



**CITY OF MADISON HEIGHTS**  
**COUNCIL CHAMBERS - CITY HALL, 300 W. 13 MILE RD.**  
**PLANNING COMMISSION MEETING AGENDA**  
**AUGUST 20, 2024 AT 5:30 PM**

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**CALL TO ORDER**

**ROLL CALL**

**ADDITIONS/DELETIONS**

**APPROVAL OF MINUTES**

- [1.](#) April 16th, 2024 Meeting Minutes

**PUBLIC HEARING**

**MEETING OPEN TO THE PUBLIC: Items not listed on agenda**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

- [2.](#) Discussion: ZTA 24-01 - Accessory Buildings, Structures and Uses - Gazebos, Pergolas, and Utility Structures
- [3.](#) Discussion: ZTA 24-02 - Detached One-Family Dwelling Standards - Driveways
- [4.](#) Discussion: ZTA 24-03 - Temporary Uses
- [5.](#) Discussion: ZTA 24-04 - Signs - Wall Sign Allowances

**MEMBER UPDATES**

**PLANNER UPDATES**

- [6.](#) SE Oakland County Safe Streets for All (SS4A) - Action Plan Update
- [7.](#) Special Use and Site Plan Development Report

**ADJOURNMENT**

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: [clerks@madison-heights.org](mailto:clerks@madison-heights.org) at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



**CITY OF MADISON HEIGHTS**  
**PLANNING COMMISSION MEETING MINUTES (DRAFT)**

April 16, 2024  
Council Chambers – City Hall  
300 W. 13 Mile, Madison Heights, MI 48071

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## 1. CALL TO ORDER

Chair Champagne called the meeting of the Madison Heights Planning Commission to order at 5:30 p.m.

## 2. ROLL CALL

Present: Chair Josh Champagne  
Mayor Pro Tem Mark Bliss  
Mayor Roslyn Grafstein  
City Manager Melissa Marsh  
Commissioner Eric Graettinger  
Commissioner Melissa Kalnasy  
Commissioner Cliff Oglesby  
Commissioner Grant Sylvester (arrived @ 5:37 p.m.)

Also Present: City Planner Matt Lonnerstater  
Assistant City Attorney Tim Burns  
Deputy City Clerk

## 3. EXCUSE ABSENT MEMBERS

Motion by Commissioner Graettinger, seconded by Commissioner Grafstein to excuse Commissioner Sylvester. [Sylvester arrived at 5:37 p.m.]

Motion carries unanimously.

## 4. APPROVAL OF THE MINUTES

Motion by Commissioner Graettinger, seconded by Kalnasy to approve the minutes of the regular Planning Commission meeting of March 19, 2024.

Motion carries unanimously.

## PUBLIC HEARING

5. **Rezoning Request No. PRZN 23-02** by Isam Yaldo to rezone one (1) parcel of land located at 1035 W. 12 Mile Road (TM# 44-25-14-127-053) from B-3, General Business, to M-1, Light Industrial district.

City Planner Lonnerstater reintroduced the rezoning request PRZN 23-02 which was postponed from the meeting on November 21, 2023. The applicant and property owner, Isam Yaldo is now formally requesting to rezone one parcel of land located at 1035 W. 12 Mile Road from B-3, General Business district, to M-1, Light Industrial district. The property owner intends to purchase

the property at 1031 W. 12 Mile Road and combine the two properties into a single parcel, and lease the parcel to Artic Fox, who will develop the property for marihuana-related uses. The applicant has applied to rezone the subject property to M-1, Light Industrial, to enable the parcel combination and allow for the development of a medical/adult-use marihuana growing, processing, and provisioning facility per the settlement agreement. The adult use and medical facilities map outside of the zoning ordinance would need to be amended and added to the same agenda as the final reading of Ordinance 2198 - New Zoning Ordinance and Zoning Maps. The rezoning approval applies to the current parcel unless it gets changed.

Chair Champagne opened the floor for public comment at 5:45 p.m. Seeing none, public comment was closed at 5:46 pm.

City Manager Marsh explained that there will be a new green zone map and this parcel may be removed if there was a use going there that wasn't needed in the green zone. Col's Place changed from M-1 to B-3 and removed itself from the green zone because it no longer met the qualifications.

Assistant City Attorney Burns added there may be some envisions to the green zone map after the litigation is resolved. If the rezoning request is not approved the applicant can potentially have a judge order for it to be approved. Or it could disrupt the whole settlement agreement and we would be back in court on that case.

Motion made by Commissioner Sylvester, Seconded by Commissioner Grafstein, to recommend to City Council approval of the requested rezoning of 1035 W. 12 Mile Road (parcel #44-25-14-127-053) from B-3, General Business, to M-1, Light Industrial, after the required public hearing, based upon the following findings:

1. The M-1 district permits a range of industrial, warehousing, office, recreational, and limited retail uses which are generally appropriate for the subject site.
2. The intent of, and the uses permitted within, the M-1 district are generally compatible and consistent with adjacent industrial and commercial land uses.
3. The M-1 district is compatible with adjacent B-3 and M-1 zoned parcels.
4. The M-1 district is aligned with the "Industrial" future land use designation for the site and does further the land use goals and objectives of the adopted 2021 Madison Heights Master Plan

Voting Yea: Bliss, Champagne, Graettinger, Grafstein, Kalnasy, Marsh, Oglesby, and Sylvester

Motion Carried.

## **6. PUBLIC COMMENT - For items not listed on the agenda**

Chair Champagne opened the floor for public comment at 5:53 p.m. Seeing none, public comment was closed at 5:54 pm.

## **7. PLANNER UPDATES**

City Planner Lonnerstater updated the Commissioners on the Zoning Ordinance #2198 adoption. City

Council approved the first reading of Zoning Ordinance Rewrite at their meeting on April 8, 2024. Council has scheduled a second and final reading and public hearing for the May 13th, 2024, City Council meeting. Madison Heights is a participant in a safe street for all Regional Transportation Plan with our surrounding communities. It's an action plan and the federal goal for zero pedestrian deaths and fatalities. City Planner Lonnerstater and Commissioner Champagne are members of the Safety Action Plan Committee. Once the plan is adopted it will open for implementation grant funding opportunities. The action plan is expected to be complete in a year and includes some public input opportunities. The goal is for each community to adopt an action plan before we can implement grants and specific projects. The City of Ferndale is the lead municipality and Tool is their consultants. The Southeast Oakland County Safe Streets Plan includes Oak Park, Ferndale, Pleasant Ridge, Berkley, Hazel Park, Madison Heights, and Huntington Woods. Royal Oak applied for their own Safety Action Plan which explains why they aren't part of our group. Madison Heights received the Planning Grant and has contributed at least \$8,000 to this action plan. The Open House is scheduled for Wednesday, May 8<sup>th</sup> from 6 to 7:30 p.m. at the Pleasant Ridge Community Center. City Planner Lonnerstater gave an update on the status of Chipotle, Goodwill, and Quality Roots. Eleven Mile Streetscape Plan, the Downtown Development Authority (DDA) authorized funding for potentially a four to three lane conversion. Commissioner Graettinger is on the wait list for the Michigan Association of Planning (MAP) Planning and Zoning Workshop on Monday, April 29<sup>th</sup>.

Mayor Grafstein noted that Oak Park, Hazel Park, and Madison Heights are part of the Justice Forty (40) and she is on the task force.

City Manager Marsh added that Justice Forty (40) are census tracts of underprivileged areas within each community that are deemed that way due to education levels, transportation, or different types of economic hardship conditions. Madison Heights has three Justice Forty tracts. Eleven Mile Streetscape Plan is for Eleven Mile Road from I-75 just pass Wood Pile which cost an additional \$26,000. Funding for new bus stops and benches is part of the Eleven Mile Streetscape Plan. Madison Heights has partnered with Smart to update the bus stops around the city and currently enhancements are scheduled on John R Road for the summer of 2026.

## **8. PUBLIC COMMENT**

Meeting adjourned by Chair Champagne at 6:05 p.m.



# MEMORANDUM

Date: August 15<sup>th</sup>, 2024  
To: City of Madison Heights Planning Commission  
From: Matt Lonnerstater, AICP – City Planner  
Subject: Zoning Text Amendment (24-01) – Accessory Buildings, Structures, and Uses – Gazebos, Pergolas, and Utility Structures

## Introduction

Madison Heights City Council adopted the new Zoning Ordinance on May 13<sup>th</sup>, 2024. Since going into effect, staff has encountered several ordinance sections that could benefit from clarification or refinement:

- Section 7.03.10 – Use Specific Standards related to Detached One-Family Dwellings
- Section 7.03.43 – Use Specific Standards related to Temporary Uses
- **Section 8.03 – Accessory Buildings, Structures, and Uses [Addressed in this Memo]**
- Sections 12.06 and 12.07 - Signs

This memo addresses proposed text amendments to Section 8.03 – Accessory Buildings, Structures, and Uses – pertaining to the regulation of small gazebos, pergolas and utility structures (e.g. exterior air conditioner units). Proposed amendments are for discussion purposes only; a future public hearing will be required prior to voting on zoning text amendments.

## Background and Proposed Amendments

### Gazebos, Pergolas and Open/Unenclosed Accessory Structures

Since the adoption of the new Zoning Ordinance, staff has received several building permit applications for detached gazebos, pergolas, or other similar small unenclosed accessory structures located on rear decks or patios. Under the current standards, unenclosed accessory structures (roofed, but open on all sides) such as gazebos and pergolas are subject to the same minimum setback standards as all other accessory structures, including detached garages or sheds: five (5) feet from side/rear property lines and ten (10) feet from the principal structures.

Due to the ten-foot building setback requirement, gazebos, pergolas, and other unenclosed patio covers either need to be physically attached to the main house as a building addition or be located ten feet from the house. In order to provide more flexibility for homeowners and reduce the need for future variances, staff recommends exempting small unenclosed accessory structures such as gazebos and pergolas from the building setback requirement; such structures would still be subject to other accessory structure standards, such as minimum yard setbacks, height, and lot coverage.

Staff has confirmed with the Building Official and Fire Marshal that the proposed amendments are compatible with building and fire codes.

### Detached Pergolas and Gazebos on Patios



### Utility Structures

Current ordinance language restricts utility structures such as generators and air conditioner units to the rear yard, with the exception that such structures may be permitted in a side yard only if enclosed by a masonry enclosure (e.g. bricks or stone). Since the adoption of the Ordinance, staff has received several requests for new or replacement side yard air conditioner units which would require the construction/installation of a masonry enclosure. Due to the price of masonry materials and needed labor to install, the additional cost adds a financial burden to homeowners.

In order to provide more flexibility for screening methods (while keeping the general intent) and to reduce the cost burden of replacing or installing air conditioning units or exterior generators, staff recommends removing the masonry enclosure requirement and replacing it with a standard that screening be constructed of, *“materials similar/compatible to the building(s) to which they are accessory.”* Evergreen shrubbery or plant material would also be appropriate in certain cases. The revised language would allow screening methods to include wood, vinyl, evergreen landscaping, etc., and provide administrative flexibility on a case-by-case basis.

### A/C Unit Screening



**Next Step**

If the Planning Commission is comfortable with the direction of the proposed text amendments, staff recommends that a public hearing be set for the September 17<sup>th</sup>, 2024 regular meeting.

**City of Madison Heights  
Oakland County, Michigan  
Zoning Text Amendment 24-01**

**An ordinance to amend Ordinance 2198, being an ordinance codifying and adopting a new Zoning Ordinance for the City of Madison Heights.**

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**SECTION 8.03. ACCESSORY BUILDINGS, STRUCTURES, AND USES is hereby amended as follows:**

**Section 8.03 Accessory Buildings, Structures, and Uses**

1. **Accessory Buildings, Structures, and Uses.** Accessory buildings and uses, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:
  - A. **Use.** Accessory buildings and uses are permitted only in connection with, incidental to and on the same lot with, a principal building, structure or use which is permitted in the particular zoning district. No accessory building, structure or use shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized. Accessory structures shall not be constructed until the principal building is constructed; however, a principal building and detached accessory structure may be constructed simultaneously. A detached accessory building can be used for parking or storage of motor vehicles, but not for commercial servicing or repair, unless approved as an element of a Special Land Use and/or Site Plan approval.
  - B. **Permit.** Any accessory building greater than 200 square feet shall require a building permit. All accessory buildings in non-residential districts also require a site plan, unless otherwise determined by the Planning and Zoning Administrator.
  - C. **Accessory Dwelling Units.** Accessory Dwelling Units (ADUs) are further subject to the use-specific standards of Section 7.03(1). Where there is a conflict between the standards of this Section and Section 7.03, the standards of Section 7.03 shall apply.
  - D. **Location.** Unless noted otherwise, detached accessory buildings shall only be permitted in the rear yard subject to setbacks listed in this section. In the case of corner lots, detached accessory structures may be permitted abutting the secondary street in accordance with street side yard setbacks for the principal structure.

