



**CITY OF GROSSE POINTE WOODS**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, May 26, 2026, at 7:00 PM**

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*Robert E. Novitke Municipal Center - Council Chambers / Municipal Court, 20025 Mack Plaza,  
Grosse Pointe Woods, MI 48236 | (313) 343-2426*

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- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. RECOGNITION OF COUNCIL REPRESENTATIVE/s**
- 4. PLEDGE OF ALLEGIANCE**
- 5. ACCEPTANCE OF AGENDA**
- 6. RECEIPT OF FINAL APPROVED MINUTES**
  - A.** Planning Commission Meeting Minutes – April 28, 2026
- 7. PUBLIC HEARING /s** *(None)*
- 8. NEW BUSINESS** *(None)*
- 9. OLD BUSINESS** *(None)*
- 10. BUILDING OFFICIAL'S MONTHLY REPORT**
  - A.** Building Department Report – April to May 2026
- 11. COUNCIL REPORT/s**
  - A.** Last Month: April 13, April 20 – Ellis
  - B.** This Month: May 4, May 18 – Fuller
  - C.** Next Month: June 1, May 15 – Fenton
- 12. INFORMATION ONLY**
  - A.** Zoning Ordinance Update & Diagnostic – Planning Commission Discussion
- 13. PUBLIC COMMENT** *(Limited to 3-minutes per person)*
- 14. ADJOURNMENT** *(Next Regular Meeting: June 23, 2026)*

*The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services - contact Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236, (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249.*



MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **APRIL 28, 2026**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:00 p.m. by Chair Hamborsky.

Roll Call: Chair Hamborsky  
Commission Members: Ellis, Fenton, Fuller, O'Keefe, Schulte  
Absent: Gilezan, Marx, Vitale

Also Present: City Planner Laura Mangan  
Recording Secretary Gretchen Miotto

**MOTION** by Fenton, seconded by O'Keefe, to excuse Commissioners Gilezan, Marx, and Vitale from tonight's meeting.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

Chair Hamborsky recognized Council Representative Gafa.

The Planning Commission, staff, and the public, Pledged Allegiance to the U. S. Flag.

**MOTION** by Fenton, seconded by O'Keefe, to accept tonight's agenda as presented and place on file.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

**MOTION** by O'Keefe, seconded by Fuller, that the March 24, 2026, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

The first item under **Public Hearings**, was to **host a Public Hearing on the Special Land Use (SLU) for 20481 Mack Avenue (Detroit Premier Hockey)**.

City Planner Mangan provided an overview of the applicant's request for an off-ice hockey training facility in an existing, single-story building. Clientele will mainly be youths. The site is zoned C, Commercial Business District where "Miscellaneous Business Establishments" are a Special Land Use (SLU) which requires a public hearing before the Planning Commission. Based upon general compliance with the City's Zoning Ordinance, it is recommended that the SLU be recommended to City Council for approval subject to the following conditions:

1. All doors and windows parallel to Mack Avenue remain uncovered at all times to contribute to an active street presence.
2. Downward directed and shielded exterior lighting will be install on the rear building façade, replacing the existing lighting.

Ben Warda, the applicant, provided background on his experience and the desire to open this facility.

**MOTION** by Schulte, seconded by Fuller, to open the public hearing.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

Chair Hamborsky opened the public hearing at 7:10 p.m.

No one wished to speak in support of the Special Land Use.

No one wished to speak in opposition of the Special Land Use.

**MOTION** by Fuller, seconded by Schulte, to close the public hearing on the Special Land Use for 20481 Mack Avenue (Detroit Premier Hockey).

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

Chair Hamborsky closed the public hearing at 7:12 p.m.

The next item, under **New Business**, was to **Consider the Special Land Use for 20481 Mack Avenue (Detroit Premier Hockey)**.

Dee Eurs, co-owner of 20485 & 20489 Mack Avenue asked whether there had been any traffic impact studies for the pick-up hours as there are other businesses nearby that have evening hours.

At this point, there isn't any anticipation of higher traffic based on the hours and the small number of people there at any given time. The hours will be 3 pm to 9 pm during the Spring Season; 9 am to 9 pm during the Summer Season; and 3 pm to 9 pm during Fall/Winter Season. Sundays will be primarily closed. Saturdays there is a possibility for hours of 10 am – 4 pm or private lessons.

**MOTION** by O’Keefe, seconded by Fenton, that the Planning Commission recommend the Special Land Use for 20481 Mack Avenue (Detroit Premier Hockey) to City Council for approval, subject to the following conditions:

1. All doors and windows parallel to Mack Avenue remain uncovered at all times to contribute to an active street presence.
2. Downward directed and shielded exterior lighting will be installed on the rear building façade, replacing the existing lighting.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O’Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

The next item was the **Building Official’s Report – April 2026**.

- Commissioner Ellis attended the April 13 and 20 meetings and noted that Lola’s window was approved and will be reviewed in October for continuance, and the Special Land Use for Dunkin’ was approved.
- Commissioner Fuller is unable to attend the May meetings and Commissioner O’Keefe volunteered to cover those.

Under **Information Only**, Planner Mangan outlined the Zoning Ordinance Update that has been worked on by McKenna and City Administration over the last several months after the City of Grosse Pointe Woods was awarded a \$50,000 grant from the Michigan State Housing Development Authority (MSHDA) as a part of MSHDA’s Housing Readiness Incentive Grant Program, which provides funding to eligible applicants to implement actions that encourage increasing housing supply and affordability. The City is using the awarded funding to update the Zoning Ordinance to promote housing readiness, reduce administrative burdens, and align regulations with the recently adopted Master Plan.

***All grant dollars must be spent by December 11, 2026, and the Zoning Ordinance must be adopted by City Council by that date.***

Two options for the finalization of a draft to present to City Council were presented:

1. Hold “special” meetings over the next few weeks with the Planning Commission;
2. Assign the detail work to a sub-committee who will perform the deep dive and bring updates to the monthly Planning Commission meetings.

The final product will be on Municode, and not on Clear Zone (the current host). The City Attorney will review the Planning Commission’s recommended draft to present to City Council. There are 32 weeks to accomplish the task through review, Public Hearings, City Attorney review, and City Council adoption. With the timing as the major consideration, the Planning Commission agreed to the number 2 option, as noted above.

McKenna will facilitate the sub-committee meetings and create a project timeline in order to accomplish all the tasks.

**MOTION** by Ellis, seconded by O'Keefe, to establish a Zoning Ordinance Update Sub-Committee of 4 commissioners: Fenton, Fuller, O'Keefe, and Schulte, who will work with directly with McKenna and report regularly back to the Planning Commission and City Council.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

Under Pubic Comment, the following were heard:

1. Bethann Bayus, 1615 Ford Ct., thanked the Commission for the opportunity to hear about the Zoning Ordinance Updates and is hoping for continued transparency as the work moves forward.
2. Lynne Aldrich, 1501 Oxford, also hopes for continued transparency on Zoning updates. She expressed concern about 20160 Mack Avenue and the removal of existing trees.

**MOTION** by Fenton, seconded by Schulte, to adjourn at 8:18 p.m.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Schulte  
NO: None  
ABSENT: Gilezan, Marx, Vitale

Respectfully Submitted,

Gretchen Miotto  
Clerk's Confidential Administrative Assistant & Recording Secretary



## CITY OF GROSSE POINTE WOODS

### BUILDING DEPARTMENT REPORT

**TO:** PLANNING COMMISSION  
**FROM:** JEREMY COLLINS, BUILDING OFFICIAL  
**DATE:** APRIL 2026 & MAY 2026  
**SUBJECT:** BUILDING DEPARTMENT REPORT

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**19483 Mack Ave.- My Nails Salon** – Sign permit issued. Final Sign inspection scheduled for May 26<sup>th</sup>.

**20091 Mack Ave.** - New Business Occupancy, Elizabeth’s Salon, formerly Bloom Salon. Change of ownership, same use. Minor interior cosmetic changes. Inspections have been completed. Sign permit application has been submitted and is under review.

**20195 Mack Ave.** – Lola’s – Outdoor Café Permit ready to issue. Exterior site repairs still pending (Trash enclosure upgrades and retaining wall installation).

**20160 Mack Ave.** – Demolition permit has been issued. Site work has commenced, trees and vegetation have been removed around the site. Fencing has been installed around the property for the duration of the project. Asbestos remediation has begun on the interior of the building.

**21003 Mack Ave.** -Little Nest Coffee Roasters- A permit extension has been filed. **Fire suppression plans have been submitted for review.**

**20397 Mack Ave.** - Platinum Oil Change. Demolition of the exterior façade has been completed. **Work has begun on the new exterior façade installation.**

**20481 Mack Ave.** – Detroit Premier Hockey. Waiting for City Council approval for special land use.

**20647 Mack Ave.** – Playa Bowls – Rough Building and Trades inspections have been approved. Approved sign has been installed. **Equipment is being installed in the building. Awaiting scheduling of final inspections.**

**21511 Mack Ave.** - New Business proposed for occupancy, **Just That Fit**, a personal fitness studio. No exterior changes, only minor cosmetic changes to the interior. Initial occupancy inspections have been completed.

**21316 Mack Ave.** – Build-out of existing tenant space. No exterior changes or change in building footprint. Schumer’s ski shop is moving to this location. Project Status: Awaiting scheduling of final inspections.





# Grosse Pointe Woods, MI: Zoning Ordinance Diagnostic Report

Last accessed: May 8, 2026

## INTRODUCTION

A Zoning Ordinance is a living document, which means it must evolve to changes within the community and outside of the community, such as amendments in the law or court decisions that create new precedents. While many of these changes are outside the control of a community, the City of Grosse Pointe Woods is taking proactive steps and reviewing its Zoning Ordinance as it is necessary to comply with the law, protect community character, expand housing access, and promote its 2024 Master Plan goals and desired development forms.

This Diagnostic Report identifies amendment opportunities in the City's Zoning Ordinance and familiarizes policymakers with key issues to address. The Diagnostic Report's purpose is to provide you with an analysis of the Zoning Ordinance's strengths, amendments that are needed to comply with legislative and case law, and recommendations based on sound planning and zoning practices.

We relied on the following resources to analyze the Zoning Ordinance and prepare the report:

- Michigan zoning and land use planning statutory provisions.
- Zoning case law.
- Topical planning journals and magazines.
- Ordinance provisions from other Michigan communities.
- Professional expertise.

This document begins with a proposed reorganization of the zoning ordinance and then organizes our comments based on the current ordinance format. For brevity, if a section is not included in this report, then we did not find an alteration necessary for the existing language from a technical perspective.

## CLARITY AND SIMPLICITY OF USE

### Amendments

There is difficulty interpreting and applying the existing Zoning Ordinance, as new provisions or amendments to the Zoning Ordinance are not promptly added to the document, nor are section references updated. For ease of interpretation and application, the City must prioritize integrating amendments more readily into the Zoning Ordinance.

### Hyperlinks and Cross-References

As the City Zoning Ordinance has been amended over time, some of the cross-referenced sections may have become incorrect because cross-references are not always updated when sections are added or deleted from the Zoning Ordinance. To remedy this problem, all cross-reference errors in the Zoning Ordinance will be updated by Municode.



