



INKSTER CITY COUNCIL
Monday, April 20, 2026
26215 Trowbridge, Inkster, MI 48141
(313) 563-9770
www.cityofinkster.com

Mayor- Byron H. Nolen
Mayor Pro Tern - Steven Chisholm, District IV

Council Members
Felicia Rutledge, District I
Freddie Bishop III, District II
Lindsay Scott, District III
Kim Howard, District V
DeArtriss Richardson, District VI

Georgina Holliday
City Clerk

Darin Carrington
Treasurer

Todd Perkins
City Attorney

The council may be addressed during the Regular Meeting by filling out the Public Participation Form. Address Council as a whole through the Mayor.

Monday, April 20, 2026
Orientation Session - 6:00 PM
Regular City Council Agenda - 7:00 PM

1. Call Meeting to Order

A. Prayer

B. Pledge of Allegiance

C. Roll Call

D. Closed Session

Council may enter into Closed Session to discuss contract negotiations, purchase, or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e), and or (f).

2. Approval of Agenda

3. Presentations/Introduction of Guests/Announcements

4. Public Hearing

5. Consent Agenda

Approval of Regular City Council Meeting Minutes April 6, 2026

A. Meeting Minutes April 06, 2026

6. Boards and Commissions

7. Ordinances

1st Reading

2nd Reading

a. Ch. 155 Zoning Ordinance- 2nd Read

8. New Business

A. Approval or Denial of Ch. 155 Zoning Ordinance

B. Street Closure/Block Party 4th Annual Princeton Street Block Party

C. Replacement of Mobile and Prep Radios for Police and Fire

D. Approval of Adopting Resolution—LWV

Public Participation (limit to 3 minutes)

9. City Clerk

10. City Treasurer

11. Mayor and Council Communication

12. Closed Session

13. Adjournment

April 06, 2026

Regular City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, was held on April 06, 2026 in compliance with the Open Meetings Act.

Prior to the Regular Council Meeting: City Council members discussed: The Agenda.

Closed Session

Moved by Councilwoman Rutledge Seconded by Councilman Bishop to go into Closed session @6:50pm pm to discuss pending litigation.

Moved by Councilwoman Scott Seconded by Councilwoman Rutledge to come out of closed session @ 7:28pm

ROLL CALL VOTE:

Councilmember Howard	Yea	Councilmember Scott	Yea
Councilmember Rutledge	Yea	Councilmember Bishop	Yea
Mayor Pro Tem Chisholm	Yea	Councilwoman Richardson	Yea

Call Meeting to Order

Mayor Pro-Tem Steven Chisholm called the meeting to order at 7:32pm

Prayer

Prayer was led by Barbara Cooper

Pledge of Allegiance

City Council and the public in attendance pledged allegiance to the flag of the United States of America.

Roll Call

Mayor Nolen	Excused (Inkster, MI.)
Mayor Pro-Tem Chisholm	Present (Inkster, MI.)
Councilwoman Rutledge	Present (Inkster, MI.)
Councilman Bishop, III	Present (Inkster, MI.)
Councilwoman Scott	Present (Inkster, MI)
Councilwoman Howard	Present (Inkster, MI)
Councilwoman Richardson	Present (Inkster, MI)

Approval of Agenda

**Moved by Councilwoman Rutledge, Seconded by Councilman Bishop to approve agenda for April 06, 2026 meeting
Resolution #04-26-37GH-6-0 Motion Carried
Mayor Nolen-Excused**

Presentations/Discussion

Mama Allen’s Place-A Community Resource & learning Hub-Shawana Gajewski

Public Hearings

None

Consent Agenda

A. Approval of March 16, 2026 Regular Meeting Minutes

**Moved by Mayor Pro Tem Chisholm Seconded Councilman Bishop
Resolution #04-26-38-GH – 6-0 Motion Carried
Mayor Nolen-Excused**

Boards and Commission

N/A

Previous Business

Ordinance(s)

A. First Reading-Zoning Ordinance Chapter 155

B. Second Reading(s) none

New Business

**A. (Georgina L. Holliday, City Clerk)-Consider approval of the King of Budz 420 store celebration to take place Date: 04/20/26 Time: 9a-9p Location: 29245 Michigan Avenue
Motion Failed**

B. (Jerome Bivins, DPS Director)- Consider authorizing the Director of DPS to enter into an agreement with the Wayne County Department of Public Services to maintain the stormwater management system in accordance with the drawing attached as Exhibit “A” and the terms of long-term maintenance plan attached as Exhibit “B” and the Wayne County Stormwater Ordinance and Administrative Rules.

**Moved by Councilman Bishop, Seconded by councilwoman Rutledge
Resolution #04-26-39-GH-6-0 Motion Carried
Mayor Nolen-Excused**

C. (Jerome Bivins, DPS Director)-Consider approval to amend the March 24, 2026 resolution on behalf of the City of Inkster for road closure on Inkster Road on July 16, 2026-July 19, 2026, for Inkster Summer Fest.

Moved by Councilwoman Rutledge, Seconded by Councilman Bishop

Resolution #04-26-40GH-6-0 Motion Carried

Mayor Nolen-Excused

D. (Jerome Bivins, DPS Director) -Consider adopting a resolution to decertify/vacate Franklin Drive month of Michigan Avenue for a total decertification/vacation length of 164 feet in accordance with Act 51

Moved by Councilwoman Howard, Seconded by Councilman Bishop

Resolution #04-26-41GH-6-0 Motion Carried

Mayor Nolen-Excused

E. (Jerome Bivins, DPS Director)-Consider approving the Department of Public Services to purchase traffic radar signs from All Traffic Solutions at the cost of \$99,000 for locations approved by the Inkster Police Department.

Moved by Councilwoman Rutledge, Seconded by Councilwoman Scott

Resolution #04-26-44GH-6-0 Motion Carried

Mayor Nolen-Excused

F. (Sharde Crutchfield, Director of Special Projects)-Consider authorizing the administration to pursue funding from the Michigan Department of Natural Resources Recreation Passport program for the resurfacing of the tennis and pickleball courts at the Booker Dozier Recreation Center. The request amount is \$150,000 with a total project budget of \$25,000.

Moved by Councilwoman Scott, Seconded by Councilwoman Rutledge

Resolution #04-26-45GH-6-0 Motion Carried

Mayor Nolen-Excused

G. (Georgina L. Holliday, City Clerk) Consider approval to re-instate the moratorium on Dollar Stores and or Discount Variety Stores (1) one year.

Moved by Councilman Bishop, Seconded by Councilwoman Rutledge

Resolution #04-26-42GH-6-0 Motion Carried

Mayor Nolen-Excused

H. (Georgina L. Holliday, City Clerk) Consider approval to re-instate the moratorium and permitting new gas stations, liquor stores, and automobile and vehicle repair (Major) including collision, transmission and undercoating shops within the city limits. (1) one year.

Moved by Councilwoman Rutledge, Seconded by Councilman Bishop

Resolution # 04-26-43GH-6-0 Motion Carried

Mayor Nolen-Excused

I. (Council)-Consider approval for legal representation in the McKay matter

Moved by Councilman Bishop, Seconded by Councilwoman Scott

Resolution #04-26-46GH-6-0 Motion Carried

Mayor Nolen-Excused

Public Participation

- ✧ Evonne Moore-Easter Event/2 Inkster Functions-Saturday April 4th excellent turnout 270 plus children, all received a easter basket, and all the donations were greatly appreciated. Save the date Mother's Day Saturday 11-2 special performance, prize for best dressed mom; 4/25 Kicks and Cocktails Sneaker Ball 7p-11p; Springhill Baptist Church presents Christian Mingle ages 23-36 on 4/17 from 5p-9p
 - ✧ Sandra K. Watley-Voting what's the magic word; ACV 760,00 signatures; Trump signed to abolish mail in voters. A.L.E.C. American Legislative Exchange Council-1973; meeting every 4th Wednesday at Booker Dozier Rec Complex every month
 - ✧ Lashawn Strickland-Top Ladies of Distinction-Scholarship Gala May 9th tickets are 75 dollars, Ad Form Extraordinary Women in Service place Marriott DTW. (has unofficial flyer)
 - ✧ Dr. Shatina M. Jones-Smith-AKA-Eta Iota Omega Chapter-Pothole on Avondale; STD 5/2 Mental Health Awareness Panel; 5/23 Free Shred Day-10a-12p Glad to bring it back, electronic shredding as well (Shred-It on site)
 - ✧ Darlene Randall-Wilson- Water bill investigation and package in mail, spoke with mayor and council and still confused, the summer is normal Dec 22 units, Jan 27 units leaked water stopped and went back to normal, next bill \$695 for one month.
 - ✧ Gabe Henderson-Inkster Beautification-Alternative work program; 4/25 11a-2p weather permit Booker Dozier Rec Center, scan code to register, dates for dumpsters: 4/25 Dozier, LeMoyné Park, Westwood and Wheatley Park, 5/16,6/27,7/25/8/29,9/26 and October City Wide Clean-up *need volunteers*
 - ✧ Pastor Jean Overman-Refuge-There is a hoarder's issue; support citizens of Inkster ordinance can help. Summer Discovery paid OTJ training 14 years old 9th graders-going to this fall 7/6-8/7
 - ✧ Calvin Sailor-Street sign has been down over 2 years need to be replaced, Middlebelt and Emerson
 - ✧ Joseph Gates-Two things an issue and an opportunity. City Hall no water meter update, Can I take the meter out and re-install the meter, what is the ordinance code on livestock and a community garden.
 - ✧ AC Williams-PODS mobile storage proposal ordinance, to consider
- Clerk-** All is going well in the Clerk's Office, and Save America Act, if you don't have your birth certificate you need to get it, if you have your passport, that's good.

City Treasurer

Radar camera's working diligently on Blight, water meters last few months, 1 year to encourage, make appt for new meters, 80% completed, will get shut off if not.

Mayor and Council

- Councilmember Scott-N/C
- Councilmember Bishop-Encourage everyone to come out and support City Clean-Up
- Councilmember Howard-Rain coming, spring is here keep your drains clean
- Councilmember Rutledge-Encourage to go over to Annapolis Point, enjoyed Easter Egg Hunt at the Simmons Center
- Councilmember Richardson-Gabe and Chief Jenkins check with high school students to do community service work for clean-up program
- Mayor Pro-Tem Chisholm-school on Annapolis is vacant, someone bought it (new owner)
- Mayor Nolen-Excused

Adjournment

There being no further business to come before Council, on a motion duly made.

By Councilwoman Richardson Seconded by Councilwoman Rutledge and carried, to conclude the Regular City Council meeting of Monday, April 6, 2026 @ 8:47pm



REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: April 14, 2026

From:

Date for Council's Consideration: April 20, 2026

ACTION REQUESTED: Consider Ch. 155 Zoning Ordinance- 2nd Read

TYPE OF ACTION:

FUNDS BUDGETED: N/A

ACCOUNT #:

APPROVERS:

Georgina Holliday, City Clerk

Date: April 16, 2026

Byron Nolen, Mayor

Date: April 16, 2026

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

PROJECT IMPROVEMENTS:

PROJECTED TIMELINE:

RESOLUTION:

Resolved By: None

Seconded By: None

Yes: None

No: None

Absent:

MEMO

TO: Honorable Mayor and City Council Members

FROM: Derek Dowdell, Community Development Director

DATE: March 27, 2026

RE: Recommendation for Adoption of Chapter 155 Zoning Ordinance Update

Executive Summary

The purpose of this memo is to formally recommend that the City Council adopt the proposed updates to Chapter **155 Zoning Ordinance**. This comprehensive update is designed to align our local land-use regulations with the city's current Master Plan, promote sustainable economic development, and streamline the administrative process for residents and developers alike.

Planning Commission Recommendation

At the regularly scheduled meeting held on **March 23, 2026**, the Inkster Planning Commission conducted a final review and public hearing regarding the proposed changes. Following a thorough discussion of the ordinance's impact on community growth and modernization:

- **Action:** The Planning Commission Board voted **unanimously** to recommend the adoption of the Chapter 155 Zoning Ordinance update to the City Council.
- **Rationale:** The Board noted that the updated ordinance addresses previous ambiguities, encourages mixed-use development in key corridors, and modernizes standards for the zoning ordinance.

Key Benefits of the Update

Adopting the revised Chapter 155 will provide several strategic advantages for the City of Inkster:

1. **Consistency:** Ensures all zoning regulations are legally defensible and consistent with state statutes.
2. **Economic Growth:** Simplifies the "red tape" for new businesses, making Inkster a more attractive destination for investment.
3. **Community Character:** Includes updated design standards that protect the aesthetic value and integrity of our residential neighborhoods.
4. **Modern Standards:** Incorporates contemporary land-use trends, such as missing middle housing.

Next Steps

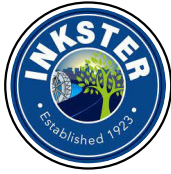
The Planning Commission encourages the Council to review the attached final draft of the ordinance after the required two readings.

Staff Note: The unanimous support from the Planning Commission reflects a strong consensus that these changes are vital for the long-term prosperity of our community.

ZONING ORDINANCE



ADOPTED:



2025

CHAPTER 155

THE CITY OF INKSTER, MI

ADOPTED:
Month Day, 2025.

EFFECTIVE:
Month Day, 2025.



Table of Contents

ARTICLE I: GENERAL PROVISIONS (P. 4)

- 155.101 Title/Authority/Enactment (p. 4)
- 155.102 Purpose (p. 4)
- 155.103 Conflicting Regulations (p. 4)
- 155.104 Applicability & Effective Date (p. 5)
- 155.105 Scope (p. 5)
- 155.106 Severability (p. 5)

ARTICLE II: DEFINITIONS & RULES OF MEASUREMENT (P. 7) 155.201

- Purpose (p. 7)
- 155.202 Construction of Language (p. 7)
- 155.203 Rules for Interpretation and Definitions (p. 7)
- 155.204 Definition of Uses (p. 8)
- 155.205 Definitions (A–Z) (p. 12)
- 155.206 Purpose & Applicability Rules of Measurement (p. 36)
- 155.207 Lot & Site Measurements (p. 36)
- 155.208 Building Placement, Setbacks, & Build-To Zones (p. 38)
- 155.209 Building Height & Stories (p. 39)
- 155.210 Encroachment into Yards & Build-To Zones (p. 40)
- 155.211 Grade (p. 41)
- 155.212 Intensity, Frontage, Transparency, & Typology Measurements (p. 42)

ARTICLE III: ZONING DISTRICTS & DISTRICT STANDARDS (P. 48)

- 155.301 Establishment of Districts (p. 48)
- 155.302 Official Zoning Map (p. 49)
- 155.303 Zoning Map (p. 50)
- 155.304 Relationship of Base and Overlay Districts (p. 51)
- 155.305 Anti-Displacement Overlay District (ADO) (p. 52)
- 155.306 Planned Unit Development (PUD) Overlay District (p. 55)
- 155.307 How to Use District Sheets (p. 57)

Table of Contents

ARTICLE IV: USE REGULATIONS (CONSOLIDATED USE TABLE) (P. 67)

- 155.401 Purpose and Applicability (p. 67)
- 155.402 Residential Use Standards (p. 67)
- 155.403 Group Living Standards (p. 70)
- 155.404 Civic & Institutional Use Standards (p.71)
- 155.405 Commercial Use Standards (p. 73)
- 155.406 Mixed Use Standards (p. 74)
- 155.407 Industrial Use Standards (p. 74)
- 155.408 Marijuana Retail and Provisioning Standards (p. 75)
- 155.409 Marijuana Establishments Prohibited (p. 77)
- 155.410 Temporary Use Standards (p. 77)
- 155.411 Accessory Use Standards (p. 78)
- 155.412 Consolidated Use Table and Interpretation (p. 80)
- Use Standards - Consolidated Use Table (CUT) (p. 81)

ARTICLE V: SITE & BUILDING STANDARDS (P. 86)

- 155.501 Purpose & Applicability (p. 86)
- 155.502 Building Design Compliance & Mandates (p. 86)
- 155.503 Frontage Types & Transparency Standards (p. 87)
- 155.504 Parking, Access & Circulation Standards (p. 89)
- 155.505 Building Grades & Surface Drainage (p. 93)
- 155.506 Landscape Standards (p. 93)
- 155.507 Landscape Maintenance (p. 97)
- 155.508 Waste Receptacle Storage, Screening, and Collection Bins (p. 98)
- 155.509 General Height Exceptions & Bulk Measurement (p. 99)
- 155.510 Building Materials, Architectural Articulation & Exterior Finishes (p. 100)
- 155.511 Signage Standards (p. 101)
- 155.512 Fences, Walls & Visibility (p. 107)
- 155.513 Exterior Lighting and Security Cameras (p. 109)
- 155.514 Industrial Performance Standards (M-1 & M-2) (p. 110)
- 155.515 General Property & Site Maintenance (p. 113)
- 155.516 Vacant Commercial Structure Maintenance (p. 115)
- 155.517 Flood Hazard Resilience Standards (p. 115)
- 155.518 Wireless Communications Facilities (p. 116)

Table of Contents

ARTICLE VI: DEVELOPMENT PROCEDURES (P. 118)

- 155.601 Purpose (p. 118)
- 155.602 General Provisions (p. 118)
- 155.603 Exempt Work (No Site Plan Review Required). (p. 120)
- 155.604 604 Site Plan Review. (p. 121)
- 155.605 Application Submittal and Checklists (p. 123)
- 155.606 Review Standards and Findings of Fact (p. 124)
- 155.607 Vested Rights, Expiration, and Extensions. (p. 125)
- 155.608 Article V Modification (p. 126)
- 155.609 Planned Unit Development (PUD) Rezoning and Approval) (p. 126)
- 155.610 Text and Map Amendments (p. 128)
- 155.611 Development Agreements and Community Benefits (p. 129)

ARTICLE VII: ADMINISTRATION & ENFORCEMENT (P. 137)

- 155.701 Roles & Responsibilities (p. 137)
- 155.702 Appeals Process (p. 139)
- 155.703 Enforcement, Violations & Penalties (p. 140)
- 155.704 Certifications, Closeout & Performance Guarantees (p. 142)

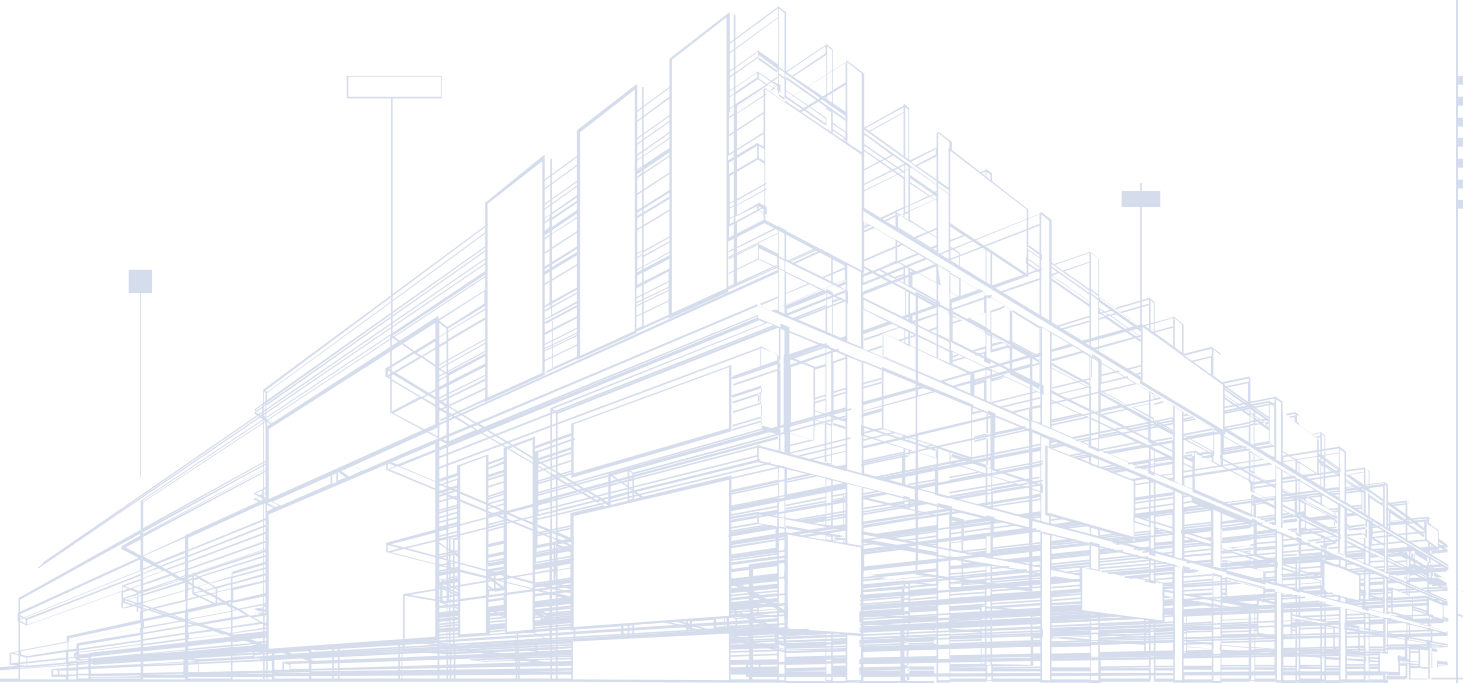
ARTICLE VIII: NONCONFORMITIES (P. 144)

- 155.801 Nonconforming Lots of Record (p. 144)
- 155.802 Nonconforming Structures (p. 145)
- 155.803 Nonconforming Uses (Use Nonconformities) (p. 145)
- 155.804 Nonconforming Site Features (p. 147)

■ The City of Inkster

ARTICLE I

General Provisions



Article I: General Provisions

155.101 Title/Authority/Enactment

A. Title.

This Ordinance shall be known and may be cited as the “City of Inkster Zoning Ordinance.”

B. Authority.

This Ordinance is enacted pursuant to the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.), the City Charter, and other applicable provisions of state and federal law.

C. Enactment.

It is adopted by the City Council of the City of Inkster, Wayne County, Michigan.

155.102 Purpose

The purpose of this ordinance is to promote the public health, safety, and general welfare of the City of Inkster; encourage the orderly development, redevelopment, and preservation of the City’s land, neighborhoods, business districts, and transportation corridors; and to implement the goals, objectives, and policies of the City’s Master Plan, as may be amended. In applying and interpreting this chapter, the City shall seek to:

- A. Protect and enhance the character, connectivity, and economic vitality of neighborhoods, business districts, and transportation networks.
- B. Promote equitable outcomes, prevent involuntary displacement, and expand affordable housing opportunities with safe, reliable, and affordable transportation access.
- C. Support small businesses, community-serving uses, and culturally significant spaces through coordinated land use, infrastructure, and transportation planning.
- D. Conserve natural resources, improve air quality, and enhance environmental sustainability through responsible land use and green infrastructure.
- E. Provide for safe, efficient, and accessible movement of people, goods, and services across all modes of transportation.

155.103 Conflicting Regulations

A. Local Conflicts.

Where this Ordinance conflicts with other local ordinances, the more restrictive provisions shall apply unless otherwise provided by law.

B. State and Federal Conflicts.

Where this Ordinance conflicts with state or federal law, the state or federal provisions shall control.

Article I: General Provisions

155.104 Applicability & Effective Date

A. Effective Date.

This Ordinance shall take effect on [insert date] following its adoption and publication in accordance with law. Amendments to this Ordinance shall take effect on the date specified in the adopting ordinance.

B. Transitional Provisions.

Transitional provisions for pending applications, permits, and approvals shall be governed by the standards in effect on the date a complete application was filed, unless otherwise provided in this Ordinance or required by law.

C. Non-Abrogation.

This Ordinance is not intended to abrogate or annul any law, ordinance, rule, regulation, permit, easement, covenant, or other agreement that is not in conflict with its provisions. Compliance with this Ordinance does not constitute compliance with, or waiver of, any private agreements.

155.105 Scope

A. Scope.

This Ordinance applies to all land, water, structures, and uses within the corporate limits of the City of Inkster. No land, building, or structure shall be used or occupied, and no building or structure shall be erected, constructed, moved, reconstructed, extended, enlarged, or altered, except in conformity with this Ordinance.

B. Minimum Requirements.

The regulations in this Ordinance are minimum requirements for the promotion of public health, safety, and welfare.

C. Zoning Map Incorporation.

The Official Zoning Map of the City of Inkster, including all overlays is incorporated by reference and shall be maintained by the City Clerk.

155.106 Severability

A. Severability.

This Ordinance and the various parts, Articles, sections, subsections, and clauses thereof are hereby declared to be severable.

B. Validity.

If any part, sentence, paragraph, subsection, section, or clause of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not affect the validity of the remaining provisions, which shall continue in full force and effect.

■ The City of Inkster

ARTICLE II

Definitions & Rules of Measurement



Article II: Definitions & Rules of Measurement

155.201 Purpose

The purpose of this Article is to ensure consistent interpretation and application of this Ordinance. The definitions provided in this Article are intended to clarify the meaning of words, phrases, and terms used throughout this Ordinance.

155.202 Construction of Language

Words and terms used in this Ordinance shall have the meanings ascribed to them in this Article. Words and terms that are not defined in this Ordinance shall be interpreted according to their common usage, or as defined in the latest edition of Merriam-Webster's Dictionary, consistent with standard planning, legal, and engineering practice. In the event of conflicting definitions within this Ordinance, the most specific definition shall govern.

155.203 Rules for Interpretation and Definitions

A. General.

The definitions contained in this Article are intended to ensure clarity and consistency in the interpretation and application of this Ordinance. Terms and phrases used in this Ordinance, whether referring to land, Buildings, Structures, or activities, shall be understood according to the definitions provided in this Article, unless the context clearly indicates otherwise.

B. Undefined Terms.

Where a term or phrase is not expressly defined within this Ordinance, it shall be interpreted according to its customary dictionary meaning, consistent with standard planning, legal, and engineering usage, and in a manner that best implements the intent of this Ordinance and the City's Master Plan.

C. Interpretation Authority.

The Planning and Community Development Director (PCD) or Zoning Administrator (ZA) shall provide administrative interpretations of this Ordinance when uncertainty arises regarding the meaning or application of any term, phrase, or provision. Any person aggrieved by an administrative interpretation may appeal such interpretation to the Zoning Board of Appeals (ZBA) in accordance with Article VII.

D. Rules of Construction. Words and phrases used in this Ordinance shall be interpreted as follows:

1. Tense. Words used in the present tense shall include the future tense.
2. Mandatory and Permissive Terms. The word "shall" is mandatory and indicates a requirement. The word "may" is permissive and indicates discretion, to be exercised in a manner consistent with this Ordinance.
3. Number. Words used in the singular shall include the plural, and words used in the plural shall include the singular.
4. Person. The word "Person" shall include an individual, partnership, association, corporation, governmental entity, or other legal entity.
5. Use. The word "Used" shall include "arranged," "designed," "intended," "maintained," and "occupied."
6. Defined Terms. Terms specifically defined in this Article shall control over other meanings, including dictionary definitions, for purposes of interpreting this Ordinance.