E. Height.

- (1) Residential Districts: With the exception of detached accessory dwelling units (Section 7.03(1)), detached accessory structures shall not exceed fifteen (15) feet in height. Attached accessory structures shall be subject to height regulations applicable to the principal structure in the associated zoning district.
- (2) Non-Residential and Mixed-Use Districts: Detached accessory structures shall not exceed twenty (20) feet in height. Attached accessory structures shall be subject to the height regulations applicable to the principal structure in the associated zoning district.

F. Lot Coverage. All attached and detached accessory buildings shall be in compliance with zoning ordinance provisions concerning the maximum percentage of lot coverage.

G. Setbacks. Accessory structures are subject to the following setbacks listed below:

- (1) Where the accessory building is structurally attached to a principal building, it shall be subject to, and must conform to all regulations of this Ordinance applicable to main buildings.

- (2) No detached accessory building shall be located closer than ten (10) feet to any main building (including buildings on adjacent parcels) nor shall it be located closer than five feet to any side or rear lot line, with eaves no closer than four feet to any lot line. Detached accessory buildings may be located up to three feet to the rear lot line or side lot line, if construction is fire-resistance rated according to the current Michigan Residential Code, with eaves no closer than two feet to any lot line.

- ~~(2)~~1. Exemption for Gazebos/Pergolas and Unenclosed Structures: For single-family, townhome, duplex, or multiplex uses, detached, freestanding, and unenclosed gazebos, pergolas, or similar roofed but unenclosed accessory structures up to 200 square feet in area are exempt from the minimum ten (10) foot building setback requirement if open/unenclosed on all sides, unless a greater minimum separation distance is required by the Building Official.

- (3) In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall not be closer than one foot to such rear lot line. In no instance shall an accessory building be located within a dedicated easement right-of-way. In those instances where the

rear lot line abuts a street right-of-way, with the exception of an alley, the accessory building shall be no closer to this line than the required front yard setback in the district in which the property is located.

- (4) Corner Lots: In the case of a corner lot, a detached accessory structure shall be subject to the street side yard setbacks applicable to the principal structure.

- H. Design. When a permit is required, all attached and detached accessory buildings, including garages, sheds, and carports, shall be designed and constructed of materials and design, including roof style, compatible with the principal structure and other buildings in the vicinity, as determined by the Planning and Zoning Administrator. The Planning and Zoning Administrator may allow modifications to the design if the alternate design is compatible with surrounding architecture.
- I. Pavement. All accessory buildings which are used as garages shall have paved driveways from the street to the garage. The paved driveway shall be a minimum of nine feet wide unless otherwise approved by the Community and Economic Development Department, and are further subject to use-specific standards of Article 7. The Community and Economic Development Department shall base its determination upon such factors as the narrowness, shallowness, shape, or area of a specific piece of property, topographical conditions, or extraordinary or exceptional conditions of the property by which the strict application of this Ordinance would result in a practical difficulty; however, such practical difficulty shall not be self-created by the property owner.
- J. Drainage. All driveways and garages shall be paved with asphalt or concrete and drained in accordance with the requirements of and upon approval of the city engineer.
- K. Foundation and Rat Walls. All detached accessory structures, regardless of size, shall be built on a concrete or masonry foundation or feature a rat wall, both in accordance with Chapter 6 of the Code of Ordinances, Buildings and Building Regulations.
2. **Portable On-Site Storage Units.** Portable On-Site Storage Units may be permitted on a temporary basis in accordance with the following:
- A. Residential Districts:
- (1) One portable on-site storage unit shall be permitted per dwelling unit.
  - (2) Portable on-site storage units shall be located on a paved surface and shall be subject to the location and setback standards for accessory

structures, Section 8.03 (1), above. The Planning and Zoning Administrator may approve alternate locations through the submittal/approval of a Temporary Use Permit.

- (3) Such unit shall be permitted without a temporary use permit for up to 30 days in a one 12-month period, unless otherwise noted in this Section.
- (4) For multi-family residential sites, on-site portable storage units shall not obstruct drive aisles or block a required parking space.
- (5) A portable on-site storage unit may be permitted for up to six months for use on-site during substantial construction or renovation on the property as evidenced by active building permits and upon application for a Temporary Use Permit, approved by the Planning and Zoning Administrator.

#### B. Non-residential and Mixed-Use Districts

- (1) Two (2) portable on-site storage units shall be permitted per parcel, upon approval of a Temporary Use Permit.
- (2) Portable on-site storage units shall be located on a paved surface, and only in the rear yard. The portable unit(s) shall maintain the minimum rear yard setbacks for accessory structures per Section 8.03 (1), above.
- (3) Such unit(s) shall be permitted for up to 30 days in a one 12-month period, unless otherwise noted below.
- (4) Portable on-site storage unit may be permitted for up to six months for use on-site during substantial construction or renovation on the property as evidenced by active building permits and upon application for a Temporary Use Permit, approved by the Planning and Zoning Administrator.
- (5) Portable on-site storage units may be placed on a permanent basis within an approved accessory outdoor storage area without the need for a temporary use permit. Such accessory outdoor storage areas shall be subject to the requirements of Section 8.03 (6), below.
- (6) Containers exceeding 16 feet in length, such as cargo/shipping containers, shall only be placed within an approved accessory outdoor storage area. Such accessory outdoor storage areas shall be subject to the requirements of Section 8.03 (6), below.

#### C. General Regulations

- (1) No portable storage unit shall be located in a public right-of-way.

- (2) No electrical, gas, or plumbing services shall be connected to the portable storage unit.
  - (3) Portable storage containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
  - (4) Portable storage containers shall not be used as living quarters for humans or animals.
3. **Utility Structures.** All ground-mounted transformers, generators, air conditioner units, mechanical equipment, and similar equipment shall be subject to the following regulations.
  - A. Such structures when unenclosed or not screened, shall only be permitted in the rear yard and shall be placed immediately adjacent to the building to be served.
  - ~~A.B.~~ The utility structure shall be located a minimum of three (3) feet from any property line. However, a non-conforming existing utility structure may be replaced with a new unit of a similar size in the same location without meeting the setback requirements; such structures in the side yard shall be screened in accordance with sub-section C, below.
  - C. The ~~Technical Review Committee~~ Planning and Zoning Administrator may permit such utility structures within an interior side yard or street side yard, subject to the following requirements:
    - (1) , provided it is screened The utility structure shall be placed immediately adjacent to the building to be served and shall be screened on at least three (3) sides completely with an enclosure so as to not be visible from the street. The wall of the principal building may count toward one of the three sides. ~~Such enclosure screening~~ shall be constructed of ~~masonry~~ materials similar/compatible to the building(s) to which they are accessory and shall ~~obscure all utility structures within.~~ be constructed to a height not less than that of the unit to be screened. Evergreen shrubbery or plant material may be substituted for enclosures. Chain link fencing is not permissible as screening material.
  - ~~B.~~ Utility structures are exempt from, and do not count towards, the maximum lot coverage standards of Article 4, Schedule of Regulations.
  - ~~D.~~ Such structures shall be subject to screening requirements listed in Section 11.08(2), unless otherwise noted above.

[...]



## MEMORANDUM

Date: August 15<sup>th</sup>, 2024  
To: City of Madison Heights Planning Commission  
From: Matt Lonnerstater, AICP – City Planner  
Subject: Zoning Text Amendment (24-02) – Use Specific Standards related to Detached One-Family Dwellings (Driveways)

### Introduction

Madison Heights City Council adopted the new Zoning Ordinance on May 13<sup>th</sup>, 2024. Since going into effect, staff has encountered several ordinance sections that could benefit from clarification or refinement:

- **Section 7.03.10 – Use Specific Standards related to Detached One-Family Dwellings (Driveways) [Addressed in this Memo]**
- Section 7.03.43 – Use Specific Standards related to Temporary Uses
- Section 8.03 – Accessory Buildings, Structures, and Uses
- Sections 12.06 and 12.07 - Signs

This memo addresses proposed text amendments to Section 7.03.10– Use Specific Standards related to Detached One-Family Dwellings – pertaining to the width and design of residential driveways. Proposed amendments are for discussion purposes only; a future public hearing will be required prior to voting on zoning text amendments.

### Background and Proposed Amendments

Current ordinance language restricts the overall width of a residential driveway to the width (outer edges) of the garage door. Since the adoption of the new Zoning Ordinance, staff has received several requests for slightly wider driveways to accommodate larger vehicles and provide the ability to step out from a vehicle without stepping onto grass.

The intent of the existing driveway width limitation is to ensure that front yards are not completely inundated with pavement, which can lead to poor pedestrian environments and unsightly appearances. The existing ordinance language limits the width of a driveway at the property line to 12 feet for detached garages and 20 feet for attached garages but allows a driveway to taper/widen to the outer edges of the garage door. Staff acknowledges that a modest additional width beyond the edges of the garage door (staff proposes 18 inches) would allow for the storage of larger vehicles and provide for a paved area in which to step out from the vehicle without compromising the general intent of the width limitation.

### Wide Driveways



*Wide driveways, especially at the front property line, create unsafe environments for pedestrians and may detract from the appearance and character of a residential neighborhood.*

The proposed language explains where and how a taper can begin on a property and clarifies that driveways cannot be located directly in front of the main residential portion of the structure, with certain exceptions.

### Limited Width Driveways with Tapers



*Both of these driveways have limited widths at the front property line, but taper/widen to a point approximately eighteen (18") inches beyond the outer edges of the garage door.*

**Next Step**

If the Planning Commission is comfortable with the direction of the proposed text amendments, staff recommends that a public hearing be set for the September 17<sup>th</sup>, 2024 regular meeting.

**City of Madison Heights  
Oakland County, Michigan  
Zoning Text Amendment 24-02**

**An ordinance to amend Ordinance 2198, being an ordinance codifying and adopting a new Zoning Ordinance for the City of Madison Heights.**

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**SECTION 7.03. USE SPECIFIC STANDARDS is hereby amended as follows:**

**Section 7.03.10 – Detached One-Family Dwellings**

**A. DWELLING UNIT DESIGN:**

- (1) Dwelling units that front a public street shall have at least one (1) entrance facing, or visible from, the public street.
- (2) Exterior Finish Materials. Primary materials shall include brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding. Accent materials (up to 25% of the net façade) may include architectural metal, asphalt siding, stucco, aluminum siding, EIFS, reflective glass, vinyl cladding, or concrete. The Planning and Zoning Administrator may consider alternative accent materials.

**B. GARAGES:**

- (1) Detached Garages. Detached garages shall comply with the Accessory Buildings standards, Section 8.03.
- (2) Attached Garages. Garages shall not be the prominent feature of the front elevation of the home or of the street frontage. Attached garages shall comply with the following standards:
  - (a) Attached garages are subject to the minimum building setback provisions for the principal structure.
  - (b) The total width of front-loaded attached garages shall not occupy more than 50% of the total width of the front façade of the house, as measured along any building line that faces the street, which excludes any architectural elements such as bay windows or unenclosed porches. The width of the garage is measured at the width of the door and not necessarily the space it occupies in the dwelling behind the door. Garage width may be increased to not more than 60% of the total width of the front façade on parcels with a lot width of 40 ft. or less.
  - (c) Front-loaded attached garages shall be recessed at least two (2) feet from the front façade of the house. Front porches may be considered the front façade and be used as the point of measurement for those homes where the porch comprises at least 30 percent of the front façade.

## C. DRIVEWAYS

- (1) Minimum driveway width at the right-of-way line: 9 feet.
- (2) All driveways or approaches within the public right-of-way shall be paved with concrete and all other driveways shall be paved with asphalt or concrete.
- (3) Driveways shall be set back a minimum of one (1) foot from side and rear lot lines, except in cases where the driveway is accessed from a rear alley or where a driveway is shared between two or more properties. Driveways shall not be permitted ~~within the front yard~~ in front of the residential dwelling, except as permitted within this Section.
- (4) Driveways leading to an Attached Garage: A driveway providing access to an attached garage shall be no wider than 20 feet at the front or street side lot line but may taper to ~~the a~~ width up to, but not to exceed, eighteen inches beyond the exterior edges of the garage door opening; ~~beginning at a distance of the taper shall begin a minimum of~~ 5 feet from the property line adjacent to the street and shall be angled no greater than 45 degrees. However, in no case shall any part of the driveway be located directly in front of the residential dwelling, with the exception of living spaces above the garage. ~~exceed the width of the garage door, except where an additional parking pad is permitted, below.~~
- (5) Driveways leading to a Detached Garage: A driveway that provides access to a detached garage shall be no wider than twelve (12) feet in width at the property line but may taper to a width up to, but not to exceed, eighteen inches beyond the exterior edges of the garage door opening; the taper shall begin in the side or rear yard and shall be angled no greater than 45 degrees. ~~the width of the garage in the side and rear yard. However, i~~ In no case shall any part of the driveway be located directly in front of the residential dwelling, with the exception of accessory dwelling living spaces above/within the detached garage. ~~exceed the width of the garage, except where an additional parking pad is permitted, below.~~

On a corner property, a driveway leading to a detached garage facing a side street shall be no wider than 20 feet at the side street property line but may taper to ~~the a~~ width up to, but not to exceed, eighteen inches beyond the exterior edges; the taper shall begin a minimum ~~of the garage door opening at a distance~~ of 5 feet from the side street property line. However, in no case shall any part of the driveway be located directly in front of the residential dwelling, with the exception of accessory dwelling living spaces above/within the garage. ~~exceed the width of the garage, except where an additional parking pad is permitted, below.~~

- (6) Driveways on Properties without a Garage: Where no garage exists, a driveway shall be no wider than twelve (12) feet in width at the property line but may taper to a maximum of twenty (20) feet in the side and rear yard. In no case shall any part of the driveway be located directly in front of the residential dwelling.