## Format

The new Zoning Ordinance will be formatted by Municode, which we believe will make the document more user-friendly. Utilizing the functionalities of Municode, we will explore adding additional visual features – such as table charts and flow charts – to enhance the clarity of provisions.

## Graphics

Many areas of the Zoning Ordinance could be enhanced with illustrations. We recommend adding new graphics where they can enhance the effect of the text. Graphics are especially important to illustrate examples of certain lot types, building height requirements, landscaping requirements, aesthetic and architectural requirements, signs, lighting, and corner visibility zones.

## Effective Language

- **Passive vs. Active Language.** To make the Zoning Ordinance an effective document to regulate the use of land and buildings, the regulations must have active language instead of passive language (e.g., “shall” instead of “should,” “must” instead of “may,” etc.).
- **Confusing Text.** In some areas of the Zoning Ordinance, the text is either confusing or contradictory. In many cases, there is more text than is needed to describe a regulation. We identify these problem areas and recommend more concise, effective text in the Article-by-Article analysis below.

## VARIANCE ANALYSIS

Five years of variance cases in Grosse Pointe Woods were reviewed as part of this analysis (2019 through 2024). During this time, 8 of 10 variance petitions brought to the Zoning Board of Appeals were granted and are summarized below.

Based on this analysis, we find the majority of variances granted to be consistent with the intent of ZBA’s authority to grant relief from regulations when finding compliance creates undue hardship or practical difficulty as stated in the Michigan Zoning Enabling Act. It is not recommended that significant changes are needed to the Code to address these variances. Rather, surgical adjustments will be explored as part of this rewrite.

Variations Pursued	Variations Granted	Subject Matter	Use Type	Comments / Recommendations
1	1	Off-Street Parking	Commercial	Discuss the parking count minimums for off-street parking
1	1	Rooftop Solar Panels	Residential	Discuss implementing solar energy provisions in ZO, and eliminating the need for a variance for solar panels
3	3	Side Yard Setback	Residential	No change, requests are not unique enough. Clarify procedures for seeking a variance for a nonconforming structure.
1	1	Rear Yard Setback	Residential	
1	1	First Floor Elevation	Residential	
2	2	Lot Coverage	Residential	



## ORGANIZATION OF ARTICLES AND SECTIONS

One of the major problems with most Zoning Ordinances is that they do not organize the sections coherently into corresponding articles. This causes the user to sift through several different sections to locate the applicable regulation. We recommend organizing the Zoning Ordinance into the following articles, which are referenced through this Diagnostic Review. The existing Ordinance sections are organized under the proposed Articles, but additional new sections may be added or sections may be removed during the drafting process. The purpose of this following table is to provide an understanding of how the Zoning Ordinance will be reorganized for clarity.

Proposed Organization	New and Existing Ordinance Sections to be Included:
<b>ARTICLE I: TITLE, PURPOSE, AND SCOPE</b>	<ul style="list-style-type: none"> <li>• <b>Section 1.1</b> Short Title (Currently Section 50-1.1)</li> <li>• <b>Section 1.2</b> Purpose (New Section)</li> <li>• <b>Section 1.3</b> Application of the Zoning Ordinance (Section 50-1.2)</li> <li>• <b>Section 1.4</b> Vested Rights (Sections 50-5.8, 50-5.9)</li> <li>• <b>Section 1.5</b> Relationship to Other Laws and Ordinances (Section 50-1.4)</li> <li>• <b>Section 1.6</b> Severability (Section 50-1.3)</li> <li>• <b>Section 1.7</b> Effective Date and Repeal of Prior Ordinance (New Section)</li> </ul>
<b>ARTICLE II: DEFINITIONS</b>	<ul style="list-style-type: none"> <li>• <b>Section 2.1</b> Rules of Interpretation (Currently Sections 50-2.1, 50-2.3)</li> <li>• <b>Section 2.2</b> Definitions (Section 50-2.2)</li> </ul>
<b>ARTICLE III: ZONING DISTRICTS AND MAP (Currently Section 50-3.1)</b>	<ul style="list-style-type: none"> <li>• <b>Section 3.1</b> Establishment of Zoning Districts (Sections 50-3.1, 50-3.3)</li> <li>• <b>Section 3.2</b> Official Zoning Map (Section 50-3.3)</li> <li>• <b>Section 3.3</b> Interpretation of Zoning District Boundaries (Section 50-3.2, 50-3.6)</li> <li>• <b>Section 3.4</b> Uses Not Otherwise Included in a District (Section 50-4.11)</li> <li>• <b>Section 3.5</b> Permitted Use Table (Currently in Preface of Existing Ordinance)</li> <li>• <b>Section 3.6</b> R-1, (A through E) One-Family Residential District Regulations (Section 50-3.8)</li> <li>• <b>Section 3.7</b> R-2, Two-Family Residential District Regulations (Section 50-3.9)</li> <li>• <b>Section 3.8</b> R-3, Planned Multiple-Family Residential Development District Regulations (Section 50-3.10)</li> <li>• <b>Section 3.9</b> R-4, High Density District Regulations (Section 50-3.11)</li> <li>• <b>Section 3.10</b> CF, Community Facilities District Regulations (Section 50-3.12)</li> <li>• <b>Section 3.11</b> C, Commercial Business District Regulations (Section 50-3.14, Sections 50-3.17 and 50-4.29)</li> <li>• <b>Section 3.12</b> C-2, Regional Business District Regulations (Section 50-3.15)</li> <li>• <b>Section 3.13</b> O-1, Office District Regulations (Section 50-3.16)</li> <li>• <b>Section 3.14</b> Corridor Expansion Overlay District Regulations (New Section)</li> </ul>
<b>ARTICLE IV: SCHEDULE OF REGULATIONS (New Section—summarizes regulations in one or two tables)</b>	<ul style="list-style-type: none"> <li>• <b>Section 4.1</b> Scope of Regulations to Limit Height, Bulk, Density, Area, and Placement</li> <li>• <b>Section 4.2</b> Schedule of Regulations</li> <li>• <b>Section 4.3</b> Footnotes to Schedule of Regulations (Section 50-5.11)</li> <li>• <b>Section 4.4</b> Permitted Encroachments into Yard Setbacks (Section 50-5.14)</li> <li>• <b>Section 4.5</b> Exemptions from Height Requirements (Sections 50-4.25 and 50-5.17)</li> </ul>



<b>ARTICLE V: REQUIREMENTS FOR SPECIFIC LAND USES</b>	<ul style="list-style-type: none"><li>• <b>Section 5.1</b> Adult Foster Care Small Group Home, Large Group Home, Congregate Care (Currently Section 50-4.26)</li><li>• <b>Section 5.2</b> Animals, Keeping of (New Section)</li><li>• <b>Section 5.3</b> Automotive Services (Section 50-4.10)</li><li>• <b>Section 5.4</b> Automobile or Vehicle Storage (Sections 50-4.3, 50-4.4, 50-5.6, and 50-5.7)</li><li>• <b>Section 5.5</b> Auto Wash Establishments (New Section)</li><li>• <b>Section 5.6</b> Continuing Care Retirement Communities (CCRC) (Section 50-3.13)</li><li>• <b>Section 5.7</b> Country Clubs and Golf Courses (New Section)</li><li>• <b>Section 5.8</b> Child Care (New Section)</li><li>• <b>Section 5.9</b> Drive-Through Uses (New Section)</li><li>• <b>Section 5.10</b> Existing Public, Government, and Nonprofit Uses in the CF District (Section 50-4.33)</li><li>• <b>Section 5.11</b> Gasoline Service Stations (Section 50-4.19)</li><li>• <b>Section 5.12</b> Home Occupations (New Section)</li><li>• <b>Section 5.13</b> Lodge or Club Rooms (Section 50-4.13)</li><li>• <b>Section 5.14</b> Marihuana Related Facilities (Section 50-4.1)</li><li>• <b>Section 5.15</b> Material and Supply Businesses (Section 50-4.12)</li><li>• <b>Section 5.16</b> Mixed-Use Buildings (Sections 50-4.2 and 50-4.23)</li><li>• <b>Section 5.17</b> Mortuary Establishments, Funeral Homes (New Section)</li><li>• <b>Section 5.18</b> Motels and Hotels (Section 50-4.32)</li><li>• <b>Section 5.19</b> Multiple-Family Dwellings in the R-4 District (Section 50-4.7)</li><li>• <b>Section 5.20</b> Municipal and Public Entity Buildings and Uses (Section 50-4.6 and 50-4.25)</li><li>• <b>Section 5.21</b> High-Rise Multiple-Family Dwellings (Section 50-4.8)</li><li>• <b>Section 5.22</b> Nursing Homes, Convalescent Homes (New Section)</li><li>• <b>Section 5.23</b> Offices (Section 50-4.24)</li><li>• <b>Section 5.24</b> Outdoor Sales, Display, and Food Service (Sections 50-4.15 and 50-4.16)</li><li>• <b>Section 5.25</b> Outdoor Café (Section 50-6.5)</li><li>• <b>Section 5.26</b> Outdoor Storage (Section 50-4.14)</li><li>• <b>Section 5.27</b> Parking Structures (Section 50-4.30)</li><li>• <b>Section 5.28</b> Portable Storage Units (Section 50-4.27)</li><li>• <b>Section 5.29</b> Public Utility Buildings, Infrastructure, and Uses (Sections 50-4.6 and 50-4.25)</li><li>• <b>Section 5.30</b> Recreation, Indoor (New Section, but include Section 50-4.18)</li><li>• <b>Section 5.31</b> Residential Design Regulations (New Section)</li><li>• <b>Section 5.32</b> Residential Living Quarters in Conjunction with a Professional Office (Section 50-4.22)</li><li>• <b>Section 5.33</b> Retail Businesses (Section 50-4.9)</li><li>• <b>Section 5.34</b> Restaurants (New Section); Fast-Food and Carry-Out Restaurants (Section 50-4.17)</li></ul>
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	<ul style="list-style-type: none"> <li>• <b>Section 5.35</b> Self-Storage Buildings (New Section)</li> <li>• <b>Section 5.36</b> Solar Energy Systems (New Section)</li> <li>• <b>Section 5.37</b> Swimming Pools, Private (New Section)</li> <li>• <b>Section 5.38</b> Taverns and Other Establishments Licensed to Sell and Serve Alcoholic Beverages (Sections 50-4.20 and 50-4.21a)</li> <li>• <b>Section 5.39</b> Wireless Telecommunications Facilities (Sections 50-4.31 and 50-6.6)</li> <li>• <b>Section 5.40</b> Yard Sales, Garage Sales (New Section)</li> </ul>
<p><b>ARTICLE VI: GENERAL REQUIREMENTS</b></p>	<ul style="list-style-type: none"> <li>• <b>Section 6.1</b> Accessory Building and Structures (Currently Section 50-5.1)</li> <li>• <b>Section 6.2</b> Fences and Walls (Article IX of the City Code)</li> <li>• <b>Section 6.3</b> Razing Buildings (New Section)</li> <li>• <b>Section 6.4</b> Restoration of Unsafe Buildings (New Section)</li> <li>• <b>Section 6.5</b> Sidewalks (Article II of the City Code)</li> <li>• <b>Section 6.6</b> Storage of Recreational and Commercial Vehicles (Sections 50-5.6 and 50-5.7)</li> <li>• <b>Section 6.7</b> Temporary Uses, Buildings, and Structures (New Section)</li> <li>• <b>Section 6.8</b> Essential Services (Section 50-5.16)</li> <li>• <b>Section 6.9</b> Trash Removal and Collection (New Section)</li> <li>• <b>Section 6.10</b> Streets, Driveways, and Other Means of Access (New Section)</li> <li>• <b>Section 6.11</b> Exterior Lighting (New Section)</li> <li>• <b>Section 6.12</b> Building Grades (Section 50-5.20)</li> <li>• <b>Section 6.13</b> Signs (Section 50-5.21 and Chapter 32 of the City Code)</li> <li>• <b>Section 6.14</b> Design Standards in the C, C-2 and O-1 Districts (Section 50-5.18)</li> </ul>
<p><b>ARTICLE VII: PARKING AND LOADING REQUIREMENTS</b></p>	<ul style="list-style-type: none"> <li>• <b>Section 7.1</b> Scope of Parking Requirements (New Section)</li> <li>• <b>Section 7.2</b> General Requirements (Currently Section 50-5.3)</li> <li>• <b>Section 7.3</b> Off-Street Parking Requirements (Section 50-5.3)</li> <li>• <b>Section 7.4</b> Schedule of Off-Street Parking Requirements (Section 50-5.3)</li> <li>• <b>Section 7.5</b> Parking Layout, Design, Construction, and Maintenance (Section 50-5.3)</li> <li>• <b>Section 7.6</b> Residential Parking and Semicircular Drives (Section 50-5.5)</li> <li>• <b>Section 7.7</b> Loading Space Requirements (Section 50-5.2)</li> </ul>
<p><b>ARTICLE VIII: LANDSCAPING AND SCREENING</b></p>	<ul style="list-style-type: none"> <li>• <b>Section 8.1</b> Intent and Scope of Requirements (New Section)</li> <li>• <b>Section 8.2</b> General Landscaping Requirements (Currently Section 50-5.19)</li> <li>• <b>Section 8.3</b> Specific Landscaping Requirements for Zoning Districts (New Section)</li> <li>• <b>Section 8.4</b> Landscape Materials Requirements (New Section)</li> <li>• <b>Section 8.5</b> Installation and Maintenance (New Section)</li> <li>• <b>Section 8.6</b> Treatment of Existing Plant Material (New Section)</li> </ul>
<p><b>ARTICLE IX: NONCONFORMITIES</b></p>	<ul style="list-style-type: none"> <li>• <b>Section 9.1</b> Intent (New Section)</li> <li>• <b>Section 9.2</b> Nonconforming Uses and Structures (Currently Sections 50-4.5 and 50-7.16)</li> <li>• <b>Section 9.3</b> Nonconforming Lots (New Section)</li> </ul>