Article II: Definitions & Rules of Measurement

155.204 Definition of Uses

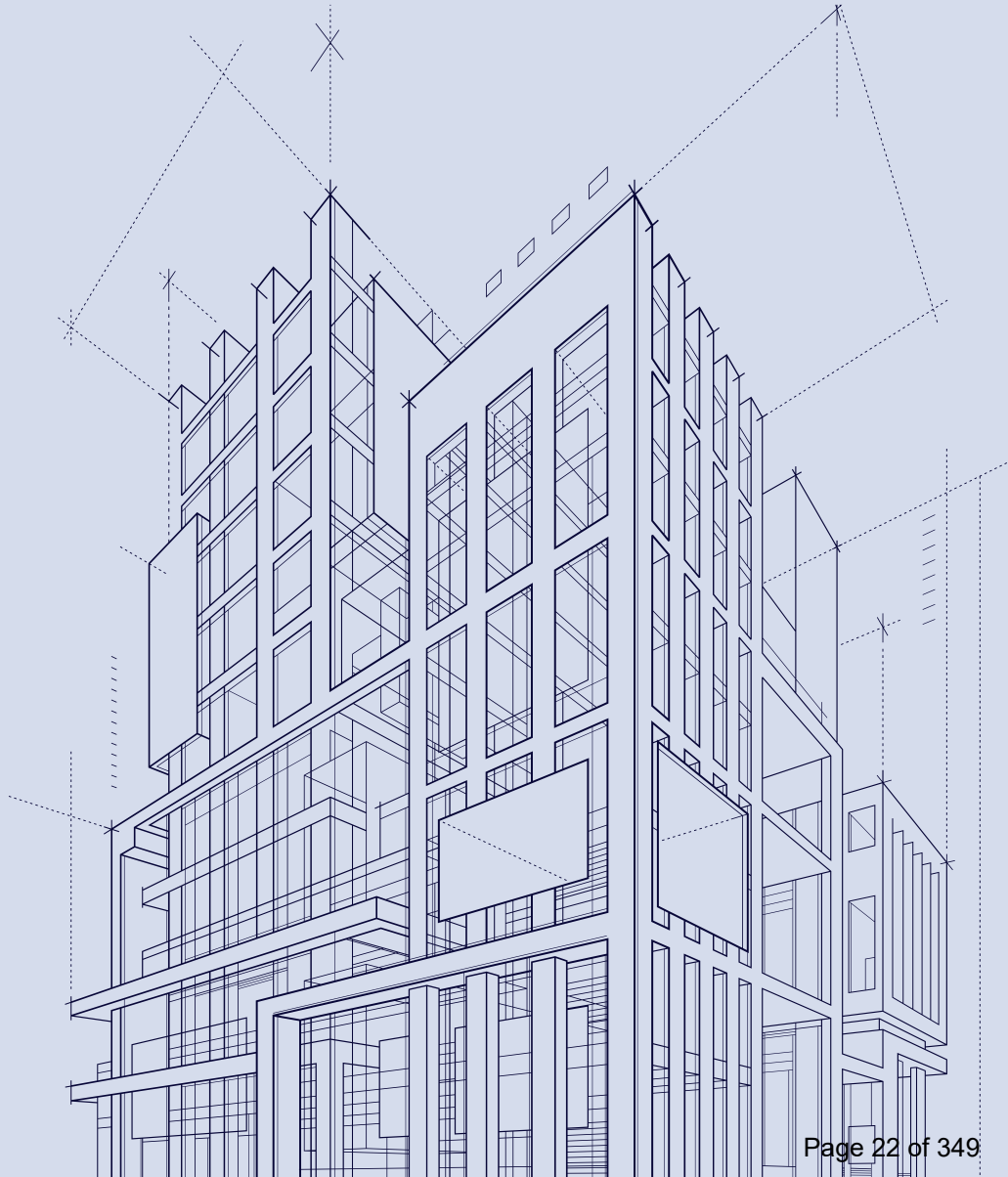
All principal, accessory, temporary, and Special Land Uses defined in this Article and regulated in Article IV (Use Regulations), together with the district standards in Article III (Districts and District Standards), shall be interpreted broadly to include customary accessory activities unless otherwise limited by this Ordinance.

Where ambiguity exists regarding the classification or scope of a use, the Planning and Community Development Director (PCD) or Zoning Administrator (ZA) shall issue an administrative interpretation in accordance with §155.203(C). Any such interpretation shall be subject to appeal to the Zoning Board of Appeals (ZBA) in accordance with Article VII.

■ The City of Inkster

ARTICLE II

Definitions A-Z



155.205 Definitions (A-Z)

A

- **Abandonment:** The voluntary relinquishment of property, a use, or structure by the owner or tenant, without transfer of rights to another person.
- **Abut/Abutting:** To share a common boundary line. For purposes of this Ordinance, properties separated only by street, alley, easement, or right of way shall not be considered to abut.
- **Accessory Dwelling Unit (ADU):** A self-contained residential dwelling unit that is secondary and accessory to a principal dwelling unit on the same lot, clearly subordinate in size and intensity, and that provides complete independent living facilities for one (1) household, including permanent provisions for living, sleeping, eating, cooking, and sanitation. An ADU may be:
 - a. Attached (physically attached and sharing at least one wall with the principal dwelling), or
 - b. Detached (in a separate accessory building on the same lot).
- **Accessory Use or Structure:** A building, structure, or use that is customarily incidental and subordinate to the principal use or principal building on the same lot, and that serves a purpose directly related to that principal use.
- **Adjacent:** Nearby or close to but not necessarily abutting. A lot, parcel, or use is considered adjacent if it is located across the street, alley, easement, or right of way from another lot, parcel, or use.
- **Adult Day Care Home:** A private residence, facility, or program providing community-based health, social, and related support services to adults who, because of advanced age, physical disability, or mental impairment, require supervision and assistance for less than twenty-four (24) hours a day. The owner, provider, or facility shall be properly licensed under the applicable State of Michigan Law, including employees who shall maintain applicable accreditations and certifications.
- **Adult Foster Care Facility:** A governmental or non-governmental establishment that provides foster care to adults, licensed by the State of Michigan under Public Act 218 of 1979, as amended, providing supervision, personal care, and protection in addition to room and board, for adults aged 18 or over. It includes facilities and foster care family homes for adults who are aged, emotionally disturbed, developmentally disabled, or physically handicapped who require supervision on an ongoing basis but who do not require continuous nursing care. Adult foster care facilities are subject to State- regulated license categories and occupancy standards, including:
 - a. Adult Foster Care Family Home (capacity of up to 6 persons);
 - b. Adult Foster Care Small Group Home (capacity of 7-12 persons);
 - c. Adult Foster Care Large Group Home (capacity of 13-20 persons; and
 - d. Adult Foster Care Congregate Facility (capacity of more than 20 persons)

155.205 Definitions (A-Z)

A

- **Adult-Regulated Use:** An establishment, including but not limited to adult bookstores, adult novelty stores, adult motion picture theaters, adult live entertainment establishments, adult cabarets, and other businesses or commercial enterprises, that have their principal purpose the presentation, display, sale, rental, or other dissemination of material, devices, or services distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities or specified anatomical areas, as define by this Ordinance. See also MCL 125.3206; Public Act 218 of 1979; and Public Act 116 of 1973, as amended.
- **Affordable Housing:** Housing priced so that the total monthly housing costs no more than 30% of the household's income, inclusive of utilities, as defined by United States Department of Housing and Urban Development (HUD). The applicable Area Median Income (AMI) threshold shall be established in development approval or incentive programs.
- **Alley:** A public or private right-of-way which affords only secondary means of access to abutting property.
- **Alternative Energy System:** Structures, equipment, devices, or construction techniques used to produce energy from renewable resources, including solar, wind, geothermal, and biomass systems.
- **Alteration:** Any change, addition, or modification to a building or structure, including structural parts, interior layout, or external appearance.
- **Animal Care Facility:** A building or lot where animals are boarded, groomed, bred, trained, or treated for profit or public use, including kennels, veterinary clinics, and shelters.
- **Anti-Displacement:** Policies, regulations, or zoning strategies designed to prevent the involuntary relocation of existing residents or businesses due to redevelopment, rising property values, or gentrification pressures. See Anti-Displacement Overlay, Article III (ADO).
- **Appeal:** A request for a review of an administrative decision, interpretation, or order under this Ordinance, filed with the Zoning Board of Appeals.
- **Applicant:** A person, firm, partnership, corporation, or governmental agency who applies for development approval under this Ordinance.
- **Arena:** A structure or facility, either fully enclosed or open-air, designed for sports, entertainment, or other large public gatherings, typically featuring a central performance or playing area surrounded by seating for spectators.

155.205 Definitions (A-Z)

A

- **Area Median Income (AMI):** The median household income for the metropolitan statistical area or county as determined by the U.S. Department of Housing and Urban Development (HUD) or the Michigan State Housing Development Authority, adjusted for household size.
- **Automobile Fueling Station:** A building used primarily for the retail sale and supply of motor fuels, including gasoline, diesel, and alternative fuels. Such use may include the sale of convenience goods as an accessory use, but shall not involve automotive repair, servicing, or body work.
- **Automobile Repair, Major:** The general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers; including collision service, bodywork, and painting.
- **Automobile Repair, Minor:** Incidental repairs, replacement of parts, and routine service of motor vehicles, excluding bodywork and painting.
- **Automobile Sales:** A lot or buildings used for the display, sale, or rental of new or used motor vehicles, where repair service is incidental to primary use.
- **Awning:** A roof like cover, made of cloth, metal, or other materials, that projects from the wall of a building for the purpose of shielding a doorway, window, or outdoor space from the elements. Awnings may be fixed or movable and are not considered part of the building's structural roof.

B

- **Banquet Hall:** A building, or a portion of a building, made available for temporary assembly or gathering of people, including receptions, weddings, parties, meetings, fundraisers, displays, or similar events. A banquet hall may include food and beverage service, whether prepared on-site or catered.
- **Bar or Lounge:** An establishment where the primary use is the on-premises sale and consumption of alcoholic beverages, with or without live entertainment or limited food service, and which is **not** accessory to another principal use such as a restaurant.
- **Base Zoning District:** The underlying zoning district designation of a parcel of land, prior to the application of any overlay zoning district or special district regulations.
- **Basement:** The portion of a building having its floor subgrade (below ground level) on all sides. A space shall be considered a basement when the vertical distance from finished grade to floor is greater than the vertical distance from finished grade to ceiling. A basement shall not be counted as a story.
- **Basement, Walkout:** A basement having a doorway and grade-level access to the exterior of the building.

155.205 Definitions (A-Z)

B

- **Bedroom:** A room within a dwelling unit, designed or intended to be used for sleeping purposes, and meeting the minimum requirements of applicable building and housing codes.
- **Billboard:** A sign larger than 200 ft.² that promotes a business, product, service, event, or activity, whether commercial or non-commercial. They may also display messages unrelated to the premises or be blank, painted, or have no message. Billboards include static, manually changed, digital, or electronic displays.
- **Block:** A tract of land bounded by streets, waterways, railroads, or other physical or legal barriers to continuity of development. The boundaries of a block are defined by the centerlines of the bounding streets, unless otherwise specified.
- **Block Face:** All lots abutting one side of a street between two intersecting streets or other defined block boundaries. Block faces determine frontage, street connectivity, and urban design standards.
- **Boarding House:** A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-household unit.
- **Buffer Strip:** A strip of land, often required to be landscaped, designed to separate and shield one land from another.
- **Buffer Yard:** A landscaped strip with fencing, walls, or plantings used to separate different land uses and mitigate impacts.
- **Building:** A combination of materials, whether portable or fixed, forming a structure affording a facility or shelter for use or occupancy by persons, animals, or property.
- **Building Face:** The part of a building or structure that faces and is oriented toward a street, public right-of-way, or other designated frontage. The building front typically includes the main entrance, windows, and façade elements visible from the street, and is used to determine front setbacks, build-to lines, and street-facing design standards.
- **Building Height:** The vertical distance measured from the average finished grade at the base of the building to the highest point of the roof. Height shall be measured as follows:
 - a) **Flat Roof:** From grade to the highest point of the roof surface.
 - b) **Mansard Roof:** From grade to the deck line.
 - c) **Gable, Hip, or Gambrel Roof:** From grade to the average height between the eaves and the ridge of the highest roof section.
 - d) **On Sloping Sites:** Where a building is located on sloping terrain, building height shall be measured from the average ground level of the grade at the building wall.

155.205 Definitions (A-Z)

B

- **Building Line:** The line established by law, beyond which a building shall not extend, except as specifically provided by law.
- **Building Official:** An individual established by the city to administer and enforce provisions of all building codes as adopted and amended.
- **Building Permit:** Written authorization issued by the Building Department for the construction, repair, alteration, or removal of any structure following applicable codes.
- **Building, Principal:** The main structure or group on a lot used primarily for its main purpose.
- **Build-to-Zone:** The range of allowable distances from the Front Lot Line or other Frontage Line along which the principal vertical plane of the building's primary facade shall be built, to create a generally continuous and uniform building edge along the street.

C

- **Carport:** A partially enclosed or open structure, attached or detached, designed to provide shelter for one or more vehicles. Carports shall comply with all yard and setback requirements applicable to garages.
- **Cemetery:** Land used or intended to be used for the burial of the dead, including mausoleums, crematoriums, and columbaria.
- **Certificate of Occupancy:** An official statement issued by the Building Department certifying that a building or structure follows applicable codes and is approved for occupancy.
- **Change of Occupancy:** The discontinuance of an existing use of a building or land and the substitution or addition of a use or different type or class, as decided by the Planning Department or Building Official.
- **City Council:** The City of Inkster City Council.
- **Civic Space:** Publicly accessible open space such as a park, plaza, square, or green.
- **Clinic:** A healthcare facility where individuals receive examination and treatment from physicians, dentists, or other licensed health professionals, without overnight stays.
- **Club, Private:** An organization or association of people organized for social, educational, recreational, cultural, or civic purposes, not operated for profit, and limited to members and their guests.

155.205 Definitions (A-Z)

C

- **Code:** The City of Inkster Code of Ordinances, as amended, including the Zoning Ordinance and all applicable regulatory codes.
- **Collection Bin.** Any container, receptacle, or similar device located on a lot that is used for soliciting and collecting clothing, household items, or other salvageable personal property. This term does not include recycling carts or bins used for collection of recyclable material, or rubbish or garbage receptacles used for waste disposal.
- **Commercial Vehicle:** Any vehicle used or maintained for the transportation of persons or property for hire, compensation, profit, or in the furtherance of a commercial enterprise.
- **Common Area, General:** The part of a site, development, or condominium project designed and intended for joint ownership, use, and maintenance by all owners, residents, or members, as described in the condominium master deed, association bylaws, or development agreement.
- **Common Area, Limited:** The part of a site, development, or condominium project chosen for exclusive use by a specific owner, resident, or unit, but located outside the required setbacks or other restricted areas, as described in the condominium master deed, association bylaws, or development agreement.
- **Community Garden:** A piece of land, gardened or operated collectively or individually by community members, for cultivation of fruits, vegetables, flowers, or other plants. A community garden may include accessory structures such as tool sheds, fencing, and composting areas, but does not include commercial agricultural operations.
- **Community Land Trust:** A nonprofit organization that acquires and holds title to land for the benefit of a community, providing long-term affordability by leasing land to homeowners, and separating ownership of land from ownership of building to preserve affordability in perpetuity or for defined term.
- **Condominium:** A building or group of buildings in which dwelling units are individually owned, pursuant to the Michigan Condominium Act (Act 59 of 1978, as amended).
- **Conference Center:** A facility designed primarily to host meetings, conventions, seminars, or similar gatherings, with or without food and beverage service, and which may include multiple meeting rooms, ballrooms, or assembly spaces.
- **Convenience Store:** A retail establishment, typically one story, designed to sell a limited range of everyday items, including food, beverages, snacks, household supplies, and other minor goods. This definition excludes supermarkets, department stores, or specialty retail stores. A convenience store does not include fuel pumps or sale of gasoline or diesel fuel, which are regulated as Gas Station or Automobile Fueling Station
- **Community Center:** A building or part of a building operated by a public or nonprofit entity for recreational, educational, or cultural activities, generally open to the public or members of the community.
- **Compensatory Storage.** Excavation or other approved flood storage replacement provided to offset the loss of floodplain storage volume caused by fill or other development within a floodplain, provided in a volume and at elevations sufficient to prevent a net loss of flood storage capacity.

155.205 Definitions (A-Z)

C

- **Courtyard:** An open space on the same lot as a building, which is unobstructed from the ground to the sky, and is bounded on at least three (3) sides by walls of the building.
- **Cottage Court:** A small-scale cluster of detached dwelling units arranged around a shared courtyard or green space.
- **Cross-Block Passage:** A pedestrian walkway connecting two parallel streets or civic spaces through a block.
- **Cul-de-Sac:** A street with only one outlet having sufficient space at the closed end to provide vehicular turning facilities.
- **Clearing:** The removal of vegetation, trees, shrubs, or other natural growth from a lot or parcel, including grading or stripping of topsoil, but excluding routine landscaping maintenance.
- **Contractors, General:** A person, firm, or corporation offering or performing construction, repair, or improvement work, including residential, commercial, or public infrastructure projects, such as buildings, streets, highways, and other structures, on behalf of a client. Contractors shall follow all applicable zoning, building, and safety regulations.
- **Crawl Space:** A shallow, unfinished space between the lowest floor framing and the ground surface, typically less than five (5) feet in height, designed to provide access for installation, inspection, and maintenance of building systems such as plumbing, electrical, and mechanical equipment, A crawl space is not considered a basement.
- **Cultural Services:** Programs, facilities, or activities provided by public, nonprofit, or private entities that support, promote, or preserve arts, heritage, education, scientific interests, or cultural expression within the community.

D

- **Data Center Data Center or High-Intensity Computing Facility:** A facility used primarily for housing computer systems and associated components such as servers, network equipment, and data storage infrastructure, including backup power systems and cooling equipment. This use is characterized by high electrical demand and continuous or near-continuous operation. It does not include typical office server rooms accessory to another principal use.
- **Day Care Center:** A facility, other than a private residence, receiving one (1) or more minor children for care and supervision. This term includes childcare centers, day nurseries, nursery schools, parent cooperative preschools, play groups, or drop-in centers. Does not include a Sunday school or religious program providing short-term care. Facilities shall be licensed by the State of Michigan. See also MCL 125.3206; Public Act 218 of 1979; and Public Act 116 of 1973, as amended.
- **Day Care Home:** A private residence, in which one (1) or more minor children are received for care and supervision, also known as a family childcare home or in-home daycare, is a home-based childcare program where a provider cares for minor children in their own residence. This type of care is distinct from a larger, center-based facility. Facilities shall be licensed by the State of Michigan. See also MCL 125.3206; Public Act 218 of 1979; and Public Act 116 of 1973, as amended.

155.205 Definitions (A-Z)

D

- **Deck:** Any patio, terrace, gallery, veranda, piazza, or similar, uncovered projection from an outer wall of a building that is affixed to the ground.
- **Demolition:** The complete or substantial removal or destruction of a building or structure, excluding normal maintenance or repair.
- **Density, Gross:** The total number of dwelling units on a site divided by the total site area, including streets, right-of-way, and other lands not designated for development.
- **Density, Net:** The total number of dwelling units on a site divided by the net buildable area, excluding surface water, wetlands, right-of-way, and other undevelopable lands.
- **Development:** Any construction, reconstruction, erection, expansion, relocation, or alteration of a building or structure; any change in the use of land, building, or structure; or any grading, excavation, or land disturbance activity associated with such changes.
- **Dish Antenna:** A device incorporating a reflective surface, typically in the shape of a shallow dish, cone, or horn, that is used to transmit or receive radio, television, or other communications signals from satellites. Also known as a “satellite dish.”
- **Dormer:** A roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof.
- **Downtown Development Authority (DDA):** A public body established under the city, as amended, responsible for development and redevelopment plans within a designated downtown district.
- **Drive-In/Drive Through Facility:** A business or portion thereof designed to provide products or services to customers who remain in their motor vehicles, including but not limited to beverage/coffee kiosks, restaurants, banks, pharmacies, or theaters.
- **Driveway:** A private access way providing vehicular movement between a street or alley and a parking area, garage, dwelling, or other structure located on the same lot. Driveways shall comply with applicable design and construction standards established by the City.
- **Dry Cleaning Establishment:** A retail or service establishment where clothing, textiles, and other fabrics are accepted for professional cleaning. This service is distinct from self-service washing and drying machines and may include pressing, finishing, and minor repairs.
- **Dwelling, Detached, Single-Household:** A detached residential building designed for occupancy by one (1) household, entirely separated from any other dwelling unit by open space on all sides.
- **Dwelling, Live Work:** A mixed-use dwelling unit where a portion of the unit is used for commercial or professional activity, secondary to residential use.

155.205 Definitions (A-Z)

D

- **Dwelling, Multiple Unit:** A building containing three or more dwelling units sharing common walls or corridors, each designed for occupancy by one household, with separate housekeeping and cooking facilities (e.g., apartments, condominiums).
- **Dwelling, Townhouse/Rowhouse:** A dwelling unit, designed for occupancy by one (1) household, attached to one (1) or more adjacent dwelling units by common vertical walls, with each unit having direct access to the outside at ground level.
- **Dwelling, Two-Household (Duplex):** A building designed exclusively for occupancy by two (2) separate households living independently of each other, with each unit having separate cooking, sanitary, and sleeping facilities.
- **Dwelling Unit:** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation

E

- **Easement:** A recorded right, distinct from ownership of land, to use property for specific purposes, including but not limited to driveways, roads, pedestrian access, utility corridors, sewer and water lines, transmission lines, drainage, recreation, or open space.
- **Egress:** A means or exit or way out from a building or structure, providing a safe and unobstructed path for occupants to reach a public way in case of emergency, in accordance with applicable building codes.
- **Electric Vehicle (EV):** Any vehicle that is licensed and registered for highway use and is powered in whole or in part by an electric motor, including battery electric vehicles (BEVs) and plug-in hybrid electric vehicles (PHEVs).
- **Electric Vehicle Charging Station:** A public or private facility or area designated for the recharging of electric vehicles, including Level 1, Level 2, and DC fast charging equipment. Charging stations may be accessory to primary use or principal use.
- **Emergency Shelter:** A facility providing short-term lodging, with or without meals and supportive services, for people experiencing sudden displacement due to disasters, domestic violence, or other crises. An emergency shelter is a distinct use from transitional housing, adult foster care facilities, nursing homes, or correctional facilities.
- **Enclosed:** Surrounded by walls or solid barriers and roofed, whether permanently or temporarily, in a manner that prevents unrestricted entry.
- **Encroachment:** A permitted projection of a building or structure into a required setback.
- **Erected:** Built, constructed, installed, placed, altered, relocated, or otherwise physically established on a site, including excavation, grading, filling, or drainage activities required for such construction.
- **Erosion:** The wearing of land surface by the action of wind, water, ice, gravity, or other natural forces, including processes accelerated by human activities such as grading, clearing, or construction.

155.205 Definitions (A-Z)

E

- **Essential Services and Facilities:** The installation, construction, alteration, or maintenance of underground, surface, or overhead utility systems by public utilities or municipal agencies, including but not limited to gas, electricity, steam, fuel, water, telecommunications, stormwater, and sanitary systems, as well as related materials, services, and infrastructure.
- **Excavation:** Any breaking, cutting, grading, or removal of the earth's surface, except for normal household gardening, landscaping, or minor site work that does not alter drainage patterns or structural stability.

F

- **Facade:** The exterior face or wall of a building visible from a public street or space. The primary facade contains the main entrance and fronts the principal street; secondary facades face side streets or visible parking areas and must maintain similar design quality.
- **Farmers Market:** A recurring market at a fixed location where multiple independent vendors sell farm products, prepared foods, and handmade goods directly to consumers from temporary or portable structures. A Farmers Market is not a Grocery Store or Retail Sale Establishment and does not involve permanent individual tenant spaces.
- **Fence:** A constructed barrier of wood, metal, masonry, or other durable material, independent of a building, used to enclose or screen areas of land.
- **Filling:** The depositing or dumping of any matter onto or into the ground, except common household gardening and ground care.
- **Financial Institution:** A bank, savings and loan, credit union, or similar business regulated by state or federal law that is engaged in custody, lending, exchange, or issuance of money.
- **Firearms Sales Establishment:** A business primarily selling firearms or ammunition, not a general retail store with incidental firearm sales.
- **Food Hall:** A facility containing multiple independent food and beverage vendors operating within a shared indoor or semi-enclosed space, offering common seating areas and shared amenities for patrons. Vendors may include fast food-service counters, specialty kitchens, or bars, with optional retail or event components under coordinated management.
- **Floodplain:** See the National Flood Insurance Program (NFIP), including the City's effective Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS), for specific definitions, as amended.
- **Floor Area, Gross:** The sum of all floors of a building as measured from the interior faces of the exterior walls.
- **Floor Area Ratio (FAR):** The ratio of total gross floor area of all principal and accessory buildings on a lot to the total lot area, expressed as a decimal (e.g., 2.0).

155.205 Definitions (A-Z)

F

- **Floor Area, Residential:** The total horizontal areas of all habitable floors within a dwelling, measure from the exterior faces of exterior walls, excluding basements, garages, porches, and unfinished attics.
- **Freeboard:** The height, in feet, of a flood protection measure above the Base Flood Elevation (BFE). Freeboard is an added factor of safety intended to account for uncertainties in flood hazard data and to reduce flood risk.
- **Frontage:** The area between a building facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into private frontage and public frontage.
- **Frontage, Primary:** For corner lots, the primary frontage is the frontage facing the street of the property address. The primary frontage private frontage and public frontage. The primary frontage faces the street of the property address.
- **Frontage, Secondary:** The frontage facing the non-addressed street.
- **Frontage Line:** A lot line bordering a public frontage.

G

- **Garden Center:** A retail facility that sells plants and related products for the domestic garden as its primary business. Plant stock is typically propagated elsewhere, such as by specialist nurseries or wholesalers.
- **Garage, Private:** An accessory building for parking or storage of not more than that number of vehicles may be required in connection with the permitted use of the principal building. In residential areas the storage of not more than one commercial vehicle of a rated capacity not exceeding three-fourths ton is permitted.
- **Government Office:** A building or portion thereof occupied by local, state, or federal government agencies for administrative or public service functions.
- **Grade:** The elevation and slope of the ground surface on a lot, expressed either as the elevation of the ground surface at a specific point or as the degree of rise or descent between two points on a sloping surface.
- **Green Infrastructure (GI):** Natural and engineered practices that mimic natural processes to manage stormwater and improve environmental quality.
- **Gross Leasable Area:** The total floor area designed for tenant occupancy and exclusive use. The area of tenant occupancy is measured from the centerlines of joint partitions to the outside of the tenant walls. All tenant areas, including areas used for storage, shall be included in calculating gross leasable area.
- **Group Housing:** A building or group of buildings designed or arranged to provide separate living units for individuals or families, typically with shared facilities or common areas.
- **Grubbing:** The removal of trees, stumps, roots, brush, and other organic matter from the surface of the ground in preparation for construction or development.