- (7) Circular Driveways: A circular driveway with two approaches on the same street, or one per street on a corner lot, is permitted on parcels containing 200 feet or more of combined lot width.
- (8) Ribbon Driveways: Ribbon driveways are permitted for residential driveways, subject to the same dimensions and paving standards for standard driveways. Individual ribbons shall only be permitted within the boundary of the lot and shall not be less than eighteen (18) inches or more than thirty (30) inches wide.
- (9) Additional Parking Pad: One (1) additional parking pad for parking and turnarounds, no greater than 18 x 20 feet, is permitted adjacent to a permitted driveway within a side or rear yard. Parking pads shall be set back a minimum of one (1) foot from side and rear property lines.

For properties fronting an arterial or collector street, as denoted within the Master Plan, one (1) parking pad, no greater than 18 x 20 feet, may be located within a required front or street side yard setback to allow for safe vehicular turnaround. Such parking pad shall be screened from the abutting street with plant materials or an alternative screening method approved by the Planning and Zoning Administrator, and shall be set back a minimum of five (5) feet from the street right-of-way line.



## MEMORANDUM

Date: August 15<sup>th</sup>, 2024  
To: City of Madison Heights Planning Commission  
From: Matt Lonnerstater, AICP – City Planner  
Subject: Zoning Text Amendment (24-03) – Use Specific Standards related to Temporary Uses

### Introduction

Madison Heights City Council adopted the new Zoning Ordinance on May 13<sup>th</sup>, 2024. Since going into effect, staff has encountered several ordinance sections that could benefit from clarification or refinement:

- Section 7.03.10 – Use Specific Standards related to Detached One-Family Dwellings (Driveways)
- **Section 7.03.43 – Use Specific Standards related to Temporary Uses [Addressed in this Memo]**
- Section 8.03 – Accessory Buildings, Structures, and Uses
- Sections 12.06 and 12.07 - Signs

This memo addresses proposed text amendments to Section 7.03.43– Use Specific Standards related to Temporary Uses – pertaining to recurring special events. Proposed amendments are for discussion purposes only; a future public hearing will be required prior to voting on zoning text amendments.

### Background

The Zoning Ordinance contains specific provisions for temporary uses and divides them into three general categories: temporary outdoor displays/sales, seasonal sales lots, and special events. Since Ordinance adoption, staff has received several requests for weekly cornhole tournaments in the parking lots of bars and restaurants. While this type of recurring event most appropriately fits into the “special events” category, the current language limits properties to three (3) special events per calendar year, with a fourteen (14) day gap between events.

When drafted, the original intent of the “special event” category was to accommodate larger events such as fairs and carnivals. In its application, the current language would only permit restaurants to hold three recurring events per year, separated by fourteen days; this is fairly restrictive, and inhibits the ability for restaurants and bars to hold unique recurring events such as cornhole tournaments, farmers markets, craft markets, etc.

To allow more flexibility to business owners and allow for more active and unique events throughout the community, staff recommends adding a “recurring event” provision to the Special Events category, allowing business owners/property owners to hold a recurring event (1-2 consecutive days each) up to a total of ten (10) days per calendar year. A recurring event could be applied for under a single special event permit, which would count toward the total number of special events allotted per year.

**Next Step**

If the Planning Commission is comfortable with the direction of the proposed text amendments, staff recommends that a public hearing be set for the September 17<sup>th</sup>, 2024 regular meeting.

**City of Madison Heights  
Oakland County, Michigan  
Zoning Text Amendment 24-03**

**An ordinance to amend Ordinance 2198, being an ordinance codifying and adopting a new Zoning Ordinance for the City of Madison Heights.**

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**SECTION 7.03. USE SPECIFIC STANDARDS is hereby amended as follows:**

**Section 7.03.43 – Temporary Uses**

**43. TEMPORARY USES.**

- A. Except as otherwise provided in this Zoning Ordinance, the temporary uses listed in this Section shall require the issuance of a Temporary Use Permit in accordance with this Section and the process/requirements of Section 10.08. Temporary/Seasonal Business Licenses shall also be required in accordance with Chapter 7 of the Madison Heights Code of Ordinances.
- B. Applicants seeking a temporary use permit for a time period longer than otherwise allowed by this chapter, or for a temporary use not specifically permitted in this chapter (or not deemed similar by the Planning and Zoning Administrator), shall submit for approval through the Planning Commission; provided, that it complies with all other relevant development and operational standards for the use as provided in this Zoning Ordinance.
- C. Exempt Temporary Uses: The following temporary uses are exempt from the procedural and licensing requirements of this section but remain subject to other Sections of this Zoning Ordinance and the Madison Heights Code of Ordinances.
  - (1) Emergency Facilities: Temporary facilities to accommodate emergency health and safety needs and activities.
  - (2) Temporary Construction Yards – on-site: Yards and sheds for the storage of materials and equipment used as part of a construction project, provided a valid building permit has been issued and the materials and equipment are stored on the same site as the construction activity.
  - (3) Temporary Construction Office or Temporary Real Estate Office. A temporary construction or real estate office used during the construction of a principal building, buildings, or uses on the same site, subject to building permits and trade permits.
  - (4) Activities conducted on public property or within the public right-of-way that are approved by the city or as otherwise required by the Zoning Ordinance or Municipal Code.
  - (5) Temporary events or activities occurring within, or upon the grounds of, a private residence or upon the common areas of a multi-family residential development.

- (6) Mobile Food Sites, in accordance with Section 7.03(28)
  - (7) Temporary portable on-site storage units in accordance with Section 8.03(2).
- D. Standards Applicable to all Temporary Uses. All temporary uses, including but not limited to those listed in this Section, shall comply with the following standards:
- (1) No temporary use shall be established or conducted so as to cause a threat to the public health, safety, comfort, convenience, and general welfare, either on or off the premises.
  - (2) Temporary uses shall be set back a minimum of twenty-five (25) feet from abutting residentially-zoned parcels or residential uses, with the exception of existing mixed-use buildings.
  - (3) Temporary uses shall not obstruct required fire lanes, access to buildings or utility equipment, clear vision triangle, ADA spaces or aisles, or egress from buildings on the lot or on adjoining property.
  - (4) Temporary uses shall provide adequate parking area and improvements adequate to accommodate anticipated vehicular traffic. Safe pedestrian accessibility shall be provided between parking areas and the temporary use, with a separation between vehicular and pedestrian traffic areas.
  - (5) Temporary uses shall be conducted completely within the lot on which the principal use is located, unless the City authorizes the use of City-owned property or right-of-way.
  - (6) During the operation of the temporary use, the lot on which it is located shall be maintained in an orderly manner, shall be kept free of litter, debris, and other waste material, and all storage and display of goods shall be maintained within the designated area.
  - (7) Signs for temporary uses shall be permitted only in accordance with Article 12, Signs.
  - (8) Temporary uses shall comply with all requirements of the Fire Prevention Code and other applicable codes and regulations.
- E. Allowed Temporary Uses and Use-Specific Standards. The following temporary uses may be permitted via approval from the Planning and Zoning Administrator, subject to satisfying use-specific standards. Such uses shall also require the issuance of a valid Temporary/Seasonal Business License:
- (1) **Temporary Outdoor Displays/Sales.** The establishment of temporary outdoor sales and the temporary display of goods, including promotional sales, sidewalk sales, and parking lot sales, may be conducted accessory to an otherwise lawfully permitted or allowed principal use on the same site, subject to the following:

- (a) Temporary outdoor displays and sales shall only be permitted in a non-residential or mixed-use zoning district, accessory to an existing business located on the same property.
  - (b) Products displayed and sold outdoors shall relate to the on-site use and business, and all activities shall be conducted within the lot.
  - (c) Temporary outdoor displays and sales are limited to a maximum of ninety (90) total days per calendar year, which may or may not be consecutive.
  - (d) Sales and display areas may not occupy more than fifteen percent (15%) of the parking area and shall not substantially alter the existing circulation or fire access on site.
- (2) **Seasonal Sales Lots.** Temporary seasonal sales activity (e.g., Christmas trees, pumpkin sales, plant sales, fireworks sales) may be permitted, subject to the following:
  - (a) Seasonal sales lots may be permitted in any non-residential or mixed-use zoning district, or on any public, quasi-public, or institutional site that abuts an arterial or collector road.
  - (b) Seasonal sales applicants shall have an established physical presence in the City of Madison Heights and maintain a valid business license with the City or shall provide evidence that such seasonal sales are conducted for a charitable, religious, civic, educational, or philanthropic purpose.
  - (c) Temporary seasonal sales are limited to a maximum of ninety (90) total days per calendar year, which may or may not be consecutive.
  - (d) Sales and display areas may not occupy more than fifteen percent (15%) of a parking area and shall not substantially alter the existing circulation or fire access on site.
- (3) **Special Events.** Special events such as auctions, craft fairs, [farmers markets](#), [outdoor entertainment](#), and carnivals, may be permitted, subject to the following:
  - (a) Special events may be permitted in any non-residential or mixed-use zoning district, or on any property approved for public, quasi-public, or institutional uses that abuts an arterial or collector road, as defined in the Madison Heights Master Plan.
  - (b) The temporary special event is limited to a maximum of seven (7) consecutive days. A total of three (3) ~~seven-day periods~~ [temporary special events](#) are permitted per [business per calendar](#) year, separated by a stretch of fourteen (14) consecutive days.

~~(b)~~ A recurring event that typically does not take place over consecutive days, but may take place on no more than two consecutive days, may be submitted as a single temporary special event permit. A recurring event is not subject to the 14-day separation standard listed in subsection (E)(3)(b), above. A recurring event is limited to a total of ten (10) days per calendar year and shall count toward the total number of special events

- (c) Permitted hours of operation shall be limited to between 12:00 (noon) to 10:00 p.m.
- F. When a temporary use is not specifically mentioned in this section, the Planning and Zoning Administrator may determine that such use is similar in nature to listed use(s) above and shall establish the term, and make necessary findings and conditions for the particular use. The Planning and Zoning Administrator reserves the right to refer any request for a temporary use permit to the Planning Commission for action, in accordance with Section 15.08.
- G. In issuing a temporary use permit, the approving authority may impose conditions which it finds necessary for the protection and preservation of property rights and values of adjacent properties.



## MEMORANDUM

Date: August 15<sup>th</sup>, 2024  
 To: City of Madison Heights Planning Commission  
 From: Matt Lonnerstater, AICP – City Planner  
 Subject: Zoning Text Amendment (24-04) – Regulations for Permitted Signs (Wall Signs)

### Introduction

Madison Heights City Council adopted the new Zoning Ordinance on May 13<sup>th</sup>, 2024. Since going into effect, staff has encountered several ordinance sections that could benefit from clarification or refinement:

- Section 7.03.10 – Use Specific Standards related to Detached One-Family Dwellings (Driveways)
- Section 7.03.43 – Use Specific Standards related to Temporary Uses
- Section 8.03 – Accessory Buildings, Structures, and Uses
- **Sections 12.06 and 12.07 – Signs – Wall Signs [Addressed in this Memo]**

This memo addresses proposed text amendments to Section 12.06 and 12.07– Signs – pertaining to measurement and allowances for wall signs. Proposed amendments are for discussion purposes only; a future public hearing will be required prior to voting on zoning text amendments.

For reference, staff has included example images of wall signs and their respective areas at the end of this memo.