<b>ARTICLE X: ADMINISTRATIVE ORGANIZATION</b>	<ul style="list-style-type: none"> <li>• <b>Section 10.1</b> Building Inspector and Code Enforcement Official (Section 50-7.8)</li> <li>• <b>Section 10.2</b> City Council (New Section)</li> <li>• <b>Section 10.3</b> Planning Commission (New Section)</li> <li>• <b>Section 10.4</b> Zoning Board of Appeals (Currently Section 50-7.15)</li> </ul>
<b>ARTICLE XI: ADMINISTRATIVE PROCEDURES</b>	<ul style="list-style-type: none"> <li>• <b>Section 11.1</b> Permits and Fees (Currently Sections 50-7.1 through 50-7.7, plus Section 50-7.10)</li> <li>• <b>Section 11.2</b> Site Plan Review (Section 50-6.1)</li> <li>• <b>Section 11.3</b> Special Land Use Review (Section 50-6.2)</li> <li>• <b>Section 11.4</b> Variances and Appeals (Section 50-7.15)</li> <li>• <b>Section 11.5</b> Amendments (Section 50-7.14)</li> <li>• <b>Section 11.6</b> Conditional Rezoning (Section 50-7.13)</li> <li>• <b>Section 11.7</b> Land Division (Section 50-7.6.4)</li> <li>• <b>Section 11.8</b> Change of Appearance of Building Exterior in C, C-2, or RO-1 District (Section 50-6.3)</li> <li>• <b>Section 11.9</b> Public Hearing Notices (Section 50-7.11)</li> <li>• <b>Section 11.10</b> Records (New Section)</li> <li>• <b>Section 11.11</b> Performance Guarantee (Section 50-7.9)</li> </ul>
<b>ARTICLE XII: VIOLATIONS AND PENALTIES</b>	<ul style="list-style-type: none"> <li>• <b>Section 12.1</b> Public Nuisance (New Section)</li> <li>• <b>Section 12.2</b> Violation Defined (Currently Section 50-7.12)</li> <li>• <b>Section 12.3</b> Penalties (New Section)</li> <li>• <b>Section 12.4</b> Procedures for Addressing Violations (New Section)</li> <li>• <b>Section 12.5</b> Authority to Pursue Court Action (New Section)</li> <li>• <b>Section 12.6</b> Rights and Remedies Preserved (New Section)</li> </ul>

### Permitted Use Table

Each zoning district includes a long list of permitted and special land uses, which makes for several pages of duplicated text. To address this, the current Zoning Ordinance offers a series of permitted use tables and district summary tables at the beginning of the Zoning Ordinance, in the “Use Matrices District Summary Table” on pages 15-22. These tables are separated based on ‘residential’ and ‘non-residential uses.’

While these are helpful, new permitted use tables must be created to align with any changes informed by the Master Plan, Future Land Use Map, and housing amendments. We believe that new permitted use tables should be created that represent all zoning districts at once, as the distinction between “residential” and “non-residential” is not always binary, especially with mixed use districts. Further, we believe that the permitted use tables are best positioned alongside the Zoning Districts themselves, rather than separated at the front of the Ordinance.

To simplify the list of permitted and special land uses, we recommend incorporating a land use table like the one illustrated below. The table would be an excellent organization tool for all users and would:

- Consolidate all principal permitted uses and special land uses regulated by any section of the Zoning Ordinance into one location, including those that are identified in sections of the ordinance other than the Zoning Districts (such as standards for special land uses).
- Clearly indicate the districts in which those uses are permitted.
- Help identify any defined uses that are not permitted in a zoning district.



Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Residential Uses																	
Accessory Dwelling Unit	A	A	A	A	A												<a href="#">7.03(1)</a>
Detached One-Family Dwelling	P	P	P	P	P											S	<a href="#">7.03(10)</a>
Townhomes, Attached One-Family Dwellings				P	P						P	P					<a href="#">7.03(45)</a>
Duplexes				P	P												<a href="#">7.03(12)</a>
Multiplexes				P	P												<a href="#">7.03(29)</a>
Multi-Family Dwellings					P					P*		P					<a href="#">7.03(30)</a>
Residential/Commercial Mixed-Use							P	P	P	P*	P	P					<a href="#">7.02(2)</a>
Live/Work				S	S		P				P	P					<a href="#">7.03(23)</a>
Manufactured Homes															P		<a href="#">3.12</a>
Senior Housing, Assisted					S	S						S					<a href="#">7.03(41)</a>
Senior Housing, Independent					P					P*		P					<a href="#">7.03(42)</a>
Child Family Day Care Homes	P	P	P	P	P						P	P				P	<a href="#">7.03(7)</a>
Child Group Day Care Homes	S	S	S	S	S						S	S				S	<a href="#">7.03(7)</a>
Foster Care Family Homes	P	P	P	P	P						P	P				P	<a href="#">7.03(14)</a>
Foster Care Group Homes	S	S	S	S	S						S	S				S	<a href="#">7.03(14)</a>

For uses that have specific development standards, a hyperlink to the section of the Zoning Ordinance that contains those standards could be provided in the table.

### Zoning District Summaries

In addition to the permitted uses table above, each zoning district should have a corresponding zoning district summary (usually one page per zoning district), which includes the district purpose, permitted and special land uses, dimensional standards from the Schedule of Regulations, and hyperlinks to specific use standards.

This zoning district summary page works in tandem with the land use table; users who want to know in what district a particular land use is permitted will refer to the land use table, while users who want to know all of the relevant information about a particular zoning district will refer to the zoning district summary page of the district.

The current Zoning Ordinance offered similar Zoning District Summaries with helpful graphics. However, the information provided can be difficult to read, and confusing at times. Further, some Site Standards are scattered throughout the Zoning Ordinance despite these summaries. We recommend consolidating these summaries into a table, such as the example shown below:



## Section 3.07 R-1 One Family Residential District

PREAMBLE		
<p>The R-1 residential district is designed to provide for one-family dwelling sites and residentially related uses in keeping with the Master Plan of residential development in the City of Madison Heights.</p>		
PERMITTED USES	SPECIAL LAND USES	ACCESSORY USES
<ul style="list-style-type: none"> <li>Child Family Day Care Homes <a href="#">7.03(7)</a></li> <li>Detached One-Family Dwelling <a href="#">7.03(10)</a></li> <li>Essential Public Utility Services</li> <li>Foster Care Family Homes <a href="#">7.03(14)</a></li> <li>Government Office Building/Courthouse/Public Police and Fire Services</li> <li>Public Parks</li> <li>Temporary Buildings and Uses <a href="#">7.03(43)</a></li> </ul>	<ul style="list-style-type: none"> <li>Cemetery</li> <li>Child Group Day Care Homes <a href="#">7.03(7)</a></li> <li>Child/Adult Day Care Center and Preschools <a href="#">Section 7.03(6)</a></li> <li>Foster Care Group Homes <a href="#">7.03(14)</a></li> <li>Home Occupation, Major <a href="#">7.03(18)</a></li> <li>K-12 Schools, Public or Private</li> <li>Parking as a Principal Use <a href="#">7.03(34)</a></li> <li>Public Library, Museum, Art Center, Community Center</li> <li>Religious Institutions, Private Clubs, and Lodges (greater than 75 persons) <a href="#">7.03(39)</a></li> <li>Religious Institutions, Private Clubs, and Lodges (less than 75 persons) <a href="#">7.03(39)</a></li> </ul>	<ul style="list-style-type: none"> <li>Accessory Buildings, Structures and Uses <a href="#">Section 8.03</a></li> <li>Accessory Dwelling Unit <a href="#">7.03(1)</a></li> <li>Home Occupation, Major <a href="#">7.03(18)</a></li> <li>Home Occupation, Minor <a href="#">7.03(18)</a></li> </ul>

The above list is a summary of Principal Permitted Uses, Special Land Uses, and Accessory Uses in the district. Uses provided with a section reference indicates uses that have specific use standards. Refer to [Article 2](#) for definitions of uses.

