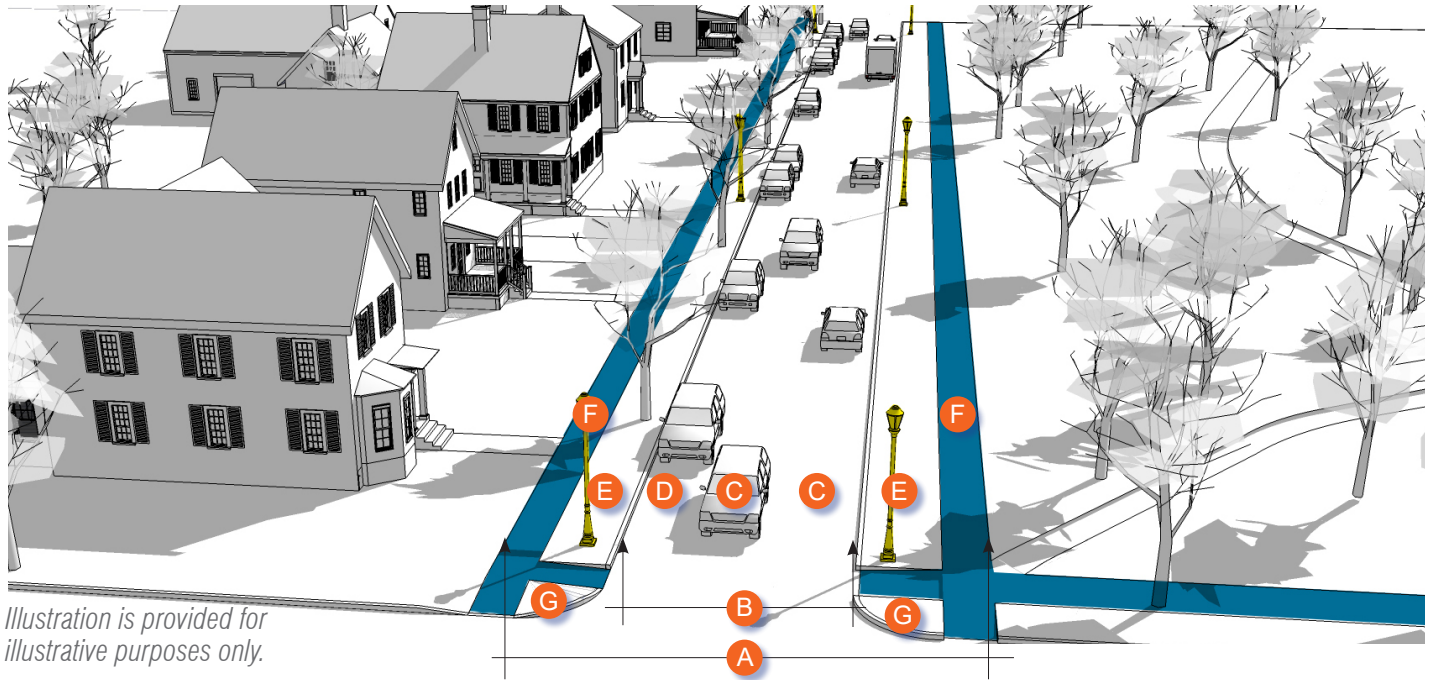


Illustration is provided for illustrative purposes only.

Thoroughfare Type Drive

Right of Way Width	50 - 72 ft	A
Pavement Width	18 - 28 ft	B
Movement	Slow	

Assemblies

Travel Lanes	1 - 2 lanes	
Travel Lane Width	10 ft	C
Parking Lanes	Parallel, 1 side	D
Parking Lane Width	8 ft, unmarked	
Bikeway Type	Shared Use Lane, Protected Bicycle Lane, Multi-Use Path. See Table 154.505.C *	

* Bikeways are optional. If bikeways are provided, right of way and pavement width may be increased by the aggregate width of bikeways, in accordance with Table 154.505.C (Bikeway Types).

Walkway

Walkway Type	Sidewalk, both sides	F
Walkway Width	8 - 10 ft	

Planter

Planter Type	Continuous Planter	E
Planter Width	8 - 12 ft	
Landscape Type	Trees at 30 ft o.c. average; first tree shall be placed within 30 ft of Block corner.	
Tree Species	See Section 154.505.D	

Curb

Turning Radius	25 ft min	
Curb Radius	10 - 20 ft*, except where travel lane is adjacent to the curb, the maximum curb radius shall be 25 ft	G
Curb Type	Raised Curb (Travel Lane may not include gutter, Parking Lane may)	

* Designated truck routes may have a curb radius larger than 20 feet if required by the Division of Public Works to accommodate the design vehicle for that route.

Lighting

Lighting Placement	Lighting shall generally be placed midway between Thoroughfare trees where possible.
In CD-3L, CD-3 and SDs	Not Regulated
In CD-4	Within 20 ft of each Block corner and at mid-Block.
Lighting Type	Cobra head lighting not permitted in CD-4

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES
ARTICLE V: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 154.505.B3 THOROUGHFARE ASSEMBLIES AND STANDARDS (CONTINUED)

2 Lane Avenue

Permitted Districts: **CD-3L CD-3 CD-4 CD-5 SD-H SD-I SD-RC**

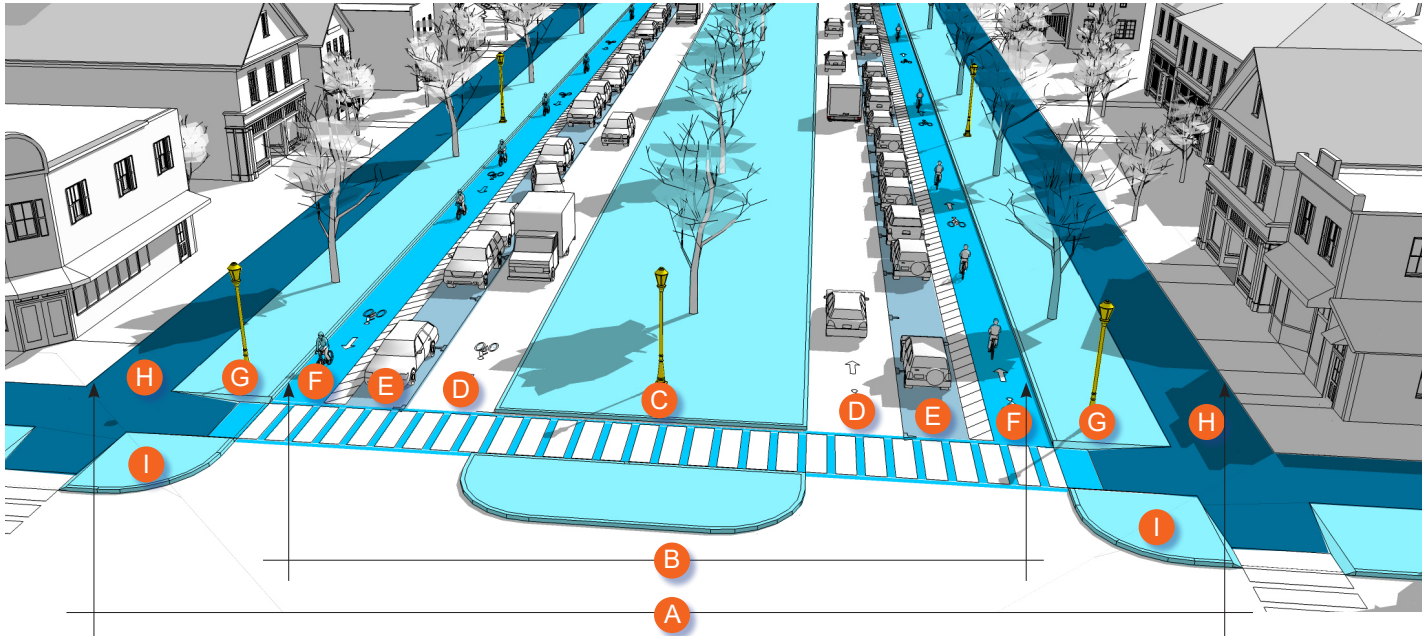


Illustration is provided for illustrative purposes only.

Thoroughfare Type 2 Lane Avenue

Right of Way Width	79 - 176 ft	A
Pavement Width	36 ft	B
Movement	Slow	

Assemblies

Median Width	15 - 60 ft	C
Travel Lanes	2 lanes	
Travel Lane Width	10 ft	D
Parking Lanes	Parallel, 2 sides	E
Parking Lane Width	8 ft, marked	

Bikeway Type	Protected Bicycle Lane, Buffered Bicycle Lane or Shared Use Lane. See Table 154.505.C*	F
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* Bikeways are optional. If bikeways are provided, right of way and pavement width may be increased by the aggregate width of bikeways, in accordance with **Table 154.505.C (Bikeway Types)**.

Walkway

Walkway Type	Sidewalk, both sides	H
Walkway Width	6 - 20 ft	

Planter

Planter Type	Continuous Planter	G
Planter Width	8 - 20 ft	
Landscape Type	Trees at 30 ft o.c. average; first tree shall be placed within 30 ft of Block corner.	
Tree Species	See Section 154.505.D	

Curb

Turning Radius	25 ft min	
Curb Radius	10 - 20 ft*, except where travel lane is adjacent to the curb, the maximum curb radius shall be 25 ft	I
Curb Type	Raised Curb (Travel Lane may not include gutter, Parking Lane may)	

* Designated truck routes may have a curb radius larger than 20 feet if required by the Division of Public Works to accommodate the design vehicle for that route.

Lighting

Lighting Placement	Lighting shall generally be placed midway between Thoroughfare trees where possible.
In CD-3L, CD-3 and SDs	Not Regulated
In CD-4	Within 20 ft of each Block corner and at mid-Block.
In CD-5	Within 20 ft of each Block corner and at 50 ft min O.C.
Lighting Type	Cobra head lighting not permitted in CD-4 or CD-5

TABLE 154.505.B3 THOROUGHFARE ASSEMBLIES AND STANDARDS (CONTINUED)

4 Lane Avenue

Permitted Districts: CD-4 CD-5 SD-H SD-I SD-RC

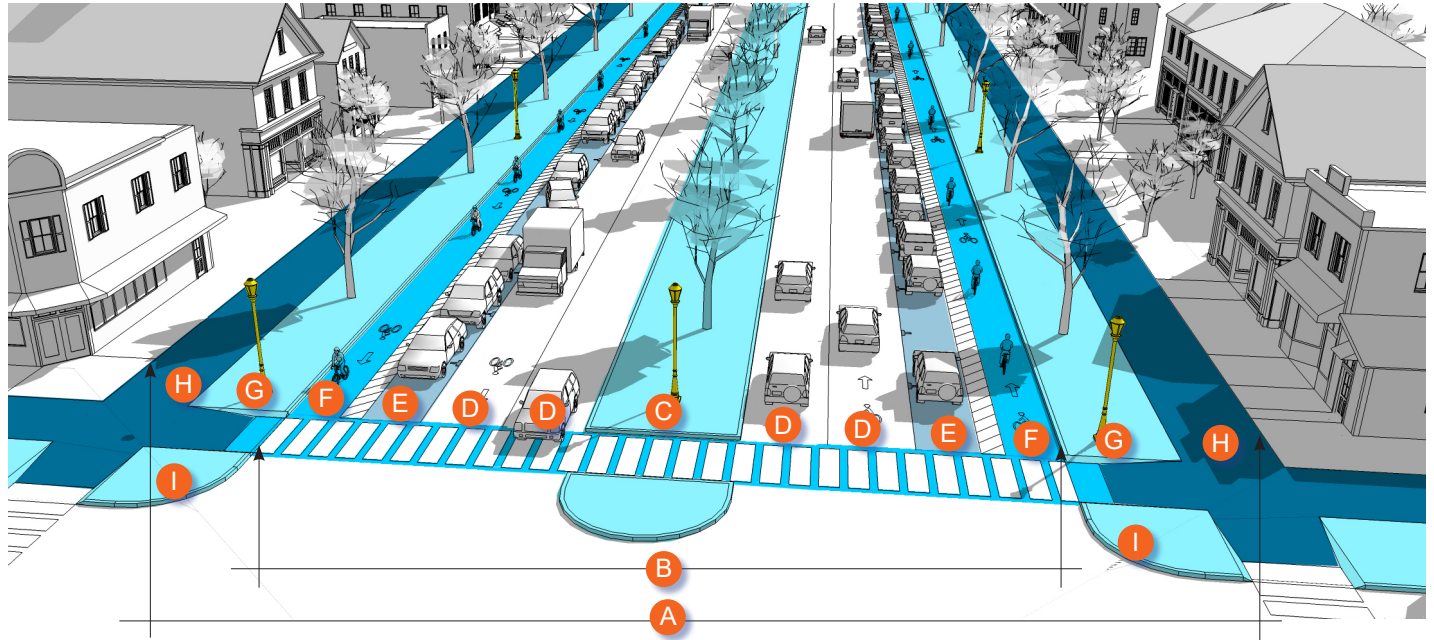


Illustration is provided for illustrative purposes only.

Thoroughfare Type 4 Lane Avenue

Right of Way Width 99 - 196 ft **A**

Pavement Width 56 ft **B**

Movement Slow

Assemblies

Median Width 15 - 60 ft **C**

Travel Lanes 4 lanes

Travel Lane Width 10 ft **D**

Parking Lanes Parallel, 2 sides **E**

Parking Lane Width 8 ft, marked

Bikeway Type Protected Bicycle Lane, Buffered Bicycle Lane or Shared Use Lane. See Table 154.505.C* **F**

* Bikeways are optional. If bikeways are provided, right of way and pavement width may be increased by the aggregate width of bikeways, in accordance with **Table 154.505.C (Bikeway Types)**.

Walkway

Walkway Type Sidewalk, both sides **H**

Walkway Width 6 - 20 ft

Planter

Planter Type Continuous Planter **G**

Planter Width 8 - 20 ft

Landscape Type Trees at 30 ft o.c. average; first tree shall be placed within 30 ft of Block corner.

Tree Species See Section 154.505.D

Curb

Turning Radius 25 ft min

Curb Radius 10 - 20 ft*, except where travel lane is adjacent to the curb, the maximum curb radius shall be 25 ft **I**

Curb Type Raised Curb (Travel Lane may not include gutter, Parking Lane may)

* Designated truck routes may have a curb radius larger than 20 feet if required by the Division of Public Works to accommodate the design vehicle for that route.

Lighting

Lighting Placement Lighting shall generally be placed midway between Thoroughfare trees where possible.

In SDs Not Regulated

In CD-4 Within 20 ft of each Block corner and at mid-Block.

In CD-5 Within 20 ft of each Block corner and at 50 ft min O.C.

Lighting Type Cobra head lighting not permitted in CD-4 or CD-5

C. Bicycle Accommodations.

Bicycle Parking shall be provided in accordance with Section 154.411.

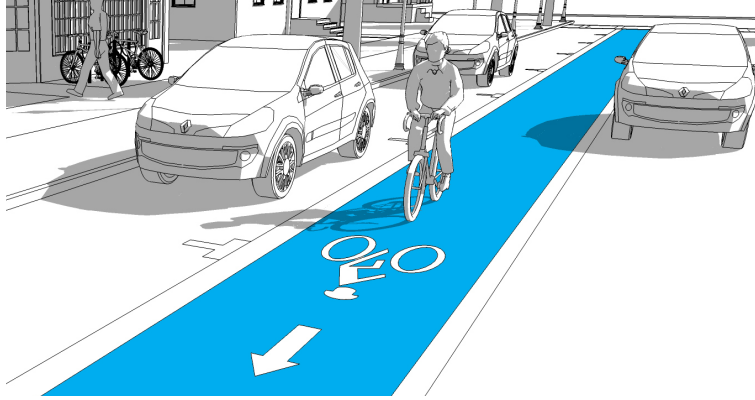
Within Character Districts a bicycle network comprised of the various allowed Bikeway Types indicated in **Table 154.505.C (Bikeway Types)** should be provided throughout each Development Parcel.

Within Civic Zones, any bicycle accommodations shall comply with the standards applicable to any Adjacent Character District.

Within Special Districts, any bicycle accommodations shall comply with any applicable standards for the Special District.

TABLE 154.505.C BIKEWAY TYPES

Bicycle Lane



Permitted Districts:	CD-3L	CD-3	CD-4	CD-5
	SD-H	SD-I	SD-RC	

Riding Surface Width	5 ft min
Buffer	None
Movement	With traffic
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station

Illustration is provided for illustrative purposes only.

Protected Bicycle Lane

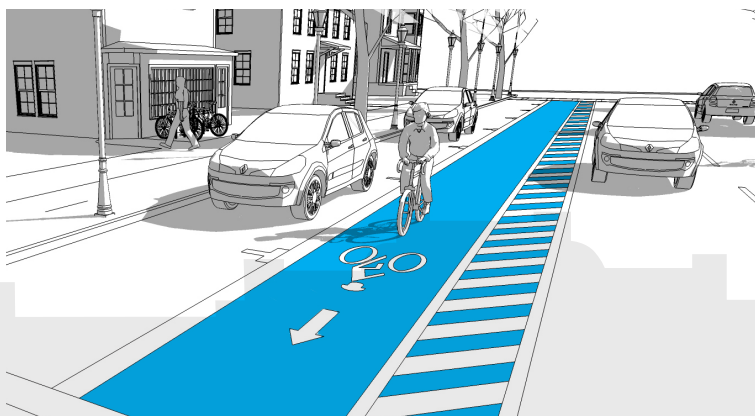


Permitted Districts:	CD-3L	CD-3	CD-4	CD-5
	SD-H	SD-I	SD-RC	

Riding Surface Width	5 ft min
Buffer	3 ft min, painted buffer, curb, or planter strip
Movement	With traffic or dual direction
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station

Illustration is provided for illustrative purposes only.