### Background and Proposed Amendments

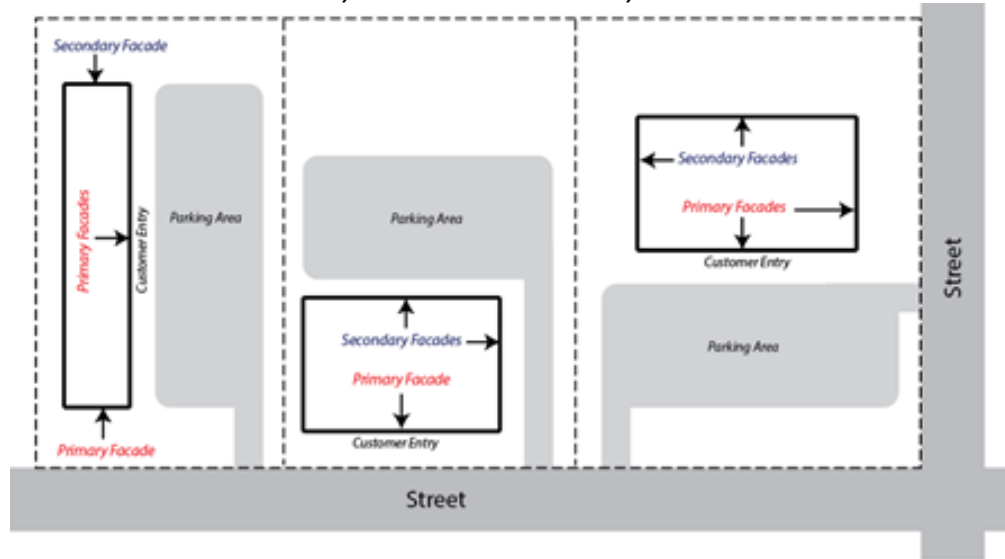
Section 12.06 – Measurement of Sign Area and Height – and Section 12.07 – Regulations for Permitted Signs – contain definitions and calculations pertaining to the measurement of wall signs, as well as the various wall sign allowances per zoning district. The existing language splits wall sign allowances into the categories of “street-facing facades” and “non-street facing facades,” with greater bonus allowances for street-facing facades. While these categories work for many properties/buildings in Madison Heights, there are certain buildings within the City whose main building entrances do not face a street, and several properties that do not have street frontage at all. For example, Target’s main entrance faces the interior parking lot rather than John R Road, and the tenants in Master’s Plaza all face an interior parking lot

#### *Properties/Tenants with Interior-Facing Primary Facades*



In order to adequately allocate wall signage allowances and to avoid the need for variances, staff recommends recategorizing building facades into “primary facades” and “secondary facades.” Primary facades would include any façade that fronts a public street or any façade that serves as a main entrance to a building or tenant space, regardless of street frontage. Secondary facades would include any other façade, typically along the side or rear of a building. See the image below for clarification.

*Primary Facades and Secondary Facades*



The existing language provides a bonus wall sign area allowance for tenants that have street-fronting facades length in excess of 200 feet. Staff proposes changing this bonus allowance to apply to primary façade lengths, even those not fronting a street, in excess of 200 feet. Staff also proposes to extend this bonus allowance to buildings/tenants whose primary façade is greater than 150 feet from the right-of-way line of the adjacent street to allow for greater visibility.

*Buildings with Significant Setbacks (>150 feet from Right-of-Way)*

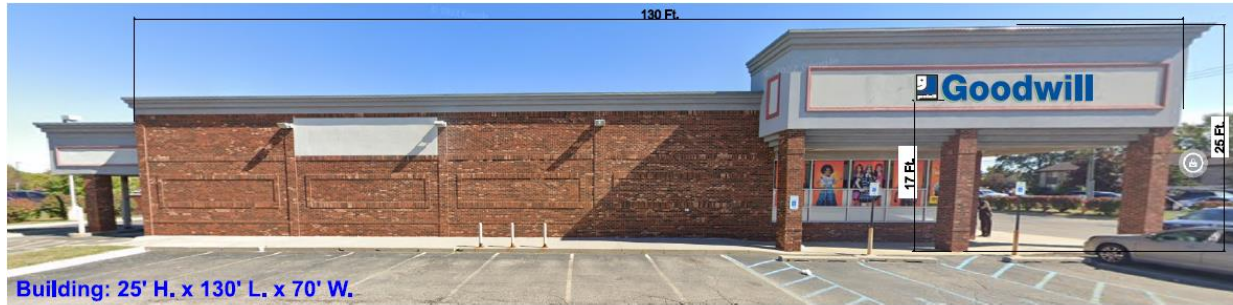


### Next Step

If the Planning Commission is comfortable with the direction of the proposed text amendments, staff recommends that a public hearing be set for the September 17<sup>th</sup>, 2024 regular meeting.

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### For Reference: Example Wall Signs and Sign Areas



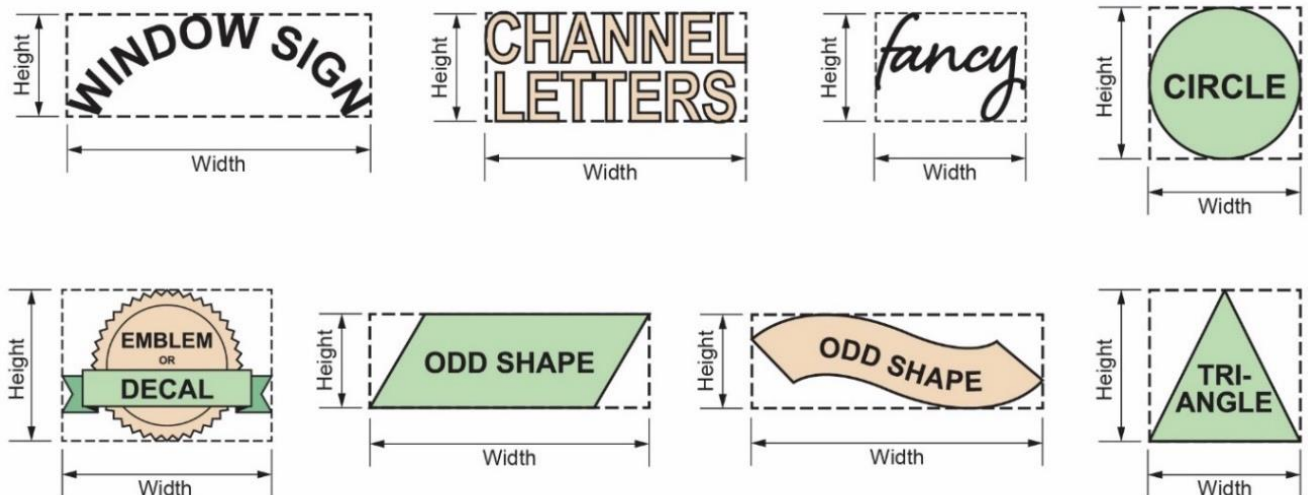
**City of Madison Heights  
Oakland County, Michigan  
Zoning Text Amendment 24-04**

**An ordinance to amend Ordinance 2198, being an ordinance codifying and adopting a new Zoning Ordinance for the City of Madison Heights.**

**SECTION 12.06 – MEASUREMENT OF SIGN AREA AND HEIGHT is hereby amended as follows:**

**Section 12.06 Measurement of Sign Area and Height**

1. **Sign Area.** For the purposes of this section, the sign area shall include the total area within any circle, triangle, rectangle or square, or combination of two shapes which are contiguous to each other, enclosing the extreme limits of writing, representation, emblem or any similar figure, together with any frame or other material forming an integral part of the display or used to differentiate such sign from the background against which it is placed. In the case of a broken sign, (a sign with open spaces between the letters or insignia) the sign area to be considered for size shall include all air space between the letters or insignia. Where more than one wall sign is used, each sign may be measured individually, using the procedure above, provided the signs are separated by a distance equal to, or greater than, the width of the largest sign. Any back-lit area of a building exterior shall be considered to be a sign area. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back-to-back and less than 24 inches apart, the area of the sign shall equal the area of one face.

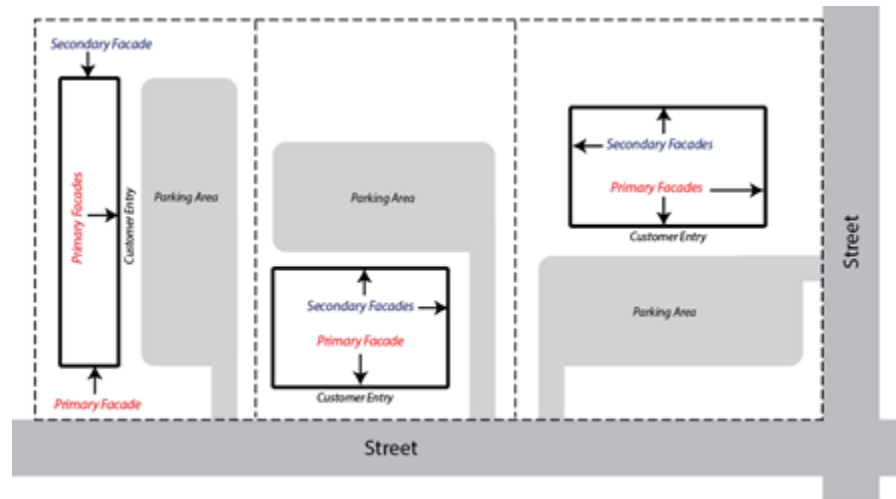


2. **Sign Height.** The height of the sign is measured from the ground to the highest point of the sign from the ground.
3. **Lineal-Building Street Frontage.** In certain cases, the lineal street frontage of a building, building unit, or individual tenant space ~~shall~~ may be the basis for determining permissible wall sign area. Lineal-Building Street frontage shall be the sum of all wall lengths associated with such building, building unit, or tenant space parallel to a public street, excluding any such wall length determined by the Planning and Zoning Administrator as unrelated to such building, building unit, or tenant space. For multi-tenant buildings, the street frontage shall be measured from the centerline of the party walls defining the tenant's individual space.

4. **Façade Measurements:** In certain cases, sign area calculations may be based on the length of the façade serving as the building or tenant's primary or secondary façades. Primary façades shall include any façade that has building street frontage along a public street (as defined above) or any façade that serves as the main entrance to a building or tenant space, regardless of street frontage. All other façades shall be considered secondary façades for the purposes of this article. A building or tenant space may have multiple primary façades and secondary façades. When a site has primary and secondary façades herein, the Planning and Zoning Administrator shall determine which façades shall serve as the primary façades and which shall be the secondary façades, as applicable. Façade length shall be the sum of all wall lengths associated with said façade. For multi-tenant buildings, façade length shall be measured from the centerline of the party walls defining the tenant's individual space.

#### Primary and Secondary Façades

3.



SECTION 12.07- REGULATIONS FOR PERMITTED SIGNS is hereby amended as follows:

### Section 12.07 Regulations for Permitted Signs

The following conditions shall apply to all signs erected or located in the specified zoning district(s):

R-1, R-2, R-3, R-MN, R-MF and H-M Districts:

Sign Type	R-1, R-2, R-3, R-MN, R-MF and H-M Districts (Single-family, duplex, and multi-plex lots only)	R-1, R-2, R-3, R-MN, R-MF and H-M Districts (Residential Developments [e.g., subdivisions, site condominiums, multi-family, and mobile home parks] and Non-Residential Uses only)
<b>Awning/ Canopy Signs</b>	Not Permitted	<b>Maximum Number:</b> One (1) sign per awning/canopy. <b>Maximum Area:</b> 15 square feet per sign. Individual signs greater than 15 sq. ft. may be permitted by allocating permitted wall signage allowances, below, to the awning/canopy sign.
<b>Ground Signs</b>	Not Permitted	<b>Maximum Number:</b> One (1) per street frontage. If an individual parcel has frontage that exceeds 300 linear feet on any given street, a total of one (1) additional ground sign may be permitted. Ground signs on a single parcel shall be separated by a minimum of 100 feet. <b>Minimum Setback:</b> 3 feet from right of way. Increase setback by 0.5 foot for every 0.5 foot of height increase above 5 feet (up to a maximum of 6 feet).

• <b>Monument Signs</b>	Not Permitted	<b>Maximum Height:</b> 6 feet <b>Maximum Area:</b> 32 square feet
• <b>Decorative Post Signs</b>	Not Permitted	<b>Maximum Height:</b> 5 feet <b>Maximum Area:</b> 24 square feet
<b>Projecting Signs</b>	Not Permitted	<b>Maximum Number:</b> One (1) projecting sign per public entrance, minimum separation of 20 feet between projecting signs on a single façade. <b>Maximum Area:</b> 10 square feet per individual sign
<b>Wall Signs</b>	Not Permitted	<del><b>Maximum Area per Individual Sign:</b> 50 square feet</del>  <b>Maximum Total Sign Area per Façade:</b> <del><b>Street-Facing façades</b></del> <b>Street Frontage/Primary Façade:</b> 1.5 square feet of sign area per lineal feet of building <u>street</u> frontage <u>and primary façade length</u> , not to exceed a total of 100 square feet for each <del>street-facing façade</del> <u>street-fronting façade or primary façade</u> . <del><b>Non-street-facing façades</b></del> <b>Secondary Façade:</b> 100 square feet per <u>secondary</u> façade. <b>Painted Wall Signs:</b> Refer to <u>Section 12.05(7)</u>
<b>Window Signs</b>	<b>Maximum Area:</b> 25% of the window area.	
<b>Temporary Signs</b>	<b>Maximum Height:</b> 4 feet <b>Maximum Area:</b> 16 square feet total <b>Minimum Setback:</b> 2 feet from right of way or any lot line.	<b>Maximum Number:</b> One (1) per street frontage. <u>One (1) per parcel with no street frontage.</u> <b>Maximum Height:</b> 4 feet <b>Maximum Area:</b> 16 square feet <b>Minimum Setback:</b> 2 feet from any lot line.