155.205 Definitions (A-Z)

H

- **Historic Preservation:** The process of identifying, protecting, maintaining, and enhancing buildings, structures, sites, and districts that reflect significant elements of the City's cultural, social, economic, political, or architectural history.
- **Homeless Shelter:** A facility operated by a public or nonprofit agency that provides temporary, short-term overnight lodging, meals, and supportive services to individuals or families who are homeless. Shelters may include counseling, case management, or referral services, but do not include transitional housing or permanent supportive housing.
- **Hospital:** A building, structure or installation in which mentally ill, sick, or injured persons are given medical or surgical treatment and operating under license by the Health Department and the state, including such related facilities as laboratories, out-patient departments, central service facilities, and staff offices.
- **Hotel:** A building, part of a building or group of buildings containing rooming or dwelling units, with a common entrance and lobby used for transient occupancy, where lodging, and optional services such as meals, housekeeping, or recreational facilities are provided for compensation. A hotel may include a restaurant or cocktail lounge, public banquet halls, ballrooms, or meeting rooms.
- **Household:** One (1) or more persons occupying a single dwelling unit and living together as a single, non-transient housekeeping unit, with shared use of and access to common kitchen and living facilities. A household may consist of:
 - a. An individual living alone;
 - b. Two or more individuals connected by blood, marriage, adoption, guardianship, or legal custody; or
 - c. A group of unrelated individuals living together in a dwelling unit, sharing responsibilities for maintaining the dwelling unit as a permanent residence.
 - d. For purposes of this ordinance, household is equivalent to the term family unless otherwise specified.

I

- **Impervious Coverage:** The percentage of lot area covered by any surface that prevents or significantly impedes the infiltration of stormwater, including but not limited to roofs, paved driveways and parking areas, patios, decks above grade, and walks.
- **Impervious Surface:** Any surface that prevents or significantly restricts the infiltration of stormwater into the ground, including but not limited to buildings, driveways, parking areas, patios, sidewalks, and compacted gravel.
- **Indoor Storage:** The keeping of goods, materials, equipment, or vehicles **within a fully enclosed building** for more than twenty-four (24) hours. This may be a principal use (such as a self-storage or warehouse facility) or an accessory use to another permitted use, provided all storage remains entirely indoors and is not visible from outside the building.
- **Industrial, Heavy:** The use of land, buildings, or structures for large-scale manufacturing, processing, fabricating, assembling, treating, or compounding raw materials, often with potential impacts such as noise, odor, vibration, or truck traffic. Examples include foundries, chemical plants, and large-scale assembly plants.

155.205 Definitions (A-Z)

I

- **Industrial, Light:** The use of land, buildings, or structures for research, technology, assembly, finishing, packaging, or light manufacturing processes that are conducted primarily indoors with minimal adverse impacts on surrounding uses.
- **Infrastructure:** Basic physical systems and facilities that support urban development and public services, including transportation networks, utilities, stormwater systems, and communications.

J

- **Junk:** Any discarded, dismantled, inoperable, abandoned, or unusable motor vehicle, appliance, machinery, equipment, building material, or scrap metal, glass, paper, rubber, or other waste material, except items stored entirely within a completely enclosed building.
- **Junk Yard:** An outdoor area where junk, waste, used, or secondhand materials are stored, bought, sold, exchanged, dismantled, baled, packed, or otherwise handled, including but not limited to scrap metals, paper, rags, rubber, tires, bottles, or vehicle parts. A junk yard includes automobile wrecking or salvage yards but does not include uses conducted entirely within a fully enclosed building.

K

- **Kennel, Private:** A non-commercial use where more than three (3) household pets are kept, bred, boarded, or trained on a residential property, not for sale or profit.

L

- **Land Use:** The purpose for which land, or a building thereon, is designed, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented, or leased.
- **Landscaping:** The treatment of land with live plant materials such as grass, ground cover, trees, shrubs, and vines, which may be combined with decorative non-living materials such as woodchips, crushed stone, mulch, or boulders. Structural features such as fountains, pools, statues, and benches may also be considered part of landscaping when provided in combination with live plant material. Artificial plant materials do not count toward required landscaping.
- **Laundromat:** A facility providing self-service washing and drying machines for public use. This definition does not include dry-cleaning counters nor dry cleaning plants.
- **Library:** A public or private facility offering books, media, and reference materials for loan, research, study, or community programming.
- **Liquor Store:** A retail establishment in which the primary business is the sale of alcohol beverages, such as beer, wine, spirits, in sealed containers for offsite consumption. Incidental sales of snacks, lottery tickets, tobacco, or similar goods is permitted. A liquor store does not include a bar, lunge, restaurant, brewpub, or micro-brewery where alcohol beverages are primarily consumed on the premises.

155.205 Definitions (A-Z)

L

- **Live-Work Unit:** A building or portion thereof that combines a dwelling unit with low-intensity business, office, or studio space, occupied and operated by the same household.
- **Loading Space:** An off-street space on the same lot with a building or group of buildings, for temporary parking of a commercial vehicle while loading or unloading merchandise or materials and having direct and unobstructed access to a public street or alley.
- **Lot:** A parcel of land consisting of one or more lots of record occupied or intended to be occupied by a principal building or use and any accessory buildings or by any other use or activity permitted thereon and including the open spaces and yards required under this chapter, and having its frontage upon a public street or road either dedicated to the public or designated on a recorded subdivision.
- **Lot, Corner:** A lot where the interior angle of two adjacent sides at the intersection of two streets is less than 135 degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this chapter if the arc is of less radius than 150 feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than 135 degrees.
- **Lot Coverage:** The percentage of lot area occupied by buildings and covered structures, including accessory buildings, measured at grade from exterior walls.
- **Lot Depth:** The average horizontal distance between the front and rear lot lines.
- **Lot, Double Frontage (Through Lot):** A lot other than a corner lot that has a frontage on two generally parallel streets. Both street frontages are considered front lot lines, and front yard shall be provided along each.
- **Lot Line:** Any boundary line of a Lot, separating the Lot from another Lot, street, alley, right-of-way, or other public or private property.
- **Lot Line, Front:** The boundary abutting a street or right-of-way, typically the side with the principal entrance.
- **Lot Line, Rear:** The boundary most distant and opposite from the front lot line.
- **Lot Line, Side:** Any boundary line not a front or rear lot line.
- **Lot of Record:** A lot, the dimension and configuration of which are shown on a map recorded in the office of the register of deeds for the county, or a lot or parcel described by metes and bounds, the accuracy of which is attested to by a professional engineer or land surveyor (so registered and licensed in the state) and likewise so recorded and on a file with the county.
- **Lot Width:** The horizontal distance between side lot lines, measured at the required front setback line.

155.205 Definitions (A-Z)

M

- **Main Use:** The principal use to which the premises are devoted and the principal purpose for which the premises exist.
- **Major Thoroughfare:** An arterial street intended to serve as a large volume trafficway for both the immediate area and the region beyond, and may be designated as a major thoroughfare, parkway, or equivalent term to identify streets comprising the basic structure of the street plan. Any street with a width, existing or proposed, of 120 feet or greater shall be considered a major thoroughfare.
- **Manufactured Housing Community:** A residential development designed and zoned for the placement of multiple manufactured units or homes, including necessary infrastructure such as roads, utilities, and common areas.
- **Manufactured Housing Unit:** A factory-built dwelling constructed in accordance with the federal HUD code (post-1976), transportable on permanent chassis, and intended for long-term residential use.
- **Manufacturing:** Premises available for the creation, assemblage, and repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their retail sale.
- **Marginal Access Drive:** A service roadway parallel to a major thoroughfare intended to provide access to abutting properties and protection from through traffic.
- **Marijuana:** All parts of the Cannabis plant, its seeds, resin, and any derivative, mixture, or product, including marijuana, concentrates, and infused products, but excluding industrial hemp with lawful THC limits. Related uses include cultivation (growing), processing (manufacturing), testing facilities (laboratories), retail/dispensaries (sales to consumers), consumption lounges (on-site use), and transportation and distribution (commercial transfer).
- **Marijuana Establishment:** “Marijuana establishment” has the same meaning as in the Michigan Regulation and Taxation of Marihuana Act (MRTMA), Initiated Law 1 of 2018, as amended, and includes a marijuana grower, processor, microbusiness, retailer, safety compliance facility, secure transporter, or any other marijuana-related business licensed by the Cannabis Regulatory Agency.
- **Massage Establishment:** An establishment in which a licensed or certified massage therapist provides such services in compliance with this chapter. This does not include establishments providing services performed by a licensed physician, chiropractor, osteopath, nurse, or other medical professional; martial arts or organized athletic activities; hospitals, nursing homes, or medical clinics; or barbershops or beauty parlors offering massages to the scalp, face, neck, or shoulders only.
- **Master Plan:** The Comprehensive Plan, including graphic and written proposals indicating the general location for streets, parks, schools, public buildings, and all physical development of the city, including any part, amendment, or unit thereof.

155.205 Definitions (A-Z)

M

Mixed Use Building: A building that contains two or more distinct use categories (such as residential, office, retail, service, or civic) in vertical or horizontal combination within the same structure. For purposes of Article IV, any building meeting this definition is classified as a Mixed-Use Building.

Mobile Food Court or Park: A site or lot designed and approved for two or more mobile food vendors operating in a shared location, which may include common seating areas, restrooms, utilities, and accessory amenities for patrons.

Mobile Food Vendor: A business that prepares and sells food or beverages from a movable vehicle, trailer, or cart that is temporarily parked or operated on public or private property, including food trucks and pushcarts.

Mobile Home: A dwelling constructed prior to the HUD Code (pre-1976), which is built on a chassis and with or without a permanent foundation when connected to required utilities. Excludes travel trailers, modular homes, recreational vehicles, converted buses, and other temporary structures.

Mobile Home Park: A tract of land subdivided into lots for the placement of multiple mobile homes, with streets, utilities, and any common facilities necessary for residential use.

Mobile Storage Unit (Portable Storage Container):

A fully enclosed container used for the temporary storage of personal property, delivered to and removed from a site, and not permanently affixed to the ground or designed for human occupancy.

Modular Home: A factory-built dwelling constructed in sections according to local and state building codes, transported to the site, and assembled on a permanent foundation for long-term residential use; distinct from manufactured homes and mobile homes.

Monument (Ground) Sign: A freestanding sign in which the sign face is attached to a solid base or pedestal that is in continuous contact with the ground, and where the distance between the bottom of the sign face and the grade does not exceed 6 feet including base, as specified in 155.509.

Motel: A building, part of a building, or group of buildings containing ten (10) or more dwelling units with twenty-five percent (25%) or more having exterior entrances, primarily used for transient occupancy by the public. It is not a multiple-family dwelling, transient housing facility, or rooming house.

Multiplex: A building with three to four dwelling units, designed to resemble a large house.

Mural: A work of graphic art or painting applied directly to, or mounted on, an exterior building wall surface, intended primarily for aesthetic or placemaking purposes. A Mural is not a Wall Sign unless it meets the definition of Sign by primarily identifying, advertising, or directing attention to a business, product, service, or activity.

Museum: A building or structure open to the public for collecting, preserving, and exhibiting objects of historical, cultural, scientific, or artistic value, including incidental accessory uses such as classrooms, auditoriums, gift shops, and cafés.

155.205 Definitions (A-Z)

N

- **Nameplate Sign:** A small wall-mounted sign identifying the name, address, and/or profession of the occupant of a dwelling or non-residential space, with a maximum sign area as specified in §155.508.
- **Nightclub:** An establishment, excluding an “adult business activity,” where live entertainment is provided (including dances, comedy, theater, or music) and alcoholic beverages are consumed on premises.
- **Nonconforming Building:** A building or portion thereof existing at the effective date of this chapter or amendments, that does not conform to the provisions relative to height, bulk, area, or yards for the district in which it is located.
- **Nonconforming Lot:** A lot lawfully exists at the effective date of this chapter, or amendments thereto, which does not conform to lot size, width, or other district regulations.
- **Nonconforming Use:** A use lawfully occupying a building or land at the effective date of this chapter, or amendments thereto, which does not conform to the use regulations of the district.
- **Nuisance:** Any condition, activity, or use of land, buildings, or premises which is dangerous to human life, detrimental to health, offensive to the senses, or obstructs the reasonable use of property. Includes noise, odor, vibration, pollution, overcrowding, inadequate sanitation, stagnant water, vermin, or accumulations of debris, vehicles, machinery, or other waste that endanger or annoy the public.
- **Nursery, Plant Material:** A space, building, or structure, or combination thereof, for the storage of live trees, shrubs, or plants offered for wholesale or retail sale on the premises, including gardening or landscaping products. Excluding the sale of fruits, vegetables, or Christmas trees.
- **Nursing Home:** Facilities that provide care, including both intermediate care facilities and skilled nursing facilities where any of the persons are incapable of self-preservation.

O

- **Occupied:** Any building or structure that is used or intended for use for a permitted purpose, or any land that is actively used for its permitted purpose.
- **Office:** A building or portion of a building used for administrative, professional, or clerical services, including government, medical, and business offices.
- **Off-Premises Sign.** A sign that advertises or directs attention to a business, product, service, activity, or event **not located on the same lot or parcel** as the sign.
- **Ordinance:** A law, regulation, or rule adopted by the City Council to govern land use, zoning, building, and other municipal matters.

155.205 Definitions (A-Z)

O

- **Outdoor Sales, Temporary:** Temporary display and sales of merchandise sold by the owner or operator of principal use
- **Outdoor Storage:** The keeping of goods, materials, equipment, or vehicles outside a building for more than 24 hours. Includes self-storage, storage yards, lumber yards, or equipment storage.
- **Overlay District:** A zoning district applied over one or more base districts to establish additional standards or requirements that supplement or modify the underlying zoning.

P

- **Park:** A parcel of land, building, or structure used for recreational purposes, including playgrounds, sports fields, courts, beaches, trails, picnic areas, and leisure activities.
- **Parking:** The temporary placement of operable motor vehicles with valid registration, excluding loading/unloading or long-term storage.
- **Parking Lane:** A vehicular lane designated and used for parking motor vehicles.
- **Parking Space:** An area exclusive of drives, aisles, or entrances, fully accessible for vehicle storage or parking and meeting chapter requirements.
- **Parking Structure:** A building containing one or more stories of vehicular parking above or below grade.
- **Pawnshop:** A shop that lends money in exchange for valuable personal property as security, including resale of repossessed items.
- **Person:** An individual, corporation, partnership, association, or similar entity.
- **Pet Grooming / Boarding Facility:** An establishment for the temporary boarding and care of domestic animals. Facilities may provide related services (e.g., grooming or training), but animals cannot be bred or sold.
- **Planned Unit Development (PUD):** A tract of land developed under single ownership or management as a separate neighborhood or community unit, based on an approved site plan allowing flexibility beyond normal zoning requirements. May include residential, commercial, and industrial uses. (See Article VI, PUD Overlay; Figure II-22: Density bonus example.)

155.205 Definitions (A-Z)

P

- **Planning Commission:** The body appointed by the City Council to exercise planning and zoning authority under the Michigan Planning Enabling Act and local ordinances, including but not limited to preparation of the master plan, review of development proposals, special land uses, zoning amendments, and providing recommendations to the City Council.
- **Plaza:** A publicly or privately owned open space or courtyard, designed for pedestrian use, often located adjacent to commercial or mixed-use developments.
- **Porch:** A covered or uncovered entrance or roofed structure projecting from the exterior wall(s) of a principal building.
- **Porch, Enclosed:** A porch or similar structure fully enclosed with walls, windows, or screens, attached to a principal building.
- **Power Plant:** A facility for the generation of electricity or energy for commercial or municipal distribution.
- **Principal Use:** The main use to which the premises are devoted and the main purpose for which the premises exist.
- **Private Club:** An association organized for a common purpose or activity, non-commercial in nature, with membership requirements and governance rules.
- **Projecting (Blade) Sign:** A sign attached to a building wall and projecting more than twelve (12) inches from the wall, typically perpendicular to the façade so that the sign face is visible from both directions along the sidewalk.
- **Public Art:** Artwork of any medium – such as sculptures, installations, murals, or performance – commissioned for public spaces, intended to enhance the cultural or aesthetic environment.
- **Public Safety Facility:** Facilities operated by a governmental or public agency providing essential safety, health, or welfare services to the community, including but not limited to fire stations, police stations, emergency medical facilities, and similar uses.
- **Public Service Establishment:** A business that provides services directly to individual consumers, typically involving personal grooming, wellness, or small-scale household needs, and that does not primarily involve the sale of goods. Examples include barber shops, beauty salons, nail salons, spas, massage establishments, tailoring, shoe repair, and similar establishments. Exclusions: medical or dental offices, animal care facilities, adult regulated uses, and larger institutional health or fitness facilities (see Health and Fitness Facility).
- **Public Utility:** A person, firm, or corporation authorized to furnish services such as gas, electricity, water, sewage, communication, or transportation to the public.

155.205 Definitions (A-Z)

R

- **Railroad:** Land, tracks, structures, and facilities used for the movement of freight or passengers by rail.
- **Recreation, Indoor:** Indoor commercial or private recreational uses, including bowling alleys, basketball courts, tennis facilities, and skating rinks; excludes firearms ranges.
- **Recreation, Outdoor:** Outdoor recreational uses, including parks, playgrounds, golf courses, swimming pools, or athletic fields.
- **Recreation Vehicle:** A vehicle designed for temporary human habitation, mounted on a chassis, self-propelled or towable.
- **Religious Institution:** A facility used for religious worship, instruction, or fellowship, including sanctuaries, temples, mosques, synagogues, and related accessory use incidental to the primary religious purpose.
- **Research And Development (R&D):** A facility where scientific, industrial, or technological research and experimentation occurs.
- **Restaurant:** An establishment where food and beverages are prepared and served to customers for consumption on or off premises, including full-service, limited service, and bar components, Restaurants may include indoor dining, carry out, and accessory outdoor seating areas.
 - **Full-Service (Sit-Down) Restaurant:** A restaurant where food and beverages are served to customers at tables by waitstaff, and payment is made after the meal.
 - **Fast Food or Limited-Service Restaurant:** An establishment where customers order and pay before eating, typically offering quick service, disposable containers, and operational seating, Drive-through or walk-up windows may be included.
 - **Bar/ Lounge (as Accessory Use):** A portion of a restaurant primarily devoted to the sale and onsite consumption of alcoholic beverages, which may include entertainment, provided such use is subordinate to the principal food service operation.
- **Retail Center:** A development with multiple retail stores and/or service establishments designed and managed as a unified shopping complex.
- **Retail Sales Establishment:** A business that sells goods or consumer services directly to the public for off-site use or consumption. Typical examples include shops such as clothing, shoes, books, electronics, pharmacies, florists, hardware stores, and small specialty food shops. This use does **not** include auto-oriented uses, bars or nightclubs, drive-through restaurants, adult regulated uses, or large-format wholesale/warehouse clubs.

155.205 Definitions (A-Z)

R

- **Retail Store:** A building or portion of a building used to sell goods or merchandise directly to consumers.
- **Retaining Wall:** A structure designed to hold back soil, prevent erosion, or support sloped areas.
- **Riverfront:** Land abutting a river, including associated floodplains, banks, and adjacent public or restricted areas.
- **Right-Of-Way:** A street, alley, or easement permanently established for passage of persons, vehicles, or utilities.
- **Roll-Off Container.** A temporary, open-top or covered waste container designed to be delivered and removed by a specialized hauling vehicle, commonly used for construction debris, clean-outs, demolition, or restoration activities.

S

- **Screening:** Fences, walls, landscaping, or berms that shield one property from another.
- **Senior Housing, Independent:** A residential development designed and operated to accommodate persons typically 55 years of age or older, who can live independently or with limited assistance. Senior housing may include age restricted apartments, condominiums, or cottages, and may provide common facilities, services, or amenities. This definition excludes nursing homes, assisted living facilities, or other housing that provides continuous medical or skilled nursing care.
- **Setback:** Minimum horizontal distance between a building/structure and front, side, or rear yard lot lines.
- **Shopfront:** A private frontage conventional for retail use with substantial glazing wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade.
- **Short-Term Rental:** A lawful residential dwelling or portion thereof (**excluding commercial lodging rooms in motels or hotels**) rented for a period of fewer than 14 consecutive days, including platforms such as Airbnb, VRBO, or similar services.
- **Sidewalk:** The paved portion of the public right-of-way between curb and property line, intended for pedestrian use.
- **Sidewalk (A-Frame) Sign:** A portable, two-sided sign, hinged or connected at the top and resting on the ground when open, intended to be placed on a sidewalk or private walkway directly in front of the business it advertises and brought indoors when the business is closed.
- **Sidewalk Vending:** Peddling, vending, selling, displaying, or offering for sale any goods, wares, merchandise, or other thing of value upon a public sidewalk either traveling or from a fixed location in the City.
- **Sign:** A visual display, including words, symbols, logos, or graphics, designed for or used to identify, advertise, or convey information about a business, individual, organization, event, or activity.
- **Sign, Changeable Copy:** A on which text, letters, numbers, or symbols can be manually or electronically changed periodically without altering the permanent structure, such as reader boards, menu boards, or message center.

155.205 Definitions (A-Z)

S

- **Sign, Permanent:** A sign intended to remain in place for an indefinite period, affixed to a building, structure or the ground.
- **Sign, Temporary:** A sign displayed for a limited duration to convey a short-term message, such as events, sales, or construction, and removed promptly after the event or purpose ends.
- **Smoke Lounge:** An establishment that is dedicated, in part or in whole, to selling tobacco and providing an area for the recreational smoking of tobacco products, including, but not limited to, cigar lounges, tobacco bars, and hookah lounges.
- **Soil Erosion:** The removal of topsoil or land surface caused by water, wind, or other natural forces.
- **Solar Energy:** Energy harnessed from sunlight using photovoltaic panels, collectors, or related equipment.
- **Special Land Use:** A use permitted in certain zoning districts requiring a special use permit to address potential nuisance impacts.
- **Stoop:** A small entry platform with steps leading to a building entrance.
- **Story:** The portion of building included between the surface of one finished floor and the surface of the finished floor next above, or, if there is no finished floor above, then the space between the finished floor and the ceiling above. See criteria specified in the definition basement.
- **Storage Facility:** A facility used for the storage of goods, materials, or personal property, including indoor buildings, outdoor areas, and individually leased self-storage units.
- **Story, Half:** An uppermost story under a sloping roof where usable floor area at 4 feet height does not exceed 2/3 of the floor below.
- **Street:** A public thoroughfare affording principal access to abutting property.
- **Street-Oriented Entrance:** A primary entrance facing and directly accessible from a public sidewalk.
- **Structural Alterations:** Changes to supporting members, roof, or exterior walls of a building.
- **Structure:** Anything constructed or erected requiring location on or attachment to the ground.
- **Sustainable:** The ability to maintain an ecological balance and conserve natural resources to support the wellbeing of current and future generations.
- **Sustainability Feature:** A site or building element that reduces environmental impact, such as solar panels, green roofs, or EV charging stations.

155.205 Definitions (A-Z)

T

- **Tattoo Parlor:** An establishment offering tattoo services.
- **Temporary Use:** A short-term use such as a seasonal market, construction trailer, or community event.
- **Theater:** A building or portion of a building used for live performances or motion picture screenings.
- **Tower:** A structure taller than it is wide, including communication, observation, or support structures.
- **Transit Center, Station, or Depot:** A facility for passenger pick-up, drop-off, or transfer in a public transportation system including bus terminals, parking lots, and support buildings.
- **Temporary or Recreational Structure:** A dwelling or shelter not intended for permanent occupancy, including campers, travel trailers, recreation vehicles, converted buses, tents or similar structures.
- **Tiny House:** A dwelling unit between 150 and 600 square feet, built on a permanent foundation.
- **Townhouse:** A dwelling unit in a row of attached units, each with its own entrance and typically two or three stories.
- **Transparency:** The percentage of a building facade composed of clear windows and doors between two and ten feet above grade.

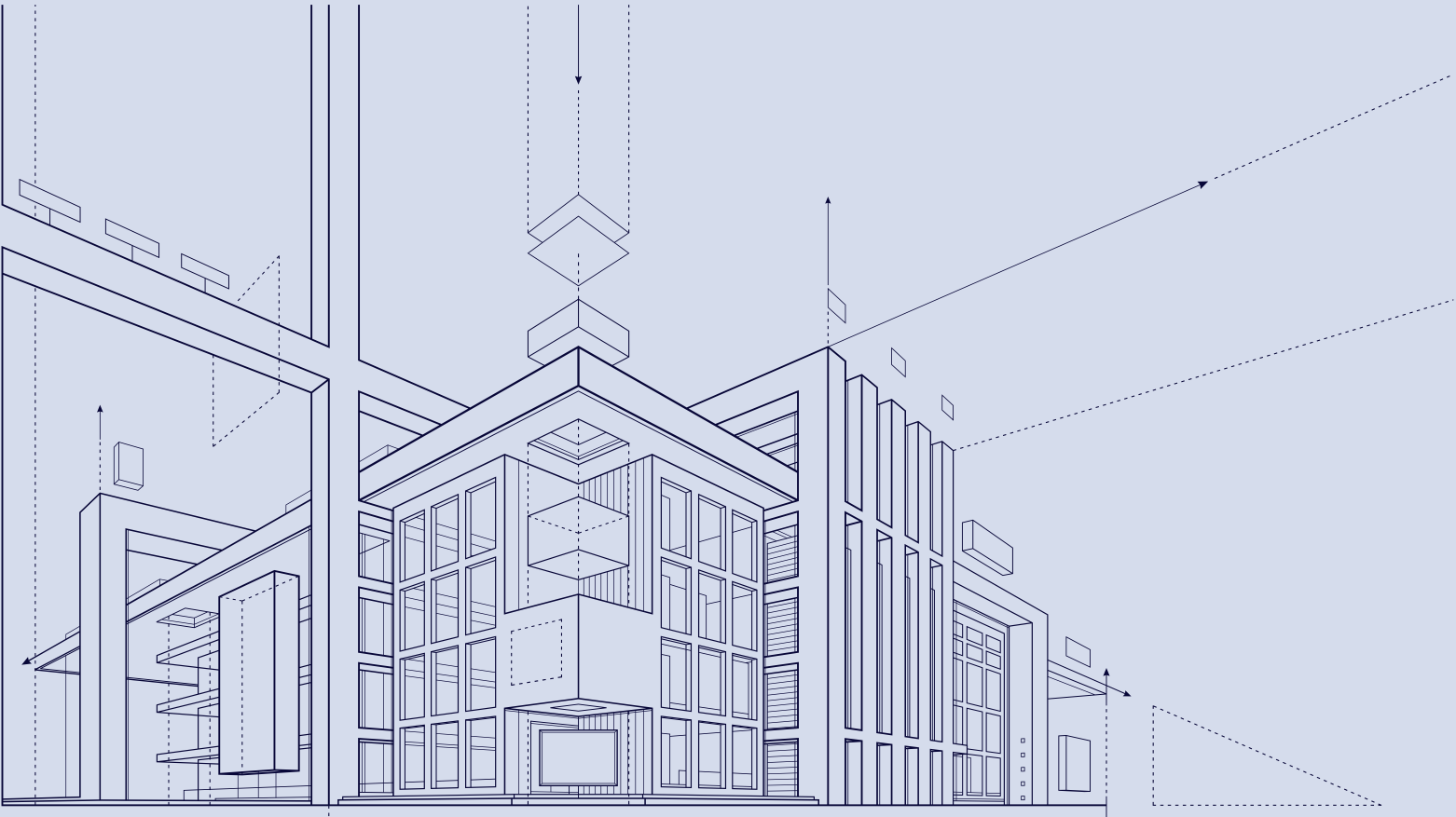
V-Z

- **Variance:** A modification of zoning provisions granted when strict enforcement would cause undue hardship.
- **Vehicle Wash Establishment:** A building or portion thereof for washing vehicles, including automatic or self-service facilities.
- **Wall Sign:** A sign attached flat against the exterior wall of a building or structure, with the sign face in a plane approximately parallel to the plane of the wall and not projecting more than 12 inches as specified in §155.508.
- **Warehousing & Wholesale** A facility primarily engaged in the storage and wholesale distribution of goods, including associated freight handling and shipping/receiving. This use does not include self-storage, open-air businesses, outdoor storage yards, or outdoor storage as a principal activity.
- **Waste Receptacle Enclosure.** A four-sided, opaque enclosure, including a gate or door where required, designed to screen dumpsters, compactors, and similar waste container systems from view and to contain associated nuisance impacts.
- **Yard:** Open space on the same lot with a main building, unoccupied and unobstructed except as allowed. Includes front, rear, and side yards.
- **Zoning Board of Appeals (ZBA):** The body appointed by the City Council to exercise appeal and variance authority under the Michigan Zoning Enabling Act and this Ordinance.