Buffered Bicycle Lane



Permitted Districts:	CD-3L	CD-3	CD-4	CD-5
	SD-H	SD-I	SD-RC	

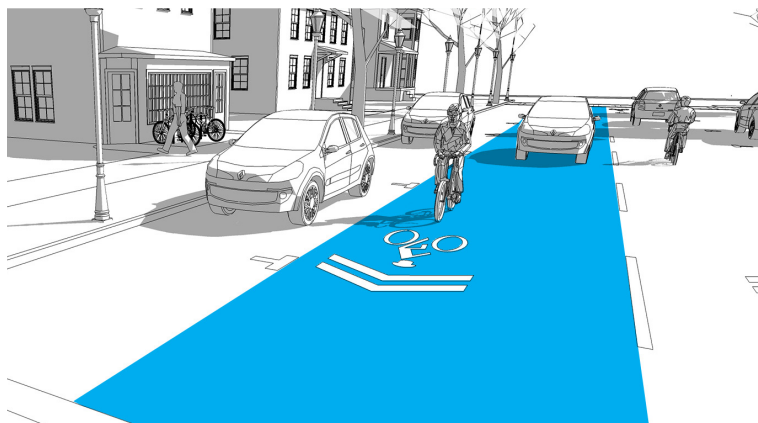
Riding Surface Width	5 ft min each way
Buffer	2 ft min, painted buffer
Movement	With traffic or Contra-flow (2 lanes on the same side of the street or 1 lane on each side)
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station

Illustration is provided for illustrative purposes only.

TABLE 154.505.C BIKEWAY TYPES

Shared Use Lane

Permitted Districts: **CD-3L** **CD-3** **CD-4** **CD-5**
SD-H **SD-I** **SD-RC**

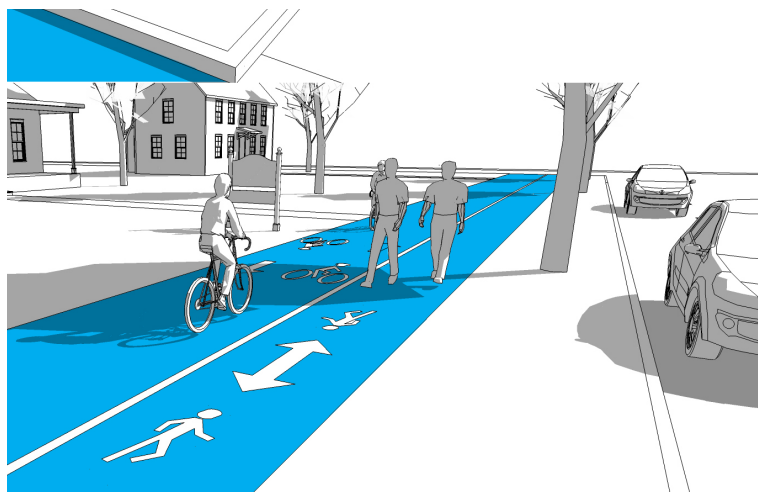


Riding Surface Width	Same as Vehicular Lane
Buffer	N/A
Movement	With Traffic
Intersection Detailing	Signed, signalized
Bicycle Parking	Opportunistic, rack, Bicycle Shelter

Illustration is provided for illustrative purposes only.

Shared Use Path

Permitted Districts: **CD-3L** **CD-3** **CD-4** **CD-5**
SD-H **SD-I** **SD-RC**



Riding Surface Width	10 ft min
Buffer	3 ft min, curb or planter strip
Movement	With traffic or dual direction
Intersection Detailing	Signed, signalized, Peg-a-Track
Bicycle Parking	Rack, bicycle shelter, bicycle station

Illustration is provided for illustrative purposes only.

D. Public Frontages.

1. The Public Frontage shall include the Sidewalk, Curb, any planter, any bicycle accommodations, any Thoroughfare trees, and any street lights, allocated within and designed in accordance with this Article V, **Table 154.505.C (Bikeway Types)**, and **Table 154.505.B3 (Thoroughfare Assemblies and Standards)**.
2. Within Civic Zones, the Public Frontage shall comply with the Public Frontage standards applicable to any Adjacent Character District, or if there is none, the nearest Character District.
3. Within the Public Frontage, Public Planting, if any is required or is to be provided, shall be provided by the property Owner in accordance with **Table 154.505.B.3 (Thoroughfare Assemblies and Standards)**, provided that the spacing may be adjusted by Waiver by the City Planner to accommodate specific site conditions. Tree species shall be selected from the City tree list; provided that coniferous trees are not allowed within the public right of way.
4. The Public Frontage shall include Thoroughfare trees with shade canopies of a height that, at maturity, leaves clear at least one Story.
5. Other than Thoroughfare trees prescribed by this Section 154.505.D, the introduced landscape shall consist primarily of durable native species and hybrids that are tolerant of soil compaction and require minimal irrigation, fertilization and maintenance.
6. Sidewalks meeting the technical standards of the Public Works Department and the standards and requirements set forth in **Table 154.505.B3 (Thoroughfare Assemblies and Standards)** shall be required to insure pedestrian movement and safety.

E. Placement of Trees.

Thoroughfare trees, any other landscaping within the Public Frontage, and landscaping within Civic Zones and any Special Districts shall comply with the following standards:

1. The same shall be centered horizontally and placed minimally:
 - a. Two (2) feet from walkways, curbs, and other impervious surfaces if planted in a tree well or continuous planter;
 - b. Three (3) feet from walkways, curbs, and other impervious surfaces if planted in a continuous Swale

or uncontained area.

2. Five (5) feet from street lights, utility meters and service lines, fences, walls and other ground level obstructions;
3. Six (6) feet from porch eaves, awnings and similar overhead obstructions associated with the ground level of Buildings; and
4. Eight (8) feet from balconies, verandas, Building eaves and cornices, and similar overhead obstructions associated with the upper stories of Buildings.

F. Tree Size.

At installation, trees shall be a minimum of two and a half (2.5) inches in caliper.

G. Shrub Size.

At installation, Shrubs shall be a three (3) gallon container minimum and t height of 30 inches minimum. Shrubs shall be 18" – 24" minimum clear from any Sidewalk or pavement edge at the Lot Line.

H. Bare / Exposed Ground.

All bare or exposed ground on the site and in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:

1. Naturally occurring creek beds, rock outcroppings or similar landscape features typically lacking in vegetation.
2. Agricultural fields seasonally tilled for cultivation.
3. Hiking trails and/or traces.
4. Clay or sand surfaces associated with recreation fields and facilities.

I. Artificial Plants / Turf.

Artificial plants or artificial turf are prohibited.

J. Irrigation.

All required Landscape Areas shall be irrigated by an automatic underground irrigation system. Where possible and practical, bubbler, drip irrigation, and soaker hose emitters shall be utilized. Each irrigation system shall be equipped with a meter, backflow preventer, rain sensor, and a suitable controller.

K. Temporary Spray Irrigation.

Temporary spray irrigation systems may be used to establish

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

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seeded areas for grass and groundcover and native drought-tolerant landscape.

L. Water Features.

Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.

M. Minimum Requirements.

Except as otherwise required by Section 154.505.F and 154.505.G above, all plant materials shall meet with the minimum container size, class and other requirements outlined in American Standards for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.

N. Prevention of Compaction.

The soil structure of planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.

O. Mitigation of Wind Erosion.

Wind erosion shall be mitigated and controlled through dust abatement and similar practices during the period of site work and construction.

P. Compacted Soils.

Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six (6) inches before planting.

Q. Condition of Plants.

Plants shall have normal, well-developed branches and vigorous root systems.

SECTION 154.506.

BLOCK PERIMETER

Each Block shall conform to the applicable Block Perimeter Standards set forth in **Table 154.506 (Block Perimeter Standards)**.

TABLE 154.506 BLOCK PERIMETER STANDARDS

District	By Right
CD-3L&3	2,400 ft max
CD-4	2,400 ft max
CD-5	2,000 ft max or 3,000 ft max if Parking Structure provided within the Block

SECTION 154.507. CIVIC ZONES

A. Civic Space Requirement; Civic Zone Designation.

Any Development Parcel Plan having an area of aggregate 80 gross acres or more, excluding any Special Districts, shall include at least 5% but not more than 20% of its gross acreage assigned as Civic Space(s).

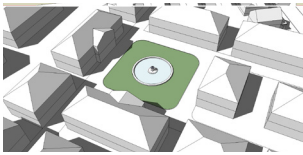
Civic Zone(s) shall be designated on the applicable Zoning Map as Civic Space (CS) and / or Civic Building (CB). Civic Zones shall be assigned in accordance with Section 154.302.C.

All Lots, Development, Buildings, Structures and Improvements within Civic Zones shall comply with **Table 154.405.B (Civic Zone Standards)**.

B. Civic Spaces - Design.

Civic Spaces Adjacent to a Character District shall be designed as generally described in **Table 154.507.B1 (Civic Space Types - Summary)** and **154.507.B2 (Civic Space - Specific Standards)** and is so indicated for such Adjacent Character District.

TABLE 154.507.B1 CIVIC SPACE TYPES - SUMMARY

Civic Space Type	Illustration	Permitted in/ Adjacent to Character Districts
<p>NATURAL AREA: A natural area available for unstructured recreation. A Natural Area may be independent of surrounding Building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Natural Areas may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres.</p>		<p>CD-3L CD-3 CD-4 CD-5</p>
<p>GREEN: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and Trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>		<p>CD-3L CD-3 CD-4 CD-5</p>
<p>SQUARE: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by Building Frontages. Its landscape shall consist of Paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>		<p>CD-4 CD-5</p>
<p>PLAZA: An Open Space available for Civic purposes. A Plaza shall be spatially defined by Building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.</p>		<p>CD-5</p>
<p>PLAYGROUND: An Open Space designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Natural Areas and Greens. There shall be no minimum or maximum size.</p>		<p>CD-3L CD-3 CD-4 CD-5</p>
<p>COMMUNITY GARDEN: A grouping of garden plots available for small-scale cultivation, generally to residents without private gardens. Community gardens should be fenced and accommodate individual storage sheds. Running water is required. Community Gardens shall be interspersed within Residential areas and may be placed within a Block or included within Natural Areas and Greens. There shall be no minimum or maximum size.</p>		<p>CD-3L CD-3 CD-4 CD-5</p>

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TABLE 154.507.B2 CIVIC SPACE - SPECIFIC STANDARDS

Natural Area Permitted in/Adjacent to:
CD-3L CD-3 CD-4 CD-5



Illustration is provided for illustrative purposes only.

Intent

A natural area available for unstructured recreation. A natural area may be independent of surrounding Building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Natural areas may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres.

Specifications

Size	8 ac min.
Frontage	Not Regulated
Character	Natural

Typical Facilities

- Passive and active recreation
- Recreational and community facilities
- Playgrounds and play structures
- Paths and trails
- Accessory structures

Green Permitted in/Adjacent to:
CD-4 CD-5



Illustration is provided for illustrative purposes only.

Intent

An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.

Specifications

Size	1/2 ac min, 8 ac max
Frontage	Independent
Character	Informal

Typical Facilities

- Passive and active recreation
- Playgrounds and play structures
- Paths and trails
- Accessory structures

TABLE 154.507.B2 CIVIC SPACE - SPECIFIC STANDARDS

Square Permitted in/Adjacent to:
CD-4 CD-5



Illustration is provided for illustrative purposes only

Intent

An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by Building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.

Specifications

Size	0.5 acres min. 5 acres max
Frontage	Buildings
Character	Formal

Typical Facilities

- Passive recreation
- Paths
- Accessory structures

Plaza Permitted in/Adjacent to:
CD-5

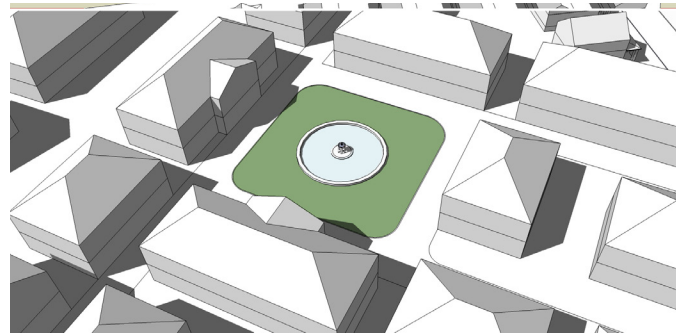


Illustration is provided for illustrative purposes only

Intent

An Open Space available for Civic purposes. A Plaza shall be spatially defined by Building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.

Specifications

Size	0.5 ac min. 2 ac max
Frontage	Buildings
Character	Formal

Typical Facilities

- Passive recreation
- Paths
- Accessory structures
- Water features

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TABLE 154.507.B2 CIVIC SPACE - SPECIFIC STANDARDS

Playground	Permitted in/Adjacent to:			
	CD-3L	CD-3	CD-4	CD-5



Illustration is provided for illustrative purposes only

Intent

An Open Space designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Natural Areas and Greens. There shall be no minimum or maximum size.

Specifications

Size	No min. No max
Frontage	Buildings
Character	Formal or Informal

Typical Facilities

- Active recreation
- Play structures
- Paths
- Water features

Community Garden	Permitted in/Adjacent to:			
	CD-3L	CD-3	CD-4	CD-5



Illustration is provided for illustrative purposes only.

Intent

A grouping of garden plots available for small-scale cultivation, generally to residents without private gardens. Community gardens should be fenced and accommodate individual storage sheds. Running water is required. Community Gardens shall be interspersed within Residential areas and may be placed within a Block or included within Natural Areas and Greens. There shall be no minimum or maximum size.

Specifications

Size	No min. No max
Frontage	May be fronted by Buildings or be located behind Buildings
Character	Formal

Typical Facilities

- Active recreation
- Garden plots
- Accessory structures
- Running water

C. Civic Spaces Required.

Any Development Parcel Plan having an aggregate area of 80 gross acres or more, excluding any Special Districts, shall provide the following:

1. each Pedestrian Shed of which the area is a part shall contain at least one Main Civic Space of the Green, Square, or Plaza type conforming to **Table 154.507.B1 (Civic Space Types - Summary)**, within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location;
2. within 800 feet of every Lot in Residential Use, a Civic Space designed and equipped as a Playground conforming to **Table 154.507.B2 (Civic Spaces – Playground)** ;
3. each Civic Space shall have a minimum of 50% of its perimeter Enfronting a Thoroughfare, except for Playgrounds or Community Gardens; and
4. Civic Space meeting the requirements of Section 154.507.A.

D. Civic Spaces in or Adjacent to Special Districts.

Civic Space in addition to that required by Section 154.507.C may be permitted or required within Special Districts if approved by the City Commission.

E. Civic Buildings (CB) Required.

All Development Parcel Plans having an aggregate area of 80 gross acres or more, excluding any Special Districts, shall require the Owner to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed and having a corresponding Public Frontage equipped with a shelter and bench for a transit stop.

F. Civic Building Standards.

Any Civic Building provided or required pursuant to this Chapter should be located within or Adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.

G. Civic Buildings in Special Districts.

Civic Buildings may be permitted or required within Special Districts by the City Commission.

H. Maintenance of Civic Buildings and Civic Space.

Civic Buildings and Civic Space shall be owned and maintained by a property owners’ association unless specifically

dedicated to and accepted by the City. Any such property owner’s association shall be organized under the laws of the State. The deed conveying a Civic Building or Civic Space to a property owners’ association shall include covenants running with the land that permanently reserve it for Civic purposes and require the association to maintain and pay all expenses associated with such Civic Building or Civic Space.

SECTION 154.508. DISTRICT DENSITY

A. Density Calculations.

Any proposed Development Parcel Plan having an aggregate area of 80 gross acres or more, excluding any Special Districts, shall require compliance with the following District Density provisions:

1. All developable area within a specific District covered by the Development Parcel Plan shall be considered the Net Site Area.
2. Density shall be expressed in terms of Density Units per acre as specified for the area of each Character District by **Table 154.508.A1 (District Density)**.

TABLE 154.508.A1 DISTRICT DENSITY

	Density Units/ Net Site Area of District
CD-3L	4 units per acre, gross, max
CD-3	6 units per acre, gross, max
CD-4	15 units per acre, gross, max
CD-5	96 units per acre, gross, max
SD-H	Not Regulated
SD-I	Not Regulated
SD-RC	Not Regulated

3. For purposes of calculating District Density:
 - a. the area shall include the Thoroughfares but not land assigned to Civic Zones;
 - b. the quantities of the Principal Uses indicated on **Table 154.508.A2 (Density Equivalencies)** shall constitute the indicated number of Density Units or portion thereof.

TABLE 154.508.A2 DENSITY EQUIVALENCIES

The following quantities of Principal Uses are equivalent to the indicated number of Density Units

Category of Principal Use	No. of Density Units
1 Residential/Dwelling, each Dwelling Unit	1 Density Unit
1 Bed & Breakfast Dwelling	1 Density Unit plus .5 Density Units for each guest bedroom
Lodging Bedroom	.5 Density Unit
1500 sf. Educational/Institutional/ Civic	1 Density Unit
1500 sf. Medical	1 Density Unit
1500 sf. Retail/Personal Service or Business/Commercial	1 Density Unit
1500 sf. Office	1 Density Unit
3000 sf. Communication	1 Density Unit
3000 sf. Industrial	1 Density Unit
Agricultural (Any Amount)	0 Density Unit
3000 sf. Transportation	1 Density Unit
3000 sf. Utility	1 Density Unit
3000 sf. Recreation/Entertainment	1 Density Unit
Other (Any Amount)	0 Density Unit
Accessory Building/ Accessory Dwelling (Any Amount)	0 Density Unit

sf. = Building square feet

B. Maximum District Density.

1. The Maximum Density per Character District of a Development Parcel having in the aggregate an area of 80 gross acres or more, shall not exceed that set forth in **Table 154.508.A1 (District Density)**.
2. The Maximum Density for per Special District of a Development Parcel having in the aggregate an area of 80 gross acres or more shall not exceed that set forth in **Table 154.508.1 (District Density)**.

SECTION 154.509.

CHARACTER DISTRICTS

A Development Parcel Plan shall designate all Character Districts within it.

For Development Parcels having a gross acreage of 80 acres or more, excluding any Special Districts, Character Districts shall be assigned in accordance with Section 154.302.B.

SECTION 154.510.

SPECIAL DISTRICTS

Special District designations are for areas which, by their intrinsic size, Use, or Configuration, cannot conform to the requirements of the applicable Character District(s).

Special Districts shall not be used to avoid compliance with standards and requirements for Character Districts, and instead, shall be used sparingly.

Special Districts shall be assigned in accordance with Section 154.302.D.

SECTION 154.511.