**B-1 Neighborhood Business District; B-2 Community Business District; B-3 Regional Business Districts; CC City Center District; and MUI Mixed Use Innovation Districts.**

Sign Type	B-1, B-2, B-3, CC, and MUI Districts
<b>Awning/ Canopy Signs</b>	<b>Maximum Number:</b> One (1) sign per awning/canopy. <b>Maximum Area:</b> 15 square feet per sign. Individual signs greater than 15 square feet may be permitted by allocating permitted wall signage allowances, below, to the awning/canopy sign.
<b>Ground Signs</b>	<b>Maximum Number:</b> One (1) per street frontage per parcel. If a parcel has frontage that exceeds 300 linear feet on any given street, a total of one (1) additional ground sign may be permitted. Ground signs on a single parcel shall be separated by a minimum of 100 feet. <b>Minimum Setback:</b> 3 feet from right of way. Increase setback by 0.5 foot for every 0.5 foot of height increase above 5 feet (up to a maximum of 8 feet). No sign shall be located closer than 30 feet to any property line of an adjacent residential district.
• <b>Monument Signs</b>	<b>Maximum Height:</b> 8 feet <b>Maximum Area:</b> 0.5 square foot per each lineal foot of lot frontage to a maximum of 60 square feet in area, whichever is less
• <b>Decorative Post Signs</b>	<b>Maximum Height:</b> 5 feet <b>Maximum Area:</b> 24 square feet
<b>Projecting Signs</b>	<b>Maximum Number:</b> One (1) per public entrance, minimum separation of 20 feet between projecting signs on a single façade.

**Maximum Area:** 10 square feet per individual sign.

<b>Wall Signs</b>	<p><del><b>Maximum Height:</b> 20 feet</del></p> <p><del><b>Maximum Area per Individual Sign:</b> 75 square feet. Individual tenants with lineal building frontage in excess of 200 feet along a public roadway shall be permitted a maximum individual sign area allowance of 100 square feet along such street-facing facades.</del></p> <p><b>Maximum Total Sign Area per Façade:</b></p> <p><del><b>Street-Facing facades</b></del><b>Street Frontage/Primary Façade:</b> 1.5 square feet of total sign area per lineal feet of building <u>street frontage and primary façade length</u>, not to exceed a total of 100 square feet per <del>tenant per street-facing</del><u>street-fronting façade or primary façade.</u> <del>façade.</del></p> <p><del>Individual Buildings/Tenants with an individual lineal building street frontage or primary façade length in excess of 200 feet, along a public street or whose primary façade is set back more than 150 feet from the right-of-way line of the adjacent street,</del> shall be permitted a total wall area <del>allowance bonus of 25% along such frontage/façade, not to exceed</del> 150 square feet <u>per façade.</u> <del>along such street-facing facades.</del></p> <p><del><b>Non-street-facing facades:</b></del><b>Secondary Façade:</b> 100 square feet per <u>secondary</u> façade. <del>per tenant.</del></p> <p><b>Painted Wall Signs:</b> Refer to <u>Section 12.05(7)</u></p>
<b>Window Signs</b>	<p><b>Maximum Area:</b> 25% of the window area. In an enclosed building where the public is not allowed in the building and where food is offered to the public through a window for immediate consumption the maximum coverage shall be 50 percent.</p>
<b>Temporary Signs</b>	<p><b>Maximum Number:</b> One (1) per <u>street</u> frontage. <u>One (1) per parcel with no street frontage.</u></p> <p><b>Maximum Height:</b> 4 feet</p> <p><b>Maximum Area:</b> 16 square feet</p> <p><b>Minimum Setback:</b> 2 feet from right of way or any lot line.</p>
<b>O-1 Office District:</b>	
Sign Type	O-1 Districts
<b>Awning/ Canopy Signs</b>	<p><b>Maximum Number:</b> One (1) sign per awning/canopy.</p> <p><b>Maximum Area:</b> 15 square feet per sign. Individual signs greater than 15 square feet may be permitted by allocating permitted wall signage allowances, below, to the awning/canopy sign.</p>
<b>Ground Signs</b>	<p><b>Maximum Number:</b> One (1) per street frontage of a lot or development.</p> <p><b>Maximum Height:</b> 8 feet</p> <p><b>Maximum Area:</b> 0.5 square foot per each lineal foot of lot frontage to a maximum of 48 square feet in area.</p> <p><b>Minimum Setback:</b> 3 feet from all lot lines. No sign shall be located closer than 30 feet to any property line of an adjacent residential district. Increase setback by 0.5 foot for every 0.5 foot of height increase above 5 feet (up to a maximum of 8 feet).</p>
• <b>Monument Signs</b>	<p><b>Maximum Height:</b> 8 feet</p> <p><b>Maximum Area:</b> 48 square feet</p>
• <b>Decorative Post Signs</b>	<p><b>Maximum Height:</b> 5 feet</p> <p><b>Maximum Area:</b> 24 square feet</p>
<b>Projecting Signs</b>	<p><b>Maximum Number:</b> One (1) per public entrance, minimum separation of 20 feet between projecting signs on a single façade.</p> <p><b>Maximum Area:</b> 10 square feet per individual sign.</p>
<b>Wall Signs</b>	<p><del><b>Maximum Height:</b> 20 feet</del></p> <p><del><b>Maximum Area per Individual Sign:</b> 50 square feet. Individual tenants with lineal building frontage in excess of 200 feet along a public roadway shall be permitted a</del></p>

~~maximum individual sign area allowance of 75 square feet along such street-facing facades.~~

**Maximum Total Sign Area per Façade:**

~~Street-Facing facades~~ **Street Frontage/Primary Façade:** 1.5 square feet of total sign area per lineal feet of building street frontage and primary façade length, not to exceed a total of 75 square feet per tenant per street-fronting façade or primary façade ~~street-facing façade.~~

~~Individual tenants with~~ Buildings/Tenants with an individual lineal building street frontage or primary façade length in excess of 200 feet ~~along a public street, or whose primary façade is set back more than 150 feet from the right-of-way line of the adjacent street,~~ shall be permitted a total wall area bonus of 25% along such frontage/facade, not to exceed 125 square feet per façade. ~~allowance of 400 square feet along such street-facing facades.~~

~~Non-street-facing facades:~~ **Secondary Façade:** 75 square feet-per secondary façade. ~~per tenant.~~

**Painted Wall Signs:** Refer to Section 12.05(7)

<b>Window Signs</b>	<b>Maximum Area:</b> 25% of the window area.
<b>Temporary Signs</b>	<p><b>Maximum Number:</b> One (1) per <u>street frontage. One (1) per parcel with no street frontage.</u> <del>lot.</del></p> <p><b>Maximum Height:</b> 4 feet</p> <p><b>Maximum Area:</b> 16 square feet</p> <p><b>Minimum Setback:</b> 2 feet from right of way or any lot line.</p>

**M-1 Light Industrial District; and M-2 Heavy Industrial Districts:**

Sign Type	M-1 and M-2 Districts
<b>Awning/ Canopy Signs</b>	<p><b>Maximum Number:</b> One (1) sign per awning/canopy.</p> <p><b>Maximum Area:</b> 15 square feet per sign. Individual signs greater than 15 square feet may be permitted by allocating permitted wall signage allowances, below, to the awning/canopy sign.</p>
<b>Ground Signs</b>	<p><b>Maximum Number:</b> One (1) per street frontage per parcel. If a parcel has frontage that exceeds 300 linear feet on any given street, a total of one (1) additional ground sign may be permitted. Ground signs on a single parcel shall be separated by a minimum of 100 feet. No sign shall be located closer than 30 feet to any property line of an adjacent residential district.</p> <p><b>Minimum Setback:</b> 5 feet</p>
<ul style="list-style-type: none"> <li><b>Monument Signs</b></li> </ul>	<p><b>Maximum Height:</b> 8 feet</p> <p><b>Maximum Area:</b> 0.5 square foot per each lineal foot of lot frontage to a maximum of 60 square feet in area.</p>
<ul style="list-style-type: none"> <li><b>Decorative Post Signs</b></li> </ul>	<p><b>Maximum Height:</b> 5 feet</p> <p><b>Maximum Area:</b> 24 square feet</p>
<b>Projecting Signs</b>	<p><b>Maximum Number:</b> One (1) per public entrance, minimum separation of 20 feet between projecting signs on a single façade.</p> <p><b>Maximum Area:</b> 10 square feet per individual sign.</p>
<b>Wall Signs</b>	<p><del>Maximum Area per Individual Sign: 100 square feet. Individual tenants with lineal building frontage in excess of 200 feet along a public roadway shall be permitted a maximum individual sign area allowance of 150 square feet along such street-facing facades.</del></p> <p><b>Maximum Total Sign Area per Façade:</b></p>

~~Street-Facing façades~~ **Street Frontage/Primary frontage:** 1.5 square feet of sign area per lineal feet of building street frontage and primary façade length, not to exceed a total of 150 square feet per tenant per ~~street-facing~~ street-facing façade or primary façade.

~~Individual tenants~~ **Buildings/Tenants** with an individual lineal building street frontage or primary façade length in excess of 200 feet, or whose primary façade is set back more than 150 feet from the right-of-way of the adjacent street ~~along a public street~~ shall be permitted a total wall area bonus of 25% along such frontage/façade, not to exceed allowance of 175 square feet ~~along such street-facing façades, per façade.~~

~~Non-street-facing façades:~~ **Secondary Façade** 100 square feet per secondary façade, ~~per tenant.~~

**Painted Wall Signs:** Refer to Section 12.05(7)

**Window Signs**

**Maximum Area:** 25% of the window area.

**Temporary Signs**

**Maximum Number:** One (1) per ~~lot~~ street frontage. One (1) per parcel with no street frontage.

**Maximum Height:** 4 feet

**Maximum Area:** 16 square feet

**Minimum Setback:** 2 feet from right of way or any lot line.

# **WELCOME!**

## **Southeast Oakland County Safe Streets for All**

COMMUNITY MEETING #2

July 17, 2024

# Project Area

The study area includes: Oak Park, Ferndale, Hazel Park, Pleasant Ridge, Huntington Woods, Berkley and Madison Heights



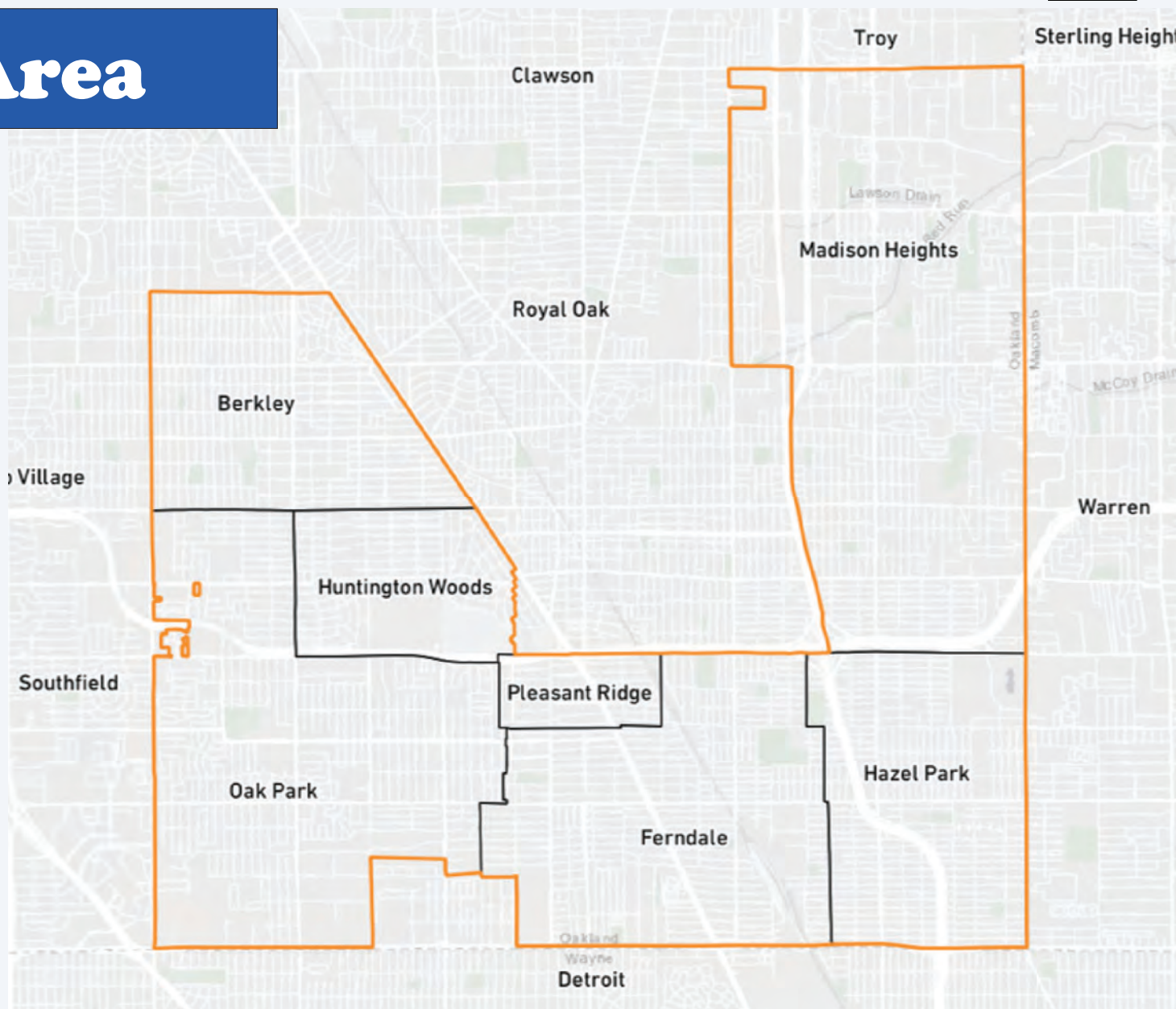
Study area size: 23.6 sq. mi.