■ The City of Inkster

ARTICLE II

Rules of Measurement



Article II – Rules of Measurement

155.206 Purpose & Applicability

A. Purpose.

The purpose of this Section is to establish standardized methods for measuring lots, yards, building placement, building height and stories, encroachments, grade, intensity, frontage, and related physical characteristics regulated by this Ordinance.

B. Applicability.

Unless otherwise expressly stated, all numerical standards and dimensional references in this Ordinance shall be interpreted and applied in accordance with the rules of measurement in §155.207 through 155.213.

C. Use of Illustrations.

Diagrams, figures, cross-sections, and other illustrations included in this Article are provided to clarify how measurements are to be taken and shall be applied consistent with §155.105 (Regulatory Status of Illustrations).

D. Rounding.

Where calculations result in a fractional number, the Planning and Community Development Director (PCD) or Zoning Administrator (ZA) may round to the nearest whole number, tenth of a foot, or tenth of a percent, as appropriate to the standard being applied, provided that such rounding does not result in a material relaxation of a minimum or maximum standard.

155.207 Lot & Site Measurements

A. Lot Area. Lot area shall mean the total horizontal land area within the lot lines of a zoning lot, expressed in square feet or acres, excluding any public rights-of-way.

B. Lot Coverage. Lot coverage shall mean the percentage of lot area occupied by principal and accessory buildings and covered structures, measured at grade from exterior walls, and including attached garages and covered entries. Uncovered decks, stoops, and patios shall not be counted as lot coverage unless otherwise specified by this Ordinance.

C. Lot Depth. Lot depth shall mean the average horizontal distance between the Front Lot Line and the Rear Lot Line. On irregular lots, depth shall be measured by averaging the distances from the midpoint of the Front Lot Line to the midpoint of the Rear Lot Line at each change in direction, or as otherwise depicted in the applicable “Lot & Site Measurements” figure.

D. Lot Width.

1. Lot width shall be measured along the Front Lot Line.
2. Where a minimum Front Setback or Build-To Zone (BTZ) is required, lot width shall be measured at the required Front Setback Line or along the front edge of the BTZ, as shown in the applicable diagrams.
3. For cul-de-sac or curved frontages, lot width shall be measured along a line that is chordal to the curve at the required Front Setback Line or BTZ depth.

Article II – Rules of Measurement

E. Lot Types.

For purposes of applying district and form standards, lots are classified as follows:

1. **Interior Lot.** A lot bounded by other lots on both Side Lot Lines and having frontage on only one (1) street.
2. **Corner Lot.** A lot located at the intersection of two (2) streets, having frontage on both, with each frontage considered a Front Lot Line. The primary frontage is along the street of address, as designated in accordance with Article III.
3. **Double-Frontage (Through) Lot.** A lot, other than a corner lot, that has frontage on two (2) generally parallel streets.

F. Yards.

1. **Front Yard.** A yard extending across the full width of the lot between the Front Lot Line and the closest point of any building or structure on the lot, excluding permitted Encroachments. Corner and Double-Frontage Lots have more than one Front Yard.
2. **Street Side Yard.** On a Corner Lot, a yard extending from the secondary street lot line to the closest point of any building or structure, between the Front and Rear Yards along the street side.
3. **Interior Side Yard.** A yard extending from an interior Side Lot Line to the closest point of any building or structure, between the Front and Rear Yards.
4. **Rear Yard.** A yard extending across the full width of the lot between the Rear Lot Line and the closest point of any building or structure.
5. **Rear Alley Yard.** On lots abutting an alley, the yard between the rear building line and the alley right-of-way or easement, measured from the Rear Lot Line.

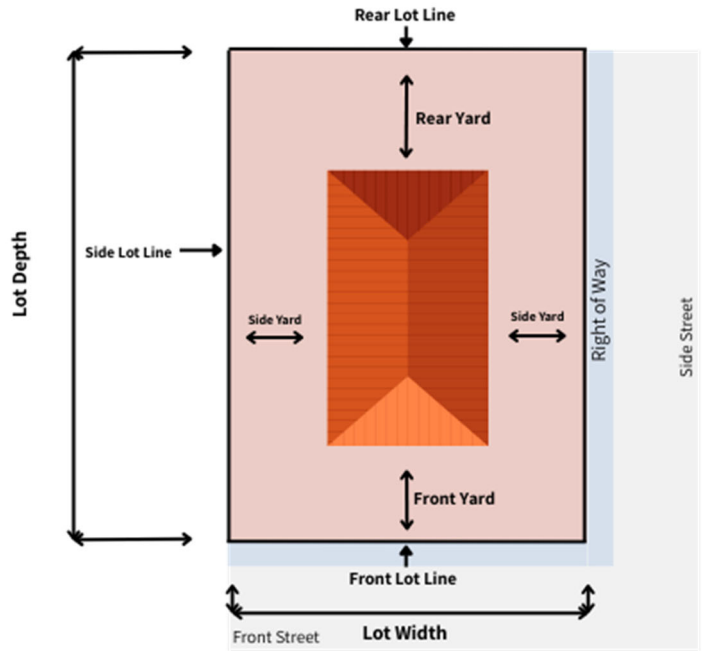


Figure: Lot & Site Measurements

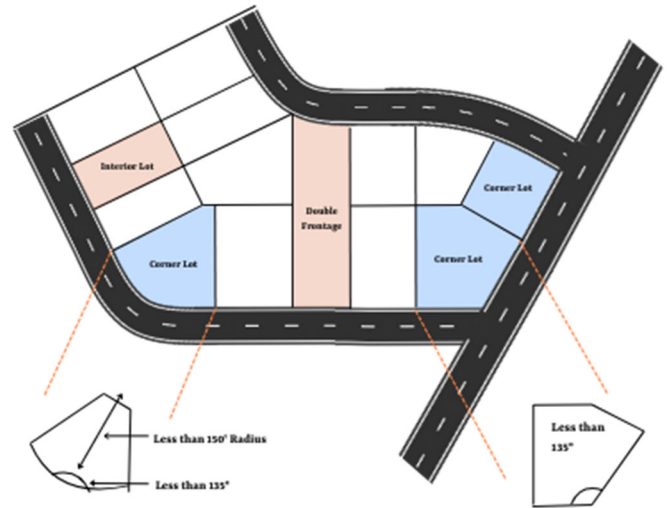


Figure: Lot Types, Corner, Double Frontage, Interior

Article II – Rules of Measurement

155.208 Building Placement, Setbacks, & Build-To Zones

A. Setback.

1. Setback shall mean the minimum required horizontal distance between a Lot Line and the closest point of any building or structure, measured perpendicular to the Lot Line.
2. Setbacks shall be measured from the applicable Lot Line to the nearest vertical plane of the building facade or any part thereof, excluding permitted Encroachments as provided in §155.211.
3. Where an alley abuts the Rear Lot Line, the Rear Setback may be measured from the centerline of the alley where expressly permitted by the district standards.

B. Build-To Zone (BTZ).

1. The Build-To Zone (BTZ) is a range of distances from the Front Lot Line within which the front facade of a principal building shall be located, as specified in the applicable district regulations and district sheets.
2. The BTZ is measured horizontally from the Front Lot Line toward the interior of the lot, between the minimum and maximum depths specified for that district (for example, zero to ten (0–10) feet).
3. On Corner Lots, primary and secondary frontages shall be designated in accordance with Article III. Unless otherwise stated, the BTZ requirement applies to the primary frontage.

C. Relationship Between Setbacks and BTZ.

1. Where both a required Front Setback and a BTZ apply, the BTZ shall govern the placement of the primary building facade along the applicable frontage.
2. The BTZ shall supersede any conflicting minimum Front Yard Setback requirement on designated A-Frontages and other frontages where a BTZ is specified by the district standards.
3. Side and Rear Setbacks remain applicable unless expressly modified by the district standards or an approved Administrative Warrant under Article VII.

D. Frontage Buildout.

1. Frontage buildout shall mean the percentage of the lot's primary street frontage width that is occupied by the front facade of principal buildings located within the BTZ.
2. Frontage buildout shall be expressed as a percentage. It is determined by dividing the total length of principal building facades located within the BTZ along the primary frontage line by the total width of the lot along that same primary frontage line and then multiplying the result by one hundred (100).
3. Where multiple principal buildings are located on a lot, the combined length of all front facades within the BTZ shall be used in the calculation.

E. Front Yard Setback Averaging.

Where fifty percent (50%) or more of the lots on the same block face, within the same zoning district, have been previously built upon with a principal building, as determined by the PCD or ZA, the required front setback shall be within plus or minus five (5) feet of a building line established by averaging the front-yard depths of the five (5) adjacent improved lots in each direction, to the extent such lots exist, within the same zoning district, excluding the greatest and least distances; distances shall be measured from the front edge of the house, attached garage, or covered front porch. Application of this standard may result in a front yard setback less than the minimum otherwise required.

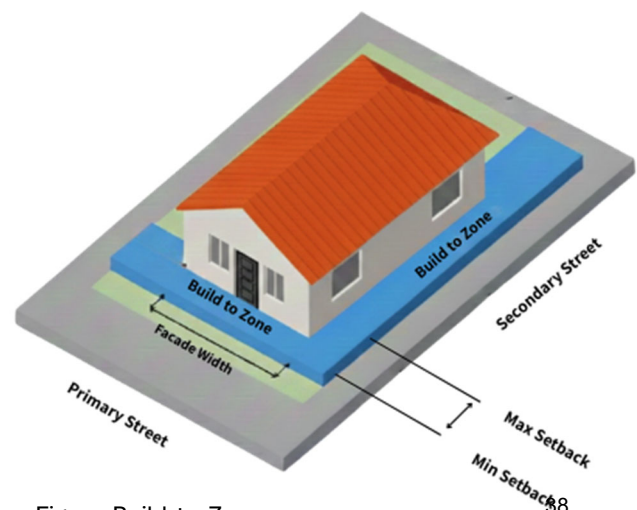


Figure: Build-to-Zone

Article II – Rules of Measurement

155.209 Building Height & Stories

A. Building Height in Feet.

1. Building height in feet shall be measured as the vertical distance from the average Finished Grade along the front facade of the building to:
 - a. the highest point of the coping of a flat roof;
 - b. the deck line of a mansard roof; or
 - c. the midpoint between the eaves and the ridge of a gable, hip, or gambrel roof.
2. Where a building fronts on more than one (1) street, the ZA shall determine the appropriate front facade for purposes of measuring height, generally favoring the primary frontage.

B. Average Finished Grade.

Average Finished Grade for purposes of height measurement shall mean the average of the finished ground elevations measured at every major change in building plane along the front facade, or at intervals not exceeding ten (10) feet, whichever is less, as further illustrated in the Article II figures.

C. Basement, Story Above Grade, and Cellar.

1. A **Basement** is a Story partly below and partly above grade, where less than fifty percent (50%) of its height, measured from floor to ceiling, is below average Finished Grade along the exterior walls.
2. A **Story above grade** is any Story where fifty percent (50%) or more of its height, measured from floor to ceiling, is above average Finished Grade along the exterior walls of that Story.
3. A **Cellar** is wholly or substantially below grade, where fifty percent (50%) or more of its height is below average Finished Grade and which is not considered a Story for purposes of height or density.
4. Basements and Cellars shall not be counted as Stories above grade for purposes of applying maximum Story limits in this Ordinance.

D. Stories.

1. **Story** means that portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there is no floor above, the space between the floor and the ceiling or roof above.
2. For applying maximum Story limits, a Story exceeding fourteen (14) feet in height from finished floor to finished floor shall be counted as one (1) Story for each fourteen (14) feet of height, or fraction thereof, unless otherwise provided in the district standards.
3. In non-residential or mixed-use buildings, the ground-floor Story height shall be not less than eleven (11) feet and not more than twenty-five (25) feet, measured from finished floor to finished floor, except where otherwise specified in Article III or Article V.
4. Mechanical penthouses, rooftop access enclosures, and similar appurtenances that do not contain habitable space and occupy no more than ten percent (10%) of the roof area shall not be counted as an additional Story but shall be subject to applicable height limits in feet.

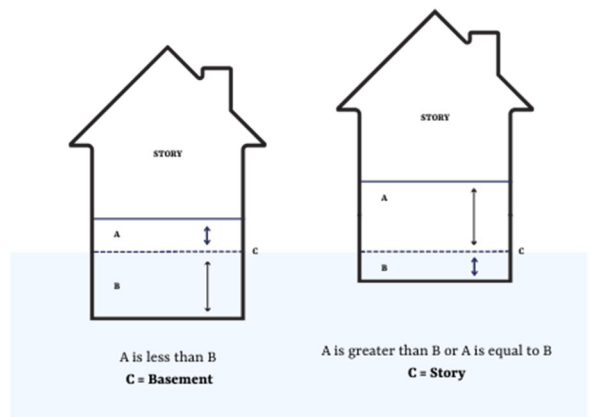


Figure: Basement

Article II – Rules of Measurement

E. Exemptions and Modifications.

Chimneys, parapet walls not exceeding four (4) feet in height, rooftop solar energy systems, and similar architectural features may exceed the maximum height in feet otherwise permitted by this Ordinance where expressly allowed by the district standards. Any further modification of height or Story standards shall require approval in accordance with Article VII.

155.210 Encroachment into Yards & Build-To Zones

A. General Rule.

No building or structure shall extend into a required Yard or the BTZ except as expressly permitted by this Section, the district standards in Article III, or the frontage standards in Article V.

B. Minor Facade Elements.

1. Minor facade elements, such as belt courses, pilasters, trim, cornices, eaves, gutters, and similar architectural features, may encroach up to two (2) feet into a required Yard or BTZ, provided they do not encroach into a public right-of-way and comply with applicable building and fire codes.
2. Minor facade elements shall not be used to increase usable interior floor area.

C. Major Facade Elements and Frontage Types.

1. Major facade elements associated with permitted frontage types—including bay windows, balconies, stoops, porches, shopfronts, arcades, galleries, forecourts, and similar features—may encroach into required Yards or the BTZ in accordance with the standards of Article V and the applicable district standards.
2. Where a major facade element projects toward a public sidewalk, a minimum clear, unobstructed sidewalk width of five (5) feet shall be maintained, unless a greater width is required by other codes or standards.

3. Awnings and canopies may project over a public sidewalk within the right-of-way where permitted by City Code and encroachment agreements, provided they maintain necessary height clearance and do not interfere with public safety or accessibility.

D. Prohibited Encroachments.

1. Mechanical equipment, utility boxes, above-ground utility cabinets, and similar service elements shall not encroach into required Yards or BTZs along A-Frontages and other designated frontages and shall be located behind the primary building facade or fully screened in accordance with Article V.
2. No Encroachment shall obstruct required sight triangles at intersections or driveways, interfere with required access for emergency services, or pose a hazard to pedestrian or vehicular traffic.

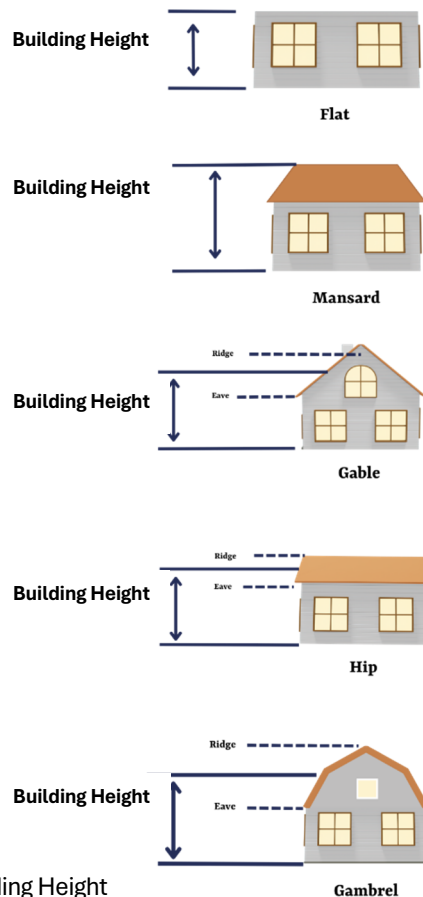


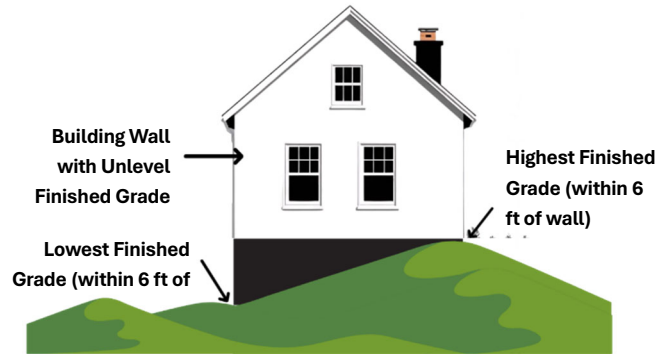
Figure: Building Height

Article II – Rules of Measurement

155.211 Grade

A. Grade, Average.

Unless otherwise specified, **average grade** shall mean the average of the highest and lowest finished ground elevations along each exterior wall of the building or structure, measured within six (6) feet of the wall. Average grade is used for purposes of measuring building height, determining whether a Story is above or below grade, and applying other height-related standards in this Ordinance, except where a different method is expressly provided elsewhere in this Ordinance.



Average Grade at Wall = (Highest Finished Grade + Lowest Finished Grade) ÷ 2. Employ average grade for any building wall with unlevel or sloping finished grade.

B. Grade, Finished.

Finished grade shall mean the final ground elevation, including paving, adjacent to a building or structure after completion of all site grading and development, as shown on an approved grading plan or as-built survey.



Finished Grade = Average Grade where level

On a lot where the finished grade is level along the exterior building wall, building height is measured vertically from the finished grade at the wall to the top of the roof (or other reference point specified in this Ordinance). Because the finished grade is level, it also functions as the average grade for height measurement, consistent with 155.212 (GRADE, AVERAGE) and 155.207 (Rules of Measurement).

C. Grade, Natural.

Natural grade shall mean the elevation of the ground surface in its natural state before any grading, excavation, or filling, as shown on pre-development topographic surveys or other reliable records. Where necessary to prevent circumvention of height limits or retaining wall standards, the ZA may require the use of Natural Grade as the reference point for calculating height.

D. Use of Grade for Structures Other Than Buildings.

For fences, walls, and similar structures, height shall be measured from the finished grade at the base of the structure on the side from which height is being measured, unless the applicable standards require use of Natural Grade.

Article II – Rules of Measurement

155.212 Intensity, Frontage, Transparency, & Typology Measurements

A. Floor Area Ratio (FAR).

Floor Area Ratio (FAR) shall mean the ratio of the total Gross Floor Area of all principal and accessory buildings on a lot to the total lot area.

1. For purposes of FAR calculations:

- a. Gross Floor Area includes all floors of a building measured from exterior walls, including interior halls and stairwells; and
- b. Gross Floor Area excludes:
 - (i) below-grade Stories and below-grade parking;
 - (ii) unenclosed porches, stoops, arcades, galleries, and balconies; and
 - (iii) rooftop mechanical penthouses and similar non-habitable structures.

2. Calculation: FAR shall be expressed as a number. It is determined by dividing the total Gross Floor Area of all principal and accessory buildings on the lot, as defined in this Subsection, by the total area of the lot.

B. Facade Transparency.

1. Facade transparency shall mean the percentage of a specified portion of a building facade that consists of clear, view-through windows and doors.
2. Transparency shall be measured within the vertical zone specified by the applicable standard (for example, between two (2) feet and ten (10) feet above the sidewalk grade along the primary frontage).
3. Facade transparency shall be expressed as a percentage. It is determined by dividing the total area of qualifying transparent glazing within the required measurement zone by the total area of the facade within that same measurement zone and then multiplying the result by one hundred (100).
4. For purposes of this calculation, **transparent glazing** means clear or lightly tinted glass that permits views of interior spaces or display areas. Spandrel glass, heavily tinted or mirrored glass, solid doors, and panels behind glass shall not be counted as transparent.

C. Frontage Buildout (Cross-Reference).

Frontage buildout shall be measured and calculated in accordance with §155.209(D).

D. Impervious Coverage.

Impervious coverage shall mean the percentage of lot area covered by surfaces that prevent or significantly impede the infiltration of stormwater into the ground, including but not limited to buildings, covered structures, pavement, concrete, asphalt, compacted gravel, and other hardscape, as further defined and regulated in Article V.

Article II – Rules of Measurement

E. Frontage Line (Front Lot Line).

1. **Frontage Line** means the Front Lot Line along a public or private street to which the building's principal facade is oriented.
2. On lots with multiple street frontages, the ZA shall designate a primary Frontage Line and one (1) or more secondary Frontage Lines, taking into account building orientation, address, and the predominant pattern on the block.
3. The application of BTZ, frontage types, and facade transparency standards shall be based on the primary and secondary Frontage Lines as specified in the applicable district standards and frontage regulations.

F. Housing Types.

For purposes of applying the residential use and form standards of this Ordinance, the following housing types are established:

1. **Single-Household Dwelling.** A detached building containing one (1) dwelling unit designed and used as a residence for one (1) household.
2. **Accessory Dwelling Unit (ADU).** A self-contained dwelling unit that is subordinate to and located on the same lot as a principal Single-Household Dwelling and that provides complete independent living facilities for one (1) household, including cooking, sleeping, and sanitation, in accordance with Article III.
3. **Duplex.** A building on a single lot containing two (2) dwelling units, each with a separate entrance, arranged either side-by-side or stacked vertically.
4. **Townhouse or Rowhouse.** A building containing three (3) or more dwelling units attached side-by-side in a row, each on its own lot or on a common lot with individual entries, extending from foundation to roof and with no dwelling units above or below another.
5. **Multi-Unit Building.** A building containing three (3) or more dwelling units where units may be stacked vertically and/or arranged side-by-side, served by common entries, hallways, or corridors.
6. **Tiny House.** A detached dwelling unit with a floor area not exceeding the maximum allowed by this Ordinance for Tiny Houses and meeting all applicable building code standards, typically located on a small lot or within a Tiny House cluster development.

G. Frontage and Form Types.

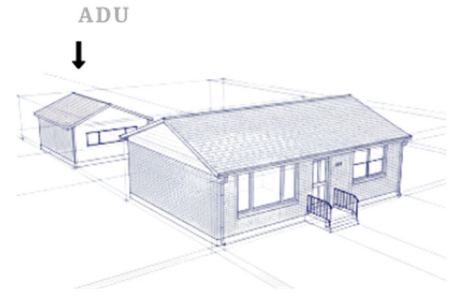
For purposes of applying frontage standards in Article V and the district standards in Article III, the following frontage and form types are established:

1. **Porch.** A roofed, ground-level platform projecting from the front facade of a building, open on at least two (2) sides and providing a semiprivate outdoor space oriented to the street.
2. **Stoop.** A small, elevated entry platform with steps, providing access to a raised building entrance, typically with limited depth and width.
3. **Shopfront.** A ground-floor facade that is predominantly transparent along the street frontage, with large display windows, a primary entrance facing the street, and a weather-protection element such as an awning, canopy, or recessed entry.
4. **Arcade or Gallery.** A covered passage or walkway along the front of a building, open to the street on one (1) side and supported by columns or piers, providing weather-protected pedestrian space.
5. **Forecourt.** A small open court or plaza located between the building facade and the sidewalk, partially enclosed by building wings or low walls, and used for entry, outdoor seating, or landscaping.

TABLE: HOUSING TYPES (single household dwelling not shown)

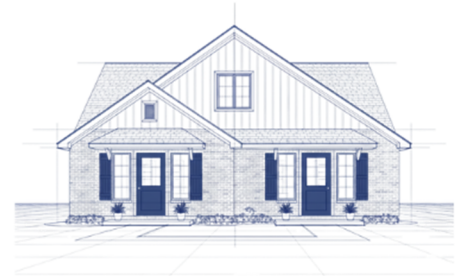
Accessory Dwelling Unit (ADU)

Building Location:	Subordinate; rear/side per Article III
Accessory:	Limited to one (1) per lot.
Parking:	If required, per §155.504; none between principal building and street on A-Frontages; alley encouraged.
Structures:	Attached or detached; may be within/accessory to a garage per Article III and §155.411.
Surface:	New hard surface per lot coverage/landscaping and §155.504.



Duplex

Building Location:	Principal building; comply w/ Article III & Article V frontage.
Accessory:	Allowed per Article III.
Parking:	Per §155.504; no parking/aisles between building and street on A-Frontages.
Structures:	Garage attached or detached; alley access encouraged.
Surface	New hard surface per lot coverage/landscaping and §155.504.



Townhouse/Row

Building Location:	Entrances/frontage per Article III & Article V.
Accessory:	Allowed per Article III.
Parking:	Per §155.504; no parking/aisles between building and street on A-Frontages; rear/alley encouraged.
Structures:	Garage attached or detached; street-facing garages per frontage/garage rules.
Surface	New hard surface per lot coverage/landscaping and §155.504.



Multi-Household

Building Location:	Placement/frontage per Article III & Article V.
Accessory:	Shared/service areas allowed; locate/screen per Article V.
Parking:	Per §155.504; no parking/aisles between building and street on A-Frontages.
Structures:	Garage/structure attached or detached where approved; service/loading per Article V.
Surface	New hard surface per lot coverage/landscaping and §155.504.