SPECIAL REQUIREMENTS

A Development Parcel Plan may designate any of the Special Requirements set forth in Section 154.203.

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SECTION 154.601.

AUTHORIZATION OF ZONING ADMINISTRATOR

The Zoning Administrator and its designees shall administer and enforce this Chapter, the requirements of the Planning Commission authorized by this Chapter, the provisions of any certified Building and Lot Plan or Development Parcel Plan, or any approved Site Plan. Additionally, the Building Official and its designees shall issue Sign Permits in accordance with this Chapter.

The Zoning Administrator and its designees shall review and certify compliance of Building and Lot Plans, Development Parcel Plans, Site Plans, and Sign Plans with all standards and requirements of this Chapter.

SECTION 154.602.

BUILDING AND LOT PLANS

A. Building and Lot Plan Required.

No new construction or exterior Alteration to an existing Building may be commenced, and no Building Permit may be issued, prior to submission of a Building and Lot Plan that complies with this Chapter, review and issuance of a Certificate of Compliance with respect to such Building and Lot Plan.

B. Submission with Application for Building Permit.

A Building and Lot Plan complying with this Chapter shall be submitted with each Building Permit application. Each Building and Lot Plan so submitted shall be reviewed to determine if it is in compliance with this Chapter.

C. Requirements.

Each Building and Lot Plan shall be prepared in accordance with and include all items described in Section 154.404.B in compliance with the standards and requirements of this Chapter and any applicable Development Parcel Plan and Site Plan.

D. Review and Action; Issuance of Certificate of Compliance.

A Certificate of Compliance with respect to a Building and Lot Plan shall be issued if and only if the Building and Lot Plan and proposed Building and Lot covered thereby are determined to be in compliance with the standards and requirements of this

Chapter, an approved Development Parcel Plan if required, and an approved Site Plan if required.

SECTION 154.603.

DEVELOPMENT PARCEL PLANS

A. Development Parcel Plan Required.

If a Development Parcel Plan is required pursuant to Section 154.502 with respect to property, no exterior Alteration to an existing Building, no new construction, Development, or Improvement may be commenced, no Building and Lot Plan may be submitted, reviewed or have a Certificate of Compliance issued with respect thereto, no Building Permit may be issued, no Site Plan may be approved, and no District or Civic Zone classification shall be made or changed with respect to all or any part of a Development Parcel prior to submission of, review and issuance of a Certificate of Compliance with respect to a Development Parcel Plan that complies with this Chapter.

B. Applications.

If required by Section 154.502.A.1, a Development Parcel Plan complying with this Chapter shall be submitted with each Site Plan submitted pursuant to this Chapter.

If required by Section 154.502.A.2, a Development Parcel Plan complying with this Chapter shall be submitted with each Zoning Map amendment application submitted pursuant to this Chapter.

C. Requirements.

Each Development Parcel Plan shall be prepared in accordance with and include all items described in Section 154.504.B in compliance with the standards and requirements of this Chapter.

D. Review and Action; Issuance of Certificate of Compliance.

A Certificate of Compliance with respect to a Development Parcel Plan shall be issued if and only if the Development Parcel Plan and proposed Development covered thereby are determined to be in compliance with the standards and requirements of this Chapter.

SECTION 154.604.

ADMINISTRATIVE WAIVERS

Upon request of an applicant, the City Planner is authorized to grant a Waiver of any dimensional standard provided in Article IV or Article V provided that such Waiver does not deviate from the otherwise applicable standard by more than five percent (5%). The City Planner and the Director of Public Works also are authorized to grant any Waiver specifically provided for in this Chapter.

SECTION 154.605.

BUILDING PERMITS, CERTIFICATES OF OCCUPANCY, AND SIGN PERMITS

A. Building Permit Required.

A Building Permit must be obtained before any new construction or any exterior Alteration to an existing Building is begun.

B. Applications.

A completed application for a Building Permit shall be made with the Building Official, who shall review the application to see that the Building project is in compliance with the Building Code and this Chapter.

C. Reliance of Certificate of Compliance and Site Plan Approval.

Each Building Permit application shall include in addition to any other applicable requirements Certificates of Compliance issued pursuant to Section 154.602.D, and if applicable, Section 154.603.D, and the Site Plan approval, if applicable.

D. Certificate of Occupancy.

A Certificate of Occupancy must be obtained from the Building Official before occupancy of any Building that has been erected, Altered, changed, converted, or enlarged.

E. Temporary Certificate of Occupancy.

The Building Official may, upon the request of a holder of a valid Building Permit, issue a temporary Certificate of Occupancy before the entire work is completed if the portion to be occupied prior to completion is safe and will not endanger life or public welfare. The Building Official shall specify the period during which the remaining work shall be completed. Failure of the permit holder to complete the work within the

specified time shall be a violation of this Chapter. A temporary Certificate of Occupancy may not be renewed by the Building Official.

F. Issuance of Building Permit or Certificate of Occupancy.

A Building Permit or Certificate of Occupancy shall be issued by the Building Official if and only if the Building plans, specifications and intended Use conform to the standards, requirements, and provisions of the Building Code and this Chapter, a Building and Lot Plan, a Development Parcel Plan if required, and an approved Site Plan if required.

All reports, recommendations and reviews prescribed by this Chapter or by other public officials and agencies must also have been received and complied with. A permit or certificate shall not be issued for any illegal Use or occupancy.

G. Sign Permit Required.

No Sign other than an Exempt Sign may exist or be erected, installed, or maintained in the City unless it is the subject of a valid Sign Permit issued by the Building Official in accordance with this Section 154.605.

H. Applications.

Sign Permit applications shall be made with the Building Official, who shall review the application to determine whether the proposed Sign is in compliance with this Chapter.

I. Application Requirements.

Each Sign Permit application shall include a fully dimensioned Sign Plan that reflects that such Sign, the method and means of its installation, its type, and its location on the applicable Building or Lot comply with all applicable standards and requirements of this Chapter.

J. Issuance of Sign Permit.

A Sign Permit shall be issued by the Building Official if and only if:

1. the applicant pays the application fee in accordance with a fee schedule adopted by the Commission,
2. the Building Official determines that the Sign and Sign Permit application conform to the applicable requirements of the Building Code and City and state Electrical Codes, and

3. the Building Official has certified compliance with Section 154.414 and all other standards, requirements, and provisions of this Chapter, the approved Building and Lot Plan, a Development Parcel Plan if required, and an approved Site Plan if required.

SECTION 154.606.

ZONING BOARD OF APPEALS.

A. Powers.

The Zoning Board of Appeals shall have all powers granted by state law and this Chapter. The Zoning Board of Appeal shall keep complete minutes of its proceedings or its official actions and the vote of each member on each question. The minutes shall be filed in the City offices and shall be a matter of public record.

B. Composition.

The Zoning Board of Appeals shall be composed as follows:

1. Regular Members. The Zoning Board of Appeals shall consist of five regular members appointed by the City Commission. One of the regular members of the Zoning Board of Appeals shall be a member of the Planning Commission.
2. Alternate Members. The City Commission may appoint an alternate member for the same term as regular members. The alternate member may be called to serve as a member of the Zoning Board of Appeals in the absence of a regular member if the regular member will be unable to attend one or more meetings. An alternate member may also be called to serve as a member for the purpose of reaching a decision on a case in which the member has abstained for reasons of conflict of interest. The alternate member appointed shall serve in the case until a final decision is made. An alternate member serving on the Zoning Board of Appeals has the same voting rights as a regular member.
3. Qualifications. All members shall be qualified electors of the City and shall, insofar as is possible, be representative of the entire City.
4. Terms. The terms of office for members appointed to the Zoning Board of Appeals shall be for three years, except for members serving because of their membership on the Planning Commission, whose terms shall be limited to the time they are members of those bodies.

5. Vacancies. A successor shall be appointed as soon as practicable after the term of the preceding member has expired. Vacancies for unexpired terms shall be filled for the remainder of the term.

C. Meetings.

Meetings of the Zoning Board of Appeals shall be held at the call of the Chairperson and at other times as the Zoning Board of Appeals in its rules of procedure may specify. The Chairperson or, in the Chairperson's absence, the acting Chairperson, may administer oaths and compel the attendance of witnesses. The Zoning Board of Appeals shall maintain a record of its proceedings which shall be filed in the office of the City Clerk.

D. Applications to the Zoning Board of Appeals.

All applications to the Zoning Board of Appeals (including applications for appeal, applications for Variances, and applications for advisory decisions interpreting this Chapter or the zoning map) shall be filed with the Secretary of the Board or the Secretary's designee, accompanied by the applicable filing fee. The City Commission may set the amount of the filing fee by resolution.

E. Quorum.

The Zoning Board of Appeals shall not conduct business unless a majority of the regular members of the Zoning Board of Appeals is present.

F. Voting Requirements and Procedures.

The concurring vote of a majority of the members of the Zoning Board of Appeals is necessary to:

1. reverse an order, requirement, decision, or determination of an administrative official or body;
2. decide in favor of the applicant on a matter upon which the Zoning Board of Appeals is required to pass under this Chapter; or
3. grant a Variance.

The Zoning Board of Appeals shall specifically state the grounds of any determination, which shall be included in the minutes.

G. Assistance from City Departments.

The Zoning Board of Appeals may call on City departments for assistance in the performance of its duties.

SECTION 154.607.

APPEALS

A. Appellate Authority.

The Zoning Board of Appeals may decide appeals made by an applicant or any aggrieved party from any decision of the Planning Commission, Building Official, Zoning Administrator, City Planner, or any other City official administering this Chapter. No appeal may be made to the Board of a decision or other action of the City Commission.

B. Application to Appeal.

An application of appeal shall be submitted to the Secretary of the Board or designee within 30 days of the decision being appealed. Applications must specifically state the grounds for the appeal in a manner that explains why the decision being appealed was in error. Applications should not include new information that was not provided to the initial decision maker.

C. Standard for Deciding Appeal.

In deciding an appeal, the Zoning Board of Appeals shall affirm the decision being appealed unless such decision is not authorized by law, and is not supported by competent, material and substantial evidence. The Zoning Board of Appeals shall consider only the information provided to the initial decision maker. If the Zoning Board of Appeals finds the record inadequate to make the review required by this Section or finds that additional material evidence exists that with good reason was not presented, the Zoning Board of Appeals shall order further review by the initial decision maker on conditions that the Zoning Board of Appeals considers proper.

D. Stay of Enforcement.

An appeal stays all action of the decision appealed, unless the City official, board or commission whose decision is being appealed certifies to the Board that a stay would cause imminent peril to life or property. In such case, the stay may only be implemented by a restraining order granted by the Board or by the Circuit Court.

SECTION 154.608.

VARIANCES

A. Variance Authority.

The Zoning Board of Appeals may grant Variances upon

finding based on reasonable evidence that the Variance will not be detrimental to Adjacent property or the surrounding neighborhood and will not impair the intent and purpose of this Chapter. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a Variance.

The Board's consideration of a Variance request shall be limited to the specific standard, requirement, or Use for which the Variance is requested and shall not include any other aspect of an application.

The Board cannot grant use variances.

B. Non-Use (Dimensional) Variances.

To obtain a non-Use or dimensional Variance, the applicant must show practical difficulty by demonstrating that all of the following conditions exist:

1. That there are exceptional or extraordinary circumstances or conditions applying to the property in question or to the intended Use of the property that do not apply generally to other properties or classes or Uses in the same District or Civic Zone; exceptional or extraordinary circumstances or conditions include:
 - a. Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Chapter;
 - b. Exceptional topographic conditions or other extraordinary situation on the land, Building or Structure; or
 - c. Exceptional Use or Development of the property Adjacent to the property in question.
2. That such a Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same District or Civic Zone and in the vicinity.
3. That the Variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practicable.
4. That authorization of such Variance will not be a substantial detriment to Adjacent property.
5. That authorization of the Variance will not materially impair the purposes of this Chapter or the public interest.
6. That the need for the Variance is not created by any action of the applicant or previous owner.

C. Conditions.

The Zoning Board of Appeals may impose reasonable conditions on the granting of a Variance.

1. Conditions may be imposed for the following purposes:
 - a. to ensure that the affected public services and facilities will accommodate the change in the land Use or activity;
 - b. to protect the natural environment and conserve natural resources and energy;
 - c. to ensure compatibility with Adjacent Uses of land; and
 - d. to promote the Use of land in a socially and economically desirable manner.
2. Any condition imposed shall do all of the following:
 - a. be designed to protect natural resources, the health, safety and welfare or the social and economic well-being of those who will use the land, Use or activity under consideration, residents and landowners Adjacent to the proposed land Use or activity, and the community as a whole;
 - b. be related to the valid exercise of the police power and purposes which are affected by the proposed Use or activity;
 - c. be necessary to meet the intent and purpose of this Chapter;
 - d. be related to the standards established for the land Use or activity under consideration; and
 - e. be necessary to insure compliance with those standards.

The conditions imposed with respect to the approval of land Use or activity Variance shall be recorded in the record of the approval action and shall remain unchanged except upon the mutual consent of the Board and the landowner. The Board shall maintain a record of changes granted in conditions.

D. Performance Guarantee.

The Zoning Board of Appeals may require a Performance Guarantee pursuant to Section 154.115.A, as the Board deems necessary, to compel compliance with and performance of all conditions incident to Variances granted by the Board. Such Performance Guarantees shall not be for amounts greater than the reasonable cost of performing or complying with the conditions attached to such Variance.

E. Variance Implementation.

A Variance granted under the provisions of this Chapter shall be implemented within one year. Failure to initiate the work authorized in one year will void the Variance.

SECTION 154.609.

DECISIONS INTERPRETING THE ZONING ORDINANCE OR MAP

A. Applications Requesting Advisory Decisions.

The Zoning Board of Appeals shall hear and decide applications requesting advisory decisions regarding the proper interpretation of this Chapter or the zoning map, but only when such application is submitted by one of the following:

1. The City Commission;
2. Any City board or commission created by the Charter, any City ordinance, or any state statute;
3. Any City official whose position is created by the City Charter, any City ordinance, or any state statute; or
4. An interested property owner whose property is affected by the decision (or may be affected, depending on the proper interpretation) in a manner not common to other property owners in the City.

B. Standards for Interpreting Zoning Map.

When rendering any decision involving the interpretation of the zoning map, the Zoning Board of Appeals shall use the following standards:

1. Zoning District and Civic Zone boundary lines shall follow Lot Lines and the center lines of Alleys, streets, rights-of-way or watercourses.
2. With respect to property that is not subdivided, or where a zoning District or Civic Zone divides a recorded Lot, the location of any boundary shall be determined by use of the map scale.
3. If after application of the foregoing rules, uncertainty still exists as to the exact location of a zoning District or Civic Zone boundary, the Board shall determine and fix the location of line in a reasonable manner to best accomplish the purposes of this Chapter.

SECTION 154.610.

HEARING PROCEDURE

A. Notice.

1. Upon receiving an application or request, the Zoning Board of Appeals shall fix a reasonable time for a hearing. A notice shall be given in a newspaper of general circulation no less than 15 days prior to the hearing. The publication notice shall include the time and location of the hearing. Notice shall also be sent by mail or personal delivery to the owners of property for which approval is being considered. Notice shall also be sent by mail to all Persons to whom real property is assessed within 300 feet of the property and to the occupants of all Structures within 300 feet of the property regardless of whether the property or occupant is located in the zoning jurisdiction.
2. The notices shall be given not less than 15 days before the date the application or request will be considered. If the name of the occupant is not known, the term “occupant” may be used in making notification under this Section. The notice shall describe the request and indicate that the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the property. If there are no street addresses, other means of identification may be used. The notice shall also list when and where the request will be considered and indicate when and where written comments will be received concerning the request. An affidavit of mailing shall be maintained.

B. Recess.

The Zoning Board of Appeals may recess a hearing to gather additional information, to make site inspections, or to engage in any activities as may be necessary to make a proper decision on the matter before it. The Zoning Board of Appeals shall reconvene the hearing within 30 days of the original hearing date. The reconvened hearing date shall be announced at the original hearing. This announcement shall constitute proper notification.

SECTION 154.611.

DECISIONS FINAL; APPEAL

1. The decision of the Zoning Board of Appeals shall be final; provided, however, that a party aggrieved by the decision may appeal to the Circuit Court for Isabella County, except when otherwise required by the Zoning and Land

Use Agreement between the Saginaw Chippewa Indian Tribe of Michigan and the City, entered by the United States District Court for the Eastern District of Michigan, Northern Division, Case No. 05-10296-BC, on December 17, 2010, in which case an aggrieved party may appeal to the appropriate tribal court of the Saginaw Chippewa Indian Tribe of Michigan. Upon appeal, the court shall review the record and decision of the Board of Appeals to insure that the decision:

- a. complies with the constitution and laws of the state;
 - b. is based upon proper procedure; is supported by competent, material, and substantial evidence on the record; and
 - c. represents the reasonable exercise or discretion granted by law to the Zoning Board of Appeals.
2. An appeal under this Section 154.611 shall be filed within 30 days after the Zoning Board of Appeals certifies its decision in writing or approves the minutes of the decision.

SECTION 154.612.

PLANNING COMMISSION

The City’s Planning Commission shall perform all duties and functions assigned to planning commissions under state law, this zoning ordinance, and any other applicable City ordinance.

SECTION 154.613.

SITE PLAN REVIEW

A. Planning Commission Authorized.

In accordance with Michigan Zoning Enabling Act (Act 110 of 2006), the Planning Commission is empowered to review Site Plans for any Building or Structure. The Planning Commission may delegate this authority to the City Planner with respect to proposals not requiring a Special Use Permit or Special Regulated Use Permit. No Building or Structure may be erected or Altered unless a Site Plan has been submitted, reviewed and approved in accordance with this Section.

B. Pre-Application Meeting.

Unless waived in writing by the City Planner, an applicant shall participate in a pre-application meeting with City staff prior to filing an application for Site Plan approval.