Population: 116,316 (2020)



Number of crashes: 26,835  
(2019-2023)



# Safe Streets for All (SS4A)

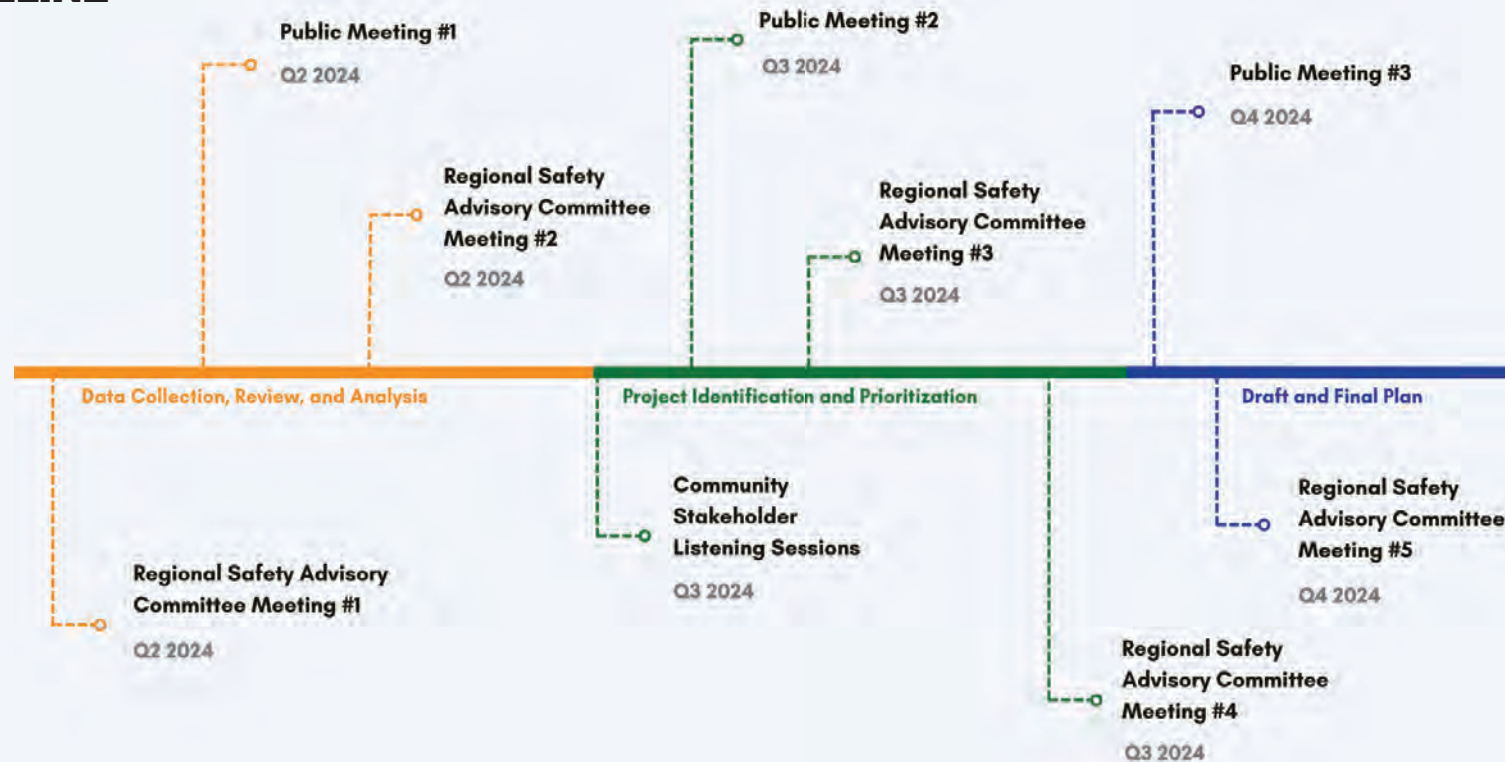
## PROJECT OVERVIEW

In 2023, the cities of Ferndale, Pleasant Ridge, Hazel Park, Oak Park, Madison Heights, Huntington Woods, and Berkely were awarded grant funding to develop a joint Safety Action Plan through the Safe Streets and Roads for All (SS4A) program, an effort to reduce and eliminate traffic-related fatalities and serious injuries on our streets. This project is funded by the Bipartisan Infrastructure Law and it supports the National Roadway Safety Strategy and USDOT goal of zero roadway deaths.

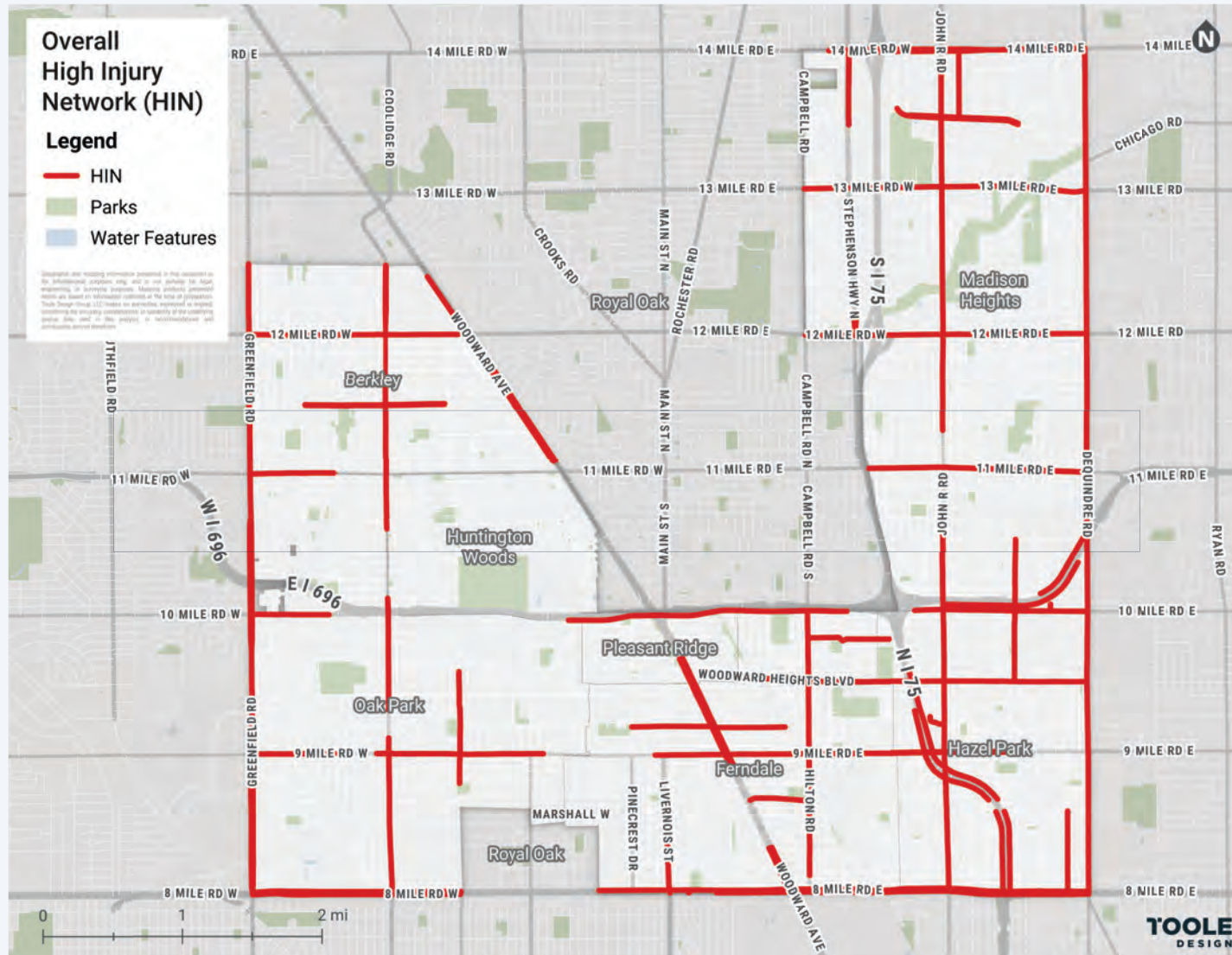
The Safety Action Plan will identify the areas in each community that experience higher than average levels of traffic injuries and recommend treatments for making roadways safer in each of the partner communities

**TONIGHT: We are looking at crash data and hearing your feedback on how to prioritize improvements.**

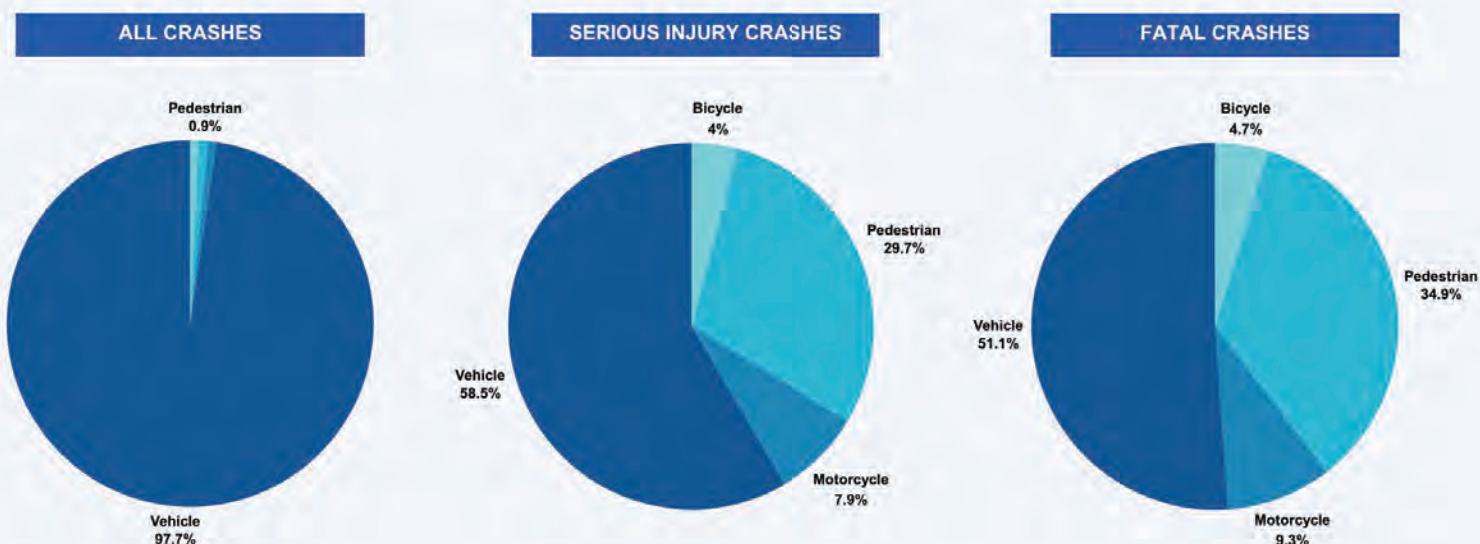
## PROJECT TIMELINE



# Are you surprised by any of the HIN?



# Crash Analysis



The crash data was used to conduct a historical crash analysis in two phases:

**Crash Mapping** – a series of maps that identified HIN streets with the greatest historical crash risk and most in need of safety improvements based on where crashes have occurred.