Tiny House

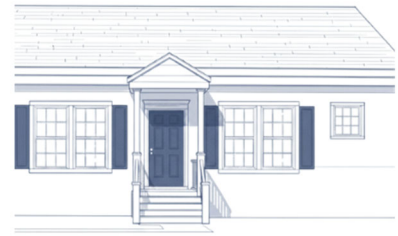
Building Location:	Where permitted; comply w/ Article III setbacks/BTZ and Article V frontage.
Accessory:	Allowed per Article III.
Parking:	Per §155.504; no parking between unit and street on A-Frontages; alley encouraged.
Structures:	Garage attached or detached where permitted.
Surface	New hard surface: per lot coverage/landscaping and §155.504.



TABLE: FRONTAGE & FORM TYPES

Porch

Building Location	At the primary street-facing entrance; within BTZ/setback where permitted.
Street Interface	Entry faces street; semi-private “front-room” to activate frontage.
Structures	Roofed platform; open on ≥2 sides.
Surface	Landing/steps hard surfaced; yard per landscape/coverage standards.



Stoop

Building Location	At primary street-facing entrance; within BTZ/setback where allowed.
Street Interface	Direct entry transition; minimal frontage activation.
Structures	Small raised landing with steps; limited depth/width.
Surface	Landing/steps hard surfaced; yard per landscape/coverage standards.



Shopfront

Building Location	Ground-floor street frontage.
Street Interface	High transparency + street-facing entrance; weather protection.
Structures	Display windows; awning/canopy or recessed entry.
Surface	Clear pedestrian zone maintained; entry zone hard surfaced.



Arcade or Gallery

Building Location	Along street frontage; aligned to sidewalk/BTZ.
Street Interface	Covered public-facing pedestrian passage.
Structures	Columns/piers support roof; open to street on one side.
Surface	Paved walkway; accessible route maintained.



Forecourt

Building Location	Between facade and sidewalk; within BTZ where allowed.
Street Interface	Small plaza for entry/seating/landscape; not vehicle area.
Structures	Defined by building wings/low walls/planters (optional).
Surface	Mostly hard-surface plaza with optional landscaping; accessible route maintained.



Article II – Rules of Measurement

H. Civic and Sustainability Terms.

The following terms are used in applying civic space, connectivity, and green infrastructure standards in this Ordinance:

1. **Civic Space.** A publicly accessible open space such as a park, plaza, square, green, or similar area designed and improved for civic, recreational, or social use.
 2. **Cross-Block Passage.** A publicly accessible pedestrian way that provides a continuous, at-grade connection between parallel streets or between a street and a Civic Space, generally with a minimum clear width of twelve (12) feet, as further regulated in Article V.
 3. **Green Infrastructure.** Site and landscape features designed to manage stormwater and enhance environmental performance, such as bioswales, rain gardens, permeable pavements, and green roofs, as regulated in Article V.
 4. **EV-Ready Parking.** Parking spaces or facilities designed and constructed with electrical capacity, conduit, and other infrastructure necessary to support installation of electric vehicle charging equipment, in accordance with the standards of Article V.
-

■ The City of Inkster

ARTICLE III

Zoning Districts & Maps



Article III – Zoning Districts and Map

155.301 Establishment of Districts

A. Purpose.

The zoning districts established by this Article are intended to implement the City’s Master Plan, Future Land Use Map, and related corridor and neighborhood plans by organizing land into districts with distinct purposes, forms, and use patterns.

B. Base Zoning Districts.

The City of Inkster is hereby divided into the following **Base Zoning Districts**, which regulate primary uses and site development standards:

1. Residential Districts.

- R-1 – Single-Household Residential District 1.
- R-2 – Two-Household Residential District 2.
- MRD-1 – Mixed Residential District 1.
- MRD-2 – Mixed Residential District 2 (Mixed Development District).

2. Industrial / Manufacturing Districts.

- M-1 – Research, Technology, & Manufacturing.

3. Town Center District.

- TCD – Town Center / Downtown Node.

4. Parks, Civic, and Institutional Districts.

- PR – Parks & Recreation District.
- ERO – Education, Recreation, and Open-Space District.

C. Overlay Districts.

In addition to the Base Districts, the following **Overlay Districts** are established to address special conditions and community goals:

1. **Anti-Displacement Overlay District (ADO).**
2. **Planned Unit Development (PUD) Overlay District.**

Overlay Districts apply in conjunction with Base District regulations as provided in §§155.303, 155.306, and 155.307.

Article III – Zoning Districts and Map

155.302 Official Zoning Map

A. Adoption and Incorporation.

The location and boundaries of all Base and Overlay Districts are depicted on the **Official Zoning Map of the City of Inkster** (“Official Zoning Map”), which is adopted by reference and declared to be a part of this Ordinance.

B. Custodian of Map.

The Official Zoning Map shall be maintained by the City Clerk, with copies made available for public inspection during normal business hours. The Planning and Community Development Department may maintain digital or annotated working copies for administrative use.

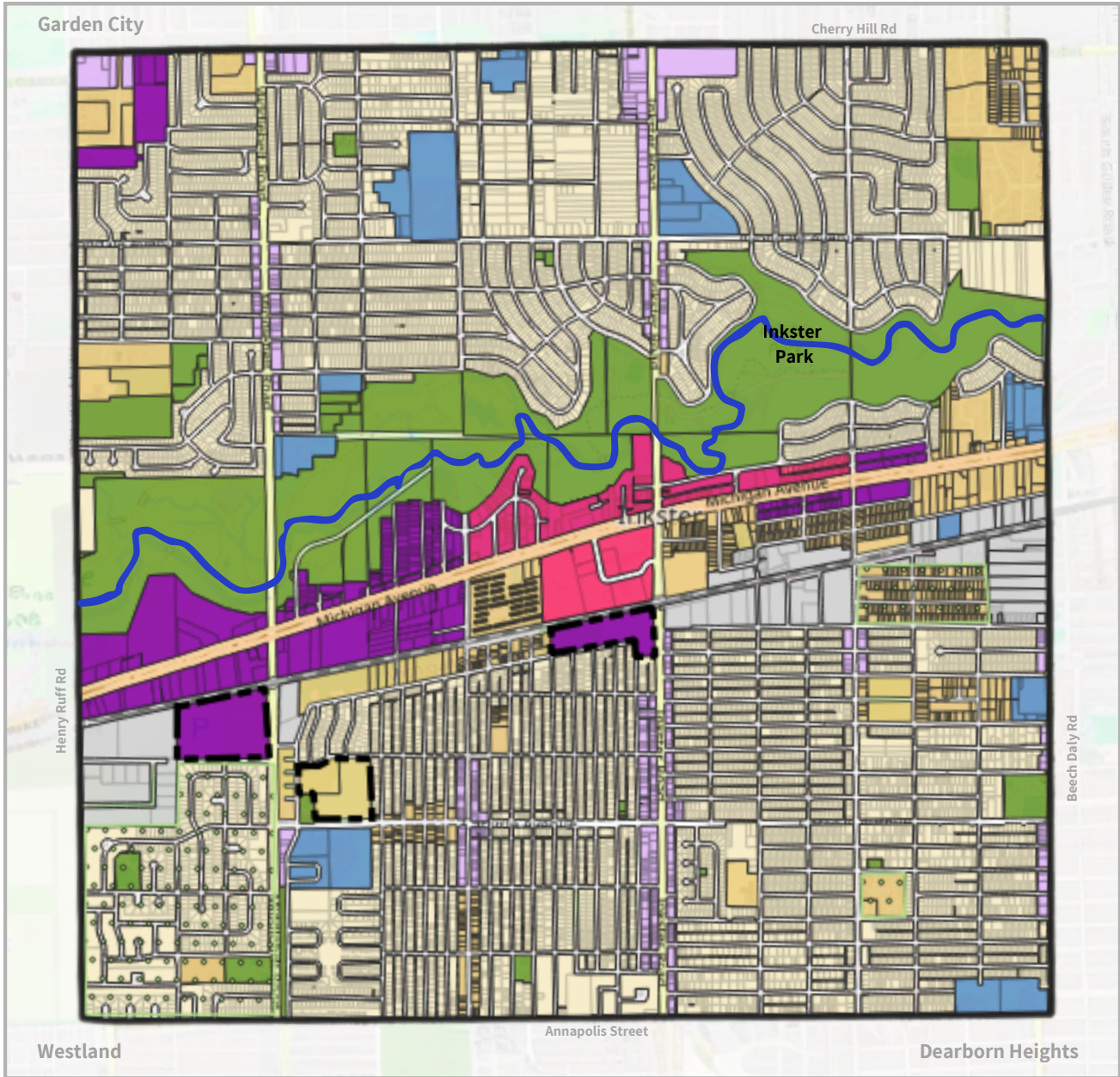
C. Amendments.

Changes to district boundaries, designations, or overlays shall be made only by ordinance adopted by the City Council in accordance with the rezoning procedures of Article VI. Upon adoption of any amendment, the Official Zoning Map shall be promptly updated to reflect the change, with the date and ordinance number noted on the map or in an accompanying legend.

D. Interpretation of District Boundaries.

1. The **Planning & Community Development Director (PCD)** or **Zoning Administrator (ZA)** shall be responsible for the initial interpretation of district boundaries shown on the Official Zoning Map.
 2. Where uncertainty exists as to the exact location of a district boundary, the PCD or ZA shall apply the rules of interpretation in Article II and this Article and may consult parcel maps, recorded plats, and survey data to determine the boundary.
 3. Any person aggrieved by an interpretation of a district boundary may appeal the PCD or ZA's determination to the **Zoning Board of Appeals (ZBA)** in accordance with Article VII.
-

155.303 Zoning Map



ZONING MAP

THE CITY OF INKSTER, MICHIGAN

January 2026, Proposed



ZONING DISTRICTS

- R1 Neighborhood Residential
- R2 Mixed Residential
- MRD 1 Neighborhood Mixed Use
- MRD 2 Mixed Development
- TCD Town Center District
- M1 Research, Technology, and Manufacturing
- PR Park and Open Space
- ERO Education and Semi Public
- PUD Planned Unit Development Overlay (PUD)
- ADO Anti-Displacement Overlay (ADO)

Article III – Zoning Districts and Map

155.304 Relationship of Base and Overlay Districts

A. Base Districts.

Base Districts establish the primary permitted and conditional uses, intensity standards, and site and building form regulations applicable to each zoning lot, as set forth in this Article, Article IV (Use Regulations), Article V (Site & Building Standards), and Article II (Rules of Measurement).

B. Overlay Districts.

1. Overlay Districts are supplemental zoning classifications applied to specific areas in order to: a. Address unique neighborhood or corridor conditions; b. Implement special Master Plan policies, including anti-displacement and master-planned development; or c. Provide additional design, transition, or affordability standards that cannot be addressed solely through Base District regulations.
2. Overlay Districts apply **in addition** to the standards of the underlying Base District.
3. **Conflict Rule.** Where a standard in an Overlay District conflict with the standards of the underlying Base District, the Overlay standard shall control, unless the Overlay expressly states otherwise.
4. Where an Overlay District is silent, all standards of the underlying Base District and any other applicable provisions of this Ordinance shall remain in full force and effect.

C. Map Representation.

1. All Base and Overlay District boundaries shall be delineated on the Official Zoning Map.
 2. Overlay Districts may be shown using a hyphenated suffix following the Base District designation (for example, “MRD-2-PUD” or “MRD-2-ADO”).
-

Article III – Zoning Districts and Map

155.305 Anti-Displacement Overlay District (ADO)

A. Purpose and Intent.

The **Anti-Displacement Overlay (ADO)** is intended to reduce involuntary displacement of existing residents and preserve attainable housing options in designated areas of the City by:

1. Minimizing the loss of existing Dwelling Units through redevelopment;
2. Encouraging on-site replacement of demolished units and production of new Affordable Housing, as defined in Article II; and
3. Applying additional review criteria to larger residential and mixed-use projects in neighborhoods experiencing market pressure, while still allowing reinvestment and infill consistent with underlying Base Districts.

B. Applicability.

1. The ADO applies only to properties where the Official Zoning Map identifies the **Anti-Displacement Overlay (ADO)**.
2. ADO standards apply in addition to Base District standards (including R-2, MRD-1, MRD-2, and TCD, as applicable). Where ADO standards conflict with underlying district standards, ADO standards shall control.
3. Where the ADO is silent, the standards of the underlying Base District and any other applicable overlays shall remain in full force and effect.
4. The ADO applies to:
 - a. New development that results in the demolition or removal of one (1) or more existing Dwelling Units; and
 - b. New residential or mixed-use development that creates ten (10) or more new Dwelling Units on a Zoning Lot within the ADO.

C. No Net Loss of Dwelling Units.

1. **General Rule.** Development subject to this Section shall provide at least as many Dwelling Units upon completion of the project as existed on the Zoning Lot immediately prior to demolition, unless a reduction is approved under Subsection C.
2. **On-Site Replacement.**
 - a. Replacement units shall be provided on the same Zoning Lot as part of the new development, unless an off-site replacement plan is approved under Subsection C.
 - b. Replacement units may be provided in any permitted Housing Type allowed by the underlying district, including but not limited to duplexes, townhouses, and multi-unit buildings, provided all applicable form and development standards are met.
3. **Calculation of Existing Units.** The number of existing units shall be determined based on the most recent certificate of occupancy, rental registration, or other reliable documentation accepted by the PCD or ZA.

Article III – Zoning Districts and Map

4. Administrative Flexibility.

The Planning and Community Development Director (PCD) or ZA may approve a reduction of up to twenty percent (20%) in required replacement units where all of the following findings are made on the record:

- a. **Feasibility.** Site, infrastructure, or regulatory constraints make full one-for-one replacement physically or practicably infeasible; and
- b. **Long-Term Affordability.** The project provides a combination of replacement units and long-term Affordable Housing units such that, in the judgment of the approving official, there is no material net loss of attainable housing opportunities on a unit-equivalent basis compared to full replacement; and
- c. **Documentation.** The basis for the reduction, including unit counts and affordability levels, is documented in written **Findings of Fact** and included in the approval record.

D. Affordable Housing in Larger Projects.

1. **Applicability.** In addition to the No Net Loss requirement in Subsection C, residential or mixed-use developments within the ADO that create twenty (20) or more new Dwelling Units shall include Affordable Housing units in order to access any density, height, or parking flexibility offered by the City through other ordinances, policies, or development agreements.
2. **Affordable Housing Units.** a. Affordable Housing units shall meet the definition of **Affordable Housing** in Article II and any documentation and enforcement requirements established by the City through adopted policies, regulatory agreements, or conditions of approval. b. The minimum number, affordability levels, and duration of affordability may be established by resolution of the City Council, separate housing policy, or project-specific development agreement and may be expressed as a percentage of the total number of Dwelling Units.
3. **Relationship to City Policies.** Where the City has adopted Affordable Housing policies or programs outside this Ordinance, projects within the ADO that elect to participate in such policies may receive any corresponding incentives or benefits only to the extent those policies or agreements expressly provide. Nothing in this Section creates an entitlement to additional density, height, or parking reductions.

E. Anti-Displacement Impact Review.

1. **Submittal Requirement.** Development applications subject to the ADO shall include an **Anti-Displacement Impact Statement** as part of Site Plan or Special Land Use review, in a form established by the Planning and Community Development Department.
2. **Contents.** The Anti-Displacement Impact Statement shall, at a minimum:
 - a. Identify the number and type of existing Dwelling Units on the site prior to development;
 - b. Describe how the project complies with the No Net Loss standard in Subsection C;
 - c. Identify any proposed Affordable Housing units and explain how they comply with this Section and any applicable City Affordable Housing policies, resolutions, or development agreements; and
 - d. Describe any proposed phasing, relocation assistance, or coordination with community partners intended to reduce displacement impacts.

Article III – Zoning Districts and Map

3. **Review Criteria.** In reviewing applications within the ADO, the approving authority under Article VI shall consider:
 - a. Whether the project meets or exceeds the No Net Loss standard;
 - b. The extent to which the project provides on-site Affordable Housing units or other anti-displacement measures consistent with applicable City policies; and
 - c. Whether the proposed phasing and design reasonably minimize disruption to existing residents, to the extent practicable within the City’s zoning authority.

F. Relationship to Other Standards.

1. **Underlying Districts and Overlays.** The ADO works in conjunction with the underlying zoning district and any other Overlay Districts shown on the Official Zoning Map. Where an ADO standard conflicts with an underlying district standard, the ADO standard shall control. Where the ADO is silent, the standards of the underlying district and any other applicable overlays shall remain in full force and effect.
 2. **Administrative Warrants and PUD.** Within the ADO, the City may:
 - a. Condition approval of Administrative Warrants under Article VII on compliance with the No Net Loss standard and any applicable anti-displacement policies adopted by the City; and
 - b. Use the PUD process to secure deeper, longer-term, or otherwise enhanced anti-displacement outcomes as part of the overall public-benefit package.
-

Article III – Zoning Districts and Map

155.306 Planned Unit Development (PUD) Overlay District

A. Purpose and Intent.

1. The **Planned Unit Development (PUD) Overlay** is intended to allow coordinated, master-planned development that:
 - a. Integrates a mix of compatible land uses and Housing Types;
 - b. Implements the City’s Master Plan and corridor or neighborhood planning efforts;
 - c. Provides high-quality urban design, walkable blocks, and a cohesive public realm; and
 - d. Delivers identifiable public benefits, including but not limited to Affordable Housing, Civic Spaces, green infrastructure, and context-sensitive transitions to adjacent neighborhoods.

2. The PUD Overlay is not intended to circumvent the standards of this Ordinance, but to provide a flexible framework where strict application of Base District standards would hinder superior design, long-term reinvestment, or desired public benefits.

B. Applicability and Establishment.

1. The PUD Overlay may be applied only through rezoning, approved by the City Council after recommendation from the Planning Commission, in accordance with the procedures of Article VI and §155.610 (Planned Unit Development – Procedures & Criteria).

2. Upon approval, the PUD Overlay shall be mapped on the Official Zoning Map for the affected properties, and a corresponding **PUD Regulating Plan** and conditions of approval shall be adopted by reference as part of the rezoning ordinance.

3. The PUD Overlay may be applied to properties within any Base District identified in §155.301, provided the proposed PUD:
 - a. Is consistent with the City’s Master Plan or a specific adopted subarea or corridor plan; and
 - b. Meets the minimum site area, use mix, and design standards established in this Section and Article VI.

4. Where the PUD Overlay is applied, the standards and conditions approved as part of the PUD shall control over any conflicting Base District standards. Where the PUD is silent, the standards of the underlying Base District and any other applicable Overlays shall remain in full force and effect.

C. Uses, Form, and Allowable Flexibility.

1. **Permitted Uses.**
 - a. Uses allowed within a PUD shall be limited to those permitted, special, or conditional uses in the underlying Base Districts, as listed in Article IV, or as specifically authorized in the PUD approval.
 - b. No use that is expressly prohibited in all districts by this Ordinance may be allowed within a PUD.

Article III – Zoning Districts and Map

2. Form and Dimensional Standards.
 - a. The PUD approval may modify building placement, BTZs, height, frontage buildout, parking, and other dimensional standards, provided that the PUD Regulating Plan establishes equal or greater overall conformity with the intent of the underlying districts and the form standards in Articles II and V.
 - b. The PUD Regulating Plan shall, at a minimum, identify:
 - i. Street and block layout and connections;
 - ii. Building envelopes and height ranges;
 - iii. Primary frontage lines and applicable frontage types along each street; and
 - iv. Locations and minimum areas of required Civic and open spaces.
3. **Not a Substitute for Variances.** A PUD approval shall not be used to grant relief from standards that could reasonably be addressed through Administrative Warrants or minor adjustments under Article VII, unless the scale or complexity of the project clearly warrants a comprehensive PUD approach and associated public-benefit package.

D. Public Benefits and Affordable Housing.

1. Each PUD shall demonstrate clearly identifiable public benefits that would not be achievable under conventional zoning, which may include but are not limited to:
 - a. Provision of Affordable Housing units consistent with any applicable City Affordable Housing policies or development agreements, including deeper or longer-term affordability than would otherwise occur;
 - b. Creation or enhancement of publicly accessible Civic Spaces, plazas, greens, or cross-block passages;
 - c. Superior building and site design, including enhanced frontage, transparency, and pedestrian amenities;
 - d. Enhanced environmental performance, such as district-scale green infrastructure, tree canopy, or energy-efficient building design; and
 - e. Improved multimodal connectivity, including new streets, sidewalks, or trail connections.
2. Where a PUD includes Affordable Housing units, such units shall comply with the definition of Affordable Housing in Article II and any documentation and enforcement provisions established through City policies or development agreements.

E. Regulating Plan and Phasing.

1. **PUD Regulating Plan.** Each PUD application shall include a Regulating Plan that graphically depicts the intended street network, blocks, building envelopes, frontage types, Civic Spaces, and any sub-districts within the PUD. The Regulating Plan, once approved, becomes the controlling framework for subsequent Site Plans and building permits.
2. Phasing. Where a PUD is proposed to be developed in phases, the approval may include:
 - a. A phasing schedule; and
 - b. Conditions ensuring that required infrastructure, Civic Space, and any Affordable Housing or other public benefits are provided in reasonable proportion to each phase.

Article III – Zoning Districts and Map

155.307 How to Use District Sheets

A. Purpose. District Sheets are adopted by reference as part of this Ordinance and provide a district-by-district summary of intent, key dimensional and form standards, and cross-references to applicable standards in other Articles.

B. Use Permissions Controlled by Article IV. Permitted Uses and Conditional/Special Land Uses are established exclusively by the Consolidated Use Table and associated standards in **Article IV**. Any use list on a District Sheet is a non-regulatory, high-level summary only. If a District Sheet use summary differs from Article IV, **Article IV controls**.

C. Regulatory vs. Advisory Content. Dimensional and form standards stated on a District Sheet (including BTZs, setbacks, height, lot width/area, lot coverage, and FAR where applicable) are regulatory unless expressly identified as advisory. Illustrations, images, diagrams, and captions depicting typical character are advisory only and do not create entitlement.

D. Application; Cross-References. District Sheet metrics shall be measured in accordance with **Article II (Rules of Measurement)**. Where a District Sheet cross-references another Article or Section (including frontage, transparency, parking, landscaping, lighting, performance standards, and procedures), the referenced provisions govern that topic and apply in addition to the District Sheet.

E. Conflicts. For dimensional and form standards, if a conflict exists between a District Sheet and another provision of this Ordinance, the **more specific** standard shall control, as determined by the Zoning Administrator. Any interpretation may be appealed pursuant to Article VII.



District Sheet

R1 – SINGLE-HOUSEHOLD RESIDENTIAL DISTRICT



A DETACHED ACCESSORY DWELLING UNIT LOCATED AT THE BACK OF THE PRIMARY RESIDENCE. ILLUSTRATIVE PURPOSES ONLY

INTENT

The R-1 District is intended to preserve and strengthen established single-family neighborhoods by providing standards for compatible residential development, protecting neighborhood character, and ensuring appropriate transitions to higher-intensity districts where applicable.

PRINCIPAL CHARACTER

Quiet, low-intensity residential neighborhoods with detached homes, consistent setbacks, front-yard landscaping, limited signage, and accessory structures located primarily in rear yards.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Accessory Dwelling Units (ADUs)	Adult Foster Care (>6), state licensed
Dwelling, Single-Household	Child Foster Care (>7), state licensed
Adult Foster Care (≤6), state licensed	Dwelling, Duplex (Two-Unit)
Child Foster Care (≤7), state licensed	Dwelling, Townhouse / Rowhouse (maximum six (6) units per building)
Short Term Rentals (STR)	Religious Institutions (up to 200 occupants)

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Front Yard (Primary/BTZ)	15-25 ft
Side Setback	5 ft min each side
Rear Setback	20 ft min
Height (max.)	35 ft/2.5 Stories
Lot Width (min.)	50 ft
Lot Area (min.)	5,000 sq ft.
Building Coverage (max.)	40%

DIMENSIONAL NOTES

- A. Context-based infill setback (block-face averaging). Where no Build-To Zone (BTZ) or build-to line applies and 50% or more of lots on the same block face (within the same zoning district) are improved with a principal building, the Planning & Community Development Director or Zoning Administrator may apply a front-yard averaging method (excluding the greatest and least measurements) and allow the resulting average ± five (5) feet for a new principal building or an addition that establishes a new front wall plane closer to the street.
- B. One accessory structure per lot (excluding an ADU where allowed), with only one accessory item exceeding 200 sq ft;
- Maximum accessory structure size not to exceed 864 sq ft, except where the rear yard exceeds 20,000 sq ft, in which case a larger maximum (e.g., 1,800 sq ft) may be considered;
- Accessory structures should maintain minimum separations from lot lines and the principal building and avoid placement forward of the rear building line.
- C. Encroachments and measurement. Setback measurement, BTZ measurement (if applicable), and permitted encroachments (porches, steps, eaves, etc.) shall be governed by Article II (Rules of Measurement) and applicable Article V standards.

REFERENCES

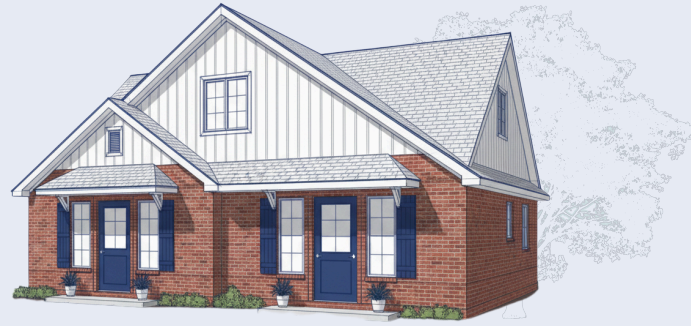
- Article IV — Consolidated Use Table: Permitted & Special Land Uses
- Article V — Site & Building Standards: Design, placement, parking, landscaping/screening, lighting, signs
- Article VII — Administration & Procedures: Zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: Nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.



R2

District Sheet

R2 – TWO-HOUSEHOLD RESIDENTIAL DISTRICT



DUPLEX SHOWCASING AN ASYMMETRICAL DESIGN TO MIMIC A SINGLE-FAMILY HOME - ILLUSTRATIVE PURPOSES ONLY

INTENT

The R-2 District is intended to accommodate low- medium density residential neighborhoods that include detached single-family homes and compatible two-family housing forms, while maintaining a residential scale, protecting neighborhood character, and ensuring appropriate transitions to more intensive districts where applicable.

PRINCIPAL CHARACTER

Low-intensity residential neighborhoods with a mix of single-family and two-family housing, consistent setbacks, front-yard landscaping, limited signage, and accessory structures located primarily in rear yards..