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

ARTICLE VI: ADMINISTRATION & ENFORCEMENT

C. Action on Site Plan.

1. A Site Plan shall be approved upon a finding that:
 - a. it contains the information required by this Chapter and is in compliance with the conditions, standards and requirements of or imposed pursuant to this Chapter, Chapter 50 (Solid Waste), Chapter 51 (Sewer), Chapter 52 (Water), Chapter 54 (Stormwater Management), Chapter 93 (Fire Code), Chapter 155 (Land Division), Chapter 153 (Subdivision Regulations), Chapter 156 (Local Historic Districts), the City Standard Special Provisions and Details, other local planning documents, other applicable ordinances, and state and federal statutes; and
 - b. the City Planner has certified compliance of the Site Plan with this Chapter, all applicable Building and Lot Plan standards and requirements, and any applicable Development Parcel Plan standards and requirements.
2. Notwithstanding anything to the contrary contained or implied in Section 154.613.C.1, the following may be prohibited:
 - a. Development of property within the bounds of a future road, Civic Space or other public facility shown in the Master Plan or other planning documents; and
 - b. Development that does not comply with provisions of Ordinance No. 596, Flood Plain Management, City of Mt. Pleasant. (See Chapter 151).
 - c. Development without on-site vehicular parking unless the application is accompanied by information that demonstrates there is sufficient parking available either on-site or in the vicinity of the site to reasonably meet the parking demands for the site as developed.
3. If a Site Plan is approved, the Site Plan, as approved, shall become part of the record of approval, and subsequent actions relating to the activity authorized shall be consistent with the approved Site Plan, unless a change conforming to this Chapter receives the mutual agreement of the landowner and the reviewing authority that approved the Site Plan.
4. Decisions conditionally approving or rejecting Site Plans shall be based upon the standards and requirements of this Chapter.

D. Types of Improvements/Applications Requiring Site Plan Approval:

The following types of Improvements and/or applications shall be subject to Site Plan Review and approval:

1. New Buildings;
2. Additions to Buildings which increase the exterior dimensions or the Usable Floor Area;
3. Alterations or modifications to the site such as changes to parking layout, Driveways, landscaped areas, Screening walls, and public walkways;
4. Any Development or application involving a Development Parcel; and
5. Any other Improvement or application for which a Site Plan is specifically required by this Chapter.

Single family residential homes are exempt from site plan review.

E. Application Requirements & Procedures.

1. Except as otherwise provided for a Site Plan for a specific type of application, an application for Site Plan Review shall be signed by the applicant. If the Site Plan includes one acre of land or more, the Site Plan must be sealed by a licensed surveyor, engineer, architect or community planner. The Planning Commission or City Planner may waive this requirement for due cause. Site Plans shall include the following, fully dimensioned and presented at a scale no smaller than 1"=50' unless a different scale is specified:
 - a. All items shown on any applicable Development Parcel Plan;
 - b. A title block, including:
 - i. The address and legal description of the site;
 - ii. Names, addresses and telephone numbers for the applicant(s) and owner(s);
 - iii. Current zoning classification and use for the property and adjacent properties;
 - iv. North arrow; and
 - v. Scale.
 - c. Location of all existing and proposed:
 - i. Property boundaries;
 - ii. Buildings within 50' of the site, including proposed uses, materials, and elevations for buildings on the site;
 - iii. Streets and alleys within 50' of the site;

- iv. Driveways;
 - v. Rights-of-way; and
 - vi. Easements.
- d. Locations, dimensions, and design of:
- i. Parking lots and parking spaces, including a dimensioned layout, proposed grades, and pavement section;
 - ii. Sidewalks;
 - iii. Trash receptacles/enclosures; and
 - iv. Signage.
- e. Location, height, and materials associated with the following:
- i. Screens
 - ii. Streetscreens;
 - iii. Walls and fences;
 - iv. Landscaping, including proposed plant species and size at time of planting; and
 - v. Exterior lighting.
- f. All information deemed necessary by the Division of Public Works and Division of Public Safety to determine compliance with all applicable City codes and ordinances.
- g. Any other items required by this Chapter with respect to any Site Plan required for a specific type application.
- h. Any other items deemed necessary by the reviewing authority and specifically identified to the applicant in writing.
- i. For all projects for which no vehicular parking is proposed, except for those located within the Central Business District, a parking plan shall be provided which shall include the following minimum information:
- i. Highest peak hour trip generation for all proposed uses calculated using the rates provided in the Institute of Transportation Engineers Trip Generation Manual of most recent adoption.
 - ii. Anticipated actual peak hour trips, if higher or lower than the rate identified in part i above along with a narrative explanation of the discrepancy.
 - iii. The quantity and location of all public parking (structures, lots, and on-street) within 300 feet of the project boundaries, if available.
- iv. The location of any proposed shared private parking, if available.
2. An application for Site Plan Review must be submitted to the Secretary of the Planning Commission at least 21 days prior to the meeting, or such lesser time as may be set by the Planning Commission at which time it is to be considered. Each application shall be accompanied by the payment of a non-refundable fee in accordance with a fee schedule adopted by the City Commission to cover the cost of processing the application. A procedural outline and application for approval of a Site Plan shall be available at the office of the City Planner.
 3. An application which is incomplete or otherwise not in compliance with this Chapter shall be returned to the applicant. No application shall be processed until properly prepared and submitted and all required fees paid in full.
 4. A copy of the proposed Site Plan shall be forwarded to the Division of Public Works (DPW) and Division of Public Safety (DPS). The DPW and DPS shall provide written comments to the reviewing authority for its consideration during Site Plan Review, based on the technical requirements of this Chapter and the construction standards of the City.
 5. If a Site Plan is approved by the Planning Commission, the Chairperson or the City Planner shall sign the copies of the plans, forwarding one each to the Building Official, Director of Public Works, the Director of Public Safety, the City Planner, the applicant and the Planning Commission files.
 6. In instances where the City Planner is authorized to approve Site Plans, the City Planner shall provide subsequent reports to the Planning Commission on these plan approvals.
 7. A departure from the approved Site Plan will void the Site Plan approval and any related Building Permit and place the applicant in violation of this Chapter unless a change conforming to this Chapter receives the mutual agreement of the applicant and the Planning Commission or City Planner.
 8. Site Plan approval shall be valid for one year unless a Building Permit for such Development is obtained and construction proceeds to completion in accordance with the terms of such Building Permit. An extension of one year may be granted by the Planning Commission upon a letter of request by the petitioner. In the event of such extension, the Planning Commission may review the Site

Plan in accordance with any subsequent zoning changes that have occurred since the initial approval when it considers an extension request.

F. Performance Guarantees.

1. In accordance with Public Act 110 of 2006, the Planning Commission may require a Performance Guarantee pursuant to Section 154.115.A acceptable to the Planning Commission covering the estimated cost of improvements associated with the project be deposited with the City Finance Director or Treasurer to insure faithful completion of the improvements.
2. Solely for purposes of Section 154.613.E.1, “improvements” means those features and actions associated with the project which are considered necessary by the Planning Commission to protect natural resources or the health, safety and welfare of the City residents and future users or inhabitants of the proposed project or project area, including roadways, lighting, utilities, Sidewalks, Screening, landscaping and drainage and “improvements” does not include the entire project. The Performance Guarantee shall be deposited at the time of the permit authorizing the project. The City shall rebate any cash deposits in reasonable proportion to the ratio of work completed on the required improvements made as work progresses.

SECTION 154.614.

PLANNED RESIDENTIAL DEVELOPMENT AGREEMENT

A. PRD Agreement Remains in Effect.

Any property subject to a Planned Residential Development Agreement as of the effective date of this Chapter shall remain subject to such Agreement in accordance with its terms unless such property is included within a Character District, Special District, or Civic Zone pursuant to the approved Zoning Map or approved Zoning Map amendment. In such case, such property shall be regulated in accordance with the standards and requirements applicable to such District or Civic Zone, as applicable.

B. Compliance.

No Development may take place on any property subject to a Planned Residential Development Agreement, nor may any Use thereof be made, except in accordance with the applicable

approved Planned Residential Development plan and Planned Residential Development Agreement or in accordance with a Planning Commission approved amendment thereto, unless the plan is terminated as provided herein.

C. Termination Prior to Development.

An approved Planned Residential Development plan and Planned Residential Development Agreement may be terminated by the applicant or its successors or assigns, prior to commencement of Development of or within the area involved, by filing with the City and recording in the Isabella County Records an affidavit so stating. The approval of the plan shall terminate upon said recording.

D. Termination After Commencement of Development.

No approved plan shall be terminated after Development commences except with the approval of the Planning Commission, the City Commission and all parties in interest in the land.

E. Termination by City.

Within a period of two years following the approval of the PRD by the Planning Commission, final plats and/or Site Plans for a specific project area embraced within the Planned Residential Development must be submitted as hereinafter provided. If such plats or Site Plans have not been submitted and approved within the two-year period, the right to develop under the approved overall PRD plan may be terminated by the City.

F. Zoning Upon Termination.

Upon termination of an approved Planned Residential Development plan and/or Planned Residential Development Agreement, the property covered thereby shall forthwith and without further action convert to Special District SD-A unless and until the zoning classification of such property shall be changed pursuant to Section 154.616.

G. Issuance of Building Permits.

Before any Building Permits shall be issued for Buildings and Structures within the area of Planned Residential Development, final plats or Site Plans for a project area shall be submitted to the Planning Commission Secretary for review and appropriate recommendation or approval by the Planning Commission of the following:

1. Said Site Plans and plats shall be fully dimensioned and shall show a fully scaled plan view of all Buildings (except single-family detached Dwellings), all public rights-of-way, and private streets, areas within each project area and the proposed ultimate density thereof, parking areas, utilities, churches, schools and areas to be set aside for the use of public or by the residents within the Development (scale: 1" = 50').
2. The proposed topography (contour interval of not more than two feet) shall be superimposed on all plats and plans (scale: 1" = 50').
3. Floor plans typical of all Residential Buildings except detached single-family shall be submitted and the Site Plan shall indicate which floor plan is applicable to each such Building.
4. Each final plan and/or Site Plan submitted within the Planned Residential Development shall, either individually or in combination with previously approved project areas, meet the standards set forth in Sections 154.613-154.616.

H. Planning Commission Review of Final Plats and Plans.

Before approving any final plan or recommending approval of any final plat to the Commission, the Planning Commission shall determine:

1. That all portions of the project are shown upon the approved plan for the Planned Residential Development for use by the public or the residents of lands within the Planned Residential Development have been committed to such Uses in accordance with the Planned Residential Development contract.
2. That the final plats or Site Plans are in substantial conformity with the approved plan for the PRD.
3. The provisions have been made in accordance with the PRD Agreement to provide for the financing of any Improvements shown in the project area plan for open spaces and common areas which are to be provided by the applicant and that maintenance of such Improvements is assured in accordance with the PRD contract.
4. That a dedication of roads shall have been made so as to cause continuity of roadway access between the Adjacent major thoroughfare and ingress and egress to all private Development within the project area plan.

I. Development Not Completed within Three Years.

If Development of approved final plats or Site Plans is not substantially completed within three years after approval, further final plat or Site Plan submittals under the Planned Residential Development shall cease until the part in question is completed or cause can be shown for not completing same.

J. Fees.

Fees for review of Site Plans shall be established by resolution of the City Commission.

K. Changes or Amendments.

Any changes or amendments requested shall terminate approval of the overall plan until such changes or amendments have been reviewed and approved as in the first instance. In instances where modifications are necessary to the plan, the Building Official may request that the plan be again submitted for review if, in his/her judgment, a substantial change is being made in the plan.

SECTION 154.615.

SPECIAL USE PERMITS & SPECIAL REGULATED USE PERMITS

A. Special Use Permits & Special Regulated Use Permits.

A Special Use Permit or a Special Regulated Use Permit, as applicable, shall be granted if the Planning Commission finds that the proposed Use conforms, or can be altered to conform, to all of the applicable conditions and requirements of Section 154.410, as well as all criteria for approval under this Section 154.615.

B. Criteria for Special Use Permits and Special Regulated Use Permits.

1. This Chapter imposes certain general requirements on the Special Use or Special Regulated Use requested by the applicant. Additional conditions and requirements with which the applicant must comply are set forth in Section 154.410.B for Special Uses and Section 154.410.C for Special Regulated Uses. For each condition or requirement, the applicant must explain, in writing with supporting evidence, how the proposed Special Use or Special Regulated Use satisfies such condition or

requirement. With respect to any condition or requirement where there is potential for negative or adverse effects, Applicant shall propose measures to mitigate such effects.

2. The general requirements imposed by this Chapter are as follows:

- a. The Special Use or Special Regulated Use shall be one listed as a permitted Special Use (“SUP”) or Special Regulated Use (“SRU”) for the District or Civic Zone in which the property is located and the Use shall be consistent with the intent and purpose of this Chapter and the objectives of the currently adopted Master Plan.
- b. The Special Use or Special Regulated Use shall comply with all applicable standard and requirements of this Chapter. The Special Use or Special Regulated Use shall be operated in a manner compatible with surrounding land Uses within 300 feet measured Lot Line to Lot Line. Compatibility includes, but is not limited to, hours of operation and environmental effects (e.g. noise, light, traffic, intensity of Use, density).
- c. Applicant shall demonstrate how the Use is compatible with surrounding land Uses.
- d. The Special Use or Special Regulated Use shall not interfere with the general enjoyment of the surrounding area (defined as Adjacent and/or abutting properties including those properties separated by streets, Alleys or other rights-of-way).
- e. The applicant shall indicate how the Special Use or Special Regulated Use will not have an adverse impact on the surrounding neighborhood within 300 feet of its Lot Line in regards to traffic, noise, architectural compatibility, hours of operation, light, odors, and the like.
- f. The Special Use or Special Regulated Use shall not be hazardous to the Adjacent property, or involve Uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of Persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare.
- g. The Special Use or Special Regulated Use shall be adequately served by the existing capacity of essential public facilities and services, or it shall be demonstrated that the Person responsible for the proposed Special Use or Special Regulated Use shall be able to continually provide adequately for the services and facilities deemed essential to the Use

under consideration.

C. Conditions for Special Use Permits & Special Regulated Use Permits.

1. The Planning Commission may impose conditions on Special Uses and Special Regulated Uses pursuant to MCL Section 125.3504(4) to insure compliance with the standards of this Chapter. Such conditions shall be considered an integral part of the Special Use Permit or Special Regulated Use Permit and shall be enforced by the Building Official.
2. The Planning Commission may require that a Performance Guarantee pursuant to Section 154.115.A be furnished to insure compliance with all requirements for the Special Use or Special Regulated Use.
3. A Special Use Permit or Special Regulated Use Permit shall become effective at the time the application is approved by the Planning Commission, and shall be valid regardless of change of ownership, provided all terms and conditions of the permit are met by subsequent owners or users.
4. In the event more than one year has elapsed and Development has not begun, the Planning Commission shall review the permit in relation to the standards and requirements currently in effect. If the permit is still in conformance with the provisions of this Chapter and there has been no change in the conditions affecting the appropriateness of the Special Use or Special Regulated Use, the permit shall remain valid. If there have been changes in either this Chapter or conditions affecting the appropriateness of the Special Use Permit or Special Regulated Use, the permit shall become void.
5. A Use for which a Special Use Permit or Special Regulated Use Permit has been granted shall be considered a conforming Use provided the permit was issued in conformity with the provisions of this Chapter and all conditions required by the Planning Commission have been complied with and maintained.
6. A Building Permit shall not be issued until the Special Use Permit or Special Regulated Use Permit has been authorized by the Planning Commission.
7. Property subject to a Special Use Permit or Special Regulated Use Permit may not be used or occupied until a Certificate of Occupancy has been issued.

D. Application Procedures.

1. Any Person owning or having an interest in the property for which a Special Use or Special Regulated Use is to be proposed may file with the Secretary of the Planning Commission (or the Secretary's designee) an application accompanied by a non-refundable fee in accordance with a fee schedule adopted by the City Commission to cover the cost of processing the application.
2. A Site Plan is required for all applications for Special Use Permits and Special Regulated Use Permits where site work is also proposed. The Site Plan must show, at a minimum, the items listed under Section 154.613.E. The Site Plan shall be considered integral to the Special Use Permit approval.
3. The application shall also include the following:
 - a. Unless the Use is a public necessity, a written statement explaining how the Special Use or Special Regulated Use shall not substantially injure the financial value of surrounding properties, and shall not hinder or discourage the appropriate Development or Use of Adjacent properties.
 - b. A written statement addressing each of the conditions or requirements for the Special Use, Special Regulated Use, or permit, as set forth in Section 154.410 and this Section 154.615.
 - c. When requested by the City's Planning Department, or a majority of the Planning Commission, additional information shall be provided by the applicant such as:
 - i. Traffic impact analysis;
 - ii. Detailed parking and site circulation analysis;
 - iii. Photographs of the property and surrounding areas;
 - iv. Environmental impact statement;
 - v. Landscape plan;
 - vi. Any other items deemed necessary; and
 - vii. An appraisal to indicate the effect of the proposed Use on the financial value of properties within 300 feet of the subject property.
4. Notice that a Special Use Permit or Special Regulated Use Permit has been requested shall be published. A notice shall be given in a newspaper of general circulation no less than 15 days prior to the hearing. The publication notice shall include the time and location of the hearing. Notice shall also be sent by mail or personal delivery to the owners of property for which approval is being considered. Notice shall also be sent to all Persons to whom real property is assessed within 300 feet of the property and to the occupants of all Structures within 300 feet of the property regardless of whether the property or occupant is located in the zoning jurisdiction.
4. The notices shall be given not less than 15 days before the date the application will be considered for approval. If the name of the occupant is not known, the term "occupant" may be used in making notification under this Section. The notice shall describe the request and indicate that the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the property. If there are no street addresses, other means of identification may be used. The notice shall also list when and where the request will be considered and indicate when and where written comments will be received concerning the request. An affidavit of mailing shall be maintained.
5. At the time and place set forth in the notice, the Planning Commission shall hold a public hearing before a decision on the Special Use Permit or Special Regulated Use Permit request is made. The Planning Commission may deny, approve, or approve with conditions, requests for Special Use Permit or Special Regulated Use Permit approval.
6. The Planning Commission may impose conditions to ensure compliance with the conditions, standards and requirements of this Chapter and to protect the public interest and welfare. Such conditions shall be considered an integral part of the Special Use Permit or Special Regulated Use Permit. Such conditions may include, but need not be limited to:
 - a. More restrictive Sign standards;
 - b. Additional Open Space, landscaping or Screening requirements;
 - c. Additional yard requirements;
 - d. Special lighting requirements;
 - e. Time limitations on hours of operation;
 - f. Additional parking, off-street parking, and loading requirements;
 - g. Additional utility, drainage and public facility requirements;
 - h. Additional right-of-way and public access requirements;
 - i. Additional requirements to ensure compatibility with

the Master Plan; and

- j. Conditions for renewal, extension, expiration, and/or revocation of Special Use Permit or Special Regulated Use Permit.