**Descriptive Crash Analysis** – a statistical analysis of key crash factors to understand circumstances of crashes to devote resources to prevent leading causes of crashes in the future.

When a crash occurs and first responders are dispatched, the police investigate the details and reasons for the crash. **Information from the scene of the crash, contributing factors that led to a crash, and information of parties involved are recorded on a crash report form.**

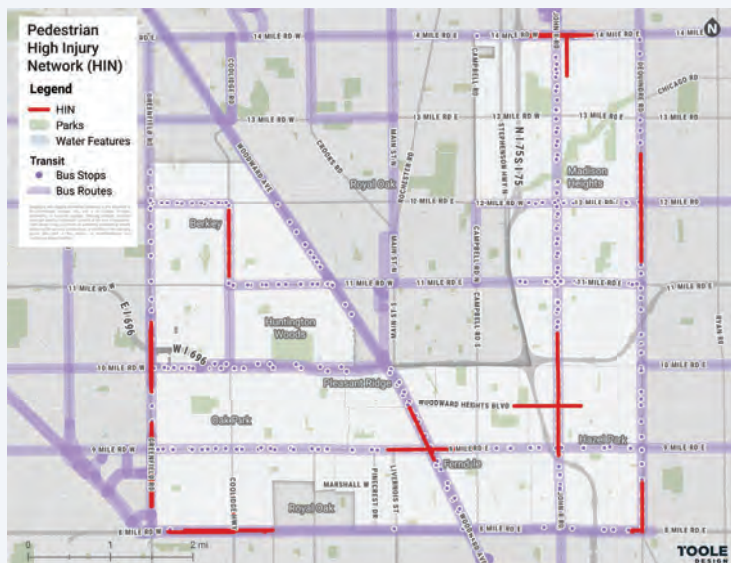
## Why focus on fatal and serious injury crashes?

Since Vision Zero is focused on eliminating fatal and serious injury crashes, crash injury severity was a constant throughout the crash analysis conducted across the study area.

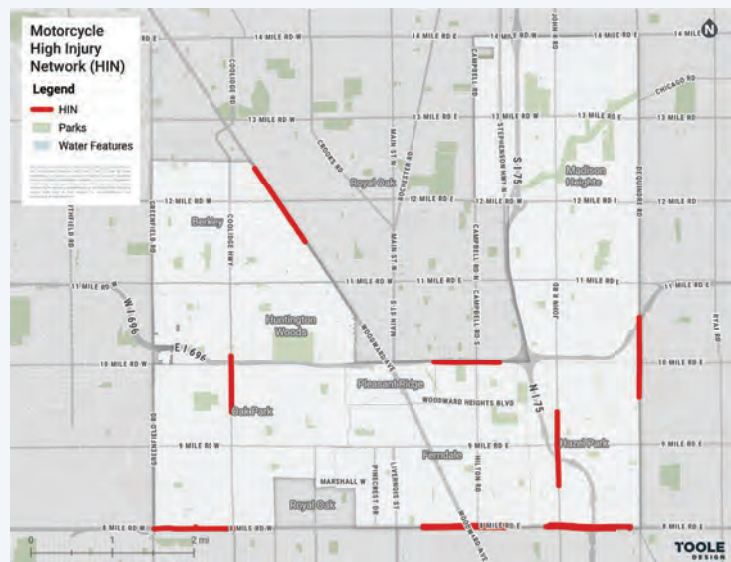
## Why focus on vulnerable road users?

Vulnerable road users include anyone outside of a motor vehicle that protects them from injury. Those road users outside of a vehicle, including pedestrians, bicyclists, and motorcyclists, have a greater risk of death or serious injury if involved in a crash.

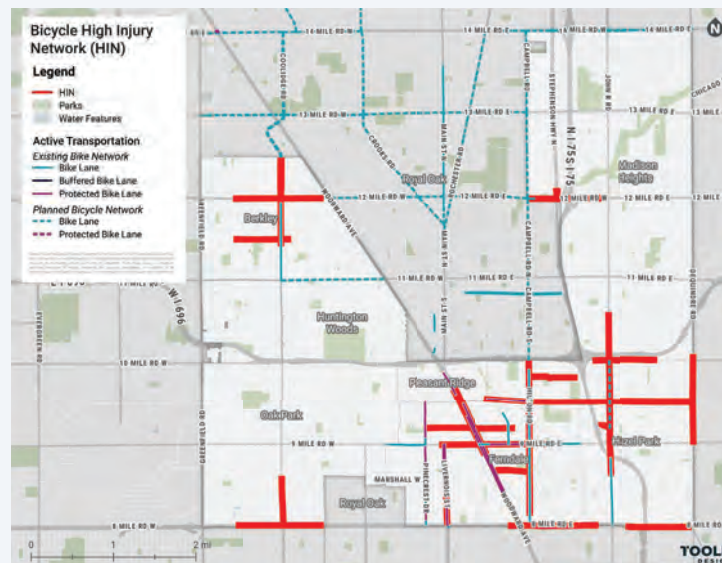
# High Injury Network (HIN) Development



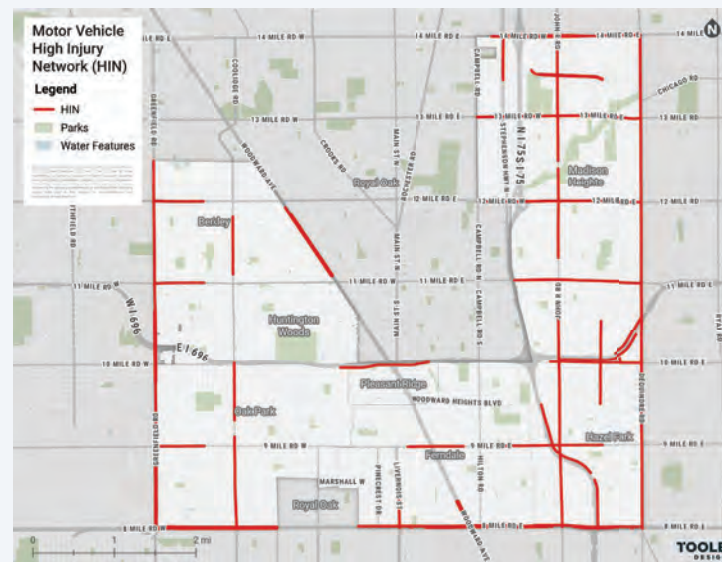
Crashes involving a motor vehicle driver and a pedestrian



Crashes involving a motorcyclist



Crashes involving a motor vehicle driver and a bicyclist



Crashes involving motor vehicle drivers only

The HIN is developed from an analysis of fatal and serious injury crashes from 2019 - 2023. Streets that are dangerous for pedestrians aren't always the same streets that present safety concerns for people driving.

To understand these differences, pedestrian, bicycle, motorcycle, and vehicle crashes are each analyzed separately and combined into an overall HIN.

# PlaceIt!

## **Kids' Perspectives of Safe Streets**

Coloring and Mapping Exercise

# SE Oakland County SS4A

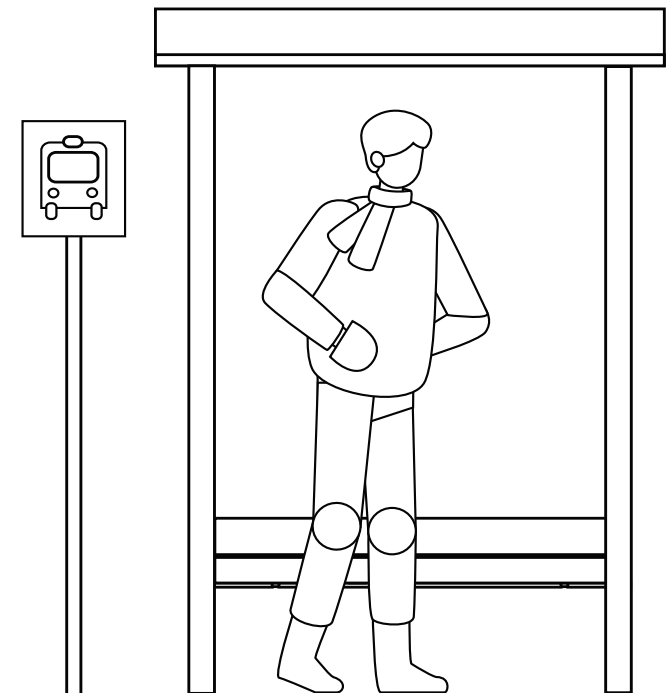
Walking



Biking

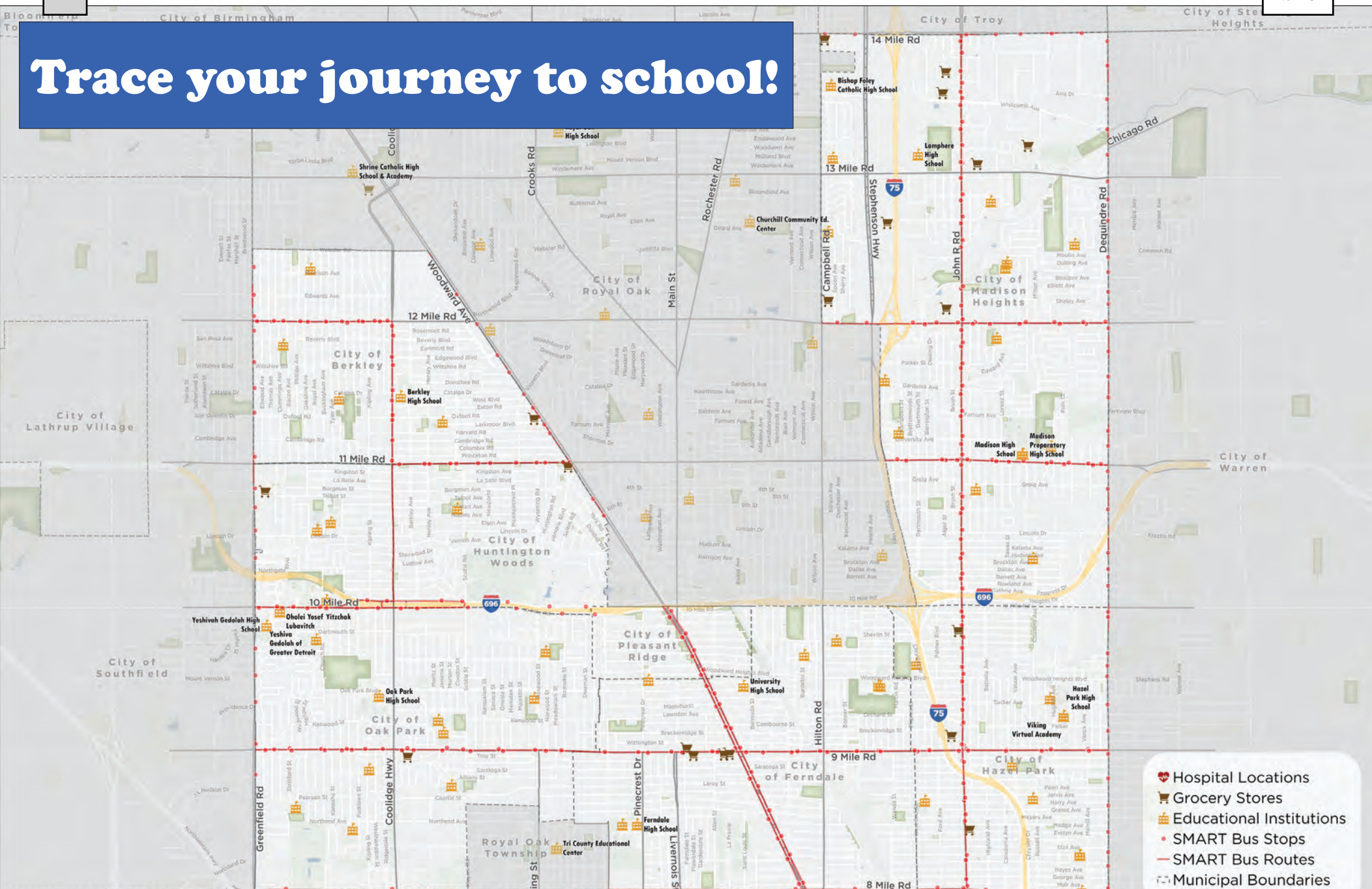


Bus



**TOOLE**  
DESIGN

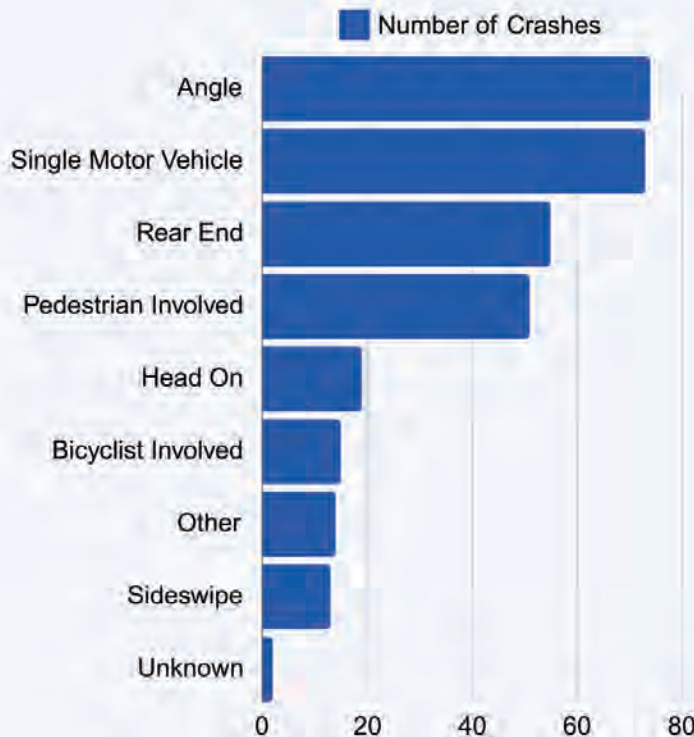
# Trace your journey to school!