DIMENSION REGULATIONS			
Lot Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	43,560 sq. ft.	Front Yard (ft.)	25 ft. <a href="#">(A)</a>
Min. Lot Width (ft.)	150 ft.	Side Yard (one) (ft.)	10 ft. <a href="#">(E)</a>
Max. Lot Coverage	25%	Side Yard (total of 2) (ft.)	25 ft.
Min. Floor Area/Unit	--	Street Sides (ft.)	10 ft. <a href="#">(B)</a>
Max. Building Height (ft.)	25 ft.	Rear Yard (ft.)	50 ft.
Max. Building Height (stories)	--		

**Footnotes:** Refer to [Section 4.01](#) wherever a footnote is referenced in parentheses after one of the design regulations.



# Article by Article Analysis

Below exists an analysis of each of the articles in the existing Zoning Ordinance. Although we recommend reorganizing the Zoning Ordinance as outlined above, this analysis focuses on the existing articles.

## PREFACE

Existing Section	Proposed Changes / Notes
<b>Preface – How to Use this Ordinance</b>	<ul style="list-style-type: none"> <li>Remove all references to <i>clearzoning</i> functionalities. Discuss with the City if an introductory/navigation preface helpful for readers. If not, remove.</li> <li>A Summary Table of Amendments should be added early in the ZO, for easy reference by readers and the Zoning Administrator.</li> </ul>
<b>Use Matrices; District Summary Table</b>	<ul style="list-style-type: none"> <li>[Move to Section 3.5]</li> <li>Update Permitted Use Tables to include all Zoning Districts; Position Permitted Use Tables alongside Districts</li> </ul>
<b>Zoning Map</b>	<ul style="list-style-type: none"> <li>[Move to Section 3.2]</li> <li>Update Zoning Map to align with ZO amendments; Position Zoning Map alongside Districts.</li> </ul>

## ARTICLE 1 – PURPOSE & INTENT

Existing Section	Proposed Changes / Notes
<b>Sec. 50-1.1 – Title</b>	-
<b>Sec. 50-1.2 – Scope</b>	[Add to Section 1] Include a Section that describes the enabling authority of the City to zone. Include a Section that describes the Intent of the Zoning Ordinance.
<b>Sec. 50-1.3 – Severability</b>	-
<b>Sec. 50-1.4 – Conflicting Regulations</b>	Add to this section to include Conflict with Other Laws. Add to this Section (or create a new section) to repeal all previous Zoning Ordinances and amendments. Add another section adding the Adopted/Effective Date of this updated Zoning Ordinance.
<b>Sec. 50-1.5 – Selected References</b>	Remove this section.



## ARTICLE 2 – DEFINITIONS

### GENERAL DEFINITIONS

#### KEY TAKEAWAYS

The following were the big takeaways from the diagnostic review of the definitions:

- 1) **Definitions are scattered throughout the ordinance.** We recommend they all be located In Article 2: Definitions for ease of use.
- 2) **Where needed, illustrations should be included with the definition.** Any relevant illustrations that help to interpret a term should be moved into Article 2: Definitions, immediately following the definition. It may also be appropriate to add illustrations to some definitions that are consistently difficult to interpret.
- 3) **Missing definitions are a major issue, and cause confusion in how the ordinance should be interpreted.** We identified several important ones that were missing, but there may be others scattered throughout the ordinance that need to be added.

Existing Section	Proposed Changes / Notes
Sec. 50-2.2 – Definitions	Add a definition for “Accessory Dwelling Unit (ADU).”
Sec. 50-2.2 – Definitions	Move the definition of “Accessory Building” into “A” (rather than Building, Accessory).
Sec. 50-2.2 – Definitions	Add a definition for “Adult Business.”
Sec. 50-2.2 – Definitions	Consider rewording the definition of “Alley” to “public right-of-way which affords a secondary means of access to adjacent lots and is not intended for general traffic circulation.”
Sec. 50-2.2 – Definitions	Add definitions for “Child Care,” “Child Care Center,” “Child Care Home, Family,” and “Child Care Home, Group” in line with LARA.
Sec. 50-2.2 – Definitions	Add definition for “Building Height.”
Sec. 50-22 – Definitions	Add definition for “Bar.”
Sec. 50-22 – Definitions	Amend definition for “Business Offices” to “Office: A commercial use for the provision of services to customers or for administrative duties relating to an organization or business.”
Sec. 50.22 – Definitions	Add definition for “Condominium.”
Sec. 50-22 – Definitions	Add definition for “Dance Studio.”
Sec. 50-22 – Definitions	Add definition for “Deck.”
Sec. 50.22 – Definitions	Add definition for “Density.”



<b>Sec. 50.22 – Definitions</b>	Amend “Dwelling, High-Rise Multiple,” “Dwelling, Multiple,” “Dwelling, One-Family,” “Dwelling, Two-Family,” “Dwelling, Two-Family Income,” and “Dwelling Unit.”  Include updated terminology for dwelling units where appropriate (e.g. Dwelling, Duplex; Dwelling, Triplex; Dwelling, Fourplex; Dwelling, Multiple-Unit; Dwelling, Single-Unit Detached; Dwelling, Upper-Level Residential; etc.). Contain all types of updated dwelling units under “Dwelling Unit.”
<b>Sec. 50.22 – Definitions</b>	Add definition for “Easement.”
<b>Sec. 50.22 – Definitions</b>	Add definition for “Event Venue.”
<b>Sec. 50.22 – Definitions</b>	Add definition for “Electric Vehicle Charging Management System.”
<b>Sec. 50.22 – Definitions</b>	Add definition for “Electric Vehicle Supply Equipment (EVSE).”
<b>Sec. 50.22 – Definitions</b>	Amend definition of “Family” to include additional households, including: A person living alone.
<b>Sec. 50.22 – Definitions</b>	Add definition for “Footcandles,” as follows: “Illuminance produced on a surface one foot from a uniform point source of one candela or when one lumen is distributed into an area of one square foot”
<b>Sec. 50.22- Definitions</b>	Add definition for “Foster Care” with sub terms for “Foster Care, Adult Family Home,” “Foster Care, Adult Large Group Home,” “Foster Care, Adult Small Group Home,” “Foster Care, Family Group Home,” “Foster Care, Family Home.”
<b>Sec. 50.22 – Definitions</b>	Add definition for “Frontage.”
<b>Sec. 50.22 – Definitions</b>	Add definition for “Gasoline Service Station.”
<b>Sec. 50.22 – Definitions</b>	Add definition for “Grade.”
<b>Sec. 50.22 – Definitions</b>	Amend “Greenbelt” to be called “Landscaping.” Include definitions for key landscaping terms, including but not limited to, “Berm,” “Buffer,” “Caliper,” “Deciduous,” “Evergreen,” “Hedge Row,” “Screen,” “Landscaping,” and so forth, in alignment with updated Landscaping Standards.
<b>Sec. 50.22 – Definitions</b>	Amend “Home Occupation” to read “A business, occupation, or profession that results in a product or service that is clearly an accessory, incidental, and secondary use of a residential dwelling unit with no exterior evidence that a business is being conducted from the premises.”  Use Standards referenced in current “Home Occupation” definition should become its own Use Standard Section.
<b>Sec. 50.22 – Definitions</b>	Add definition for “Manufacturing” as follows: “The mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, and the blending of materials.”



<b>Sec. 50-22 – Definitions</b>	Add definition for “Manufactured Housing”, as follows: “A dwelling unit substantially built, constructed, assembled, and finished at an off-site location from the premises where it is to be located.”
<b>Sec. 50-22 – Definitions</b>	Add definition for “Office.”
<b>Sec. 50-22 – Definitions</b>	Amend definition for “Open Porch.”
<b>Sec. 50-22 – Definitions</b>	Add definition of “Outdoor Café,” as follows: “An outdoor dining area located on or adjacent to a sidewalk which abuts a commercial establishment serving food or beverages.”
<b>Sec. 50-22 – Definitions</b>	Combine definitions related to parking under one “Parking” header.
<b>Sec. 50-22 – Definitions</b>	Add definition for “Personal Service Establishment.”
<b>Sec. 50-22 – Definitions</b>	Add definitions for “Recreation Use, Indoor” and “Recreation Use, Outdoor.”
<b>Sec. 50-22 – Definitions</b>	Add definition for “Religious Institution.”
<b>Sec. 50-22 – Definitions</b>	Add definition for “Restaurant,” with sub definitions for “Sit-down,” “Fast-food,” and “Carry-out” restaurants.
<b>Sec. 50-22 – Definitions</b>	Add definition for “Retail.”
<b>Sec. 50-22 – Definitions</b>	Add definition for “Storage Container, Portable.”
<b>Sec. 50-22 – Definitions</b>	Add definition for “Solar Energy Systems (SES),” and sub definitions for specific types of solar energy systems.
<b>Sec. 50-22 – Definitions</b>	Combine definitions for “Use” under one “Use” header. Add definitions for “Special Land Use,” “Permitted Use,” “Principal Use,” and “Prohibited Use.”
<b>Sec. 50-22 – Definitions</b>	Add definition for “Variance.”
<b>Sec. 50-22 – Definitions</b>	Add definitions for “Vehicle”, with sub definitions for “Vehicle Sales and/or Rental,” “Vehicle Repair Shop” (with sub definitions for “Minor Repair” and “Major Repair,” and “Vehicle Wash Facility.”)

## SIGNS

### RECOMMENDATIONS

The City’s Sign Ordinance was updated in February 2024, to align better with the development needs of the community and to align with recent case law. However, the current sign ordinance lives in the City Code, and not in the Zoning Ordinance. We recommend that the Sign Ordinance be integrated into the Zoning Ordinance, to centralize all development processes and standards.

We recommend (1) clearly defining all sign types, and (2) incorporating graphics of the various sign types to make the sign definitions easier to interpret and administer. For clarity, these definitions could remain separate (rather than be incorporated into) the other definitions in Article II. Some definitions (e.g., “alteration,” “height, maximum,” “building frontage,”) may have different meanings when not narrowly applied to signs.



Use Standards for signs in specific districts and/or for specific uses appear in Section 50-5.21. We recommend moving these standards to Sections dedicated to their respective districts and/or specific uses.

Existing Section	Proposed Changes / Notes
<b>Sec. 50-5.21.A – Signs</b>	Move to [Section 3.7], to ensure all standards for the R-2 Two-Family Residential District are kept together.
<b>Sec. 50-5.21.B – Signs</b>	Move to [Section 5.7], to ensure all standards for CCRC are kept together.
<b>Sec. 50-5.21.C – Signs</b>	Move to [Section 3.11], to ensure all standards for C Commercial Business District are kept together.

## ARTICLE III – ZONING DISTRICTS

### Consideration of New Zoning Districts

To meet the goals of the 2024 Master Plan, including the Future Land Use Plan, and to increase Housing Readiness in Grosse Pointe Woods, we recommend the following districts be added to the Zoning Ordinance to implement the districts identified in the Plan:

**Corridor Expansion Area (Overlay District):** We recommend the addition of a Corridor Expansion Area Overlay District, which is intended to meet the City’s long-term redevelopment needs and allow for opportunities that complement Mack Avenue as a key economic driver for the City. With deeper parcels, the area is envisioned to include a mix of retail, residential and ancillary parking uses that are smaller in scale than traditional big box stores and serve community needs.