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Accessory Dwelling Units (ADUs) 1 unit per lot	Adult Foster Care
Dwelling, Detached Single-Household	Child Foster Care
Dwelling, Duplex (Two-Unit)	Dwelling, Multiplex (3–4 units)
Dwelling, Townhouse / Rowhouse (maximum six (6) units per building)	Dwelling, Cottage Courts, Tiny Homes
Short-Term Rentals (STR)	Dwelling, Senior Living or Age Restricted Housing

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Front Yard (Primary/BTZ)	15-25 ft
Side Setback	5 ft min each side
Rear Setback	20 ft min
Height (max.)	35 ft/2.5 Stories
Lot Width (min.)	40 ft
Lot Area (min.)	5,000 sq ft.
Building Coverage (max.)	40%

DIMENSIONAL NOTES

- A. Two-family form compatibility. Duplex and other two-family forms should maintain a clearly defined street-facing entrance and be scaled and massed to remain compatible with adjacent residential development, including through porch/stoop frontage, façade articulation, and appropriate window/door rhythm on street-facing façades.
- B. One accessory structure per lot (excluding an ADU where allowed), with only one accessory item exceeding 200 sq ft;
- C. Maximum accessory structure size not to exceed 864 sq ft, except where the rear yard exceeds 20,000 sq ft, in which case a larger maximum (e.g., 1,800 sq ft) may be considered;
- D. Accessory structures should maintain minimum separations from lot lines and the principal building and avoid placement forward of the rear building line.
- E. Encroachments and measurement. Setback measurement, BTZ measurement (if applicable), and permitted encroachments (porches, steps, eaves, etc.) shall be governed by Article II (Rules of Measurement) and applicable Article V standards.

REFERENCES

- Article IV — Consolidated Use Table: Permitted & Special Land Uses
- Article V — Site & Building Standards: Design, placement, parking, landscaping/screening, lighting, signs
- Article VII — Administration & Procedures: Zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: Nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.



MRD1

District Sheet

MRD1- MIXED RESIDENTIAL DISTRICT 1



MULTI-HOUSEHOLD APARTMENT BUILDING WITH ACCESS FROM PRIMARY STREET. PARKING LOCATED NEAR THE REAR. ILLUSTRATIVE PURPOSES ONLY

INTENT

The MRD-1 District is intended to accommodate a range of residential housing types at a neighborhood-compatible scale, including small-to-medium multi-unit forms, while supporting walkability, predictable building placement, and a high-quality streetscape. The district standards are intended to manage transitions between lower-intensity neighborhoods and higher-intensity mixed-use areas through form-based controls, compatible massing, and site design requirements.

PRINCIPAL CHARACTER

Walkable “missing-middle” residential fabric with a mix of duplexes, townhouses, live/work or small multi-unit buildings, clear street-facing entries, and parking that is subordinate to buildings.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Dwelling, Duplex (Two-Unit)	Bar/Lounge/Nightclub
Dwelling, Multi-Household (5+ units)	Assembly / Event Venue / Banquet Hall
Dwelling, Multi-Household (5+ units)	Dwelling, Multi-Household > 12 units.
Dwelling, Townhouse / Rowhouse	Hotel / Boutique Hotel
Mixed-Use Building (residential with ground-floor office or retail uses up to 5,000 square feet).	Restaurant, Fast Food or Drive Through
Restaurant, Full-Service / Café (no drive-through).	Senior Living Facilities (Nursing Homes / Assisted Living)

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Build to Zone (BTZ)	10–20 ft from the front lot line.
Side Setback	5 ft minimum; 10 ft combined side yards (interior lots).
Rear Setback	15 ft min
Height (max.)	45 ft/3 Stories
Maximum FAR (bulk control, if used)	30 ft

DIMENSIONAL NOTES

- A. Infill Setback Averaging. Where no BTZ/build-to line applies and 50%+ of lots on the same block face (in the same district) are improved, the Planning & Community Development Director or Zoning Administrator may set the front setback at the average of the nearest improved lots (excluding the highest and lowest), ± five (5) feet, for a new principal building or an addition that moves the front wall plane closer to the street.
- B. Street-facing entry requirement. Principal buildings shall provide a clear, operable, street-facing entrance oriented to the primary street frontage in order to reinforce walkability and neighborhood activation.
- C. Accessory building tiers (where applicable). Accessory structures should be located in the rear yard and limited in scale to remain subordinate to the principal building. Where a tier system is used, apply: (1) one primary accessory structure per lot; (2) size limits that scale with rear-yard area; and (3) placement that avoids locations forward of the rear building line.
- D. Parking placement and screening. Off-street parking, loading, waste receptacles, and service areas shall be located to the side or rear of buildings to the maximum extent practicable and screened in accordance with Article V.
- E. Encroachments and measurement. Setback/BTZ measurement and permitted encroachments (porches, stoops, steps, eaves, etc.) shall be governed by Article II (Rules of Measurement) and applicable Article V standards.

REFERENCES

- Article IV — Consolidated Use Table: Permitted & Special Land Uses
- Article V — Site & Building Standards: Design, frontage types/transparency, parking/loading, landscaping/screening, lighting, signs
- Article VII — Administration & Procedures: Zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: Nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.



District Sheet

MRD2 – MIXED RESIDENTIAL DISTRICT 2



MIXED-USE RESIDENTIAL OVER OFFICE, ILLUSTRATIVE PURPOSES ONLY:

INTENT

The MRD-2 District is intended to accommodate higher-intensity residential and mixed residential forms in a walkable, street-oriented pattern, using predictable building placement and site design standards to support reinvestment, housing choice, and compatible transitions to adjacent districts.

PRINCIPAL CHARACTER

Mid- high density, walkable residential district with small-to-medium multi-unit buildings and compatible neighborhood-serving uses, emphasizing street-facing entrances, predictable building placement, and parking/service areas located to the side or rear.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Cafe or Restaurant (no-drive through)	Assembly / Event Venue / Banquet Hall
Dwelling, Live/Work	Bar/Lounge/Nightclub
Dwelling, Multi Unit	Dwelling, Multi-Household (more than twenty-four (24) units per building)
Grocery Store or Farmers Market	Dwelling, Multi-Household (more than twenty-four (24) units per building)
Hotels ≤ 75 rooms	Theater / Entertainment Venue

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Build to Zone (BTZ) Primary	0-15 ft
Build to Zone (BTZ) Secondary	5-20 Ft
Rear Setback	10 ft min
Side Setback	0-10 ft
Height (max.)	65 ft/5 Stories
Ground-Floor Heights (primary street)	Min 12 ft floor-to-floor
Maximum FAR	1.8

DIMENSIONAL NOTES

- A. Infill setback averaging (where no BTZ applies). Where no BTZ/build-to line applies and 50%+ of lots on the same block face (in the same district) are improved, the Planning & Community Development Director or Zoning Administrator may set the front setback at the average of the nearest improved lots (excluding the highest and lowest), ± five (5) feet, for a new principal building or an addition that moves the front wall plane closer to the street.
- B. Parking and service placement. Parking, loading, dumpsters, and service areas shall be located to the side or rear to the maximum extent practicable and screened in accordance with Article V.
- C. Street-facing entry orientation. Principal buildings shall provide a clear, operable, street-facing entrance oriented to the primary frontage, consistent with frontage type requirements in Article V.
- D. Encroachments and measurement. Setbacks/BTZ placement, height measurement, and permitted encroachments shall be governed by Article II and applicable Article V standards.

REFERENCES

- Article V — Site & Building Standards: frontage types/transparency, parking/loading, landscaping/screening, lighting, signage, and performance standards
- Article VII — Administration & Procedures: zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.



District Sheet

TCD – TOWN CENTER DISTRICT



THE TOWN CENTER IS A VIBRANT HUB WITH CAFÉS, MOBILE FOOD VENDORS, AND MIXED-USE BUILDINGS. IT PROMOTES COMMUNITY ENGAGEMENT THROUGH WIDE SIDEWALKS, GREENERY, AND PUBLIC ART, FOSTERING AN INVITING ATMOSPHERE.

INTENT

The TCD District is intended to serve as the City’s primary mixed-use, pedestrian-oriented center by providing standards that promote compact development, active ground floors, coordinated frontage and signage, and a high-quality public realm. The district is designed to accommodate a mix of residential, retail, dining, office, civic, and entertainment uses in a form that supports walkability and reinvestment.

PRINCIPAL CHARACTER

Compact, walkable mixed-use center with pedestrian-scaled storefronts, frequent street-facing entrances, high ground-floor transparency, coordinated signage, and minimal visual dominance of parking and service areas.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Cafes & Restaurants (no drive through)	Assembly / Event Venue / Banquet Hall
Dwelling, Live-Work Unit	Bar/Lounge/Nightclub
Dwelling, Multi Unit ≤ 40 units.	Dwelling, Multi Unit >40 units.
Financial Services	Government & Civic Facilities
Grocery or Farmers Market	Hotels > 75 rooms
Mixed-Use Buildings (residential and/or office above ground-floor active commercial)	Restaurant, Fast Food or Drive Through

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Build to Zone (BTZ) Primary	0-15 ft
Build to Zone (BTZ) Secondary	5-20 Ft
Rear Setback	10 ft min
Side Setback	0-10 ft
Height (max.)	65 ft/5 Stories
Ground-Floor Heights (primary street)	Min 12 ft floor-to-floor
Maximum FAR	1.8

DIMENSIONAL NOTES

- A. Build-To Zone and street orientation. Where a BTZ/build-to line is specified, the BTZ governs placement of the primary façade along the primary frontage. Buildings shall orient primary entrances to the primary street and provide frontage types and transparency consistent with Article V.
- B. Frontage buildout (street wall continuity). Where frontage buildout is required by district standards (or otherwise applicable), building façades shall occupy a minimum percentage of the primary frontage within the BTZ to reinforce a continuous town center street wall.
- C. Parking and service placement. Surface parking, loading, dumpsters, and service areas shall be located to the side or rear and screened in accordance with Article V, to minimize visibility from the primary street.
- D. Infill alignment (where no BTZ applies). Where no BTZ/build-to line applies and 50%+ of lots on the same block face (in the same district) are improved, the Planning & Community Development Director or Zoning Administrator may set the front setback at the average of the nearest improved lots (excluding the highest and lowest), ± five (5) feet, for a new principal building or an addition that moves the front wall plane closer to the street.
- E. Encroachments and measurement. Setbacks/BTZ placement, height measurement, and permitted encroachments shall be governed by Article II and applicable Article V standards.

REFERENCES

- Article V — Site & Building Standards: frontage types/transparency, building materials, parking/loading, landscaping/screening, lighting, signage, and performance standards
- Article VII — Administration & Procedures: zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.



District Sheet

M1 – RESEARCH, TECHNOLOGY, & MANUFACTURING



CONTRACTOR OFFICE OR OR A SMALL MANUFACTURING UNIT.

INTENT

The M-1 District is intended to provide appropriately located areas for light industrial, fabrication, warehousing, service, and employment uses that support the local economy while minimizing adverse impacts on adjacent districts through performance standards, site design controls, and required buffering.

PRINCIPAL CHARACTER

Employment-focused district with light industrial and service uses, functional building forms, truck/service access, and strong screening/buffering to protect adjacent neighborhoods and public streets.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Business Parks and Corporate / Technology Offices	Data Center Data Center or High-Intensity Computing Facility
Contractor Offices with Indoor Storage	Public Utility or Energy Facilities (e.g., substations, district energy systems)
Light Manufacturing, Assembly, and Fabrication	Self-Storage Facility (Indoor)
Research & Development Facilities	
Warehousing & Distribution	

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Front Setback	≥ 40 ft
Side Setback	20 ft (50–75 ft if abutting residential per 155.xxx)
Rear Setback	30 ft (50–75 ft if abutting residential per 155.xxx)
Height	≤ 65 ft

DIMENSIONAL NOTES

- A. Access, loading, and truck circulation. Driveways, loading areas, and truck maneuvering shall be designed to avoid backing onto public streets where practicable and to provide safe ingress/egress consistent with Article V.
- B. Outdoor storage and service areas. Outdoor storage, refuse, loading, and service functions shall be located to the side or rear and screened from public streets and adjoining properties in accordance with Article V (opaque screening and compatible materials where required).
- C. Residential adjacency buffering. Where an M-1 lot abuts a residential district or residential use, required buffering and screening shall be provided per Article V buffer standards; intensified standards may apply to loading, lighting, and outdoor storage at the district edge.
- D. Performance standards apply. Noise, vibration, smoke/particulates, glare, odor, and other impacts shall comply with applicable Article V performance standards.
- E. Encroachments and measurement. Setback and height measurement, and permitted encroachments, shall be governed by Article II and applicable Article V standards.

REFERENCES

- Article V — Site & Building Standards: access/circulation, parking/loading, landscaping/screening, lighting, signage, and performance standards
- Article VII — Administration & Procedures: zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.



District Sheet

PR – PARKS & RECREATION



A PAVILION OR ACCESSORY USE STRUCTURE

INTENT

The PR District is intended to preserve and provide land for public parks, recreational facilities, civic open space, and related public or quasi-public uses that serve residents and contribute to community health, safety, and welfare. District standards are intended to ensure that development within PR areas is compatible with nearby neighborhoods and supports safe access and long-term stewardship..

PRINCIPAL CHARACTER

Public and community-serving open spaces and recreation facilities, with pedestrian access, safe circulation, limited building intensity, and compatibility measures where adjacent to residential areas.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Accessory Structures (pavilions, restrooms, storage, maintenance buildings)	Accessory Concessions or Cafes
Accessory Uses customarily incidental to parks and recreation	Ampitheatres and Outdoor Performance Venues
Greenways, Trails, and Natural Areas	Recreation – Outdoor (sports fields, courts, playgrounds, picnic areas)
Parks and Playgrounds, Public	Recreation – Indoor (gymnasiums, fieldhouses, recreation centers, community centers)
Farmers Market	Large Sports Complexes

DIMENSIONAL STANDARDS

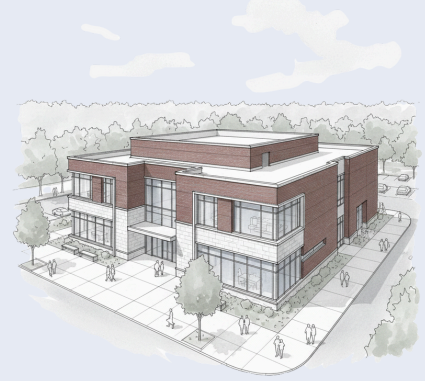
STANDARD	REQUIREMENT
Open Space	≥ 30% of site
Height	45 ft

DIMENSIONAL NOTES

- A. Site Plan review. New principal buildings, recreation centers, athletic facilities, parking areas, lighting installations, and major improvements shall be subject to Site Plan Review as required by Article VII and applicable Article V standards.
- B. Residential adjacency. Where a PR site abuts a residential district or residential use, buffering and screening shall be provided per Article V. Lighting shall be designed and located to minimize spillover onto adjacent residential property.
- C. Hours and event impacts. Where applicable, hours of operation, amplified sound, event programming, and parking/traffic management may be addressed through conditions of approval to ensure compatibility with surrounding neighborhoods.
- D. Access and safety. Vehicle access points, internal circulation, and pedestrian connections shall be designed to provide safe ingress/egress and accessible routes consistent with applicable codes and Article V standards.
- E. Encroachments and measurement. Setbacks, height measurement, and permitted encroachments shall be governed by Article II and applicable Article V standards.

REFERENCE STANDARDS

- Article V — Site & Building Standards: access/circulation, parking, lighting, landscaping/buffers, signage, and screening
- Article VII — Administration & Procedures: zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict



COMMUNITY CENTER OR RECREATION FACILITY ENHANCE THE ERO DISTRICT WITH VIBRANT SPACES FOR ACTIVITIES AND GATHERINGS. FOR ILLUSTRATIVE PURPOSES ONLY.

District Sheet

ERO – EDUCATION, RECREATION & OPEN-SPACE

INTENT

The ER District is intended to provide appropriately located areas for civic, educational, and institutional uses that serve public needs, including public facilities, educational institutions and agencies, public and private schools, and hospitals, while ensuring that associated site design, access, parking, lighting, and buffering are compatible with surrounding development.

PRINCIPAL CHARACTER

Community-serving campuses and public facilities with carefully managed access, drop-off/pick-up circulation, and compatibility measures (screening, lighting control, and buffers) where adjacent to residential areas.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Accessory Uses & Structures customarily incidental to educational, cultural, or recreational campuses	Accessory Concessions or Cafes
Libraries, Museums, and Cultural Centers	Recreation – Outdoor (sports fields, courts, playgrounds, picnic areas)
Government Offices & Public Safety	Recreation – Indoor (gymnasiums, fieldhouses, recreation centers, community centers)
Educational Institution / Agency Office	Student Housing / Dormitories

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Lot Area	1 acre min.
Lot Width	100 ft min.
Front Setback	30 ft.
Side/Rear Setback	30 ft.
Height	65 ft.

DIMENSIONAL NOTES

- A. Site Plan review. New principal buildings, expansions, parking lots, drop-off/pick-up circulation areas, outdoor playfields, and lighting installations shall be subject to Site Plan Review as required by Article VII and applicable standards in Article V.
- B. Residential adjacency. Where an ER site abuts a residential district or residential use, required buffering and screening shall be provided in accordance with Article V.
- C. Circulation and safety. A circulation plan addressing service access, emergency access, and where applicable student drop-off/pick-up and bus circulation shall be provided as part of Site Plan Review to ensure safe and efficient vehicle and pedestrian movement.
- D. Lighting control. Security and site lighting shall be permitted where designed and located to minimize spillover and glare onto adjacent properties and public rights-of-way, consistent with Article V.
- E. Encroachments and measurement. Setbacks and height measurement shall be governed by Article II and applicable Article V standards.



REFERENCES

- Article V – Site & Building Standards: access/circulation, parking, landscaping/buffers, lighting, signage, and screening
- Article VII – Administration & Procedures: zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII – Nonconformities: nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.

Article IV – Use Regulations

155.401 Purpose and Applicability

A. Purpose. The purpose of this Article is to establish use permissions and supplemental use standards that apply across zoning districts. These standards ensure development that is predictable, compatible with surrounding areas, and consistent with the City’s Master Plan and adopted land use policies.

B. Applicability.

1. This Article applies to all land uses in all zoning districts, unless superseded by:
 - a. District Sheets in Article III;
 - b. Overlay District standards in Article III; or
 - c. Approved Planned Unit Developments (PUDs) established in accordance with Article III and Article VI.
2. All uses shall also comply with:
 - a. Article II (Rules of Measurement);
 - b. Article V (Site & Building Standards); and
 - c. Article VI and Article VII (procedures, administration, and enforcement).

155.402 Residential Use Standards

The residential uses listed in this Section shall comply with the following minimum standards, in addition to all applicable district regulations, Rules of Measurement in Article II, Site and Building Standards in Article V, and any applicable Overlay District provisions.

A. Accessory Dwelling Units (ADUs)

1. **Where Permitted.** Accessory Dwelling Units (ADUs) shall be permitted as an accessory use on any lot where:
 - a. A lawful principal dwelling exists; and
 - b. “Accessory Dwelling Unit (ADU)” is listed as a **Permitted (P or P*)** or **Special Land Use (S)** in the Consolidated Use Table in §155.410. In the R-1 and R-2 Districts, ADUs are permitted accessory uses to a lawful principal dwelling, subject to this Subsection.
2. **Number.** One (1) ADU is permitted per lot with a lawful principal dwelling.
3. **Size and Height.**
 - a. The building footprint of the ADU shall not exceed the footprint of the principal structure or twenty percent (20%) of the lot area, whichever is less.
 - b. The ADU shall not exceed the height of the principal dwelling, measured in accordance with §155.209.
4. **Conveyance.** No separate lot or separate conveyance of the ADU is permitted. The ADU and principal dwelling shall remain in common ownership.
5. **Utilities.** The ADU shall be connected to a City-approved water and sewer system (or other approved systems where municipal service is not available).

B. Duplexes

1. **Where Permitted.** Duplexes are allowed only in districts where “Dwelling, Duplex (Two-Unit)” is listed as a Permitted or Special Land Use in the Consolidated Use Table.
2. **Lot Standards.** Duplexes shall be located only on lots meeting the minimum lot width and lot area requirements of the applicable district.

Article IV – Use Regulations

3. Location and Form.

- a. Corner lots are preferred locations where feasible to minimize the appearance of density change on mid-block segments.
- b. Facade articulation is required so that the building is visually compatible with the predominant single-household forms on the block, as further regulated in Article V.

C. Multiplexes

1. **Where Permitted.** Multiplexes are allowed only in districts where “Dwelling, Multiplex” is listed as a Permitted or Special Land Use in the Consolidated Use Table.
2. **Unit Limits by District.** Multiplexes shall be limited to:
 - a. A maximum of six (6) units per building in the R-2 District;
 - b. A maximum of eight (8) units per building in the MRD-1 District; and
 - c. Larger buildings as permitted in the MRD-2 District by the applicable district sheet and where regulated as **Dwelling, Multi-Household**.
3. **Frontage and Entries.** Multiplexes shall comply with frontage, transparency, and entry orientation standards in Article V, including required ground-floor transparency along primary frontages and clearly identifiable street-facing entries.

D. Townhouses / Rowhouses

1. **Entries.** Each unit in a townhouse or rowhouse building shall have an individual entry facing:
 - a. A public street; or
 - b. A common green or court that is directly connected to the public sidewalk.
2. **Length of Row.** A maximum of eight (8) units per row is permitted unless a longer row is approved as:
 - a. A Special Land Use; or
 - b. Part of an approved PUD, based on findings that the building length is compatible with the intended block structure and frontage standards of the district.
3. **Garages.** Garages shall be:
 - a. Rear-loaded from alleys or internal drives where feasible; or
 - b. Recessed or otherwise designed so that garage doors do not dominate the streetscape, consistent with Article V.

E. Cottage Courts and Tiny Houses

1. **Applicability.** Cottage Courts and Tiny Houses are permitted in the R-2 District and in any other district where listed in the Consolidated Use Table. Such development shall comply with this Subsection, the underlying district regulations, and Article V (Site & Building Standards).
2. **Minimum Site Area.** The minimum site area for a Cottage Court shall be ten thousand (10,000) square feet.
3. **Common Open Space.** Each Cottage Court shall provide a minimum of four hundred (400) square feet of common open space per dwelling unit. Common open space shall:
 - a. Be centrally located;
 - b. Be directly accessible from the entries of individual dwellings; and
 - c. Not include driveways or parking areas.

Article IV – Use Regulations

4. Building Size and Height.

- a. The maximum building footprint for any individual cottage or detached dwelling in a Cottage Court shall be one thousand two hundred (1,200) square feet.
 - b. The maximum building height shall be two (2) stories, measured in accordance with §155.209.
5. **Tiny Houses Within Cottage Courts.** Where individual dwellings within a Cottage Court are regulated as Tiny Houses under this Ordinance:
- a. The maximum dwelling size for those units shall be six hundred (600) square feet of gross floor area (GFA); and
 - b. Any additional Tiny House standards in Article V shall also apply.
6. **Parking Location.** Off-street parking serving Cottage Courts and Tiny Houses shall:
- a. Be located to the side or rear of buildings to the maximum extent practicable;
 - b. Comply with the parking, access, and screening standards in Article V; and
 - c. Not be located between cottages and the primary abutting public street, except where the approving authority finds that no other feasible configuration exists.

F. Senior Housing or Age Restricted Housing

1. **Common Space.** Senior housing developments shall provide a minimum of fifteen percent (15%) of either:
 - a. Gross floor area; or
 - b. Site area, as determined at Site Plan review, as common indoor and/or outdoor space for residents.
2. **Accessibility.** Senior housing shall comply with applicable ADA and Fair Housing accessibility requirements as administered through building and housing codes.
3. **Parking and Drop-Off.** Parking and drop-off areas shall be designed and screened to minimize impacts on adjacent residential uses, consistent with Article V.

G. Short-Term Rental Standards.

1. **Applicability.** A Short-Term Rental, as defined in §155.206, shall be permitted only where the underlying Dwelling Unit is a lawful residential use in the applicable zoning district and shall comply with all applicable standards of this Ordinance.
2. **Registration; other City requirements.** A Short-Term Rental shall comply with all applicable licensing, registration, inspection, safety, and occupancy requirements established by the City's rental dwelling and rental unit regulations, including **Chapter 150.234, Rental Dwellings and Rental Units**, as amended.
3. **Owner responsibility.** The owner of the Dwelling Unit used as a Short-Term Rental shall be responsible for ensuring ongoing compliance with this Ordinance and all applicable City Codes, including property maintenance, refuse storage and collection standards, and noise and nuisance regulations.
4. **Signs.** A Short-Term Rental shall not be entitled to additional signage and shall comply with §155.510, Signage Standards.
5. A commercial lodging facility, such as a hotel or motel, shall not be considered a residential dwelling for the purposes of Short-Term Rental licensing.

H. Keeping of Household Pets.

The keeping of household pets, including dogs, cats, rabbits, birds, hamsters, and similar domesticated animals, shall be permitted on any Lot containing a permitted residential use. No more than three (3) household pets, four (4) months of age or older, shall be permitted at each dwelling unit. The keeping of Exotic Animals shall be prohibited. All animals shall be kept in compliance with Chapter 91 (Animals) of the City Code, as amended.

Article IV – Use Regulations

155.403 Group Living Standards

The following standards apply to group living uses, in addition to all applicable district regulations, Article II (Rules of Measurement), Article V (Site & Building Standards), and any Overlay District provisions.

A. Adult Foster Care Homes

1. State-licensed adult foster care family homes, small group homes, large group homes, and congregate facilities shall comply with all applicable state licensing requirements and siting protections under the Michigan Zoning Enabling Act and related state laws.
2. Nothing in this Section shall be construed to impose spacing or density requirements on state-licensed adult foster care family homes where such requirements would conflict with state or federal law.

B. Unlicensed Group Living Facilities

1. **Applicability.** This Section clarifies the status of group living arrangements that provide housing, care, or supervision for multiple unrelated persons.
2. **State-Licensed Homes.** Adult Foster Care and Child Foster Care homes that are licensed by the State of Michigan shall be regulated only as provided in this Ordinance and applicable state law and are listed as permitted or Special Land Uses in the Consolidated Use Table.
3. **Unlicensed Group Living Facilities Prohibited.** Group homes, boarding homes, or similar congregate living facilities that are not licensed by the State of Michigan as Adult Foster Care or Child Foster Care homes, or that are not otherwise expressly listed as a permitted or Special Land Use in the Consolidated Use Table, are not permitted in any zoning district and shall be considered prohibited uses under this Ordinance.
4. **Neighborhood Compatibility.** Licensed Group Living Facilities shall be operated and maintained in a manner that is compatible with surrounding residential uses, including compliance with applicable Article V standards for lighting, parking, access, landscaping, and screening, and any conditions of approval imposed through Site Plan or Special Land Use review.

C. Emergency Shelter / Transitional Housing

1. A written management and operations plan shall be submitted as part of the required Site Plan or Special Land Use review, addressing staffing, security, resident rules, and neighborhood contact procedures.
2. Occupancy shall not exceed limits established by applicable building, housing, and fire codes.
3. On-site staff supervision shall be provided during all hours of operation when residents are present.
4. Outdoor activity areas shall be located and screened to minimize impacts on adjacent residential uses.