The decision to attach additional conditions shall specify the basis for the decision. The decision on a Special Use Permit or Special Regulated Use Permit shall be incorporated in a statement of findings and conclusions relative to the Special Use Permit or Special Regulated Use Permit, which specifies the basis for the decision and any conditions imposed.

- 7. Upon approval by the Planning Commission, the City Planner shall issue a Special Use Permit or Special Regulated Use Permit, as applicable, to the applicant.
- 8. Within 30 days following the decision on a Special Use Permit or Special Regulated Use Permit application, an applicant or any aggrieved party, including any governmental body or agency, may appeal the decision of the Planning Commission to the Zoning Board of Appeals. Upon the filing of an appeal, the application and all relevant documents and testimony and the findings and decision of the Planning Commission shall be transmitted to the Zoning Board of Appeals.
- 9. Conditions and requirements applicable to the approval of a Special Use Permit or Special Regulated Use Permit shall be recorded in the record of the approval action and remain unchanged except upon the mutual consent of the Planning Commission and the landowner.

E. Revocation.

The City Planner or Building Official shall make periodic investigations of Buildings and Lots with respect to which Special Use Permits or Special Regulated Use Permits have been approved. A Special Use Permit or Special Regulated Use Permit may be revoked if conditions or requirements imposed by this Chapter or the Planning Commission are not met, provided the following steps have been undertaken:

- 1. Upon verification of non-compliance by the Building Official or City Planner, a notification shall be sent to the property owner informing them of the non-compliance. The owner shall be notified by certified mail and given 30 days from the mailing date to bring the property into compliance.
- 2. If the property is not brought into compliance within 30 days of mailing date of the notice of non-compliance, the City Planner shall send written communication to the

Zoning Board of Appeals requesting a public hearing be held to revoke the Special Use Permit or Special Regulated Use Permit.

- 3. The hearing before the Zoning Board of Appeals to consider revocation of a Special Use Permit or Special Regulated Use Permit shall follow the provisions of Section 154.610.

SECTION 154.616.

ZONING AMENDMENTS & MAP CHANGES

A. Amendments, Supplements or Changes.

In accordance with the provisions of Public Act 110 of 2006, the City Commission may amend, supplement or change by ordinance, the boundaries of Districts or the regulations herein established.

B. Procedure for Requests for Zoning Amendment.

- 1. Requests for zoning amendments by either a text modification or map reclassification shall include:
 - a. Name of Person or Persons requesting zoning amendment. The applicant shall be the record owner of the property or its duly authorized representative. If the applicant is not the record owner, the record owner's notarized authorization of such applicant must be provided with the application.
 - b. Legal description of property involved with the request for a map amendment.
 - c. Description of the zoning change desired.
 - d. Reasons for requesting zoning amendment.
 - e. If a map reclassification, a proposed Zoning Map amendment, including, and if the property includes a Development Parcel or any part thereof, a Development Parcel Plan.
 - f. A certification by the City Planner that the proposed Zoning Map amendment and any required Development Parcel Plan comply with the requirements of this Chapter.
- 2. Two copies of the request and payment of fee (from a schedule determined by resolution of the City Commission) must be filed with the City Planner. The City Planner shall forward one copy of the request for zoning amendment to the Planning Commission and one to the City Commission.

3. At least one public hearing on the proposed amendment shall be held by the Planning Commission.
 - a. A notice shall be given in a newspaper of general circulation no less than 15 days prior to the hearing. The publication notice shall include the time and location of the hearing. Notice shall also be sent by mail or personal delivery to the owners of property for which approval is being considered. Notice shall also be sent to all Persons to whom real property is assessed within 300 feet of the property and to the occupants of all Structures within 300 feet of the property regardless of whether the property or occupant is located in the zoning jurisdiction.
 - b. The notices shall be given not less than 15 days before the date the application will be considered for approval. If the name of the occupant is not known, the term "occupant" may be used in making notification under this Section.

The notice shall do all of the following:

- i. describe the request, indicate the property that is the subject of the request
- ii. a listing of all existing street addresses within the property. Street addresses do not need to be created and listed if no such addresses currently exist with the property. If there are no street addresses, other means of identification may be used;
- iii. list when and where the request will be considered and indicate when and where written comments will be received concerning the request. An affidavit of mailing shall be maintained.

An affidavit of mailing of each such notice shall be maintained.

4. If an individual property or ten or fewer Adjacent properties are proposed for rezoning, the Planning Commission shall give notice of the proposed rezoning in the same manner required in Section 154.616.B.3.
5. If 11 or more Adjacent properties are proposed for rezoning, the Planning Commission shall give a notice of the proposed rezoning in the same manner required in Section 154.616.B.3, except that the requirement that notice be sent by mail or personal delivery to the owners of property for which approval is being considered and notice being sent to Persons to whom real property is assessed within 300 feet of

the property nor to the occupants of all Structures within 300 feet regardless of whether the property is located in the zoning jurisdiction is not required.

6. In the case of a map amendment, notice to all property owners within 300 feet of the boundaries of the property proposed to be changed shall be given.
7. The contents of the notice shall be as follows:
 - a. Time and place of the public hearing.
 - b. A brief description of the change in the text (if applicable).
 - c. The street address and legal description of the property for which change is requested, the present zoning of the property and designation of the zoning made in an amendment request.
8. A hearing shall be given to any Person at the time and place set forth in the notice.
9. Following the public hearing, the Planning Commission shall submit its reports to the City Commission, along with a summary of the comments presented at the public hearing. The report shall include a recommendation as to whether the amendment should be passed as submitted, amended and passed, or rejected.
10. After receipt of the report of the Planning Commission, the City Commission may refer the proposed amendment back to the Planning Commission for further report or shall schedule a public hearing. This public hearing shall be preceded by mailed notice as required in Section 154.616.B.3. A copy of the notice shall also be mailed to the Mt. Pleasant Airport manager not less than 15 days prior to the public hearing.
11. Following the public hearing, the City Commission may adopt the proposed amendment, refer the proposed amendment back to the Planning Commission with recommended suggestions for further report, adopt the proposed amendment with such changes as it deems appropriate, or reject the proposed amendment.
12. Upon presentation of a protest petition, an amendment to this Chapter which is the object of the petition shall be passed only by a five-sevenths vote of the membership of the City Commission. The protest petition shall be presented to the City Commission before final legislative action on the amendment, and shall be signed by one of the following:
 - a. The owners of at least 20% of the area of land included

in the proposed change; or

- b. The owners of at least 20% of the land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change.
 - c. For purposes of the protest, publicly owned land shall be excluded in calculating the 20% land area requirement.
13. Within 15 days after adoption of an amendment, either a summary of the regulatory effect of the amendment, including the geographic area affected, or the text of the amendment, and its effective date, the time and place where a copy of the amendment may be purchased or inspected, shall be published in a newspaper of general circulation in the City.

C. Criteria for Amendment of the Official Zoning Map.

In considering any petition for an amendment to the official zoning map, the Planning Commission and City Commission shall consider the following criteria in making their respective findings, recommendations and decisions:

1. Consistency with the goals, policies, and future land use map of the City's Master Plan, including any sub-area or corridor studies. If conditions have changed since the Master Plan was adopted, consistency with recent Development trends in the area shall be considered.
2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of Uses permitted in the proposed zoning District or Civic Zone.
3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one of the Uses permitted under the current zoning.
4. The compatibility of all the potential Uses allowed in the proposed District with surrounding Uses and zoning in terms of land suitability, impacts on the environment, density, nature of Use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
5. The capacity of City utilities and services sufficient to accommodate the Uses permitted in the requested District without compromising the health, safety and welfare of the City.

6. The apparent demand for the types of Uses permitted in the requested District in the City in relation to the amount of land in the City currently zoned and available to accommodate the demand.
7. The boundaries of the requested rezoning District are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the District listed in the schedule of regulations.
8. If a rezoning is appropriate, the requested District is considered to be more appropriate from the City's perspective than another District.
9. If the request is for a specific Use, is rezoning the land more appropriate than amending the list of permitted Uses or Special Permitted Uses in the current District to allow the Use?
10. The requested rezoning will not create an isolated and unplanned spot zone.
11. The request has not previously been submitted within the past one year unless conditions have changed or new information has been provided.
12. Other factors deemed appropriate by the Planning Commission and the City Commission.

SECTION 154.617.

NOTICE OF PUBLIC HEARINGS

The City Planner shall provide notice of any public hearings relating to zoning matters in compliance with the applicable requirements of state law and any additional requirements imposed in this Chapter.

SECTION 154.618.

PROPERTIES IN HISTORIC DISTRICTS

A property in a historic district as provided in Chapter 156 of the City Code shall comply with the requirements for approval of a certificate of appropriateness or a notice to proceed, as applicable, from the Commission, in addition to any applicable provisions of this zoning ordinance.

**SECTION 154.619.
NUISANCE PER SE; ABATEMENT**

Any Development, Building, Structure, or Improvement commenced, constructed, erected, Altered, demolished, razed, or converted, or any Use carried on in violation of any provision of this Chapter or in violation of any approved Site Plan, certified Development Parcel Plan, or certified Building and Lot Plan is hereby declared to be a nuisance per se. Any court of competent jurisdiction may order such nuisance abated.

154.618 may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated or demolished.

**SECTION 154.620.
ADDITIONAL REMEDIES**

The Building Official and Code Enforcement Officers may issue appearance tickets in accordance with MCL § 764.9c, as amended, or take any appropriate legal action to prevent any erection, construction, Alteration, repair, maintenance or Use of any Development, Building, Structure, Improvement, or premises constituting a violation of the provisions of this Chapter; to restrain, correct, or abate such violation; or to prevent any unlawful act, conduct, business or Use in or about such premises.

**SECTION 154.621.
PENALTY**

Any owner, agent, contractor, lessor or occupant of the Development, Building, Structure, Improvement, or premises where a violation of the provisions of this Chapter has been committed or exists shall be held responsible for a municipal civil infraction and prosecuted in accordance with the Municipal Civil Infractions Ordinance.

The fine for violation of a municipal civil infraction under this Chapter shall be \$50; the second violation, \$100; and the third or any subsequent violation within any one calendar year, \$250. In addition, the City shall be reimbursed for any costs incurred by the City in causing any work to be performed which the respondent has failed to perform. Each day that a violation is permitted to exist shall constitute a separate offense.

A Person or agency of government that violates Section 154.618 is responsible for a civil violation and may be fined not more than \$5,000.00.

A Person or agency of government that violates Section

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ARTICLE VII: DEFINITIONS

For the purposes of this Chapter, capitalized terms shall have the following meanings unless the context clearly indicates or requires a different meaning.

Other capitalized terms are defined within the text of this Chapter.

Terms not defined in this Chapter and uncapitalized terms shall have the meaning customarily assigned to them.

Accessory Building: a Building occupied or devoted to an Accessory Use.

Accessory Use. any Use which is subordinate and customarily incidental to the Principal Use of a Lot or parcel of land, located on the same Lot or parcel of land as the Principal Use.

Address Sign: Table 154.414A (Sign Types - Summary) and Table 154.414B (Sign Types - Specific Standards).

Adjacent: having any distance of real property boundary in common with another property, or being separated from the other property boundary by a right-of-way, Alley, or Easement.

Adult Bookstore: a retail establishment that meets one or more of the following criteria:

1. Has 25% or more of its stock for sale or rent books, magazines, or other periodicals that are distinguished or characterized by an emphasis on “Specified Sexual Activities” or “Specified Anatomical Areas”;
2. Devotes 25% or more of its display area or floor space, excluding aisles and storage areas, to the sale or display of such materials; or
3. Receives in any one month period 25% or more of its gross income from the sale or rental of such materials.

Adult Entertainment: any conduct which presents material by books, films, slides or the like or by live presentation which includes services to the patron of an establishment, which material is distinguished or characterized by an emphasis on matters depicting, describing or relating to “Specified Sexual Activities” or “Specified Anatomical Areas”.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Alley: generally, a vehicular way, which affords secondary access to abutting property, which may or may not be dedicated to public use; not intended for general traffic

circulation. See also Rear Alley.

Alteration/Altered: any change, addition, diminution, or modification in construction of the structural members of a Structure, such as walls or partitions, columns, beams or girders.

Arcade: the Private Frontage Type described as such within **Table 154.408.A.(Private Frontage Types).**

Avenue: the Thoroughfare Type described as such in **Table 154.505.B (Thoroughfare Types - Summary).**

Awning Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary) and Table 154.414B (Sign Types - Specific Standards).**

Band Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary) and Table 154.414B (Sign Types - Specific Standards).**

Basement: that portion of a Building having more than half of its clear floor to ceiling height below the average grade of the adjoining ground.

Bed and Breakfast Dwelling: See Dwelling, Bed and Breakfast.

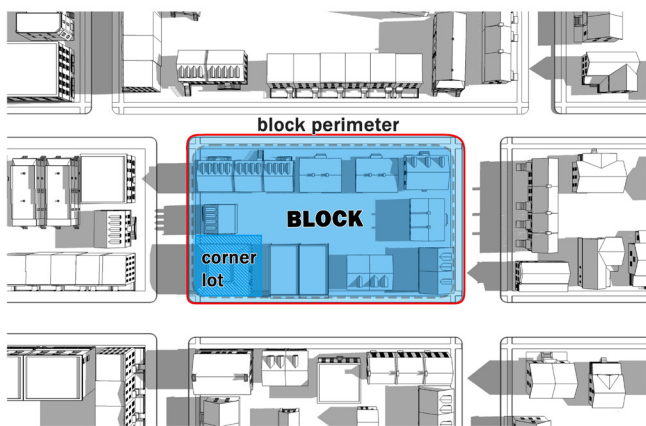
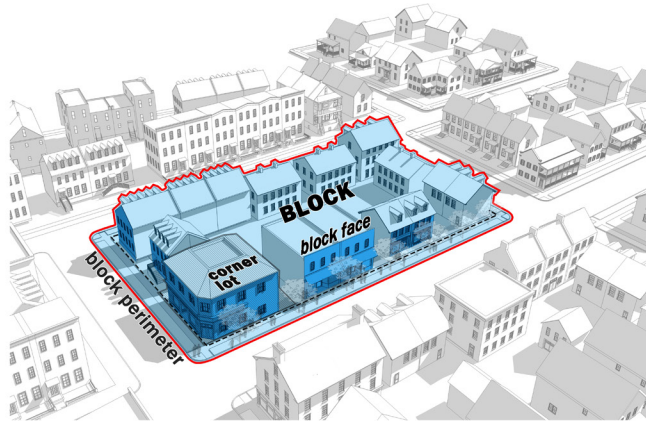
Bicycle Lane: a dedicated lane for cycling within a Thoroughfare, demarcated by striping.

Bicycle Route: a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail: a bicycle way running independently of a vehicular Thoroughfare.

Blade Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary) and Table 154.414B (Sign Types - Specific Standards).**

Block: the aggregate of private Lots, Passages, and Alleys, circumscribed by Thoroughfares, or where applicable, circumscribed by Thoroughfares, Civic Space, and/or waterbodies.



Board: the Zoning Board of Appeals.

Boarding Dwelling: See Dwelling.

Building: any Structure, either temporary or permanent, having a roof and used or built for the shelter of Persons, animals, or other property.

Building and Lot Plan: a plan complying with and submitted pursuant to Sections 154.402-154.404 of this Code.

Building Element: any component or part of a Building.

Buildings of Value: Buildings which are worthy of preservation, due to any of a variety of relevant considerations, including, without limitation, architectural significance, contribution to an overall setting or streetscape, historical significance, or otherwise of a character defining a particular District such that preservation or incorporation into a Development Plan and/

or Building and Lot Plan could be deemed important to the maintenance of the character of such District.

Business/Commercial: the category of those Principal Uses listed under “Business/Commercial” in **Table 154.410.A (Building and Lot Principal Use)**.

Central Business District: the Development Area District described in the most recent Central Business District Improvements Development Plan and Tax Increment Financing Plan of the City.

Certificate of Compliance: a certificate issued with respect to a submission pursuant to this Chapter, which certifies that such submission complies with the applicable requirements under this Chapter.

Character District: one of several areas on a Zoning Map to which certain Character District Development, Lot and Building standards are applied. See **Table 154.301.E (Character District Descriptions)**.

Child Care Center: See Child Care Organization.

Child Care Organization: as licensed and regulated by the state under Public Act 116 of 1973, being MCL §§ 722.111 through 722.128 and the associated rules promulgated by the State Department of Social Services, a governmental or nongovernmental organization having as its principal function the receiving of minor children for care, maintenance, training, and supervision, notwithstanding that educational instruction may be given. Child Care Organization includes organizations commonly described as child caring institutions, child placing agencies, children’s camps, child care centers, day care centers, nursery schools, parent cooperative preschools, foster homes, group homes, or day care homes. Child Care Organization does not include a governmental or nongovernmental organization that does either of the following:

1. care exclusively to minors who have been emancipated by court order pursuant to MCL § 722.4.
2. care exclusively to Persons who are 18 years of age or older and to minors who have been emancipated by court order pursuant to MCL § 722.4

Such organizations shall be further defined as follows:

1. **Child Care Center or Day Care Center:** a facility, other than a private residence, receiving one or more preschool or school age children for care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. Child Care Center or

Day Care Center includes a facility that provides care for not less than two consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. Child Care Center or Day Care Center does not include any of the following:

- a. a Sunday school, a vacation bible school, or a religious instructional class that is conducted by a religious organization where children are in attendance for not more than three hours per day for an indefinite period, or not more than eight hours per day for a period not to exceed four weeks during a 12-month period.
 - b. a facility operated by a religious organization where children are cared for not more than three hours while Persons responsible for the children are attending religious services.
2. **Foster Family Home:** a Private Home in which one but not more than four minor children, who are not related to an adult member of the household by blood or marriage, or who are not placed in the household pursuant to the adoption code, Public Act 288 of 1939, Chapter X, being MCL §§ 710.21 to 710.70, are given care and supervision for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.
 3. **Foster Family Group Home:** a Private Home in which more than four but fewer than seven minor children, who are not related to an adult member of the household by blood or marriage, or who are not placed in the household pursuant to Public Act 288 of 1939, Chapter X, being MCL §§ 710.21 to 710.70, are provided care for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.
 4. **Family Day Care Home:** a Private Home in which at least one minor child, but fewer than seven minor children, are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. **Family Day Care Home** includes a home that gives care to an unrelated minor child for more than four weeks during a calendar year.
 5. **Group Day Care Home:** a Private Home in which more than six but not more than 12 minor children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. **Group Day Care Home** includes a

home that gives care to an unrelated minor child for more than four weeks during a calendar year.