In lieu of other District consolidations, we believe it would be in the best interest of the City to retain as many existing Zoning Districts as possible, while changing the permitted uses in each to reflect the goals of the Master Plan. This can include renaming existing Districts as needed. We would also like to discuss the recommendation from the Future Land Use Plan for the creation of the following District, as there can be adverse impacts of applying such a narrow use to properties:

**Parks and Recreation:** We recommend the addition of a Parks and Recreation District, designed to include the City’s existing public recreation facilities and private clubs.

### Lean Zoning

We recommend that the Zoning Ordinance be reviewed and edited according to lean zoning principles. Lean zoning seeks to simplify a zoning ordinance into only its essential components to make it easier to understand and administer. We recommend starting with a review of zoning districts, eliminating and consolidating any that do not contribute to the implementation of the Future Land Use Plan.

### Zoning Map

The Zoning Map should be updated to reflect any changes, consolidation, or newly proposed districts resulting from the work recommended in the previous section.



In addition to the general recommendations included above, we recommend the following section-specific changes:

Existing Section	Proposed Changes / Notes
<p><b>Sec. 50-3.1 – Districts Enumerated</b></p>	<ul style="list-style-type: none"> <li>• Update to be inclusive of new zoning districts, and address section numbers as needed.</li> <li>• [Section 3.2] Add the Zoning Map to this section.</li> <li>• [Section 3.5] Add the Permitted Use Table to this section.</li> </ul>
<p><b>Sec. 50-3.1.A – R-1A One-Family Residential</b></p>	<ul style="list-style-type: none"> <li>• [Consolidate into Section 3.6]</li> <li>• Add child care permissions and provisions, in line with State law.</li> <li>• Add solar energy permissions and provisions.</li> <li>• Add home occupation/business permissions and provisions.</li> <li>• Amend “Municipal buildings and uses, including pumping stations, sewage treatment plants and other such pertinent facilities” to read “Municipal and Public Entity Buildings and Uses.”</li> <li>• Amend “Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operating requirements necessitate their location within the district in order to serve the immediate vicinity §50-4.6” to read “Public Utility Buildings, Infrastructure, and Uses.”</li> <li>• <b>For Housing Readiness:</b> <ul style="list-style-type: none"> <li>○ Consider adding provision for Accessory Dwelling Units.</li> </ul> </li> </ul>
<p><b>Sec. 50-5.3.1.B – R-1B One-Family Residential</b></p>	<ul style="list-style-type: none"> <li>• [Consolidate into Section 3.6]</li> <li>• Add child care permissions and provisions, in line with State law.</li> <li>• Add solar energy permissions and provisions.</li> <li>• Add home occupation/business permissions and provisions.</li> <li>• Amend “Municipal buildings and uses, including pumping stations, sewage treatment plants and other such pertinent facilities” to read “Municipal and Public Entity Buildings and Uses.”</li> <li>• Amend “Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operating requirements necessitate their location within the district in order to serve the immediate vicinity §50-4.6” to read “Public Utility Buildings, Infrastructure, and Uses.”</li> <li>• <b>For Housing Readiness:</b> <ul style="list-style-type: none"> <li>○ Consider adding provision for Accessory Dwelling Units.</li> </ul> </li> </ul>
<p><b>Sec. 50-5.3.1.C – R-1C One-Family Residential</b></p>	<ul style="list-style-type: none"> <li>• [Consolidate into Section 3.6]</li> <li>• Add child care permissions and provisions, in line with State law.</li> <li>• Add solar energy permissions and provisions.</li> <li>• Add home occupation/business permissions and provisions.</li> </ul>



Existing Section	Proposed Changes / Notes
	<ul style="list-style-type: none"> <li>• Amend “Municipal buildings and uses, including pumping stations, sewage treatment plants and other such pertinent facilities” to read “Municipal and Public Entity Buildings and Uses.”</li> <li>• Amend “Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operating requirements necessitate their location within the district in order to serve the immediate vicinity §50-4.6” to read “Public Utility Buildings, Infrastructure, and Uses.”</li> <li>• <b>For Housing Readiness:</b> <ul style="list-style-type: none"> <li>○ Consider adding provision for Accessory Dwelling Units.</li> </ul> </li> </ul>
<p><b>Sec. 50-5.3.1.D – R-1D One-Family Residential</b></p>	<ul style="list-style-type: none"> <li>• [Consolidate into Section 3.6]</li> <li>• Add child care permissions and provisions, in line with State law.</li> <li>• Add solar energy permissions and provisions.</li> <li>• Add home occupation/business permissions and provisions.</li> <li>• Amend “Municipal buildings and uses, including pumping stations, sewage treatment plants and other such pertinent facilities” to read “Municipal and Public Entity Buildings and Uses.”</li> <li>• Amend “Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operating requirements necessitate their location within the district in order to serve the immediate vicinity §50-4.6” to read “Public Utility Buildings, Infrastructure, and Uses.”</li> <li>• <b>For Housing Readiness:</b> <ul style="list-style-type: none"> <li>○ Consider adding provision for Accessory Dwelling Units.</li> </ul> </li> </ul>
<p><b>Sec. 50-5.3.1.E – R-1E One-Family Residential</b></p>	<ul style="list-style-type: none"> <li>• [Consolidate into Section 3.6].</li> <li>• Add child care permissions and provisions, in line with State law.</li> <li>• Add solar energy permissions and provisions.</li> <li>• Add home occupation/business permissions and provisions.</li> <li>• Amend “Municipal buildings and uses, including pumping stations, sewage treatment plants and other such pertinent facilities” to read “Municipal and Public Entity Buildings and Uses.”</li> <li>• Amend “Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operating requirements necessitate their location within the district in order to serve the immediate vicinity §50-4.6” to read “Public Utility Buildings, Infrastructure, and Uses.”</li> <li>• <b>For Housing Readiness:</b> <ul style="list-style-type: none"> <li>○ Consider adding provision for Accessory Dwelling Units.</li> </ul> </li> </ul>
<p><b>Sec. 50-5.3.1.F – R-2 Two-Family Residential</b></p>	<ul style="list-style-type: none"> <li>• <b>For Housing Readiness:</b> <ul style="list-style-type: none"> <li>○ Amend list of permitted uses to include updated terminology for dwelling units.</li> <li>○ Consider adding provision for Accessory Dwelling Units.</li> </ul> </li> </ul>



Existing Section	Proposed Changes / Notes
	<ul style="list-style-type: none"> <li>○ Consider reducing the minimum lot area for two-family dwellings.</li> <li>● Add child care permissions and provisions, in line with State law.</li> <li>● Add solar energy permissions and provisions.</li> <li>● Add home occupation/business permissions and provisions.</li> </ul>
<p><b>Sec. 50-5.3.1.G – R-3 Planned Multiple-Family Residential Development</b></p>	<ul style="list-style-type: none"> <li>● Amend “Municipal buildings and uses, including pumping stations, sewage treatment plants and other such pertinent facilities” to read “Municipal and Public Entity Buildings and Uses.”</li> <li>● Amend “Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operating requirements necessitate their location within the district in order to serve the immediate vicinity §50-4.6” to read “Public Utility Buildings, Infrastructure, and Uses.”</li> <li>● <b>For Housing Readiness:</b> <ul style="list-style-type: none"> <li>○ Consider reducing the minimum front, side, and rear yard setbacks.</li> <li>○ Consider increasing the maximum lot coverage percentage.</li> <li>○ Consider reducing the lot area per dwelling unit.</li> </ul> </li> <li>● Add childcare permissions and provisions, in line with State law.</li> <li>● Add solar energy permissions and provisions.</li> <li>● Add home occupation/business permissions and provisions.</li> </ul>
<p><b>Sec. 50-5.3.1.H – R-4 High Density Multiple Dwelling</b></p>	<ul style="list-style-type: none"> <li>● Amend “Municipal buildings and uses, including pumping stations, sewage treatment plants and other such pertinent facilities” to read “Municipal and Public Entity Buildings and Uses.”</li> <li>● Amend “Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operating requirements necessitate their location within the district in order to serve the immediate vicinity §50-4.6” to read “Public Utility Buildings, Infrastructure, and Uses.”</li> <li>● <b>For Housing Readiness:</b> <ul style="list-style-type: none"> <li>○ Consider increasing the maximum building height to 3 stories.</li> <li>○ Amend list of permitted uses to include updated terminology for dwelling units.</li> </ul> </li> <li>● Add childcare permissions and provisions, in line with State law.</li> <li>● Add solar energy permissions and provisions.</li> <li>● Add home occupation/business permissions and provisions.</li> </ul>
<p><b>Sec. 50-5.3.1.I – C.F. Community Facilities</b></p>	<ul style="list-style-type: none"> <li>● Amend “Municipal buildings and uses, including pumping stations, sewage treatment plants and other such pertinent facilities” to read “Municipal and Public Entity Buildings and Uses.”</li> </ul>



Existing Section	Proposed Changes / Notes
	<ul style="list-style-type: none"> <li>• Amend “Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operating requirements necessitate their location within the district in order to serve the immediate vicinity §50-4.6” to read “Public Utility Buildings, Infrastructure, and Uses.”</li> <li>• Amend “Public places of worship and parish homes” to “Religious Institutions.”</li> <li>• <b>For Housing Readiness:</b> <ul style="list-style-type: none"> <li>○ Consider permitting mixed uses.</li> </ul> </li> <li>• Add childcare permissions and provisions, in line with State law.</li> <li>• Add solar energy permissions and provisions.</li> </ul>
<p><b>Sec. 50-5.3.1.J – C Commercial Business</b></p>	<ul style="list-style-type: none"> <li>• <b>For Housing Readiness:</b> <ul style="list-style-type: none"> <li>○ Amend 50-5.3.2.x to explicitly state that “Two-story mixed-use buildings” means permitting second story residential over retail and office uses.</li> <li>○ Consider permitting higher-density housing types, such as duplexes, triplexes, quadplexes, or multiple-unit dwellings.</li> <li>○ Consider permitting three story mixed uses by right.</li> <li>○ Amend list of permitted uses to include updated terminology for dwelling units.</li> </ul> </li> <li>• Add childcare permissions and provisions, in line with State law.</li> <li>• Add solar energy permissions and provisions.</li> <li>• Add home occupation/business permissions and provisions.</li> <li>• Add provisions for Personal Service Establishments.</li> <li>• Amend “Municipal buildings and uses, including pumping stations, sewage treatment plants and other such pertinent facilities” to read “Municipal and Public Entity Buildings and Uses.”</li> <li>• Amend “Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operating requirements necessitate their location within the district in order to serve the immediate vicinity §50-4.6” to read “Public Utility Buildings, Infrastructure, and Uses.”</li> <li>• This District currently lists categories of permitted uses with numerous examples of uses that fit in the category (such as “Retail Business”). We recommend moving the examples to the Definitions section and leaving only the general category. That will make the Ordinance easier to understand, while still allowing the examples to be referenced when necessary. The following uses in particular should have the examples moved: <ul style="list-style-type: none"> <li>○ Retail (“Any other neighborhood store, shop or service similar to the uses listed in this section in type of goods or services sold, in business hours, in the number of persons or cars to be attracted to the premises, and in effect upon</li> </ul> </li> </ul>