D. Senior Living Facilities (Nursing Homes / Assisted Living)

1. **Minimum Lot Area.** The minimum lot area shall be one (1) acre, unless a larger minimum is required by the district.
2. **Setbacks from Residential.** Buildings and parking areas shall be set back a minimum of thirty (30) feet from any abutting residentially zoned lot, which may be satisfied by a combination of required yard and required landscape buffer.
3. **Internal Circulation.** Safe internal circulation for ambulances, paratransit, service vehicles, and deliveries shall be provided and shall be designed to minimize conflicts with resident and visitor pedestrian routes.
4. **Site Design.** Screening, lighting, and parking shall comply with Article V to limit adverse impacts on adjacent neighborhoods.

Article IV – Use Regulations

155.404 Civic & Institutional Use Standards

The following standards apply to civic and institutional uses, in addition to all applicable district regulations and Article V.

A. Religious Institutions

1. Off-street parking shall be located to the side or rear of the principal building to the maximum extent practicable.
2. Where a religious institution abuts a residential district, a landscape buffer shall be provided in accordance with the applicable buffer type requirements in Article V.
3. Building height shall not exceed the maximum permitted by the district, except where a greater height is approved as a Special Land Use and is found compatible with neighborhood character.

B. Schools

1. A circulation plan for student drop-off and pick-up, including bus and parent/guardian traffic, shall be provided as part of Site Plan review to ensure safe and efficient movement of vehicles and pedestrians.
2. Outdoor play areas shall be fenced and buffered from adjacent residential uses in accordance with Article V.
3. Access points shall be designed to minimize congestion on surrounding streets and maintain safe pedestrian crossings.

C. Day Care Centers

1. Outdoor play areas shall provide at least one hundred (100) square feet of fully enclosed play space per child present at any one time.
2. Play areas shall be located in rear or side yards unless the approving authority finds that an alternative location provides equivalent or better safety and compatibility.
3. Fencing, screening, and noise management shall comply with Article V and any additional conditions of approval.

D. Community Gardens

1. **Where Permitted.**
 - a. Community Gardens are allowed only in zoning districts where they are identified as a Permitted Use (P or P*) or Special Land Use (S) in the Consolidated Use Table in §155.410.
 - b. Unless the Use Table is amended to the contrary, Community Gardens are intended to be:
 - i. Permitted as **principal or accessory uses** in the R-1 and R-2 Districts; and
 - ii. Permitted as **principal uses** in the PR and ERO Districts.
2. **Fencing.** Fencing shall not exceed six (6) feet in height and shall comply with visibility and design standards in Article V.
3. **Structures.** Storage sheds and similar accessory structures shall not exceed two hundred (200) square feet each and shall be maintained in good repair.
4. **On-Site Sales.** On-site retail sales or farm stands associated with a Community Garden shall require Special Land Use approval unless expressly permitted in the applicable district.

Article IV – Use Regulations

E. Private Noncommercial Recreational Areas.

Private noncommercial recreational areas shall be subject to Site Plan Review where required by this Ordinance and shall comply with the following: (1) **Location and buffering.** Outdoor activity areas, parking, and service functions shall be located and screened to minimize impacts on adjacent residential uses in accordance with Article V. (2) **Lighting.** Any lighting shall be shielded and directed away from adjacent lots and the public right-of-way and shall comply with Article V. (3) **Access and safety.** Facilities shall provide safe pedestrian access and any required barriers, fencing, or safety features in compliance with Article V and applicable codes. Where Site Plan Review is required, no zoning permit or building permit shall be issued until the Site Plan has been approved in accordance with Article VII.

F. Community and Institutional Recreation Centers.

Community and institutional or community recreation centers shall be subject to Site Plan Review where required by this Ordinance and shall comply with the following: (1) **Site layout.** Off-street parking, loading, and drop-off shall be located to the side or rear to the maximum extent practicable and designed consistent with Article V. (2) **Outdoor areas.** Outdoor play fields, courts, and gathering areas shall be sited and buffered to reduce noise and lighting impacts on abutting residential lots in accordance with Article V. (3) **Operations.** Where Special Land Use approval is required, the approving body may impose reasonable conditions related to hours of operation and special events to ensure compatibility with nearby residential areas. Where Site Plan Review is required, no zoning permit or building permit shall be issued until the Site Plan has been approved in accordance with Article VII.

Article IV – Use Regulations

155.405 Commercial Use Standards

The following standards apply to commercial uses, in addition to district regulations, Article V, and any Overlay District provisions.

A. Retail Stores

1. Maximum floor area for individual retail establishments shall be as specified on the applicable District Sheet and in the Consolidated Use Table.
2. Retail establishments exceeding the maximum floor area permitted by the Base District shall require Special Land Use approval and a finding that the use is compatible with the intended form and scale of the district.

B. Restaurants & Bars

1. Drive-through facilities are prohibited in the Town Center (TCD) District and in any other district where expressly prohibited by the district standards.
2. Drive-through facilities are permitted only in districts where allowed in the Consolidated Use Table and District Sheets, and shall:
 - a. Locate drive-through lanes and stacking areas to the side or rear of buildings; and
 - b. Be designed so that queued vehicles do not obstruct required pedestrian routes or public sidewalks.
3. Outdoor dining areas shall maintain a minimum six (6) foot clear pedestrian zone along public sidewalks and shall comply with any applicable City right-of-way permit requirements.

C. Food Trucks / Mobile Vending

1. Food trucks and mobile vendors operating on private property shall obtain a temporary use permit where required by this Ordinance and shall comply with Article V standards for access, parking, and screening.
2. Hours of operation shall be set in the temporary use or Special Land Use approval and may be conditioned for neighborhood compatibility and compliance with City noise and nuisance regulations.
3. Food trucks and mobile vendors shall provide on-site trash receptacles and maintain the site free of litter and debris.
4. Mobile vendors shall not obstruct public sidewalks, required fire lanes, or access to building entrances, and shall comply with any applicable City licensing or right-of-way regulations.

D. Personal Services (e.g., salons, laundromats)

1. Drive-through facilities for personal service uses are prohibited unless expressly permitted in the Consolidated Use Table and district standards.
2. In mixed-use or main street districts, personal services are encouraged to be located on the ground floor to support active frontage, unless the district requires shopfront frontage for other uses along designated frontages.

E. Offices

1. In the Town Center (TCD) and other designated mixed-use districts, offices are encouraged on upper floors to support active ground-floor commercial or civic uses.
2. Ground-floor offices shall be permitted only where shopfront frontage is not required by the District Sheet, or where the frontage design provides an equivalent level of transparency and street activation as required for retail and restaurant uses.

Article IV – Use Regulations

155.406 Mixed Use Standards

The following standards apply to mixed-use development patterns, in addition to district regulations and Article V.

A. Live/Work Units

1. Along designated corridors or A-frontages, Live/Work Units shall provide a shopfront or comparable active frontage type at the ground floor, consistent with Article V.
2. The work or non-residential portion of a Live/Work Unit shall not exceed fifty percent (50%) of the unit's floor area and shall not exceed two thousand (2,000) square feet of gross floor area per unit.
3. Auto-oriented uses, vehicle repair, and other high-impact uses are prohibited within Live/Work Units.
4. Signage, access, and parking for Live/Work Units shall be designed at a pedestrian scale consistent with the surrounding district.

B. Mixed-Use Buildings

1. Along designated frontages in the TCD and MRD-2 Districts, Mixed-Use Buildings shall provide active non-residential or civic uses on the ground floor, such as retail, restaurant, office, or community-serving uses, as identified on the District Sheet.
2. Ground-floor facades along designated frontages shall provide a minimum of fifty percent (50%) transparency within the ground-floor transparency zone, measured per Article V.
3. Residential uses are permitted above the first floor where allowed by the district, provided they are served by separate, clearly identifiable residential entries.
4. Off-street parking for Mixed-Use Buildings shall be located to the side or rear of buildings and shall not occupy primary street frontages except where specifically permitted by the district standards.

155.407 Industrial Use Standards

Industrial uses shall comply with the following standards, in addition to district regulations, Article V, and any applicable Overlay District provisions.

A. Light Manufacturing

1. All principal manufacturing operations shall be conducted within fully enclosed buildings, except where outdoor components are expressly permitted by Special Land Use approval.
2. Outdoor storage of materials and equipment shall be located to the side or rear of buildings and screened from public streets and adjacent residential areas in accordance with the applicable buffer and screening requirements in Article V.
3. Noise, vibration, odor, and other potential impacts shall comply with performance standards in Article V.

B. Warehousing and Distribution

1. Loading docks and truck courts shall be located to the side or rear of buildings and, to the maximum extent practicable, oriented away from local residential streets.
2. Adequate on-site truck circulation and queuing areas shall be provided so that trucks do not queue in public rights-of-way.
3. Screening of loading areas from public streets and residential districts shall be provided consistent with Article V.

Article IV – Use Regulations

C. Auto-Oriented and High-Impact Uses

1. Auto repair, vehicle storage, and other high-impact industrial or commercial uses shall be located in districts that specifically allow such uses in the Consolidated Use Table and shall provide enhanced buffering from adjacent residential districts, including a Type C or equivalent landscape buffer as specified in Article V.
2. Outdoor display and storage areas associated with such uses shall be clearly delineated.
3. Outdoor display and storage areas associated with such uses shall be clearly delineated, screened, and maintained in an orderly condition.

155.408 Marijuana Retail and Provisioning Standards

A. Applicability and Compliance with State Law.

A Marijuana Retailer and/or Medical Marijuana Provisioning Center (“facility”) shall comply at all times and in all circumstances with applicable State of Michigan laws and rules, including the Michigan Medical Marijuana Act, as amended, and any applicable laws and rules administered by the Michigan Cannabis Regulatory Agency (CRA), or its successor agency. Facilities shall also comply with §155.146 of this Ordinance. In the event of a conflict, the more restrictive standard shall apply.

B. Nonconforming Status; Protected Patient and Caregiver Conduct.

1. No person or entity that was open or operating any facility purporting to grow, produce, manufacture, test, sell, transfer, or transport medical marijuana or marijuana prior to the adoption of this Code shall be considered a lawful use or lawful nonconforming use to conduct activity as a Medical Marijuana Provisioning Center, Marijuana Retailer, or Safety Compliance Facility.
2. This Code does not apply to, or regulate, any protected patient or caregiver conduct pursuant to Initiated Law 1 of 2008.

C. General operating provisions. The following requirements apply to all facilities:

1. Hours of Operation. Permissible hours of operation shall comply with §124.11.
2. Drive-Through and Delivery. Drive-through facilities and curbside delivery are prohibited.
3. On-Site Consumption. No use of marijuana is permitted at the facility. Marijuana products shall not be smoked, ingested, or otherwise used within the facility or on the premises.
4. After-Hours Access. No person, other than employees or authorized consultants, shall be allowed in the facility after business hours.
5. Inspections. The facility shall be available for inspection during business hours by the Zoning Administrator or designee and/or law enforcement, as further provided in subsection H, to confirm compliance with all applicable laws and ordinances.
6. Code Availability. Upon request, the City shall provide a copy of applicable ordinances to the CRA, or its successor agency.
7. Security and Floor Plan. A security plan and floor plan shall be submitted with the application, identifying storage areas, operational layout, and other critical features. Such plans shall be treated as confidential to the extent permitted by the Michigan Freedom of Information Act (FOIA), as amended.
8. Waste Disposal Plan. A waste disposal plan shall be submitted with the application, detailing the disposal of chemical, water, and plant waste in accordance with applicable regulations.

Article IV – Use Regulations

D. Separation Requirements.

Notwithstanding any other provision of this Ordinance, including any defined terms, separation distances in this section shall be measured as the shortest distance from front door to front door.

1. A facility shall not be located within a five hundred (500) foot radius of a school.
2. A facility shall not be located within a one thousand (1,000) foot radius of a lawfully existing Medical Marijuana Provisioning Center or Marijuana Retailer. This separation requirement shall not apply to facilities operating within the same building and under common ownership.

E. Prohibited Co-Location with Physician.

A Marijuana Retailer and/or Medical Marijuana Provisioning Center shall not share office space with a physician.

F. Indoor Operations; Visibility.

All activities of a Medical Marijuana Provisioning Center and/or Marijuana Retailer, including all transfers of marijuana, shall be conducted within the building and out of public view. A facility shall not have a walk-up window.

G. Security and Lighting.

1. Security cameras shall be installed, maintained, and approved by the City Police Chief. Cameras shall operate continuously (24 hours per day, seven days per week) and maintain at least fourteen (14) days of recorded footage. An alarm system monitored by a recognized security company is required.
2. Exterior lighting shall be provided for security purposes in compliance with the Zoning Ordinance.

H. Inspections.

The premises shall be open for inspection by the Building Official, Zoning Administrator or designee, Fire Department, law enforcement, or other authorized City officials during business hours or whenever the premises are occupied. The City may conduct periodic inspections to ensure compliance with applicable laws and ordinances.

I. Exterior Signage.

Exterior signage shall comply with §155.511. Facilities shall not display signage using the words “marihuana” or “marijuana,” or any imagery or language commonly understood to reference marijuana. Neon signs and non-functional decorative lighting are prohibited. A sign stating “No loitering is permitted” shall be posted on the premises.

J. Maximum number of Establishments.

No more than four (4) Marijuana Retailers and/or Medical Marijuana Provisioning Centers shall be permitted within the City at any time.

K. Development Agreements and Community Benefits.

Marijuana Retailers and Medical Marijuana Provisioning Centers may be required, as a condition of Special Land Use approval, to enter into a development agreement pursuant to §155.611. Such agreements may address project impacts and secure community benefits that are reasonably related and proportional to the proposed use, including but not limited to workforce development, neighborhood improvements, public safety measures, and other priorities identified by the City.

Article IV – Use Regulations

155.409 Marijuana Establishments Prohibited

A. Prohibited Uses.

Except as expressly permitted under §155.408, Marijuana Establishments and Marijuana-related commercial activities are prohibited in all zoning districts and shall not be approved as a principal use, accessory use, Special Land Use, Planned Unit Development use, or temporary use.

B. Prohibited Facility Types.

The following Marijuana Establishment types, and any substantially similar use, shall be prohibited in all zoning districts: marijuana grower (including cultivation), marijuana processor (including manufacturing/processing), safety compliance facility (testing), secure transporter (including transportation), and marijuana microbusiness, as those terms may be defined by State law and administered by the Michigan Cannabis Regulatory Agency (CRA), or its successor agency.

C. Prohibited Warehousing/Wholesale/Distribution.

Any commercial warehouse, wholesale operation, distribution, storage, transfer, or transport facility primarily related to marijuana, including any facility purporting to grow, produce, manufacture, test, sell, transfer, store, distribute, or transport marijuana or medical marijuana for commercial purposes, shall be prohibited in all zoning districts.

D. No Authorization by Interpretation.

A prohibited Marijuana Establishment type or prohibited marijuana warehousing/wholesale/distribution use shall not be authorized through a “similar use” determination or by interpretation of any listed use category.

155.410 Temporary Use Standards

Temporary uses shall comply with the following standards, in addition to any specific permit conditions and other applicable provisions of this Ordinance.

A. Farmers Markets and Similar Open-Air Markets

1. A temporary use or special event permit shall be required where specified by this Ordinance.
2. Markets shall be limited in frequency and duration as established in the permit, not to exceed two (2) days per week and six (6) months per calendar year, unless otherwise approved.
3. A parking and circulation plan demonstrating safe access for vehicles and pedestrians shall be provided, and parking demand may be met through shared or off-site parking, subject to Article V.

B. Seasonal Sales (e.g., holiday trees, fireworks)

1. Seasonal sales shall be authorized for a period not to exceed sixty (60) consecutive days per permit.
2. Adequate off-street parking and safe access shall be provided, consistent with Article V.
3. All temporary structures, signage, and merchandise shall be removed within ten (10) days after the end of the permit period.

Article IV – Use Regulations

C. Festivals and Special Events

1. A special event permit shall be required, in addition to any other approvals required by this Ordinance or other City codes.
2. Hours of operation for festivals and special events shall be specified in the special event permit and may be conditioned by the approving authority to protect public health, safety, and welfare and to ensure compliance with applicable noise and nuisance regulations.
3. Noise levels shall comply with the City's noise regulations.
4. Event organizers shall be responsible for site cleanup and restoration following the event.

D. Construction Trailers and Temporary Construction Uses

1. Construction trailers and related temporary structures are allowed only on active construction sites with a valid building or site development permit.
2. All such structures shall be removed within thirty (30) days of issuance of a certificate of occupancy or final inspection approval for the project, unless an extension is granted by the Zoning Administrator.

E. Mobile Vendors / Food Trucks

1. Mobile vendors and food trucks operating as temporary uses shall obtain a temporary use permit where required and shall comply with the standards of §155.405(C) and any applicable City licensing or right-of-way regulations.
2. Hours of operation, locations, and separation from existing brick-and-mortar restaurants may be conditioned as part of the permit to ensure compatibility with surrounding uses and public safety.

155.411 Accessory Use Standards

A. General Standards

1. This Section applies to detached accessory structures customarily incidental to a principal use, including garages, sheds, gazebos, and similar structures.
2. This Section does not apply to Accessory Dwelling Units (ADUs), which are regulated by §155.402(A). Where a detached accessory structure is used as an ADU, the standards of §155.402(A) shall control in the event of conflict.

B. Location, Size, and Height

1. Accessory structures shall be located in rear yards only, unless otherwise permitted by the district standards or Article V.
2. The maximum size of an accessory structure shall be eight hundred (800) square feet or forty percent (40%) of the footprint of the principal dwelling, whichever is less, unless a different maximum is established by the district or approved as part of a PUD.
3. The maximum height of an accessory structure shall be fifteen (15) feet, measured in accordance with §155.209, unless otherwise permitted for specific accessory uses in this Section.

Article IV – Use Regulations

C. Solar Energy Systems

1. Rooftop solar energy systems that project no more than five (5) feet above the roofline shall be exempt from the building height limits of the district.
2. Ground-mounted solar panels shall comply with a minimum ten (10) foot setback from all property lines and shall be screened from public streets and adjacent residential properties in accordance with Article V.

D. Small Wind Energy Systems

1. The maximum height of a small wind energy system shall be sixty (60) feet in industrial (M) districts and thirty-five (35) feet in all other districts, measured in accordance with §155.209.
2. The minimum setback from all property lines shall be at least equal to the total height of the tower, including the rotor at its highest point.
3. Additional standards for noise, shadow flicker, and safety may be established in Article V or as conditions of approval.

E. Electric Vehicle (EV) Charging Stations

1. EV charging stations shall be permitted as accessory uses in all districts.
 2. EV charging equipment shall be located and installed so as not to obstruct public sidewalks, required accessible routes, fire lanes, or building entrances.
 3. Level 3 (fast-charge) stations shall be permitted only in commercial, mixed-use, and industrial districts, or as otherwise approved through Special Land Use, and shall be designed to minimize noise and light impacts on adjacent residential areas.
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Article IV – Use Regulations

155.412 Consolidated Use Table and Interpretation

A. Purpose

The Consolidated Use Table in this Section establishes, by zoning district, whether a use is:

1. **A Permitted Principal Use (P);**
2. **A Permitted Principal Use with Supplemental Standards (P*);** or
3. **A Special Land Use (S)** requiring review and approval in accordance with Article VI.

A blank cell indicates that the use is not permitted in that zoning district, subject to Subsection C (Unlisted Uses).

B. Key to Use Table

- **P** = Permitted Principal Use
- **P*** = Permitted Principal Use with Supplemental Standards (see applicable Section in §§155.402–155.409)
- **S** = Special Land Use (requires review and approval under Article VI)
- **Blank** = Use not permitted in that district

C. Interpretation; Unlisted Uses

1. **Unlisted Uses Prohibited.** Any use that is not:
 - a. Listed by name in the Consolidated Use Table;
 - b. Clearly included within a listed use category in Article II (Definitions); or
 - c. Determined to be a “similar use” under Subsection C.2, shall be deemed prohibited.

2. Similar Use Determinations.
 - a. The Zoning Administrator may issue a written administrative interpretation that a proposed use is similar in nature and impact to a listed use and shall be regulated as that listed use.
 - b. In making a similar use determination, the Zoning Administrator shall consider:
 - i. The characteristics of the proposed use, including scale, traffic generation, hours of operation, and potential external impacts;
 - ii. Consistency with the purposes of the applicable zoning district and this Ordinance; and
 - iii. Any relevant professional planning or legal guidance.
 - c. A similar use determination shall not:
 - i. Add a new use category to the Ordinance; nor
 - ii. Authorize a use that is expressly prohibited elsewhere in this Ordinance.
 - c. Any person aggrieved by a similar use determination may appeal such determination to the Zoning Board of Appeals (ZBA) in accordance with Article VII.

3. Use Table and District Sheets.

Where there is a conflict between the Consolidated Use Table and a District Sheet regarding whether a use is permitted or special, the more restrictive classification shall apply unless corrected by ordinance.

P = PERMITTED PRINCIPAL USE | P* = PERMITTED PRINCIPAL USE W/STANDARDS | S = SPECIAL LAND USE (REQUIRES REVIEW/APPROVAL) BLANK = NOT PERMITTED

USE CATEGORY		Residential		Mixed-Use					
RESIDENTIAL		R1	R2	MRD1	MRD2	TCD	M1	PR	ER
HOUSEHOLD LIVING	Accessory Dwelling Unit (ADU)	P*	P*						
	Dwelling, Detached Single-Household	P	P						
	Dwelling, Duplex (Two-Unit)	S	P						
	Dwelling, Live-Work Unit			P	P	P			
	Dwelling, Manufactured/Mobile Housing								
	Dwelling, Multiplex (Three-Four Unit)		S						
	Dwelling, Multi-Household (5+units)			P	P	P			
	Dwelling, Mixed Use Residential			P	P	P			
	Dwelling, Townhouse / Rowhouse	S	P	P					
	Dwelling, Tiny House		S						
	Dwelling, Senior Living or Age Restricted Housing		S	P					
GROUP LIVING	Adult Foster Care, Small (1-6 persons)	P	P						
	Adult Foster Care, Medium (7-12 persons)	S	S						
	Adult Foster Care, Large (13-20 persons)	S	S						
	Child Foster Care, Small (1-7 children)	P	P						
	Child Foster Care, Medium (8-14 children)	S	S						
	Senior Living Facilities (Nursing Homes / Assisted Living)	S	S						
	Student Housing / Dormitories								S
	Transitional Housing/Shelter								

P = PERMITTED PRINCIPAL USE | P* = PERMITTED PRINCIPAL USE W/STANDARDS | S = SPECIAL LAND USE (REQUIRES REVIEW/APPROVAL) BLANK = NOT PERMITTED

USE CATEGORY		Residential		Mixed-Use					
		R1	R2	MRD1	MRD2	TCD	M1	PR	ER
COMMERCIAL									
AUTO DEPENDENT SERVICES	Auto Repair Shop, Major						S		
	Auto Repair Shop, Minor						S		
	Automobile Fueling Station			S	S				
	Automobile Sales and/or Rental						S		
	Automobile Wash Facility						S		
	Drive-Through Facility (accessory use)		S	S	S				
ADULT REGULATED USES	Adult Entertainment / Assembly								
	Adult Novelty Store								
	Marijuana Establishment – Retail						S		
FOOD & BEVERAGE	Convenience Store (no fuel pumps)		S	S	S				
	Bar or Lounge		S	S	S	S			
	Farmers Market							P	P
	Food Trucks / Mobile Vendor		P*	P*	P*	P*		P*	P*
	Grocery Store / Supermarket			P	P	P			
	Liquor Store			S					
	Restaurant, Full Service			P	P	P			
	Restaurant, Fast Food or Limited Service		S	S	S				
HEALTH & WELLNESS SERVICES	Health or Fitness Club / Gym			P	P	P			P
	Medical / Dental Clinic			P	P	P			P
	Pharmacy			P	P	P			P
LODGING	Hotel / Boutique Hotel			S	P*	P*			
	Short-Term Rental (STR)	P*	P*	P*	P*	P*			

P = PERMITTED PRINCIPAL USE | P* = PERMITTED PRINCIPAL USE W/STANDARDS | S = SPECIAL LAND USE (REQUIRES REVIEW/APPROVAL) BLANK = NOT PERMITTED

USE CATEGORY		Residential		Mixed-Use					
COMMERCIAL		R1	R2	MRD1	MRD2	TCD	M1	PR	ER
RETAIL & CONSUMER SERVICES	Assembly / Event Venue / Banquet Hall			P	P	P			P
	Financial Services			P	P	P			P
	Landscape / Nursery / Greenhouse						P		
	Laundry / Dry Cleaner				P				
	Night Club			S	S	S			
	Office			P	P	P			P
	Personal Service Establishment			P	P	P			P
	Pet Grooming/Boarding Facility				S				
	Pharmacy			P	P	P			P
	Retail Sales Establishment			P	P	P			P
	Studios (Art, Dance, Photography)			P	P	P			P
	Theater / Entertainment Venue				P	P			P
	Vetrinary Clinic				S	S			S
PUBLIC-INSTITUTIONAL		R1	R2	MRD1	MRD2	TCD	M1	PR	ER
CIVIC & GOVERNMENT	Government / Municipal Facility						S		S
	Libraries								P
COMMUNITY & CULTURAL	Cemetery								
	Funeral Services				S				
	Museums / Cultural Centers				P	P			P
	Religious Institution		S						
EDUCATION & CHILDCARE	Child Care Center / Pre-k		S	S					
	Day Care Home	S	S						
	K-12 School								P
	Trade / Vocational School						P		P

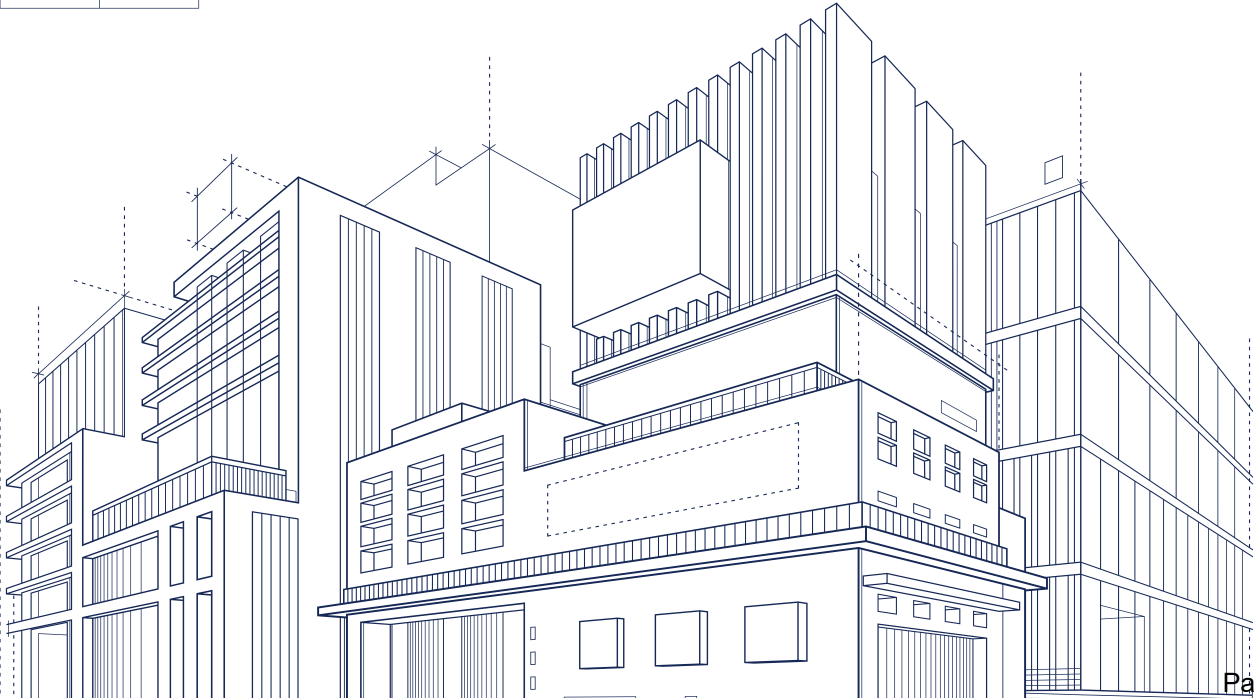
P = PERMITTED PRINCIPAL USE | P* = PERMITTED PRINCIPAL USE W/STANDARDS | S = SPECIAL LAND USE (REQUIRES REVIEW/APPROVAL) BLANK = NOT PERMITTED

USE CATEGORY		Residential		Mixed-Use			Industrial		
PUBLIC-INSTITUTIONAL		R1	R2	MRD1	MRD2	TCD	M1	PR	ER
PARKS & RECREATION	Accessory Concessions or Cafes							S	P
	Community Gardens							S	P
	Parks & Playgrounds, Public							P	P
	Greenways, Trails, and Natural Areas							P	P
	Recreation – Indoor				S			S	S
	Recreation – Outdoor				S			S	S
INDUSTRIAL		R1	R2	MRD1	MRD2	TCD	M1	PR	ER
TECHNOLOGY & LOGISTICS	Business Parks and Corporate / Technology Offices						P		
	Contractor Offices with Indoor Storage						P		
	Data Center Data Center or High-Intensity Computing Facility						S		
	Light Manufacturing, Assembly, and Fabrication						P		
	Outdoor Storage (Accessory Use)						P		
	Research and Development						P		
	Self-Storage Facility (Indoor)						P		
	Warehouse / Distribution Center						P		
UTILITIES, TRANSPORTATION & INFRASTRUCTURE	Essential Service (Minor – No Building)	P	P	P	P	P	P	P	P
	Essential Service (Major– With Building)	P*	P*	P*	P*	P*	P*	P*	P*
	EV Charging Stations (accessory)	P*	P*	P*	P*	P*	P*	P*	P*
	Wireless Communication Facility								

■ The City of Inkster

ARTICLE V

Site & Building Standards



Article V – Site & Building Standards

155.501 Purpose & Applicability

A. Purpose.

This Article establishes dimensional, placement, and site design standards to implement the City’s Master Plan and Zoning Plan, and to ensure development that is predictable, compatible, and consistent with community goals.