6. **Private Home:** a private residence in which the licensee or registrant permanently resides as a member of the household, which residency is not contingent upon caring for children or employment by a licensed or approved child placing agency. Private Home includes a full-time Foster Family home, a full-time Foster Family Group Home, a Group Day Care Home, or a Family Day Care Home.

City Planner: the person designated by the City Manager to serve the City as such.

Civic: the term describing activities, Uses, purposes and governmental or not-for-profit organizations which are dedicated to arts, culture, education, religion, recreation, government, transit, municipal parking, gardening, horticulture, public gathering, assembly or meeting.

Civic Building: a Building operated by a not-for-profit organization or governmental entity dedicated to Civic activities, Uses, and purposes. See also **Table 154.408.G1 (Principal Building Types)** and **Table 154.408.G2 (Principal Building Types - Specific Standards)**.

Civic Space: an outdoor area dedicated for Civic Use. See **Table 154.507.B1 (Civic Space Types - Summary)**.

Civic Zone: an area on a Zoning Map designated for Civic Building(s) and/or Civic Space(s).

Commercial Message: a message conveyed by an economically motivated speaker, the purpose of which is to encourage a commercial transaction. A Commercial Message may have artistic value or pertain to issues of public importance. Soliciting charitable donations is not a Commercial Message.

Commercial Street: the Thoroughfare Type described as such in **Table 154.505.B (Thoroughfare Types - Summary)**.

Common Destination: an area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a commercial center, or a transit station, and may act as the social center of a neighborhood.

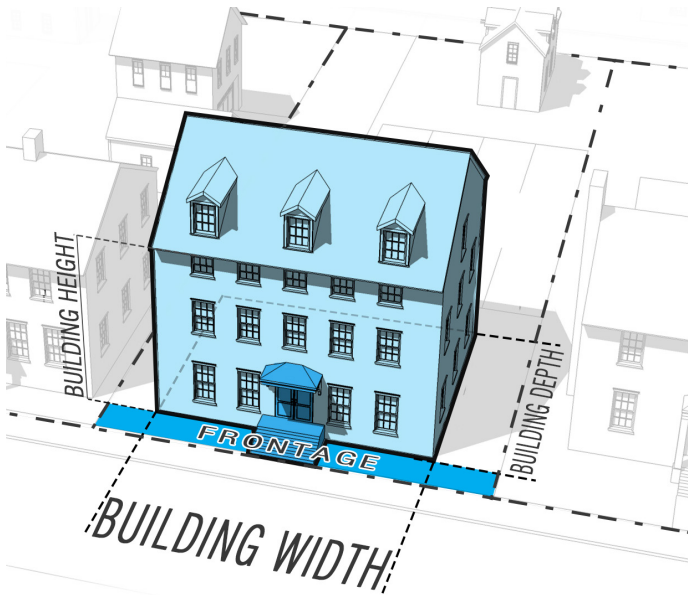
Common Yard: the Private Frontage Type described as such within **Table 154.408.A.(Private Frontage Types)**.

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Community Garden: the Civic Space Type described as such in **Table 154.507.B1 (Civic Space Types - Summary)** and **Table 154.507.B2 (Civic Space - Specific Standards)**.

Configuration: the form of a Building, including its massing, Private Frontage, and Height.



Corner Lot: See Lot, Corner.

Corridor: a lineal geographic system incorporating a Thoroughfare, Greenway, or Open Space.

Cross Block Passage: a minimum 10 foot wide pedestrian access reserved between Buildings.

Curb: the edge of the vehicular pavement that may be either raised or flush with a Swale to the extent allowed by this Chapter. It usually incorporates or is associated with the drainage system. See **Table 154.505.B3 (Thoroughfare Assemblies and Standards)**.

Curb Radius: the radius of the curb at an intersection

Day Care Center: See Child Care Organization.

Density: the number of Density Units within a standard measure of land area.

Density Unit: a measurement used to describe the Density or intensity of Development of an area, calculated on the basis of the Density Equivalencies for certain quantities of Principal

Uses within such areas as set forth in **Table 154.508.A1 (District Density)**.

Design Speed: the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. See **Table 154.505.B3 (Thoroughfare Assemblies and Standards)**.

Development: commencing, making or planning for man-made changes to land, Buildings, or other real property, and the resulting changes to such land, Buildings, or other real property, whether through development, re-development, clearing, excavation, grading, construction, re-construction, Alteration, demolition, modification, subdivision, or re-subdivision, and whether such changes are horizontal, vertical, or subterranean. Ordinary Maintenance and Repair do not constitute Development.

Development Parcel: a parcel of land:

1. Which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is four (4) or more gross acres;
2. With respect to the Development of which any new Thoroughfare or extension or change of the design of any existing Thoroughfare is required or will be made or proposed; or
3. With respect to which any Character District assignment, Special District assignment, Civic Zone assignment or Thoroughfare alignment is proposed to be made or changed by a Zoning Map or Zoning Map amendment.

Development Parcel Plan: a plan complying with and submitted pursuant to Article V of this Code.

Deviation: a Waiver or a Variance.

Directory Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.

District: a Character District or a Special District; when capitalized and not accompanied by the word "Historic", the word "District" specifically excludes Local Historic District. See also Zoning District.

District Density: a number of Density Units per Net Site Area Acre of a District.

Dooryard: the Private Frontage Type described as such within **Table 154.408.A.(Private Frontage Types)**.

Driveway: a lane for vehicles within a Lot, often leading to a Garage.

Duplex: the Principal Building Type described as such in **Table 154.408.G1 (Principal Building Types)** andy - **Specific Standards**).

Dwelling: a Building used in whole or part for human habitation. Dwellings are divided into the following categories:

1. **Dwelling, One-Family:** a Building used exclusively or designed for one-family occupancy.
2. **Dwelling, Two-Family:** a Building used exclusively or designed for the occupancy of two individual families living independently of each other.
3. **Dwelling, Multiple-Family:** a Building containing three or more Dwelling Units.
4. **Dwelling, Rooming:** a Building containing one or more Dwelling Units that is approved for use by three or more Persons, not meeting the definition of a Family, per Dwelling Unit. This is also known as a Rooming House.
5. **Dwelling, Boarding:** a Rooming Dwelling where meals are provided.
6. **Dwelling, Registered Student Organization:** a Building or Rooming Dwelling used to house three or more unrelated individuals, which is owned, rented, leased or purchased by or on behalf of a student organization registered by the Central Michigan University Office of Student Life, in the name of:
 - a. the Registered Student Organization;
 - b. a housing corporation or partnership affiliated with the registered organization; or
 - c. one or more members of the Registered Student Organization (RSO) when membership in the RSO is required to live at the Rooming Dwelling and/or the Rooming Dwelling is identified by Signs or other symbols as being affiliated with the RSO.
7. **Dwelling, Bed and Breakfast:** a private, owner-occupied residence with one to four guest rooms. The bed and breakfast Use is subordinate and incidental to the Residential Principal Use of the Building. The bed and breakfast Use is limited to a maximum of four rental,

double, sleeping rooms, with bathroom facilities to be shared by not more than two rental sleeping units, with one bath reserved for the sole use of the owner(s). Food service for the bed and breakfast Use is limited to coffee, tea, juice, fresh fruits and vegetables, milk and baked goods.

8. **Dwelling, Functional Family:** a private residence occupied by a Functional Family Unit. The Dwelling is subject to the following standards and regulations:
 - a. Two off-street parking spaces must be provided. Additional parking spaces may be required by the City Planner if the petitioner intends to regularly park more than two vehicles on the site. In order for the City Planner to determine if adequate parking will be provided, the petitioner must submit a list of all vehicles owned or operated on a regular basis by members of the Functional Family as well as a Site Plan indicating the location of proposed off-street parking and analysis of public parking in the area.
 - b. There shall be a minimum of 2900 square feet of land area and 500 square feet of floor area in a Dwelling for each member of a Functional Family Dwelling. For the purpose of calculating the permitted Density of a Functional Family Dwelling, all fractional occupancy shall be reduced to the next lowest full occupant).
For illustration purposes: The 1990 Census shows the average family size in the City as 2.97 Persons and the average household size as 2.55 Persons. The average City Lot is 66'x132'=8712 square feet divided by 2900=3.004 occupants. The average size of a Residential Dwelling in the City is between 1200 and 1500 square feet. 1500 square feet divided by 500=3 occupants.
 - c. The permit shall apply only to the Functional Family which obtained it and shall be limited to the number of Persons specified in the permit.
 - d. There must be a contact Person who will act as head of household in relating to the City.

The Zoning Board of Appeals may grant a Variance from the standards of this definition if it is reasonably necessary to give a handicapped person (as defined in 42 USC § 3602) equal opportunity to use and enjoy a Dwelling.

Dwelling Unit: one or more rooms with kitchen, sanitation and sleeping facilities designed for or occupied for living, dining and sleeping purposes.

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Edgeyard: the yard type which results from a Building being set back from its Lot boundaries at the front, rear, and both sides.

Edgeyard Building: a Building that occupies the center of its Lot with Setbacks on all sides.

Electronic Message Board: a panel or screen with the capability to display electronically programmed variable messages.

Elevation: as related to the exterior walls of a Building, one which is not along a Frontage Line. See **Illustration 154.408.B (Frontage and Lot Lines)**; when not capitalized, “elevation” means the height above a given level or a drawing or design that represents an object or Structure as being projected geometrically on a vertical plane parallel to one of its sides, as the context indicates. See also Facade.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any element of a Structure that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit, or the breaking of such limit by such an element.

Enfront: to place, or the location of, an element along a Frontage, as in “porches Enfront the street.”

Exempt Sign: a Sign listed in Section 154.414.C that does not require a Sign Permit and is not subject to the Sign standards of Sections 154.414.A and 154.414.B.

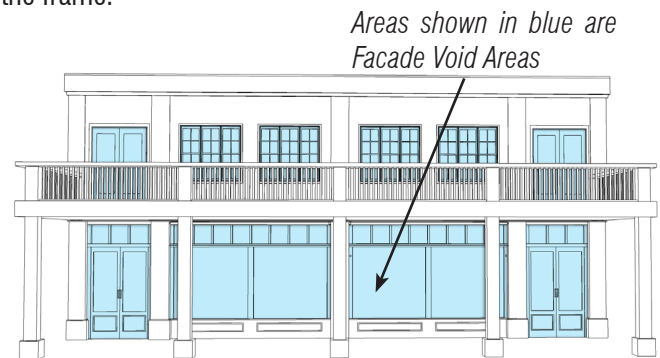
Existing Local Codes: all City codes and ordinances in effect on the effective date of this Chapter.

Existing Parcel: an existing Lot on which there is situated or conducted an existing legal non-conforming Structure, Improvement, or Use.

Facade: an exterior wall of a Building that is set along a Frontage Line. See **Illustration 154.408.B (Frontage and Lot Lines)**. See Elevation.

Facade Area: The area of the facade measured from finished floor to finished ceiling for each floor of the subject building.

Facade Void Area: the area of a Façade not comprised of walls; including windows, doors and other openings in the wall. Façade Void Area is measured from the edge of wall, and therefore typically includes the door or window but not the frame.



Family: either:

1. one or more Persons related by blood, marriage, adoption or guardianship, including without limitation, Offspring of any one or more of such other Persons, living as a single housekeeping unit, plus not more than one Person not so related, who may be a nurse, nanny, physical therapist, etc., caring for any of the other Persons; or
2. a Functional Family living as a single housekeeping unit which has received a permit from the City Planner following verification of compliance with the requirements within the definition of the term **Dwelling- Functional Family**.
 - a. **Functional Family** means a group of people plus their Offspring having a relationship which is functionally equivalent to a Family. The relationship must be of a permanent and distinct character with a demonstrable and recognizable bond characteristic of a cohesive unit. Functional Family does not include any society, club, fraternity, sorority, association, lodge, organization or group of students or other individuals where a common living arrangement or basis for establishment of a housekeeping unit is temporary.

Family Day Care Home: See Child Care Organization.

First Lot Layer: See Lot Layer.

Fence: the Private Frontage Type described as such within **Table 154.408.A.(Private Frontage Types)**.

Flex: the Principal Building Type described as such in **Table 154.408.G1 (Principal Building Types)** and **Table 154.408.G2 (Principal Building Types - Specific Standards)**.

Floodplain: areas of special flood hazard: land subject to a 1% or greater chance of flooding in any given year. Also may be referred to as “Special Flood Hazard Area”.

Floor Area: the area of all enclosed floors computed from the dimensions of the outside walls of the Building, excluding unfinished Attics, Basement utility areas, Residential Basements, porches, patios, breezeways, carports, garages, and attached Accessory Buildings.

Floor Area- Usable: the Floor Area within a Building, less the area of space used for utilities or storage.

Foster Family Home: See Child Care Organization.

Foster Family Group Home: See Child Care Organization.

Forecourt: the Private Frontage Type described as such within **Table 154.408.A.(Private Frontage Types)**.

Frontage: the area between a Building Facade and a Path, Passage, waterbody, Civic Space, or the curb (or if there is no curb, the edge) of the Vehicular Lanes of a Thoroughfare having Vehicular Lanes, inclusive of the built and planted components of such area. Frontage is divided into Private Frontage and Public Frontage. See **Illustration 154.408.B (Frontages and Lot Lines)**, **Table 154.505.B3 (Thoroughfare Assemblies and Standards)**, and **Table 154.408.A (Private Frontage Types)**. Corner Lots have two Frontages, a Principal Frontage and a Secondary Frontage. See Principal Frontage and Secondary Frontage.

Frontage Line: a Lot Line bordering a Public Frontage. See **Illustration 154.408.B (Frontages and Lot Lines)**.

Front Lot Line: See Lot Line.

Functional Family: See Family.

Functional Family Dwelling: See Dwelling.

Gallery: the Private Frontage Type described as such within **Table 154.408.A.(Private Frontage Types)**.

Garage: a detached Building or Structure or an extension of a Principal Building used for the storage of passenger vehicles and not more than one truck of a rated capacity of not more than two tons.

Green: the Civic Space Type described as such in **Table 154.507.B1 (Civic Space Types - Summary)** and **Table 154.507.B2 (Civic Space - Specific Standards)**.

Group Day Care: See Child Care Organization.

Height: the vertical dimension of a Building or Structure, often described in number of Stories of the Building or Structure, and not including (1) attics under 14 feet in height at their tallest point; (2) raised Basements; or (3) masts, belfries, clock towers, chimneys, chimney flues, silos, water tanks, or elevator bulkheads.

Historic District Commission: defined in Chapter 156 of the City Code.

Home Occupation: any occupation conducted within a Dwelling by its occupants as an Accessory Use, including any associated storage, provided that:

1. no more than 20% of the Floor Area of the Dwelling is used for the Home Occupation;
2. no goods, Signs (except for Signs or nameplates allowed in the District), or activities pertaining to the Home Occupation are visible from the street;
3. no persons are employed other than the Dwelling occupants (except as otherwise permitted pursuant to a Special Use Permit);
4. the Home Occupation is not conducted in an Accessory Building;
5. the Home Occupation does not require exterior alterations that change the Residential character of the Dwelling;
6. parking can be accommodated in the Driveway or along the curb Adjacent to the property;
7. in no case shall a Home Occupation be open to the public at times earlier than 7:00 a.m. nor later than 9:00 p.m.;
8. a Home Occupation shall produce no offensive noise, vibration, smoke, electrical interference, dust, odors, or heat beyond the property lines or beyond the walls, floor and ceilings of the Dwelling Unit. The judgment of the Building Official shall be considered decisive and final in this matter unless formally appealed to the Zoning Board of Appeals within 45 days of the Building Official’s written determination;
9. garage sales are permitted provided they meet the following standards:
 - a. sales last no longer than three days;
 - b. sales are held no more than twice yearly;

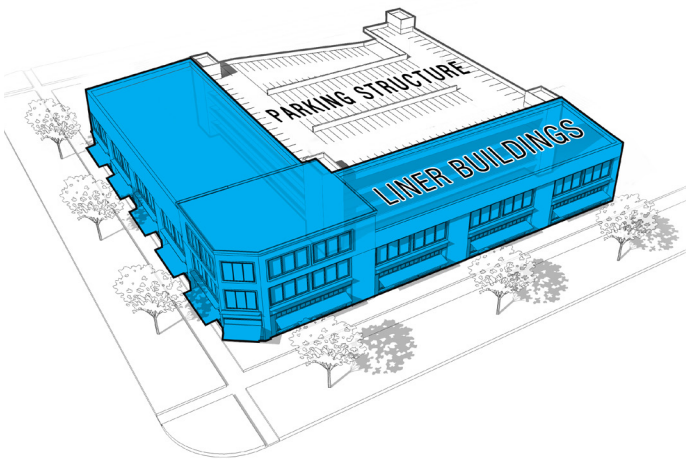
- c. sales are conducted on the owner’s property, provided that multiple family sales are permitted if they are held on the property of one of the participants;
 - d. no goods purchased for resale may be offered for sale;
 - e. Directional Signs may be placed in the street right-of-way in front of the property where the sale is located;
 - f. all directional and advertising Signs shall be free-standing and removed after completion of the sale;
 - g. all directional and advertising Signs placed on private property shall have the owner’s permission; and
 - h. no directional or advertising Signs may be larger than 300 square inches;
10. deliveries to the Home Occupation by vehicles not owned by the proprietor shall not exceed one per day;
11. the Home Occupation shall not involve the use of vehicles or Trailers other than one vehicle not to exceed three-quarter ton owned by the resident of the Dwelling, which shall be parked in an adequate off-street parking area, and/or one single axle Trailer with a bed not exceeding 32 square feet. This shall not prohibit the owner from possessing and using a passenger type of vehicle;
12. if the Home Occupation involves instruction, there shall be no more than six students on the premises at any one time. All classes with four or more students shall be scheduled with an interval of not less than 30 minutes between the end of one class and the start of the next to lessen traffic congestion. If the motor vehicle traffic associated with students coming to and going from class can be and is limited to a total of no more than six vehicles during any period of 60 consecutive minutes, then the classes need not be scheduled with the 30-minute interval;
13. the following Uses by nature of their operation are prohibited as Home Occupations:
- a. minor or major auto repair and/or painting of vehicles, Trailers, boats, all terrain vehicles, or other recreational vehicles;
 - b. personal property rental business;
 - c. photo studio;
 - d. massage parlor;
 - e. welding or machine shop;
 - f. small engine repair, or the repair of outboard motors, motorcycles, snowmobiles, all terrain vehicles, lawn mowers, garden tractors, and the like;
 - g. on-premises television repair and other electrical repairs, including major appliances;
 - h. upholstering;
 - i. ambulance service;
 - j. limousine or pedicab, or any taxi cab service;
 - k. mortician, hearse service;
 - l. Restaurant, Tavern;
 - m. tow truck service;
 - n. veterinary uses, animal boarding or animal breeding;
 - o. barber, beauty, or manicure services with more than eight patrons per day;
 - p. any operation that generates more than eight patrons or customers per day, except as provided in division (12) of this definition;
 - q. any Group A or Group B Special Regulated Use as described in Section 154.410.C.2; and
 - r. other uses similar to any of items 13.a - 13.q above.
- Hotel:** an establishment where short-term Lodging is offered for compensation and Lodging units are accessed from interior hallways.
- House:** the Principal Building Type described as such in **Table 154.408.G1 (Principal Building Types)** and **Table 154.408.G2 (Principal Building Types - Specific Standards)**.
- Impervious Surface Coverage:** that portion of a Lot covered with Buildings, asphalt, or concrete paving or hard-packed prepared graveled surfaces that serve to prevent or restrict absorption of rain or other surface water into the ground.
- Improvement:** any man-made Alteration of land, a Lot, a Building or a Structure.
- Inverted Crown:** surface shaping of a roadway with the low point in the middle, causing surface runoff to flow down the center of the roadway.
- Industrial:** the category of Principal Uses listed under the heading “Industrial” in **Table 154.410.A (Building and Lot Principal Use)**.
- Kenel:** any Structure or premises on which four or more dogs and/or cats over four months of age are kept, excluding, however, any Structure or premises on which such animals are kept for Retail sale in Character Districts CD-4 or CD-5.