Existing Section	Proposed Changes / Notes
	<p>the adjoining residence districts,” “Miscellaneous Business Establishments,” “Material and Supply Businesses”</p> <ul style="list-style-type: none"> <li>○ Offices (“Business Offices”)</li> <li>○ Personal Service Establishment (“Massage establishments”)</li> </ul> <ul style="list-style-type: none"> <li>● Remove the following uses:           <ul style="list-style-type: none"> <li>○ Mixed Occupancy (This is currently listed as a Special Land Use)</li> <li>○ Display of goods (Move to Use Standard Section, for Retail)</li> <li>○ Automotive Services (Replace with new definitions for Vehicle Sales and Vehicle Repair)</li> </ul> </li> <li>● Add provisions for “Restaurant”</li> </ul>
<p><b>Sec. 50-5.3.1.K – C-2 High Intensity City Center</b></p>	<ul style="list-style-type: none"> <li>● Amend “Business Offices” to read “Offices”</li> </ul>
<p><b>Sec. 50-5.3.1.L – RO-1 Restricted Office</b></p>	<ul style="list-style-type: none"> <li>● <b>For Housing Readiness:</b> <ul style="list-style-type: none"> <li>○ Amend 50-5.3.1.L.2.e to explicitly explain that “Two-story mixed-use buildings” means permitting second story residential over retail and office uses.</li> <li>○ Amend 50-5.3.1.L.3.a to explicitly state that “Three-story mixed-use buildings” means permitting third story residential over retail and office uses.</li> </ul> </li> <li>● Consider permitting retail businesses by right.</li> <li>● Consider permitting restaurants as a special land use.</li> <li>● This District currently lists categories of permitted uses with numerous examples of uses that fit in the category. We recommend moving the examples to the Definitions section and leaving only the general category. That will make the Ordinance easier to understand, while still allowing the examples to be referenced when necessary. The following uses in particular should have the examples moved:           <ul style="list-style-type: none"> <li>○ Offices ( “a. Executive, administrative, professional, accounting, banking, clerical, stenographic and drafting offices §50-4.24,” “b. Medical or dental centers, not including veterinary hospitals, but including veterinary practice limited to felines and not including any type of medical facility permitting overnight patients,” “c. Professional office of a medical doctor, osteopath, chiropractor, dentist, architect, lawyer, professional engineer, land surveyor, landscape architect or community planner”).</li> </ul> </li> </ul>



Existing Section	Proposed Changes / Notes
	<ul style="list-style-type: none"> <li>Amend “Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operating requirements necessitate their location within the district in order to serve the immediate vicinity §50-4.6” to read “Public Utility Buildings, Infrastructure, and Uses.”</li> </ul>
<b>Sec. 50-5.3.1.M – P-1 Vehicular Parking</b>	<ul style="list-style-type: none"> <li>[Move to new Section 7]</li> </ul>

Beyond these District-specific recommendations, we recommend the following changes to Article 3:

Existing Section	Proposed Changes / Notes
<b>Sec. 50-3.2 Interpretation of District Boundaries</b>	<ul style="list-style-type: none"> <li>[Move to Section 3.3].</li> </ul>
<b>Sec. 50-3.3 Boundaries of districts established</b>	<ul style="list-style-type: none"> <li>[Move to Section 3.3].</li> <li>Amend text to include provision for responsibility for interpreting the Zoning Map, in the case of uncertainty, and for appealing an interpretation of the Zoning Map.</li> </ul>
<b>Sec. 50-3.4 Minimum Size of Dwellings</b>	<ul style="list-style-type: none"> <li>Delete, as these regulations will be incorporated into Section 4, Schedule of Regulations.</li> </ul>
<b>Sec. 50-3.5 Residential Building Heights</b>	<ul style="list-style-type: none"> <li>Delete, as these regulations will be incorporated into Section 4, Schedule of Regulations.</li> </ul>
<b>Sec. 50-3.6 Zoning districts of vacated streets of alleys</b>	<ul style="list-style-type: none"> <li>[Move to Section 3.3], which examines the interpretation of Zoning District Boundaries.</li> </ul>
<b>Sec. 50-3.7 Prohibited Uses</b>	<ul style="list-style-type: none"> <li>Unnecessary provision; delete.</li> </ul>
<b>Sec. 50-3.8 R-1 (A through E) one-family residential district standards</b>	<ul style="list-style-type: none"> <li>Integrate into the respective R-1 (A through E) One-Family Residential District Schedule of Regulations where possible, and move any outstanding items under the District’s description [Section 3.6]</li> </ul>
<b>Sec. 50-3.9 R-2 two-family residential district standards</b>	<ul style="list-style-type: none"> <li>Integrate into the R-2 Two-Family Residential District Schedule of Regulations where possible and move any outstanding items under the District’s description [Section 3.7].</li> </ul>
<b>Sec. 50-3.10 R-3 planned multiple-family residential development district standards</b>	<ul style="list-style-type: none"> <li>Integrate into the R-3 Planned Multiple-Family Residential Developments District Schedule of Regulations where possible and move any outstanding items under the District’s description [Section 3.8].</li> </ul>



Existing Section	Proposed Changes / Notes
<b>Sec. 50-3.11 R-4 high density district standards</b>	<ul style="list-style-type: none"> <li>Integrate into the C Commercial Business District Schedule of Regulations where possible and move any outstanding items under the District's description [Section 3.11].</li> </ul>
<b>Sec. 50-3.12 C.F. community facilities district standards</b>	<ul style="list-style-type: none"> <li>Integrate into the C.F. Community Facilities District Schedule of Regulations where possible and move any outstanding items under the District's description [Section 3.10].</li> </ul>
<b>Sec. 50-3.13 Continuing Care Retirement Community (CCRC)</b>	<ul style="list-style-type: none"> <li>[Move to Section 5.7] to be included in "Use Standards" for CCRC</li> </ul>
<b>Sec. 50-3.14 C commercial business district standards</b>	<ul style="list-style-type: none"> <li>Integrate into the C Commercial Business District Schedule of Regulations where possible and move any outstanding items under the District's description [Section 3.11].</li> <li>Clarify and simplify lot and yard stipulations.</li> </ul>
<b>Sec. 50-3.15 C-2 high intensity city center district standards</b>	<ul style="list-style-type: none"> <li>Integrate into the C-2 High Density District (formerly named High-Intensity City Center District) Schedule of Regulations where possible and move any outstanding items under the District's description [Section 3.12].</li> <li>Revise "shadow" provision.</li> </ul>
<b>Sec. 50-3.16 RO-1 restricted office district standards</b>	<ul style="list-style-type: none"> <li>Integrate into the O-1 Office District (formerly named RO-1 Restricted Office District) Schedule of Regulations where possible and move any outstanding items under the District's description [Section 3.13].</li> <li>Clarify and simplify lot and yard stipulations.</li> </ul>
<b>Sec. 50-3.17 P-1 vehicular parking district standards</b>	<ul style="list-style-type: none"> <li>Integrate into the C Commercial District Parking District Schedule of Regulations where possible, and move any outstanding items under the District's description [Section 3.11].</li> </ul>

## ARTICLE IV – USE STANDARDS

Currently, Use Standards in the ordinance represent a collection of standards for uses across all district, and standards for specific zoning districts. This can create confusion as users try to apply the Ordinance day-to-day. As in the last section of this Report, we intend to distinguish these two categories of zoning regulations.

We recommend alphabetizing the following Use Standards for ease and readability of the Zoning Ordinance, along with the following recommendations:



Existing Section	Proposed Changes / Notes
<b>Sec. 50-4.1 Marihuana establishments</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.15]</li> </ul>
<b>Sec. 50-4.2 Mixed occupancy</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.33]</li> </ul>
<b>Sec. 50-4.3 Enclosed storage of boats, recreational vehicles, trailers</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.4]</li> </ul>
<b>Sec. 50-4.4 Covering of automobiles and other vehicles</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.4]</li> </ul>
<b>Sec. 50-4.5 Nonconforming uses</b>	<ul style="list-style-type: none"> <li>• [Move to Section 9.2]</li> </ul>
<b>Sec. 50-4.6 Municipal and public utility uses</b>	<ul style="list-style-type: none"> <li>• Separate into two separate Use Standard sections, [Section 5.21] for “Municipal and Public Entity Buildings and Uses”, and [Section 5.30] “Public Utility Buildings, Infrastructure, and Uses”</li> </ul>
<b>Sec. 50-4.7 Multiple dwellings in the R-4 district</b>	<ul style="list-style-type: none"> <li>• [Move to Section 4.2], to be included in the respective R-4 District Schedule of Regulations section.</li> </ul>
<b>Sec. 50-4.8 High-rise multiple dwellings</b>	<ul style="list-style-type: none"> <li>• [Move to Section 4.2], to be included in the respective C-2 District description and Schedule of Regulations section.</li> </ul>
<b>Sec. 50-4.9 Retail businesses</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.34]</li> <li>• Remove individual descriptions of businesses (1, 2, 3, 4, 5) and replace with the definition of “Retail”</li> <li>• Remove description of “service establishments” (7) and replace with “Personal Service Establishments”</li> <li>• Remove “Restaurants, lunchrooms, and cafeterias” and add a separate Use Standard for “Restaurants”. Include in this “Restaurant” Use Standard a reference to “Outdoor Patio Areas”</li> <li>• Amend provision on “facilities for child care and preschool learning” to be in line with State Law.</li> <li>• Remove prohibition on second hand, antique, and thrift stores.</li> </ul>
<b>Sec. 50-4.10 Automotive Services</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.3]</li> <li>• Amend with new terminology for Vehicle Sales and Vehicle Repair</li> </ul>
<b>Sec. 50-4.11 Miscellaneous business establishments</b>	<ul style="list-style-type: none"> <li>• [Move to Section 3.4].</li> </ul>
<b>Sec. 50-4.12 Material and Supply Businesses</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.11].</li> </ul>



Existing Section	Proposed Changes / Notes
<b>Sec. 50-4.13 Lodge Rooms, Club Rooms, etc.</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.14].</li> </ul>
<b>Sec. 50-4.14 Equipment storage</b>	<ul style="list-style-type: none"> <li>• [Move to new Section 5.27].</li> <li>• Amend language for clarity.</li> </ul>
<b>Sec. 50-4.15 Display of goods</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.25].</li> </ul>
<b>Sec. 50-4.16 Outdoor patio areas for the sale and service of food and beverages</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.26].</li> <li>• Amend Outdoor Cafe procedures to be in line with current Building Department review and permitting process.</li> </ul>
<b>Sec. 50-4.17 Fast-food restaurants and carry-out restaurants</b>	<ul style="list-style-type: none"> <li>• [Move to new Section 5.35]; Add as separate Use Standards under the newly created “Restaurant” Use Standard.</li> </ul>
<b>Sec. 50-4.18 Bowling Alleys</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.13].</li> </ul>
<b>Sec. 50-4.19 Gasoline service stations</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.11].</li> </ul>
<b>Sec. 50-4.20 Taverns</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.39].</li> <li>• Update name of Section to “Taverns and Other Establishments Licensed to Sell and Serve Alcoholic Beverages.”</li> </ul>
<b>Sec. 50-4.21 Businesses where spirituous liquors and beverages are sold and served for consumption on the premises</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.39].</li> </ul>
<b>Sec. 50-4.22 Residential or living quarters in conjunction with a physician’s, dentist’s or realtor’s office or funeral home</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.33].</li> </ul>
<b>Sec. 50-4.23 Three-story mixed-use buildings</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.17].</li> </ul>
<b>Sec. 50-4.24 Executive, administrative, professional, accounting, banking, clerical, stenographic and drafting offices</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.24].</li> <li>• Remove reference to “RO-1 Restricted Areas”, as Offices are present in other Districts.</li> <li>• Update terminology to reflect “Offices”</li> </ul>