# What types of crashes occur in SE Oakland?

Angle motor vehicle crashes are the most common cause of Fatal or Severe Injuries (FSI), followed by single motor vehicle crashes, and rear end crashes.

The safety improvements below can address these crash types, place a dot on the ones you would like to see in your neighborhood.



FSI Crash Type 2019-2023



Pedestrian Refuge Island



Rectangular Rapid Flashing Beacons



Speed Feedback Signs



All ages and abilities facilities  
(separated bike lanes, sidewalks,  
high visibility crosswalks)



Road Diet



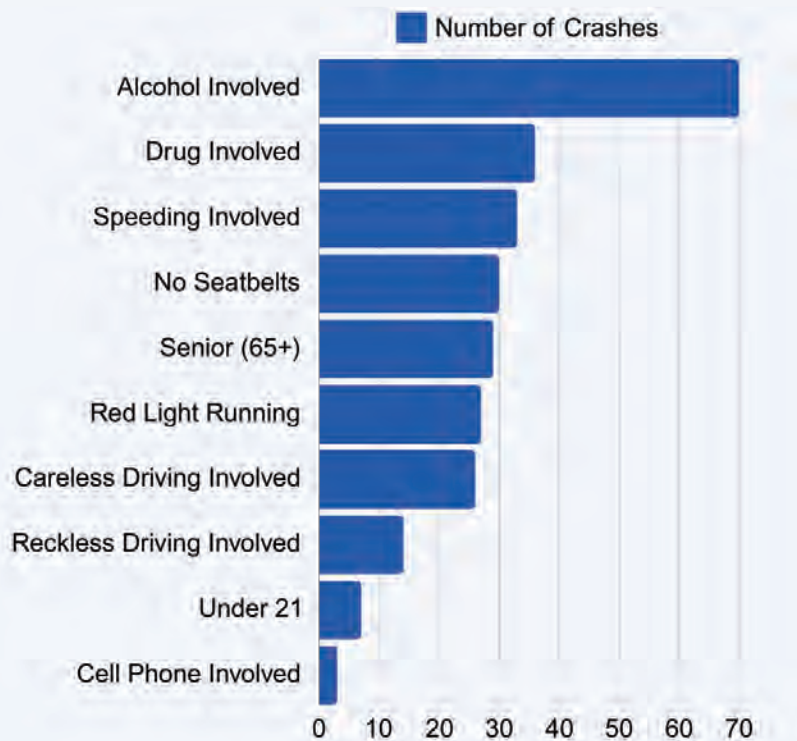
Road Safety Audits



Speed Camera

# Top Contributing Factors to FSI Crashes

Contributing factors are attributes or actions that may have contributed to the crash. The most common contributing factors in Fatal or Severe Injuries (FSI) crashes are alcohol use, drug use, and speeding. The least common reported crash behaviors in FSI crashes were cell phone use and younger drivers (under 21). Limitations in police reporting may impact the accuracy of and likely underreport of some of these numbers, which is a common issue in crash reporting nationwide.



**What are your ideas for addressing these behaviors in your community?**

Add your comments below!

Top Contributing Factors to FSI Crashes, 2019-2023

# How are crashes impacting your community?

The crash analysis provides a data-driven basis for understanding the scope of fatal and serious injury (FSI) traffic crashes in the cities of Berkley, Ferndale, Hazel Park, Huntington Woods, Madison Heights, Oak Park, and Pleasant Ridge. The analysis looked at crashes that occurred between 2019 and 2023.

**In SE Oakland County, most crashes occur on just a few streets.**



**475**

miles of streets  
in the project  
study area



**23**

miles of streets  
on the High  
Injury Network  
(HIN)

**73%**  
of crashes  
+

**84%**

of fatalities and  
serious injuries  
occur on just

**5%**

of streets



**11%**

of streets have a  
speed limit of  
40-45MPH  
but account for

**44%**

of FSI crashes



**Most**

of the vehicle  
high injury  
network is  
made up of high  
volume, multi-  
lane streets



**All**

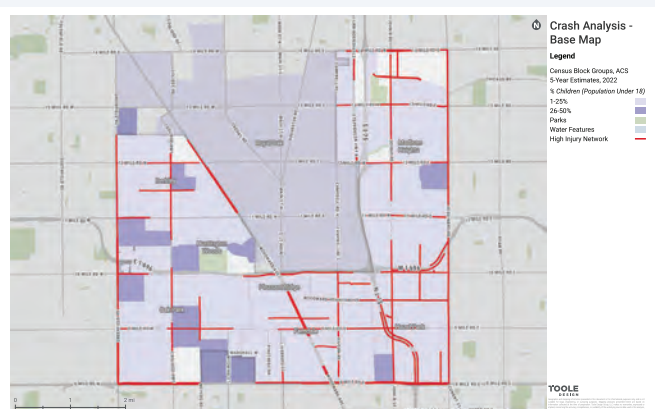
of the  
streets on the  
pedestrian HIN  
have a bus  
route

(excl. Woodward Heights Blvd.)

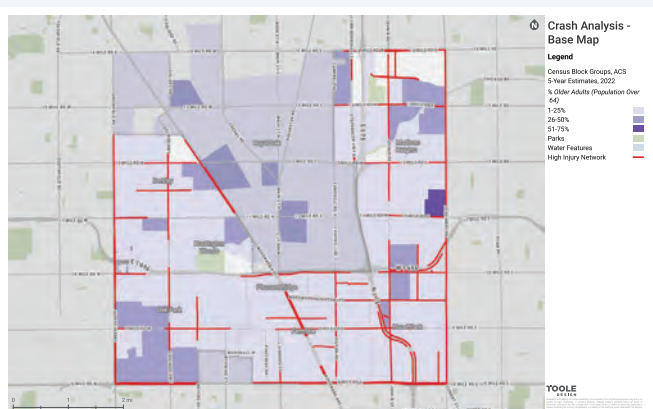
# Top Priority High Injury Network Streets

The streets on the High Injury Network (HIN) cannot be improved all at once, but instead will be improved in phases over time. We want to hear your ideas on how projects should be prioritized.

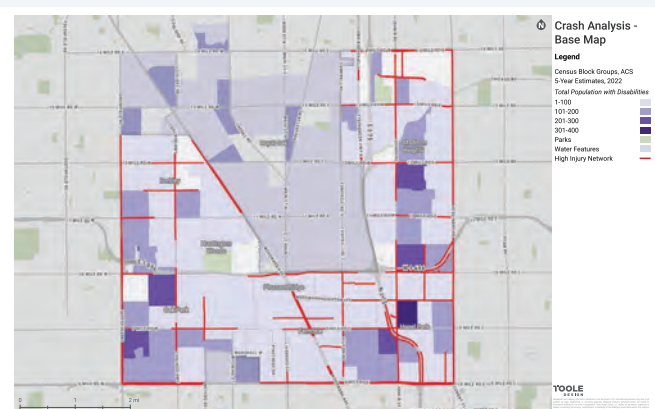
Look at the maps below to see examples of how the HIN impacts different locations/populations and rank the prioritization methods on the handout.



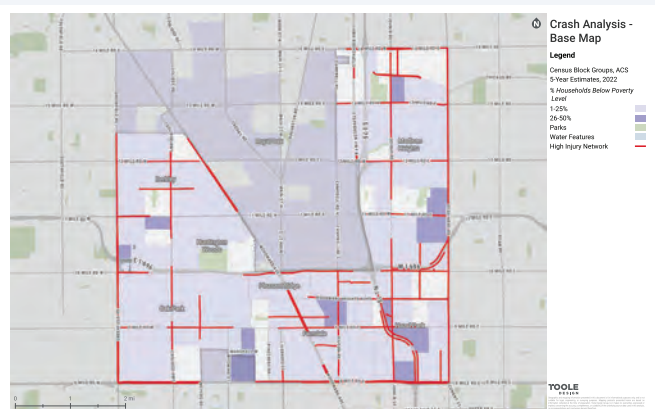
Areas With a High Percentage of Children



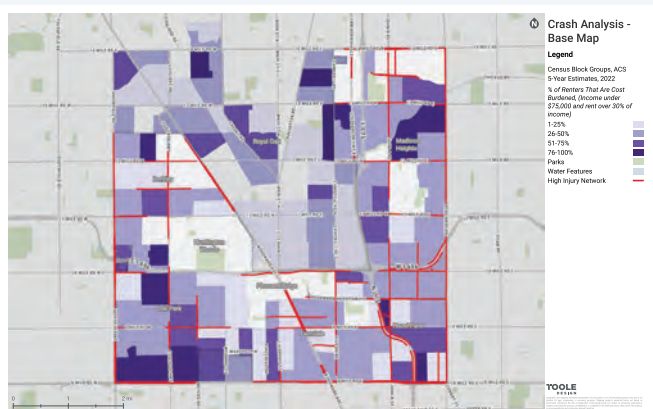
Areas With a High Percentage of Older Adults (64+)



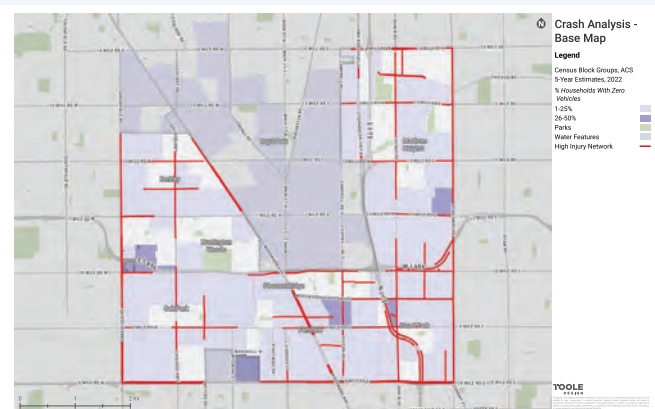
Areas With a Higher Percentage of People with Disabilities



Lower-Income Areas



Areas Where Renters are Cost Burdened



Areas With a Higher Percentage of Households with Zero Vehicles

Madison Heights Development Overview  
Special Use and Site Plan Submittals – January 2024 to July 2024

Item 7.

**SPECIAL USE (PSP) APPLICATION**

PSP CASE	ADDRESS	PROJECT DESCRIPTION	DATE APPROVED/DENIED (Council Meeting)	STATUS
24-02	30901 Dequindre Rd.	Sheetz Gas Station/C-Store	5/13/24	Denied
24-03	28245 John R Road	Washpointe Car Wash Vacuum Additions	7/8/24	Approved. Awaiting Minor Site Plan submittal
24-04	950 E. Whitcomb Rd.	MRA Vehicle and Trailer Storage	5/28/24	Approved

**SITE PLAN (PSPR) APPLICATION APPROVALS**  
**[EXCLUDES MINOR SITE PLANS]**

PSPR CASE	ADDRESS	PROJECT DESCRIPTION	DATE APPROVED	STATUS
24-01	29345 John R Rd.	Popeye's Restaurant and Drive-Through	2/29/24	Site Plan approved. Awaiting Engineering Plan approval.
24-09	1035 W. 12 Mile Rd.	JARS Cannabis	7/18/24	Site Plan approved. Awaiting Engineering Plan approval.
24-11	418 W. 12 Mile Rd.	Biggby Coffee Café and Drive-Through	--	Awaiting revised Site Plan