Landscaping: live materials such as grass, ground cover, shrubs, vines, hedges and trees, or durable natural material such as crushed stone, wood chips, rock and weathered wood.

Large Projecting Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.

Linear Pedestrian Shed: a Pedestrian Shed that is elongated along an important Corridor. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor. The resulting area is oblong. (Syn: elongated pedestrian shed). See **Illustration 154.504.C (Pedestrian Sheds)**.

Liner Building: a Building which is at least 24 feet deep measured from the Façade and masks a Parking Lot or a Parking Structure from the Frontage.



Liquor Store: Any business or service having an SDM and/or SDD license, excluding pharmacies and full service super markets.

Live/Work: the Principal Building Type described as such in **Table 154.408.G1 (Principal Building Types)** and **Table 154.408.G2 (Principal Building Types - Specific Standards)**.

Loading Space: an off-street area on the same Lot with a Building, used for temporary parking of commercial vehicles while loading or unloading merchandise or materials.

Lodging: premises available for daily or weekly renting of bedrooms, including Hotels and Motels.

Lot: a parcel of land fronting upon a Thoroughfare, whether public or private, separated from Adjacent parcels of land by description on a recorded deed, subdivision plat or survey

map.

Lot, Corner: a Lot situated at the intersection of two or more Thoroughfares having an angle of not more than 135 degrees.

Lot Layer: a range of depth of a Lot within which certain elements are permitted. See **Illustration 154.406.A (Lot Layers)**. There are three Lot Layers within each Lot, as follows:

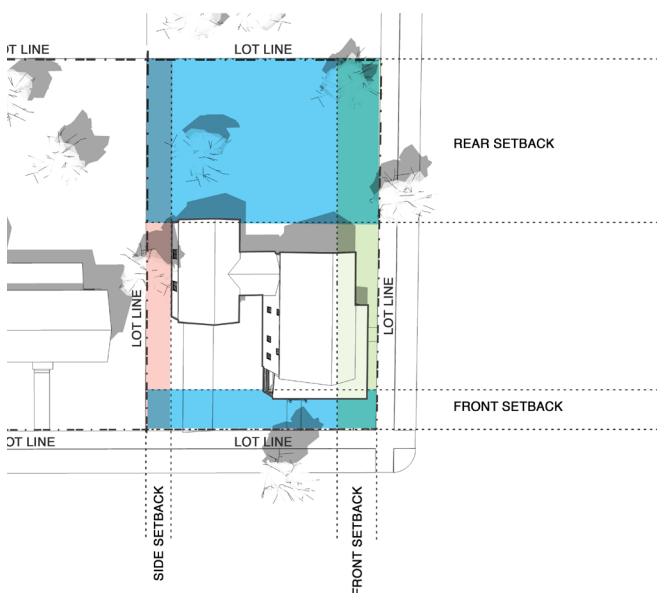
1. First Lot Layer: that portion of a Lot bounded by
 - a. the Side Lot Lines,
 - b. the Frontage Line, and
 - c. the front Setback line.
2. Second Lot Layer: that portion of a Lot bounded by
 - a. the Side Lot Lines,
 - b. the front Setback line and
 - c. a line which is 20 feet from and parallel to the front Setback line.
3. Third Lot Layer: that portion of a Lot bounded by
 - a. the Side Lot Lines,
 - b. the Rear Lot Line and
 - c. the line of the Second Lot Layer as described in 2.c. above.

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ARTICLE VII: DEFINITIONS

Lot Line: any boundary line of a Lot. The types of Lot Line are:

1. **Front Lot Line:** the Lot Line at the Frontage; in the case of a Corner Lot, the Lot Line separating the narrowest side of the Lot from the Frontage.
2. **Rear Lot Line:** the Lot Line that separates the Rear Yard from an Adjacent Lot, Alley, Thoroughfare, or waterbody. The Rear Lot Line is the Lot Line that is opposite and most distant from the Front Lot Line.
3. **Side Lot Line:** any Lot Line other than the Front Lot Line or the Rear Lot Line.



Lot Width: the straight line distance between the Side Lot Lines, measured at the two points where the minimum Front Setback intersects the Side Lot Lines.

Lot, Zoning: a single tract of land which is designated by its owner or developer as a tract to be used, or developed as a unit under single ownership or control.

Main Body: with respect to the massing of a Building or Structure, the principal portion of such Building or Structure, excluding any wing.

Main Civic Space: the primary outdoor gathering place within a Development Parcel. The Main Civic Space may be associated with an important Civic Building.

Manufacturing: Use of land or a Building for any of the following activities:

1. making, creating, processing, fabricating, packaging, treating, designing, fitting, compounding, repairing, assembling, testing, storing, warehousing, or selling at wholesale finished or partially finished products, parts, or goods from raw, previously prepared, or finished materials or components, if conducted within an enclosed Building,
2. storing, warehousing, or selling at wholesale finished or partially finished products, parts or goods, in or from an enclosed Building, or
3. distributing or transferring finished or partially finished products, parts or goods from an enclosed Building; excluding, however, the following and any of the foregoing such activities that include any of the following:
 - a. storage or use of large volumes of highly flammable, toxic matter or explosive materials;
 - b. generation of pollution, dust, odor, heat, glare, or vibration beyond the walls of such enclosed Building or any light or glare beyond the boundaries of the land on which the Building is situated;
 - c. any activity or Use for which any water, air, or other environmental or pollution license or permit is required;
 - d. concrete batch plants;
 - e. concrete, tile, or brick manufacturing;
 - f. automobile, truck, or tire manufacturing or assembly;
 - g. ammonia or chlorine manufacturing;
 - h. metal casting or foundries;
 - i. gas manufacturing;
 - j. grain milling or processing;
 - k. metal or metal ore production, refining, smelting, or alloying;
 - l. petroleum or petroleum product storage or refining;
 - m. boat, pool, or spa manufacturing;
 - n. keeping, selling, or slaughtering of animals;
 - o. glass manufacturing;
 - p. paper manufacturing;
 - q. manufacturing of materials into compost;
 - r. gravel, sand, stone, coal, gas, oil, or mineral, mining or processing; and
 - s. wood or lumber processing.

Marquee Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.

Massing: the overall shape or arrangement of the bulk or volume of a Building or Structure.

Meeting Hall: a Building available for gatherings, including conferences, which accommodates at least one room equivalent to a minimum of 10 square feet per projected Residential Dwelling Unit within the Pedestrian Shed in which it is located.

Mid-Rise: the Principal Building Type described as such in **Table 154.408.G1 (Principal Building Types)** and **Table 154.408.G2 (Principal Building Types - Specific Standards)**.

Mixed Use: multiple Uses within the same Building or on the same Lot through superimposition or Adjacency, or in multiple Buildings or on multiple Lots by Adjacency or proximity. See also **Table 154.408.G1 (Principal Building Types)** and **Table 154.408.G2 (Principal Building Types - Specific Standards)**.

Mobile Home: manufactured housing built on a chassis.

Mobile Home Park: land occupied by two or more Mobile Homes for living purposes.

Monument Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.

Motel: an establishment where short-term Lodging is offered for compensation and one or more Lodging units are accessed by exterior doors opening directly to exterior Parking Areas, passageways, or the outdoors.

Multifamily: the Principal Building Type described as such in **Table 154.408.G1 (Principal Building Types)** and **Table 154.408.G2 (Principal Building Types - Specific Standards)**.

Multiple-Family Dwelling: See Dwelling.

Natural Area: The Civic Space Type described as such in **Table 154.507.B1 (Civic Space Types - Summary)** and **Table 154.507.B2 (Civic Space - Specific Standards)**.

Neighborhood Street: the Thoroughfare Type described as such in **Table 154.505.B (Thoroughfare Types - Summary)**.

Net Site Area: all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

Non-conforming Structure: any Structure that does not conform to the dimensional or other structural regulations that apply to the parcel on which the Structure is located.

Non-conforming Use: a Use that does not conform to the Use regulations in this Chapter that apply to the parcel on which the Use is located.

Non-Conformity-Bearing Lot: with respect to an Existing Parcel, a Lot that consists of the portion of such Existing Parcel on which a legal non-conforming Structure, Improvement or Use and associated Parking Area are situated or conducted.

Office: those Principal Uses listed under “Office Uses” in **Table 154.410.A (Building & Lot Principal Uses)**.

Officefront: the Private Frontage Type described as such within **Table 154.408.A (Private Frontage Types)**.

Offspring: the descendants, including biological offspring, adopted children, foster, and legal wards, of a Person.

One-Family Dwelling: See Dwelling.

Open Space: land intended to remain undeveloped; which may be for Civic Space.

Ordinary Maintenance: keeping a Lot, parcel, or Building in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition in a manner that does not change its external appearance except through the elimination of the usual and expected effects of weathering. Ordinary Maintenance does not constitute Development for the purposes of this Chapter.

Outdoor Display Case: the Sign Type described as such in **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.

Outdoor Storage: one or more assemblages, collections, stacks, or stockpiles of vehicles, equipment, goods, materials, tanks, or other items in any area other than within a Building, including without limitation, parked operative or non-operative vehicles or equipment.

Parking Area: an off-street, ground-level open area within a Lot for parking vehicles as an Accessory Use incidental to a

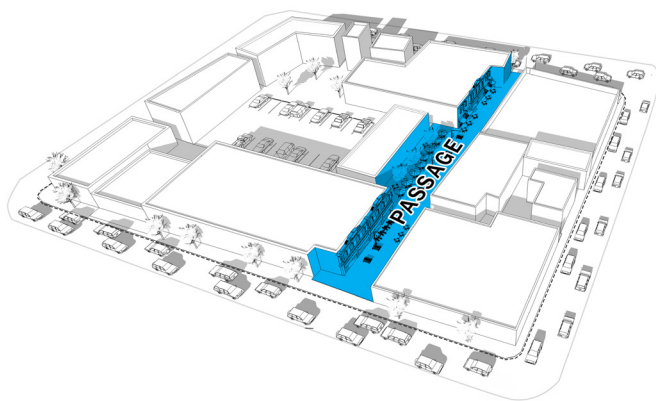
Principal Use of the Lot or Principal Building on the Lot. Not synonymous with Parking Lot.

Parking Lot: an off-street, ground-level open area within a Lot for Automobile Parking as a Principal Use. Not synonymous with Parking Area.

Parking Space: an area required or provided for parking an automobile, meeting the requirements of Section 154.412.A.14.

Parking Structure: a vertical Improvement containing one or more levels of parking above grade.

Passage: a pedestrian connector, open or roofed, that passes between Buildings to provide a shortcut through a long Block and connect rear parking accommodations to Frontages.



Path: a pedestrian way traversing a Natural Area or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pedestrian Shed: an area of a size approximately equal to the average distance comfortably walked by pedestrians and approximately centered on a Common Destination. There are two types of Pedestrian Sheds: Standard Pedestrian Sheds and Linear Pedestrian Sheds. See Standard Pedestrian Shed or Linear Pedestrian Shed. See **Illustration 154.504.C (Pedestrian Sheds)**.

Person: an individual, firm, partnership, association, corporation, joint venture, company or organization.

Petroleum Bulk Plant: an establishment for the storage of petroleum products for distribution by tank car, tank vehicle or motor truck.

Placement: with respect to a Building, the manner in which the **(Setback Designations)**, **Illustration 154.406.A (Lot Layers)**, and **Illustration 154.407.B (Principal Building /Accessory Building)**.

Planned Residential Development: land zoned PRD and Development permitted as such under former City Code Section 154.052 pursuant to a Planned Residential Development Agreement approved and entered into pursuant to former City Code Section 154.070 which was in existence and in full force and effect as of February 21, 2018.

Planning Commission: the Planning Commission of the City.

Planter: the element of the Public Frontage that accommodates Thoroughfare trees, whether continuous or individual.

Plaque Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.

Playground: the Civic Space Type described as such in **Table 154.507.B1 (Civic Space Types - Summary)** and **Table 154.507.B2 (Civic Space - Specific Standards)**.

Plaza: the Civic Space Type described as such in **Table 154.507.B1 (Civic Space Types - Summary)** and **Table 154.507.B2 (Civic Space - Specific Standards)**.

Porch: the Private Frontage Type described as such within **Table 154.408.A(Private Frontage Types)**.

PRD: Planned Residential Development.

Porch Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.

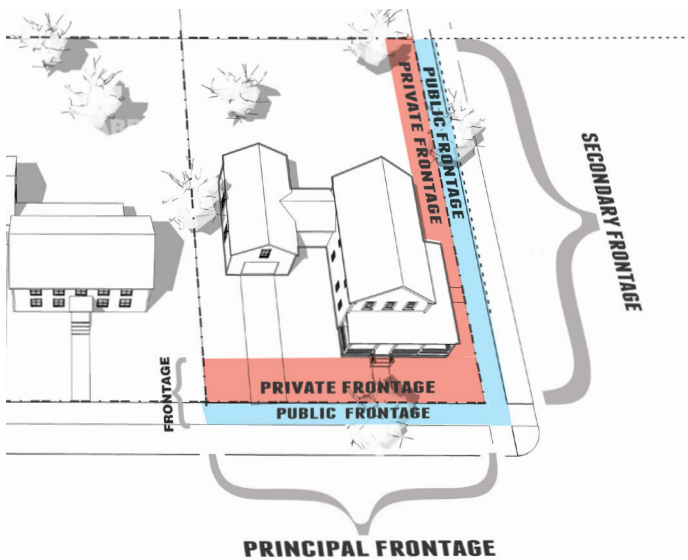
Portable Sign: a Sign whose principal supporting structure is intended, by design and construction, to be used by resting upon the ground for support and may be easily moved or relocated. Portable Signs include, but are not limited to, Signs mounted on a trailer, wheeled carrier or other non-motorized mobile structure, with wheels or with wheels removed.

Post Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.

Principal Entrance: the main point of access for pedestrians into a Building.

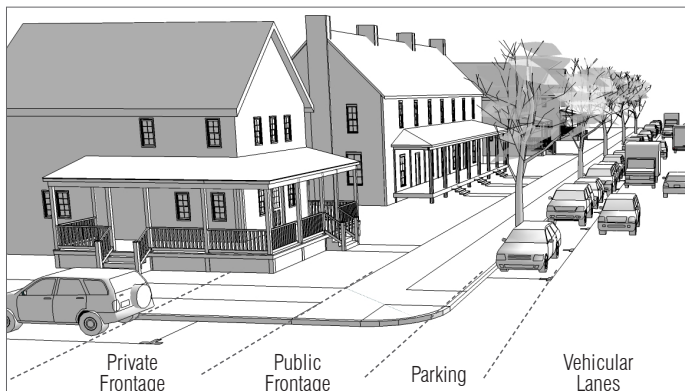
Principal Frontage: with respect to:

- Corner Lots, the Frontage designated to bear the address and Principal Entrance to the Building, and the measure of minimum Lot Width; and
- non-Corner Lots, Principal Frontage is synonymous with Frontage. See Frontage. See **Illustration 154.408.B (Frontage & Lot Lines)**.



Principal Use: the primary or predominant Use of a Lot or Structure.

Private Frontage: the privately held area between the Frontage Line and the Facade of the Principal Building. See **Table 154.408.A (Private Frontage Types)**, and **Illustration 154.408.B (Frontage and Lot Lines)**.