Existing Section	Proposed Changes / Notes
<b>Sec. 50-4.25 Public and semipublic buildings, places of worship and schools</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.21].</li> <li>• Update with “Religious Institution” terminology</li> <li>• Revise “Public and semipublic building” terminology</li> </ul>
<b>Sec. 50-4.26 State-licensed residential facilities</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.1].</li> <li>• Add any State-mandated Use Standards.</li> </ul>
<b>Sec. 50-4.27 Portable storage units</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.29].</li> </ul>
<b>Sec. 50-4.29 Vehicular parking</b>	<ul style="list-style-type: none"> <li>• [Move to Section 3.11].</li> </ul>
<b>Sec. 50-4.30 Parking structures</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.28].</li> <li>• Clarify Special Land Use procedures for Parking Structures.</li> </ul>
<b>Sec. 50-4.31 Wireless communications facilities (WCF)</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.40].</li> <li>• Combine all procedural steps for approval of WCF’s in this Use Standard Section, including those in the separate “Site Standard” section.</li> <li>• Offer a more consolidated version of the Use Standards of WCFs, in a table.</li> </ul>
<b>Sec. 50-4.32 Motel</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.19].</li> <li>• Add Use Standards for Hotels.</li> <li>• Change Section title to “Motels and Hotels.”</li> </ul>
<b>Sec. 50-4.33 Existing public, governmental and nonprofit uses in the C.F. district</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.11].</li> <li>• Amend with new language for “Religious Institutions.”</li> <li>• Clarify procedures for use expansion.</li> </ul>

## ARTICLE V – SITE STANDARDS

Existing Section	Proposed Changes / Notes
<b>Sec. 50-5.1 Accessory Buildings</b>	<ul style="list-style-type: none"> <li>• [Move to Section 6.1].</li> <li>• We recommend adding a separate site standard for Accessory Dwelling Units (ADUs).</li> </ul>
<b>Sec. 50-5.1 Off-Street Loading Requirements</b>	<ul style="list-style-type: none"> <li>• [Move to new Section 7].</li> <li>• Amend 50-5.2.A to more closely define the types of businesses that require a loading space(s).</li> </ul>
<b>Sec. 50-5.3 Off-Street Parking Requirements (with Ord. 907)</b>	<ul style="list-style-type: none"> <li>• [Move to Section 7].</li> </ul>



Existing Section	Proposed Changes / Notes
	<ul style="list-style-type: none"> <li>• Amend to clarify whether on-street parking spots within 500 feet of the use count as “property owned by the City” in the overall total of off-street parking spaces per use.</li> <li>• Amend 50-5.3.G to reference the “Flexibility in Parking Standards” Provision in 50-5.3.BB, per Ordinance 907.</li> <li>• Consider separating 50-5.3-K. - 50-5.3-A.A. for Parking Space and Parking Lot Standards (such as Sec.50-5.4). Separate Use Standards from Design/Site standards and add Parking Lot Use Standards to its own Use Standard Section.</li> <li>• Consider revising or removing 50-5.3.Q.4 “Open lots”.</li> <li>• Amend 50-5.3.S. to require lighting from parking lots to be 0.0 footcandles at the property line.</li> <li>• Amend 50.5.3.U “Traffic lane markings” to separate out the dimensional requirements and barrier-free parking spaces requirements for parking lots into its own separate provision, in Sec. 50-5.4 or elsewhere.</li> <li>• Add Electric Vehicle (EV) Parking Requirements.</li> <li>• Add Bicycle Access and Parking Requirements.</li> </ul>
<p><b>Table 50-5.3.H – Off-Street Parking Requirements</b></p>	<ul style="list-style-type: none"> <li>• [Move to new Section 7].</li> <li>• Consider revising high parking minimums for:               <ul style="list-style-type: none"> <li>○ One-family</li> <li>○ Two-family</li> <li>○ Multiple-family residential</li> <li>○ 4.a Banks</li> <li>○ Bowling Alleys (Indoor Recreation)</li> </ul> </li> <li>• Consider adding EV or Bicycle Parking minimums for specific uses.</li> <li>• Amend “2.a. Places of worship, temples, or synagogues” to align with new terminology for Religious Institutions.</li> <li>• Clarify “2.g Places of Outdoor Assembly” and consider whether the standard is better defined elsewhere.</li> <li>• Amend “3.j Automobile service stations” and “3.n Motor vehicle sales and service establishments, and trailer sales and rental” to align with new terminology for Vehicle Sales and Vehicle Repair.</li> <li>• Amend “4.b “Business offices or professional offices” to align with new terminology for Offices.</li> <li>• Amend parking minimums for “3.p Fitness and training centers” to be based on square footage and/or occupancy standards.</li> <li>• Add minimum parking spaces for the following uses:               <ul style="list-style-type: none"> <li>○ Studios (Dance, Art, Photography)</li> <li>○ Child Care Centers, Group Child Care Homes, Family Child Care Homes</li> </ul> </li> </ul>



Existing Section	Proposed Changes / Notes
	<ul style="list-style-type: none"> <li>○ Continuing Care Retirement Community</li> <li>○ Recreation, Indoor</li> <li>○ Recreation, Outdoor</li> <li>○ Personal Service Establishments</li> </ul>
<b>Sec. 50-5.4 Parking Spaces</b>	<ul style="list-style-type: none"> <li>● [Move to new Section 7].</li> <li>● Add dimensional requirements and barrier-free parking spaces requirements for parking lots (pulled from 50-5.3-K. - 50-5.3-A.A.)</li> </ul>
<b>Sec. 50-5.5 Residential Parking and Semicircular Drives</b>	<ul style="list-style-type: none"> <li>● [Move to new Section 7].</li> <li>● Consider amending Sec. 50.55-C. to allow for pervious pavers.</li> <li>● Remove Sec. 50.550-G, as it is repetitive.</li> </ul>
<b>Sec. 50-5.6 Parking or storage of commercial vehicles in residential districts</b>	<ul style="list-style-type: none"> <li>● [Move to Section 5.4].</li> <li>● Compare with Sec. 50-4.3 (Enclosed storage of boats, recreational vehicle, trailers) for repetition and clarity.</li> </ul>
<b>50-5.7 Parking or storage of commercial and recreational vehicles in nonresidential districts</b>	<ul style="list-style-type: none"> <li>● [Move to Section 5.4].</li> <li>● Compare with Sec. 50-4.3 (Enclosed storage of boats, recreational vehicle, trailers) for repetition and clarity.</li> </ul>
<b>50-5.8 Existing building permits</b>	<ul style="list-style-type: none"> <li>● [Move to Section 1.4].</li> </ul>
<b>50-5.9 Prior height permits</b>	<ul style="list-style-type: none"> <li>● [Move to Section 1.4].</li> </ul>
<b>50-5.10 Multiple use of yards</b>	<ul style="list-style-type: none"> <li>● [Move to Section 4.1]</li> </ul>
<b>50-5.11 Measurement of depth for rear yard abutting alley</b>	<ul style="list-style-type: none"> <li>● [Move to Section 4.3]</li> <li>● Amend language for clarity and usability of the Ordinance.</li> </ul>
<b>50-5.12 Street frontage and access requirements for dwellings</b>	<ul style="list-style-type: none"> <li>● [Move to Section 6.10]</li> </ul>
<b>50-5.13 Yard depth and width along district boundaries</b>	<ul style="list-style-type: none"> <li>● Remove this section.</li> </ul>
<b>50-5.14 Projections on buildings</b>	<ul style="list-style-type: none"> <li>● [Move to Section 4.4].</li> <li>● Consider creating a table with allowable projections into yard, along with their projection requirements.</li> <li>● Add projection requirements for: <ul style="list-style-type: none"> <li>○ Decks/patios</li> <li>○ Energy Storage Equipment</li> </ul> </li> </ul>



Existing Section	Proposed Changes / Notes
	<ul style="list-style-type: none"> <li>○ Barrier Free Access Ramp</li> </ul>
<p><b>50-5.16 Essential Services</b></p>	<ul style="list-style-type: none"> <li>• [Move to Section 6.8]</li> </ul>
<p><b>50-5.17 – Chimneys, towers and similar structures</b></p>	<ul style="list-style-type: none"> <li>• [Move to Section 4.5]</li> </ul>
<p><b>50-5.18 Design standards in C, C-2 and RO-1 districts</b></p>	<ul style="list-style-type: none"> <li>• [Move to Section 6.14].</li> <li>• Consider adding to a dedicated Article for Architectural and Design Standards with               <ul style="list-style-type: none"> <li>○ Clearly listed building material standards</li> <li>○ Clearly identified design standards</li> <li>○ Clearly listed colors</li> </ul> </li> <li>• Consider adding design standards for forms of commercial and residential development</li> <li>• Design standards are not clearly available at the Building Department, nor are colors. Remove this provision and instead clarify them publicly in the Zoning Ordinance.</li> </ul>
<p><b>50-5.19 Greenbelts</b></p>	<ul style="list-style-type: none"> <li>• [Move to new Section 8].</li> <li>• Consider adding:               <ul style="list-style-type: none"> <li>○ Non-residential landscaping standards, preservation standards</li> <li>○ Minimum planting requirements and sizes (with chart)</li> <li>○ Landscaping installation standards</li> <li>○ Payment in lieu of tree plantings</li> <li>○ Recommendations for stormwater retention, urban heat island reductions.</li> <li>○ Screening requirements</li> <li>○ Parking lot landscaping requirements</li> <li>○ Fence standards</li> </ul> </li> <li>• Remove all references to “Greenbelts” as this terminology is confusing and not defined elsewhere.</li> </ul>
<p><b>50-5.20 Building grades</b></p>	<ul style="list-style-type: none"> <li>• [ Move to Section 6.12].</li> <li>• Amend to include updated Site Grading Provisions, presented to PC in 2024. Work with City Engineer to ensure feasibility and accuracy.</li> </ul>