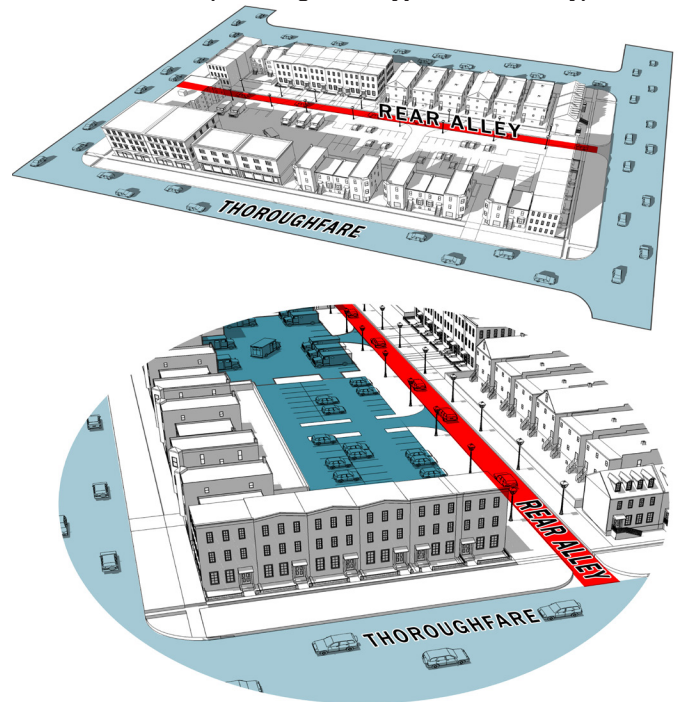
Private Home: See Child Care Organization.

Public Frontage: the area between the Frontage Line and

- in the case of a Lot that Enfronts a Thoroughfare having Vehicular Lanes, the curb (or if there is no curb, the edge) of the Vehicular Lanes, or
- in the case of a Lot that Enfronts a Civic Space, Path, Passage, waterbody, or Driveway, such Civic Space, Path, Passage, waterbody, or Driveway. See **Table 154.505.B3 (Thoroughfare Assemblies and Standards)**.

Public Utility: any Person authorized to furnish, under state or municipal regulations, electricity, gas, steam, communications, telegraph or water to the public.

Rear Alley (RA): the Thoroughfare Type described as such in **Table 154.505.B (Thoroughfare Types - Summary)**.



Rear Lot Line: See Lot Line.

Rearyard: the yard type resulting from a Building occupying the full Frontage Line, leaving the rear of the Lot as the sole yard.

Rearyard Building: a Building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard.

Registered Student Organization: a student organization registered by the Central Michigan University Office of Student Life (e.g., fraternity, sorority, business, professional, or religious organization).

Registered Student Organization Dwelling: See Dwelling.

Remainder Lots: with respect to an Existing Parcel, one or more Lots consisting together of the remaining portion of such Existing Parcel after exclusion of the related Non-Conformity Bearing Lot.

Repair: to restore Lot, parcel, or Building to good or sound condition by any process in a manner that does not change its external appearance. A Repair does not constitute Development for the purposes of this Chapter.

Residential: Use characterizing premises available for long-term human habitation.

Restaurants and Other Related Uses: Restaurants, Class I Restaurants, Bars, Nightclubs and Taverns, as defined below:

1. **Restaurant:** any public place licensed by the Michigan Department of Public Health where food is cooked, prepared, provided or served for human consumption without a license for the sale of alcoholic liquor, excluding churches, educational facilities, hospitals, and non-profit clubs and lodges, but including the following types:
 - a. **Sit-Down Restaurant:** any Restaurant where foods and beverages are sold primarily for consumption on the premises.
 - b. **Drive-In Restaurant or Drive-Through Restaurant:** any Restaurant where foods and beverages are sold to a retail customer through a service window or similar aperture without requiring the retail customer to exit his or her vehicle to make the purchase, and shall include an establishment that allows the retail customer to drive in or through any enclosed Building or Structure and make a purchase of food and beverage without requiring the retail customer to exit his or her vehicle.
 - c. any Restaurant with the exception of a Drive-In Restaurant or Drive-Through Restaurant where foods and beverages are sold to customers for consumption off the premises.
2. **Class I Restaurant:** any public place licensed by the Michigan Department of Health where food is cooked, prepared, provided or served for human consumption and the premises are licensed for the sale of alcoholic liquors and/or as a brewpub; provided that the establishment is operated subject to all of the following requirements and performance standards:

- a. culinary facilities shall at all times be maintained and provided for the preparation and cooking of food for consumption on the premises.
 - b. The establishment shall offer a varied menu of food items consisting of not fewer than ten such food items cooked on the premises.
 - c. Not more than 50% of the gross floor area open to the general public shall be used for purposes other than seating for diners consisting of tables, chairs, booths and necessary aiseways. Public restroom facilities shall not be considered in this determination.
 - d. During any given 90-day period no more than 50% of the gross revenues of the establishment shall be derived from the sale of any alcoholic liquor as defined by the Michigan Liquor Control Act. Admission charges or cover charges which exceed 10% of the establishment's gross revenues shall be considered as derived from the sale of alcoholic liquors for purposes of determining the percentage of sales of alcoholic liquors.
3. **Nightclub:** any public place licensed for the sale of alcoholic liquors, having a maximum occupancy capacity of 100 Persons (as determined by the Fire Marshal) not meeting the requirements of Class I Restaurant.
 4. **Bars and Taverns:** any public place licensed for the sale of alcoholic liquors, having a maximum occupancy capacity of fewer than 100 or more Persons (as determined by the Fire Marshal) not meeting the requirements of a Class I Restaurant. Bars and Taverns shall include Small Winemakers, Micro Brewers, and Small Distillers as licensed by the Michigan Liquor Control Commission.

Retail: the sale of goods directly to the consumer of such goods.

Retail/Personal Services: the category of Uses listed under the heading "Retail/Personal Services Uses" in Table 154.410.A (Building and Lot Principal Uses). Retail/Personal Services Uses must be establishments dealing directly with consumers, and any goods produced on the premises must be sold at Retail on the premises where so produced.

Retail Frontage: Frontage designated on a Zoning Map that requires the provision of a Shopfront Private Frontage, encouraging the ground level to be available for Retail Use.

Rooming Dwelling: See Dwelling.

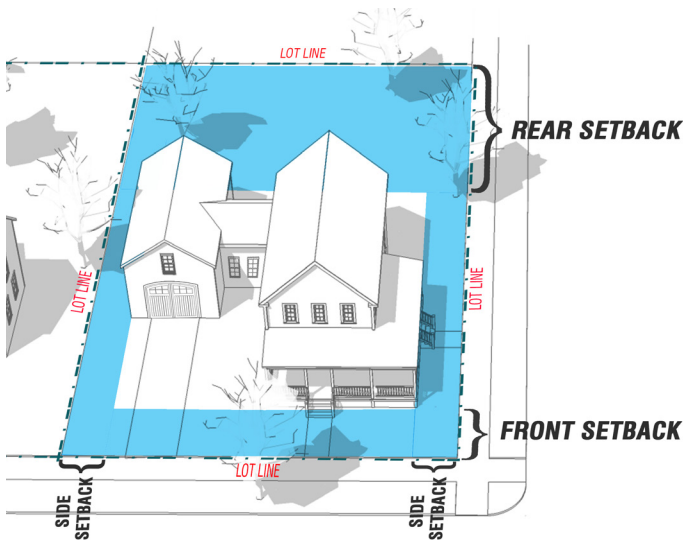
Screen/Screening:

1. used as a verb, to block an item or condition from view from a vantage point in accordance with the requirements of this Chapter by interposition of a Building, Building Element, wall or fence constructed of an opaque material, or an evergreen hedge; or
2. used as a noun, a Building, Building Element, wall or fence constructed of an opaque material, or an evergreen hedge that blocks an item or condition from view from a vantage point, as required by this Chapter. Not synonymous with Streetscreen.

Secondary Frontage: on Corner Lots, the Frontage that is not the Principal Frontage. See **Illustration 154.408.B (Frontage & Lot Lines)**.

Second Lot Layer: See Lot Layer.

Setback: the area of a Lot measured from a Lot Line to a Building Facade or Elevation, which area is maintained clear of permanent Structures, with the exception of permitted Encroachments, as indicated in **Illustration 154.407.A (Setback Designations)**.



Shopfront: the Private Frontage Type described as such within **Table 154.408.A.(Private Frontage Types)**.

Short Term Rental: a dwelling unit providing temporary accommodations for periods of less than 28 days.

Side Lot Line: See Lot Line.

Sidewalk: the paved section of the Public Frontage dedicated primarily to pedestrian activity.

Sidewalk Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.

Sideyard: the yard type resulting from a Building occupying one side of its Lot with a Setback on the other side.

Sideyard Building: a Building that occupies one side of its Lot with a Setback on the other side.

Sign: any name, number, symbol, identification, description, direction, instruction, directive, information, illustration, object, graphic, device, display, visual communication or structure, or part thereof, in view of the general public, whether permanent, temporary, portable, or affixed, that announces, directs attention to, informs, advertises, or promotes an ideology, position, interest, object, project, product, place, activity, person, institution, organization or business.

Single Ownership: ownership of real property by one Person or by more than one Person if held jointly, as tenants by the entirety, or as tenants in common.

Site Plan: a plan that complies with and is submitted pursuant to Sections 154.103.C.4, 154.110.E and 154.613.

Special District (SD): an area which, due to its intrinsic size, Use, Building Placement, Building Elements, Building Configuration, Principal Building Type, or other characteristics, cannot conform to one or more of the applicable Character Districts or standards therefor specified in this Chapter.

Special Flood Hazard Area: see Floodplain.

Special Requirements: provisions of Section 154.203 or 154.511 and/or the associated designations on a Zoning Map or other map for those provisions.

Special Use: a Use designated as a 'Special Use' or "SUP" in a particular District or Civic Zone is one that, because of its inherent nature, extent, or external effects, generally is not permitted in the District or Civic Zone, but could be if certain standards and restrictions are met.

Special Regulated Use: a Use designated as "Special Regulated Use" or "SRU" with respect to a particular District or Civic Zone that, because of its nature, is recognized as

CHAPTER 154: ZONING ORDINANCES

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having serious objectionable operational characteristics, particularly when several of such Uses are concentrated under certain circumstances, thereby having a deleterious effect upon Adjacent areas.

Specified Anatomical Areas: Less than completely covered human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola. Also, human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities: Human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse; fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

Square: the Civic Space Type described as such in **Table 154.507.B1 (Civic Space Types - Summary)** and **Table 154.507.B2 (Civic Space - Specific Standards)**.

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See Pedestrian Shed.

Stoop: the Private Frontage Type described as such within **Table 154.408.A.(Private Frontage Types)**.

Story: a habitable level within a Building, excluding an Attic or raised Basement.

Street: any Thoroughfare meeting the standards and requirements for such Thoroughfare type as set forth herein. See **Table 154.505.B2 (Thoroughfare Types - Summary)** and **Table 154.505.B3 (Thoroughfare Assemblies & Standards)**. When not capitalized, the term “street” means any public way not within a Lot on which vehicles travel.

Streetscape: street lights, Thoroughfare trees, planting accommodations and Sidewalk.

Streetscreen: a type of Screen situated along a Frontage Line, or along the same plane as a Façade, and consisting of a planted evergreen hedge or freestanding wall constructed of brick or stucco over masonry, which blocks the view of parking, equipment, or other item or condition from the Frontage, provides privacy to a Side Yard, or strengthens the spatial definition of the public realm.

Story: a habitable level of a Building or Structure.

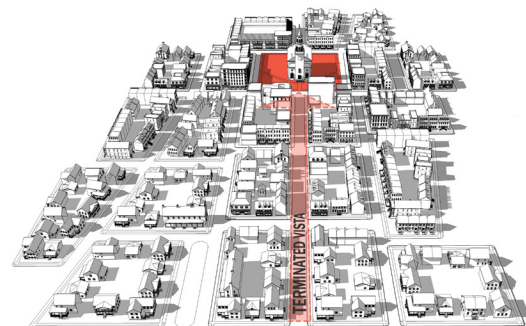
Structure: anything constructed, the use of which requires it to be permanently located on the ground, or anything attached to something that is permanently located on the ground. Not synonymous with Building.

Swale: a low or slightly depressed natural area for drainage.

Swimming Pool: a constructed basin or Structure for swimming and aquatic recreation, excluding plastic, canvas or rubber pools temporarily erected upon the ground and holding less than 300 gallons of water.

Temporary Sign: a Sign that is not permanently installed and is not intended to be placed permanently. Signs of the types described in **Table 154.414.A (Summary of Sign Types)** and **Table 154.414.B (Sign Types - Specific Standards)** are not Temporary Signs.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A Building located at a Terminated Vista location designated on a Zoning Map is required to be designed in response to the axis.

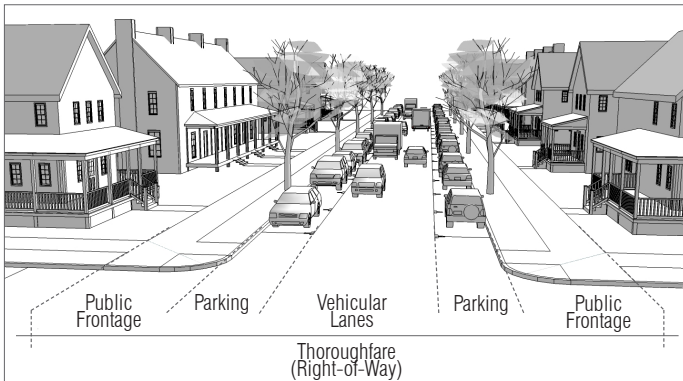


Terrace/Lightwell: the Private Frontage Type described as such within **Table 154.408.A.(Private Frontage Types)**.

Third Lot Layer: See Lot Layer.

Third Place: a place other than a home or workplace at which people may gather and socialize. Examples include, but are not limited to, cafes, social clubs, public libraries, or parks.

Thoroughfare: a way for use by vehicular and/or pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. See **Table 154.505.B3 (Thoroughfare Assemblies and Standards)**.



Townhouse: the Principal Building Type described as such in **Table 154.408.G1 (Principal Building Types)** and **Table 154.408.G2 (Principal Building Types - Specific Standards)**.

Trailer: a non-powered vehicle designed to be drawn by an automobile or truck, a camper designed for the top of a pickup truck or a self-propelled motor coach.

Turning Radius: the inside radius of the Vehicular Lanes available for a vehicle to make a turn, accounting for the presence of parking, bike lanes, medians or other features. See **Table 154.505.B3 (Thoroughfare Assemblies and Standards)** and **Illustration 154.505.B1 (Turning Radius)**. See also Curb Radius.

Two-Family Dwelling: See Dwelling.

Usable Floor Area: See Floor Area.

Use: the functions, activities, purposes, or uses accommodated

by or intended to be accommodated by land or a Building, or for which land or a Building is or is intended to be arranged, designed, or occupied. See **Table 154.410.A (Building and Lot Permitted Use)** and **Table 154.410.D (Permitted Accessory Uses)**.

Variance: a modification of the requirements of this Chapter granted by the Zoning Board of Appeals.

Vehicular Lane: an area of a Thoroughfare for parked or moving vehicles.

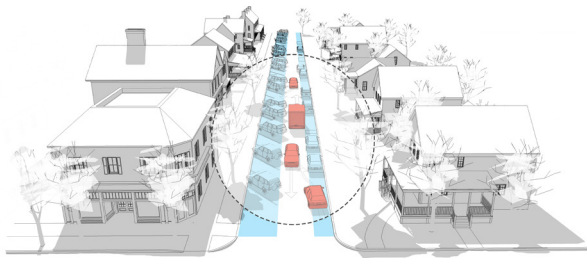
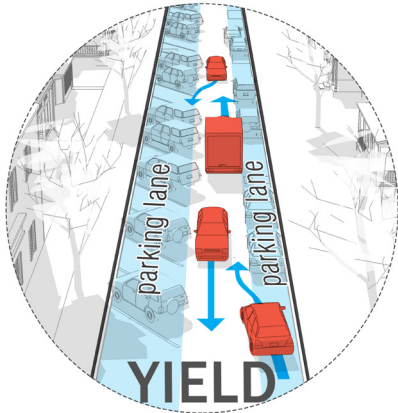
Wall Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.

Window Sign: the Sign Type described as such in **Table 154.414A (Sign Types - Summary)** and **Table 154.414B (Sign Types - Specific Standards)**.

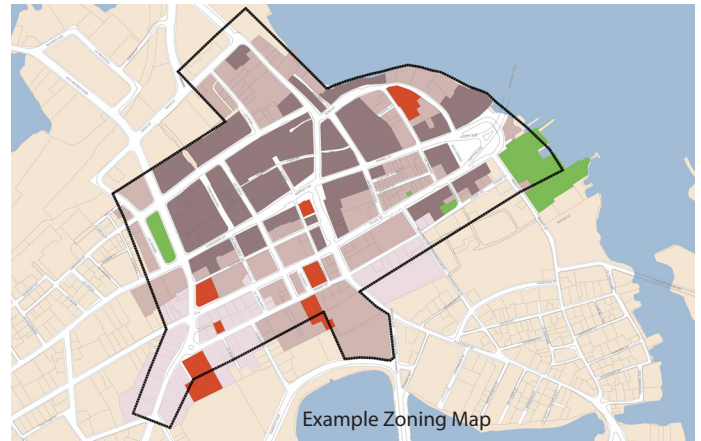
Yard: the shortest horizontal distance from a Lot Line to the nearest foundation wall supporting a covered Structure more than three feet in height. The following are types of Yards:

1. **Front Yard:** an Open Space extending the full width of the Lot, the depth of which is the minimum horizontal distance between the Front Lot Line and the nearest line of the Principal Building.
2. **Rear Yard:** an Open Space extending the full width of the Lot, the depth of which is the minimum horizontal distance between the Rear Lot Line and the nearest line of the Principal Building
3. **Side Yard:** an Open Space between a Principal Building and the Side Lot Line, extending from the Front Yard to the Rear Yard, the width of which is the horizontal distance from the nearest point of the Side Lot Line to the nearest point of the Principal Building.

Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.



Zoning Map: the map or set of maps that show the Character Districts, Civic Zones, Special Districts if any, Thoroughfares, and Special Requirements if any, of areas subject to, or proposed to be subject to, regulation by this Chapter. The Zoning Map approved by the City Commission, as the same may be amended from time to time, constitutes the Official Zoning Map of the City.



Zone: synonymous with Zoning District.

Zoning Administrator: the City Planner.

Zoning District: a Character District, Special District, or Civic Zone.

Zoning Lot: See Lot, Zoning.

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