## ARTICLE VI – DEVELOPMENT PROCEDURES

Existing Section	Proposed Changes / Notes
<b>Sec. 50-6.1 Site Plan Review</b>	<ul style="list-style-type: none"><li>• [Move to Section 11.2].</li><li>• Add an “Intent” section that defines Site Plan Review and its purpose.</li><li>• Consider adding flow charts for the Administrative Site Plan Review process and the Planning Commission Site Plan Review Process, to aid in development.</li><li>• Amend Sec. 50-6.1.C.1 to clearly distinguish between the types of minor/major projects, and when/how they qualify for administrative review versus a full site plan review by the Planning Commission. A chart may be used to distinguish these processes.</li><li>• Amend Sec. 50-6.1.C.2 to clarify the roles of the Zoning Administrator and Building Official in site plan review. The Zoning Administrator, rather than the Building Official, shall review the site plan and supporting documents.</li><li>• Amend Sec. 50-6.1.F to include a clear list of procedures after plan approval, including the fact that any conditions of site plan approval shall be met prior to obtaining a building permit. Site maintenance standards should also be added to this.</li><li>• Amend Sec. 50-6.1.F with an additional section for Revocation.</li><li>• Amend Sec. 50-6.1.F with an additional section for Site Plan Amendments, including what qualifies as a major or minor modification, and the procedures for handling each case.</li><li>• Amend Sec. 50-6.1.G to be visualized as a chart/table. Move all Site Plan requirements up alongside the Site Plan development procedures.</li><li>• Amend Site Plan requirements to include:<ul style="list-style-type: none"><li>○ A colored rendering of the proposed site.</li><li>○ Ingress and egress arrows, for non-residential sites.</li><li>○ Architectural and Design Standards, per new provisions.</li><li>○ Landscaping, Screening, and Green Infrastructure Plan, per new provisions.</li><li>○ Photometric Plan, per new provisions.</li></ul></li><li>• Consider amending Sec. 50-6.1.H.8 to include a provision that the Planning Commission may require pedestrian crosswalk paintings or other infrastructure to promote pedestrian safety and walkability to and from the site.</li><li>• Amend Sec. 50-6.1.H.8 to reference new Landscaping, Architectural and Design standards (and remove referencing to old provisions, such as “Landscaping, fencing, and walls” and “Exterior building treatment”).</li></ul>



Existing Section	Proposed Changes / Notes
	<ul style="list-style-type: none"> <li>• Add a Section to address the ability of an applicant to return to Planning Commission with a revised Site Plan.</li> </ul>
<p><b>50-6.2 Special land use approval</b></p>	<ul style="list-style-type: none"> <li>• [Move to Section 11.3].</li> <li>• Add an introductory “Intent” section that defines Special Land Use review and its purpose and clarifies when it is required.</li> <li>• Consider adding a flow chart of the Special Land Use Approval process, to aid in development.</li> <li>• Add a section clarifying the Special Land Use Approval Standards.</li> <li>• Amend Section 50-6.2.A. to clarify the Special Land Use Application requirements, especially the inclusion of a Site Plan.</li> <li>• Relocate Section 50-6.2.A.2 after the City Council’s decision.</li> <li>• Amend Section 50-6.2.A.4 to clarify the role of the reviewer of the application to be the Zoning Administrator.</li> <li>• Amend Section 50-6.2.A.7 to clarify that a Public Hearing must be noticed ahead of the City Council’s review of the SLU recommendation from PC.</li> <li>• Amend Sec. 50-6.2.A to include a clear list of procedures after Special Land Use Approval, including the fact that any conditions of site plan approval shall be met prior to obtaining a building permit. Site maintenance standards should also be added to this section..</li> <li>• Amend Sec. 50-6.1.A with an additional section for Revocation.</li> <li>• Amend Sec. 50-6.1.A with an additional section for Special Land Use Amendments, including what qualifies as a major or minor modification, and the procedures for handling each case.</li> <li>• Remove <b>50-6.1.B. Hearing fee for proposed construction in R-3 or C.F. district or special land use applications</b>, as site plan review and public hearing fees apply to all applicants.</li> <li>• Move <b>50-6.1.C. Standards for approval of special land uses in the C-2 district</b> to the newly created standards for Special Land Use Approval section.</li> </ul>
<p><b>Sec. 50-6.3 Change of appearance of building exterior in C, RO-1 or C-2 district</b></p>	<ul style="list-style-type: none"> <li>• [Move to Section 11.2].</li> <li>• Amend language to clearly distinguish between the types of minor/major projects, and when/how they qualify for administrative review versus a full site plan review by Planning Commission.</li> </ul>
<p><b>Sec. 50-6.4 Lot Splits</b></p>	<ul style="list-style-type: none"> <li>• [Move to Section 11.7].</li> </ul>
<p><b>Sec. 50-6.5 Outdoor café permit</b></p>	<ul style="list-style-type: none"> <li>• [Move to Section 5.26].</li> <li>• Review standards with Building Official and Permit Technician to ensure consistency across Ordinance and internal permitting process.</li> </ul>



Existing Section	Proposed Changes / Notes
<b>Sec. 50-6.6 WCF approval process; application for permit</b>	<ul style="list-style-type: none"> <li>• [Move to Section 5.40].</li> <li>• Review standards with City engineer and Building Official to ensure standards and procedures are accurate.</li> </ul>

## ARTICLE VII – ADMINISTRATION AND ENFORCEMENT

Existing Section	Proposed Changes / Notes
<b>NEW</b>	<ul style="list-style-type: none"> <li>• [Add a new Section 10]. Include a section outlining the administrative responsibilities of the City Council, Planning Commission, Zoning Board of Appeals, Zoning Administrator, Building Official, etc.</li> </ul>
<b>Sec. 50-7.1 Building permit required; approval</b>	<ul style="list-style-type: none"> <li>• [Move to Section 11.1].</li> <li>• Review with Building Official and Permit Technician to ensure that information and procedures are clear and accurate.</li> <li>• Clearly define “altered”.</li> </ul>
<b>Sec. 50-7.2 Application for building permit; existing permits</b>	<ul style="list-style-type: none"> <li>• [Move to Section 11.1].</li> <li>• Update the application information for building permits to include a checklist format of all application requirements</li> </ul>
<b>Sec. 50-7.3 Fee for building permit</b>	<ul style="list-style-type: none"> <li>• [Move to Section 11.1].</li> <li>• Review with Building Official and Permit Technician to ensure that information and procedures are clear and accurate.</li> </ul>
<b>Sec. 50-7.4 Inspections</b>	<ul style="list-style-type: none"> <li>• [Move to Section 11.1].</li> <li>• Review with Building Official and Permit Technician to ensure that information and procedures are clear and accurate.</li> </ul>
<b>Sec. 50-7.5 Certificate of occupancy and compliance required</b>	<ul style="list-style-type: none"> <li>• [Move to Section 11.1].</li> <li>• Clearly define “Certificate of Occupancy” and “Certificate of Compliance.”</li> </ul>
<b>Sec. 50-7.6 Application for certificate of occupancy and compliance; issuance</b>	<ul style="list-style-type: none"> <li>• [Move to Section 11.1].</li> <li>• Consider adding a flow chart to outline the development process, including the acquisition of permits, inspections, and certificates of occupancy.</li> </ul>
<b>Sec. 50-7.7 Certificate of occupancy for nonconforming use of buildings</b>	<ul style="list-style-type: none"> <li>• [Move to Section 11.1].</li> <li>• Review with Building Official and Permit Technician to ensure that information and procedures are clear and accurate.</li> </ul>
<b>Sec. 50-7.8 Responsibility for administration and enforcement</b>	<ul style="list-style-type: none"> <li>• Remove this section; Include information about Administrative Responsibilities at the start of the chapter in [Section 11.1].</li> </ul>



Existing Section	Proposed Changes / Notes
<b>Sec. 50-7.9 Performance guarantees</b>	<ul style="list-style-type: none"> <li>• [Move to Section 11.11].</li> <li>• Check for typos and other errors.</li> </ul>
<b>Sec. 50-7.10 Fees, recoverable costs; liens</b>	<ul style="list-style-type: none"> <li>• [Move to Section 11.1]/</li> <li>• Review with Building Official and Permit Technician to ensure that information and procedures are clear and accurate.</li> <li>• Consider adding a cross reference to a fee schedule once established.</li> </ul>
<b>Sec. 50-7.11 Notice requirements</b>	<ul style="list-style-type: none"> <li>• [Move to Section 11.9].</li> <li>• Update to reference the procedures specified in the Michigan Zoning Enabling Act, PA 110 of 2006.</li> <li>• Update to include additional bodies/jurisdictions that need to be notified.</li> </ul>
<b>Sec. 50-7.12 Violations</b>	<ul style="list-style-type: none"> <li>• [Move to new Section 12].</li> </ul>
<b>Sec. 50-7.13 Interpretation and application</b>	<ul style="list-style-type: none"> <li>• [Move Section 50-7.13.C (Conditional Zoning Approval) to Section 11.6].</li> <li>• Clarify Conditional Zoning Approval to indicate that a developer, not the City, can impose conditions on a proposed rezoned development.</li> <li>• Clarify Conditional Zoning Approval to indicate that the City Council needs to hold a public hearing, following the Planning Commission.</li> <li>• Remove stated fee in Section 70-7.13.C.2.c, as these fees are updated periodically.</li> <li>• Work with the City Attorney and the Building Official to ensure that these procedures are correct and comprehensive.</li> </ul>
<b>Sec. 50-7.14 – Amendments</b>	<ul style="list-style-type: none"> <li>• [Move to Section 11.5].</li> <li>• Add a section clarifying the intent of zoning amendments.</li> <li>• Clarify and define different types of amendments, including Text Amendments, Map Amendments (and Rezoning/Conditional Rezoning).</li> <li>• Amend to include the procedure and review process for amendments and rezonings and consider adding a flow chart to outline the zoning text and map amendment procedures, as well as rezoning and conditional rezoning procedures. Ensure that petition/protest procedures are accurate.</li> <li>• Dictate the standards for approval of a zoning amendment.</li> <li>• Add procedures to be carried out following City Council approval, including but not limited to noticing procedures. Clarify the responsibility for updating the zoning ordinance itself (i.e., responsibilities of the Clerk).</li> </ul>



Existing Section	Proposed Changes / Notes
<b>Sec. 50-7.15 – Board of Appeals</b>	<ul style="list-style-type: none"><li>• [Move to Section 11.4].</li><li>• Update to reference the procedures dictated in State Law/Michigan Zoning Enabling Act, PA 110 of 2006. Clarify the differentiation between City Council and the Zoning Board of Appeals, although the Council acts as the Zoning Board of Appeals.</li><li>• Amend Section 50-7.15.H to simplify or visually clarify the list of powers of the ZBA.</li><li>• Clarify the process and procedures for applying for a variance/appeal.</li><li>• Add procedures to be carried out following Zoning Board of Appeals decision (approval with conditions, denial, resubmittal, etc.)</li></ul>
<b>Sec. 50-7.16 – Nonconforming Uses</b>	<ul style="list-style-type: none"><li>• [Move to new Section 9].</li><li>• Clarify and define different types of nonconformities (i.e. lots, uses and structures)</li><li>• Consider amending the restrictions, guidelines, and exceptions for nonconforming uses for visual clarity (including bolded headings, etc.)</li></ul>