B. Applicability.

1. The standards of this Article apply to all zoning districts unless more specific standards are provided in a District Sheet, Overlay District, or approved Planned Unit Development (PUD).
2. Where a conflict exists between this Article and a more specific standard in a District Sheet, Overlay District, or approved PUD, the more specific standard shall control.

C. Rules of Measurement.

Height, lot width, Build-To Zones (BTZ), setbacks, façade transparency, and encroachments shall be measured in accordance with **Article II (Rules of Measurement)**. Graphics and administrative guidelines may further illustrate these standards but shall not override the text and numerical standards of this Ordinance.

155.502 Building Design Compliance & Mandates

A. Purpose.

The purpose of this Section is to confirm that building material standards, architectural articulation and massing requirements, and mechanical and utility screening standards of this Article are **mandatory zoning standards**, not advisory guidelines, for commercial, mixed-use, and industrial development.

B. Applicability.

1. This Section applies to all new principal buildings and building additions in commercial, mixed-use, and industrial zoning districts, as identified in Article III.
2. For existing buildings, this Section applies to exterior façade renovations, façade replacements, and expansions that require **Site Plan Review** under Article VI.

C. Mandatory Standards.

All development subject to this Article shall comply with:

1. The **Building Materials and Architectural Articulation** standards of §155.507; and
2. The **Mechanical and Utility Screening** standards of §155.506(H) and the rooftop and ground-mounted equipment standards of §155.508(D)–(E).

These provisions are mandatory zoning requirements and shall **not** be interpreted as advisory or optional. Compliance is required as a condition of zoning approval.

D. Relationship to Other Approvals.

1. Compliance with this Section is in addition to all dimensional, use, and site standards in Articles III and IV and any applicable Overlay District.
2. Where a modification to a building design standard is sought, relief shall only be granted through an administrative warrant (if established by this Ordinance), variance, PUD approval, or other formal mechanism provided in Article VII.

Article V – Site & Building Standards

E. Review & Findings.

1. Compliance with the standards listed in subsection (C) shall be demonstrated on all required **Site Plan** submissions in accordance with Article VI.
2. As part of approving a Site Plan for commercial, mixed-use, or industrial development, the approving body shall make written **Findings of Fact** that the proposed building design meets all applicable building material, articulation, and mechanical screening standards of this Article, or that an applicable modification or variance has been granted under Article VII.
3. A Site Plan that does not demonstrate compliance with these standards shall not be approved unless a modification, variance, or other formal relief is granted pursuant to Article VII.

155.503 Frontage Types & Transparency Standards

A. Purpose.

To establish objective dimensional and performance standards for frontage conditions that shape the public realm. Where a District Sheet requires a specific frontage type or transparency standard, this Section controls measurement and compliance.

B. Applicability.

1. This Section applies to all frontages identified on the Official Zoning Map/Regulating Plan and to all buildings on designated A- and B-Frontages as described in Article III.
2. Where a District Sheet designates a specific frontage type, that frontage type shall be provided along the mapped streets in addition to the general siting and dimensional standards of the district.

C. General Rules of Measurement.

1. **Glazing Zone (Ground Floor):** Measured between two (2) feet and ten (10) feet above the adjacent sidewalk grade.
2. **Transparency Calculation:** Required transparency is calculated as the area of **vision glass** divided by the total wall area of the story within the relevant zone. Doors, spandrel glass, louvers, opaque panels, columns, and required structural elements are excluded from the transparency calculation.
3. **Corner Lots:** On corner frontages, the required transparency shall apply to both street-facing façades for a minimum of twenty (20) feet from the corner.
4. **Recesses:** Display and entry recesses up to eight (8) feet in depth count toward required transparency if the glazing lies within the glazing zone.

D. Frontage Type Standards.

1. **Porch Frontage.**
 - a. Clear depth: minimum six (6) feet.
 - b. Width: at least fifty percent (50%) of the width of the entry bay, or a minimum of eight (8) feet, whichever is greater.
 - c. Floor height: finished porch floor eighteen (18) to thirty-six (36) inches above sidewalk grade; accessible ramps may satisfy ADA requirements without reducing the minimum clear depth.
 - d. Supports/rails: vertical supports spaced six (6) to ten (10) feet on center; any rail shall be thirty-four (34) to forty-two (42) inches in height.
 - e. Encroachments: porch roofs and eaves may encroach into the BTZ or setback consistent with Article II encroachment rules.

Article V – Site & Building Standards

2. Stoop Frontage.
 - a. **Landing:** minimum clear landing of four (4) feet by four (4) feet.
 - b. **Floor height:** finished landing eighteen (18) to thirty-six (36) inches above sidewalk grade.
 - c. **Stair encroachment:** stairs may encroach up to five (5) feet into the setback or BTZ where permitted by Article II.
 - d. **Door orientation:** at least one primary entrance serving the dwelling shall face the primary street on A-Frontages.

3. Shopfront Frontage.
 - a. **Ground-floor clear height:** On A-Frontages in the MRD-2 and TCD Districts, the ground floor shall provide a minimum clear height of twelve (12) feet, measured from finished floor to the lowest projection of permanent structure or mechanical equipment.
 - b. **Window sill height:** sills for primary display windows shall be no more than two and one-half (2.5) feet above the adjacent sidewalk at the main façade.
 - c. **Bulkhead/kickplate:** a bulkhead or kickplate between eighteen (18) and thirty (30) inches in height is permitted below display windows.
 - d. **Recessed entries:** recessed entries are permitted, with a recess depth between two (2) and eight (8) feet and a minimum recess width of six (6) feet.
 - e. **Weather protection:** continuous awnings or canopies are encouraged. Any awning or canopy over the sidewalk shall maintain a minimum underside clearance of eight (8) feet above the sidewalk.

4. Arcade/Gallery Frontage.
 - a. Clear width: minimum ten (10) feet from the building face to the curb-side support.
 - b. Clear height: minimum twelve (12) feet.
 - c. Column placement: supports shall be located on private property unless encroachment rights into the right-of-way are granted by the City.
 - d. Lighting: provide average illumination of three (3) to five (5) footcandles beneath the arcade; fixtures shall be full-cutoff or shielded.

E. Transparency Requirements.

1. **Ground-floor non-residential on A-Frontages** (Shopfront/Arcade streets): required transparency within the glazing zone: sixty (60) to seventy-five (75) percent.
2. **Ground-floor residential:** required transparency within the glazing zone: twenty-five (25) to thirty-five (35) percent; entries and windows are required on the primary street façade.
3. **Upper floors (all frontages):** required transparency per story (measured façade-wide): twenty (20) to thirty-five (35) percent.
4. **Window signs and obstructions:** window signs, interior screens, shelving, or other interior obstructions shall not reduce effective transparency below required minimums. Window signs on any glazed pane shall not cover more than twenty-five percent (25%) of that pane.
5. **Blank wall limit:** uninterrupted blank wall segments on any street-facing façade shall not exceed twenty (20) feet in length.
6. **Glazing type:** required transparency shall be provided with clear or lightly tinted **vision glass** with a visible light transmittance of at least sixty percent (60%). Mirrored glass and opaque films are prohibited within required transparent areas.

Article V – Site & Building Standards

155.504 Parking, Access & Circulation Standards

A. Purpose.

1. To centralize objective, non-dimensional parking placement, access, and circulation standards that implement the intent of District Sheets and support walkable, context-sensitive development.
2. Applicability; accessory parking and loading. The standards of this Section shall apply to:
 - a. the construction of any new structure;
 - b. any cumulative increase in gross floor area in excess of twenty-five percent (25%); and
 - c. any change from one use to another, as determined under this Ordinance. Off-street parking and loading areas required by this Ordinance are accessory to the principal use served and shall be provided and maintained by the property owner for the off-street storage of motor vehicles for occupants, employees, and patrons, in accordance with this Ordinance.

B. Parking Quantity Maximums (by District).

1. MRD-2 and TCD Districts. The total number of on-site off-street parking spaces shall not exceed one hundred twenty-five percent (125%) of the minimum number of spaces otherwise required by this Ordinance or by an approved shared-parking study.
2. MRD-1 District. The total number of on-site off-street parking spaces shall not exceed one hundred fifty percent (150%) of the minimum number of spaces otherwise required by this Ordinance or by an approved shared-parking study.
3. R-1 and R-2 Districts. No maximum parking cap is imposed by this subsection. All location, driveway, and lot coverage standards of this Article remain applicable.
4. Other districts. In all other zoning districts, the total number of on-site off-street parking spaces shall not exceed one hundred ten percent (110%) of the minimum required by this Ordinance or by an approved shared-parking study, unless a higher cap is expressly authorized in a District Sheet, Overlay District, or approved PUD.
5. Structured parking. Structured parking facilities may exceed the applicable maximum where approved by the Planning Commission, provided that active ground-floor uses wrap the structure along all A-Frontages and the facility meets all frontage and design requirements of this Ordinance.

C. Parking Area Approval and Design.

1. Parking areas; approval required. All off-street parking lots and drive aisles constructed, expanded, or reconfigured to meet this Ordinance shall be subject to approval by the Zoning Administrator, and where Site Plan Review is required, shall be approved as part of Site Plan approval prior to issuance of a Certificate of Occupancy.
2. Backing onto streets. New off-street parking spaces shall not be designed to require vehicles to back directly into a public street, except on local streets where the Zoning Administrator determines no feasible alternative exists.
3. Passenger drop-off. Where passenger drop-off spaces are provided, they shall be located so that the primary building entrance is not separated from the drop-off area by a vehicular travel lane, unless the Zoning Administrator determines no feasible alternative exists due to site constraints.

Article V – Site & Building Standards

D. Location & Placement.

1. **A-Frontages (all districts).** On any designated A-Frontage, no parking or drive aisles shall be located between the principal building and the primary street. Off-street parking shall be located to the side or rear of the principal building. Front-yard parking pads are prohibited on A-Frontages in all districts.
2. **Access in MRD-2 and TCD Districts.** a. Vehicle access to on-site parking shall be taken from alleys or secondary streets where such access is reasonably available. b. New curb cuts on A-Frontages shall be minimized and may be approved only where no feasible alternative rear or side-street access exists.
3. **Garages in R-1, R-2, and MRD-1 Districts.** a. Front-loaded garage doors shall be set back at least ten (10) feet behind the front façade plane of the principal building and shall occupy no more than fifty percent (50%) of that façade's width. b. Where alley access is available, garages are encouraged to take access from the alley and may be required as a condition of Site Plan approval to maintain a continuous streetscape and reduce curb cuts.
4. **In the R-1 and R-2 Districts,** driveway and garage access shall be located and designed to preserve residential streetscape character and minimize visual dominance of paved areas, including minimizing curb cuts and primary-street paving; where alley access is available, the Planning & Community Development Director or Zoning Administrator, in coordination with the Building Official, may require alley access where reasonably feasible. On corner lots, access shall be taken from the secondary street or alley where reasonably feasible, and a second curb cut on the primary frontage shall be avoided unless no feasible alternative exists. Front-loaded garages shall comply with §155.504(C)(3) and shall not be altered to increase the width of street-facing garage doors beyond the maximum permitted by that subsection.
5. **Service/loading on A-Frontages.** On all A-Frontages, service/loading areas and drive-through lanes shall be located behind the principal building and are prohibited between the principal building and the street.

E. Driveways, Curb Cuts & Cross-Access.

1. **Curb cuts per frontage:** one (1) curb cut per frontage is permitted; two (2) may be permitted where the frontage length exceeds three hundred (300) feet.
2. **Combined width:** the combined width of all curb cuts on a block face shall not exceed sixty (60) feet.
3. **Driveway width at sidewalk:** a. Residential: maximum twelve (12) feet for single driveways; maximum eighteen (18) feet for shared driveways. b. Non-residential: maximum twenty-four (24) feet.
4. **Cross-access:** where feasible, recorded cross-access easements shall be provided to abutting non-residential parcels; internal drives shall be aligned to facilitate shared parking and circulation.
5. **Internal walkways:** a continuous internal walkway at least six (6) feet wide shall connect building entries to the public sidewalk and between major parking fields.

F. Shared & Remote Parking.

1. **Shared parking reduction:** shared parking reductions are allowed in accordance with adopted shared-parking ratios where a recorded shared-use agreement is provided. The shared-parking arrangement shall demonstrate that the total on-site parking supply does not exceed the applicable maximum parking cap in subsection (B).
2. **Remote parking (Nonresidential).** Required off-street parking serving any use other than residential may be provided either on the same Lot as the building it is intended to serve or on a separate Lot located within five hundred (500) feet of such building, measured as a straight line from the nearest point of the building to the nearest point of the off-street parking area. Ownership or other legal control of all Lots intended for use as

Article V – Site & Building Standards

3. required parking shall be demonstrated by the Applicant. A recorded off-site parking agreement, in a form acceptable to the City, shall be approved prior to issuance of a certificate of occupancy or certificate of re-occupancy for the use served.

G. Bicycle & Micro-Mobility (Minimum Operational Rules).

1. **Racks:** bicycle racks shall be located within fifty (50) feet of a primary building entrance, visible from that entrance, and shall not obstruct the clear pedestrian path.
2. **Clear path:** a minimum five (5) foot clear pedestrian path shall be maintained along sidewalks where outdoor dining, bicycle racks, or streetscape furnishings are present.

H. Parking Space and Aisle Dimensions.

1. Minimum dimensions. Off-street parking spaces and aisles shall meet the minimum dimensions in Table 155.504-H, unless an alternative layout is approved by the Zoning Administrator based on a turning-movement analysis prepared by a licensed professional engineer demonstrating equivalent or better maneuverability and safe circulation.

Table 155.504-H: Minimum Parking Space and Aisle Dimensions

Parking Angle	Stall Width (ft)	Stall Length (ft)	Aisle Width (ft)
Parallel (0°)	8	22	12
Angle (45°)	9	18	14
Angle (60°)	9	18	18
Perpendicular (90°)	9	18	24

I. Maintenance of Required Parking Spaces (Residential).

1. **Applicability:** this subsection applies to any attached garage or other enclosed parking space that is used to satisfy the minimum off-street parking requirements for a residential dwelling under this Ordinance.
2. **Preservation of required parking area:** any attached garage or enclosed parking space counted toward the minimum off-street parking requirement shall not be converted in whole or in part to habitable living space unless an equivalent number of conforming off-street parking spaces is first provided elsewhere on the lot in accordance with this Section.
3. **Required physical elements:** the portion of an attached garage or enclosed parking space used to satisfy the minimum off-street parking requirement shall at all times retain:
 - a. A functioning, standard-sized overhead or similar vehicle door suitable for entry and exit of motor vehicles; and
 - b. A continuous, hard-surfaced floor sufficient in size and configuration to park the required number of vehicles.
4. **Violation and restoration:** conversion of any required enclosed parking space to living space in violation of this subsection constitutes a zoning violation. In addition to any penalties in Article VII, the property owner shall restore the required parking space or provide equivalent conforming parking in accordance with this Ordinance.

Article V – Site & Building Standards

3. **Location & design.** a. Equipment may be located within parking lots, parking structures, or garages, but shall not obstruct required drive aisles, sidewalks, or accessible routes. b. On designated A-Frontages, EV charging equipment and associated cabinets or bollards shall be located to the side or rear of buildings to the maximum extent practicable and shall not occupy any portion of the required BTZ. c. Ground-mounted electrical equipment serving EV chargers shall be screened from public streets and adjoining residential uses with landscaping or low walls consistent with the buffer and screening standards of this Article.
4. **Level 3 / DC fast charging near residential.**
 - a. Outdoor Level 3 or DC fast charging equipment shall not be placed within fifty (50) feet of a lot line abutting a residential district, unless otherwise approved as part of Site Plan Review upon a finding that noise, lighting, and late-night activity will not adversely affect nearby dwellings.
 - b. Any associated equipment shall comply with the lighting and noise standards applicable to the principal use of the site.
5. **Accessibility.** Where EV charging spaces are voluntarily provided, at least one (1) EV space is encouraged to be located and designed so that it can serve an accessible parking space in compliance with applicable accessibility provisions.

J. Accessible Parking (Barrier-Free). A portion of the total number of required off-street parking spaces in each off-street parking area shall be specifically designated, located, and reserved for use by persons with physical disabilities. The number, type (including van-accessible spaces), location, dimensions, markings, signage, access aisles, and accessible routes shall comply with applicable federal and State of Michigan barrier-free and accessibility requirements. Accessible parking spaces shall be counted toward fulfilling off-street parking requirements under this Ordinance. These standards shall not be varied or waived.

K. Electric Vehicle (EV) Charging – Optional Accessory Use.

1. **Purpose.** To clarify that EV charging stations are permitted as an accessory use in all zoning districts and to establish basic placement and design standards to ensure compatibility with surrounding uses. Nothing in this Section shall be construed to require installation of EV charging stations or EV-ready infrastructure.
 2. **Permitted accessory use.** a. EV charging stations are permitted as an accessory use in all zoning districts, subject to this Section. b. Parking spaces equipped with EV charging equipment may be counted toward the minimum off-street parking requirements of this Ordinance.
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Article V – Site & Building Standards

155.505 Building Grades & Surface Drainage

A. General.

All lots shall be graded so that surface water drains away from exterior building walls and usable entrances without creating standing water, erosion, or nuisance conditions on adjacent properties or within public rights-of-way.

B. Coordination & Approval.

1. Grading and surface drainage shall conform to applicable City engineering standards and any County or State stormwater requirements.
2. Final building grades and drainage patterns shall be subject to review and approval by the City Engineer or Building Official as part of the applicable permit or Site Plan Review under Article VI.

155.506 Landscape Standards

A. Purpose. Landscape standards are intended to:

1. Provide shade and comfort for pedestrians and improve the visual quality of streets and public spaces;
2. Mitigate visual and environmental impacts of paved areas, buildings, and service functions;
3. Reinforce the intended character of each zoning district through appropriate planting patterns, buffer types, and screening;
4. Integrate landscape design with building placement, frontage types, and parking and access patterns; and
5. Ensure that mechanical and utility equipment is effectively screened from public view.

B. Applicability.

1. **General.** Unless otherwise stated, this Section applies to all new development and major expansions subject to Site Plan Review within the R-1, R-2, MRD-1, MRD-2, TCD, M-1, and M-2 Districts.
2. **Relationship to other standards.** a. These standards are in addition to any landscape, buffer, or screening requirements contained in District Sheets, Overlay regulations, or approved PUDs. b. Where a District Sheet, Overlay, or PUD imposes more specific or more restrictive requirements, those requirements shall control.
3. **Voluntary landscaping.** Landscaping provided in excess of the minimum standards is encouraged and shall not be used as a basis to reduce required plantings elsewhere on the site, except as allowed under the Landscape Waiver provisions of §155.506(I).

C. Street Tree Requirements – General.

1. **Minimum quantity:** at least one (1) street tree shall be provided for every forty (40) linear feet of lot frontage, or fraction thereof. Where lot frontage is less than forty (40) feet, at least one (1) street tree is required unless waived under §155.506(I).
2. **Location:**
 - a. Required street trees shall be located within the front yard, tree lawn, or a dedicated planting area adjacent to the sidewalk, subject to City engineering and utility standards.
 - b. Where permitted by the City, required street trees may be located within the public right-of-way, in compliance with right-of-way and utility requirements.
3. **Species and size:**
 - a. Street trees shall be selected from the City’s approved street tree list, where such a list has been adopted, or shall otherwise be hardy, non-invasive species appropriate for urban conditions.

Article V – Site & Building Standards

- b. Each required street tree shall have a minimum caliper of two and one-half (2.5) inches at planting, unless otherwise approved.
4. **Visibility and access:** street trees shall be located to maintain required sight distance at intersections and driveways and to avoid conflicts with driveways, curb cuts, utilities, and streetlights. Minor spacing adjustments to address constraints are permitted, provided the required number of trees is maintained.

D. Allee Street Trees – MRD-2 & TCD.

1. **Applicability:** applies to street frontages in the MRD-2 and TCD Districts along designated A- and B-Frontages.
2. **Planting pattern:** street trees shall be planted in a regular “allée” pattern, approximately parallel to the curb, in a single row along the sidewalk edge or within a tree lawn.
3. **Spacing:** trees shall be spaced twenty-five (25) to thirty-five (35) feet on center, except where spacing is adjusted to avoid curb cuts, utilities, mature trees, or transit stops.
4. **Tree type:** trees shall be canopy trees capable of forming an overhead shade canopy over the sidewalk and edge of the travel lane at maturity.
5. **Relation to frontage types:** street trees shall be sited to complement required frontage types and shall not obstruct required clear walkways, entrances, or accessible routes.

E. Tree Pits & Root Zones – MRD-2 & TCD.

1. Where sidewalks extend from the building façade to the back of curb, or where no tree lawn is provided, street trees shall be planted in tree pits, planters, or other engineered planting areas.
2. Such planting areas shall:
 - a. Provide sufficient soil volume and depth to support long-term canopy tree health; and
 - b. Be designed and constructed in accordance with City engineering and forestry standards, including requirements for drainage, root zone protection, and pedestrian safety.
3. Tree pits shall be covered or edged with grates, pavers, or low groundcover plantings to allow pedestrian movement while protecting tree roots and complying with accessibility standards.

F. Naturalistic Front Yard & Foundation Planting – R-1 & R-2.

1. **General:** front yards shall be landscaped with a naturalistic pattern that reinforces residential character and provides a transition between the public street and the dwelling.
2. **Front yard planting:**
 - a. At least one (1) canopy tree and one (1) ornamental or evergreen tree shall be provided per lot frontage.
 - b. At least fifty percent (50%) of the area between the front façade and the front lot line shall consist of living plant material. c. Plantings may be arranged in clusters, staggered groupings, or other informal patterns
3. **Foundation planting:**
 - a. The portion of the front façade between any front porch or stoop and the front lot line shall include foundation plantings, except where walkways, driveways, or required accessible ramps are located.
 - b. Plantings shall soften the interface between the building and the front yard while maintaining clear access to entrances and windows.

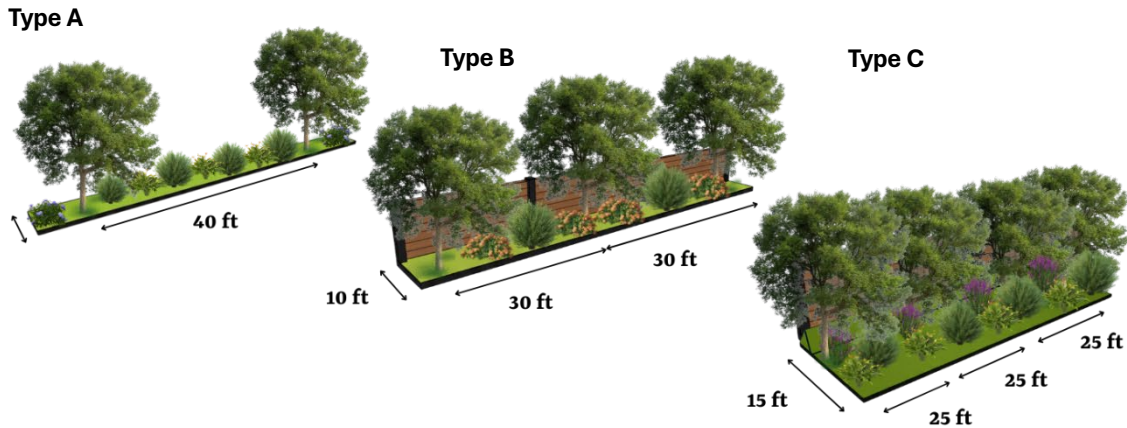
Article V – Site & Building Standards

4. **Visibility:** front-yard and foundation plantings shall be maintained so as not to obstruct required sight distance or violate visibility-triangle standards.

G. Landscape Buffers & Transitions (Types A/B/C).

1. **Purpose:** to provide objective transition standards between differing intensities of use, especially between residential and higher-intensity districts.
2. **Buffer Types** Landscape buffers shall be provided using one (1) of the following types, as specified on District Sheets, Overlay Districts, or by adjacency:

Buffer	Total Depth	Planting Structure	Target Opacity (Year-Round)
Type A (light)	6ft	1 canopy tree per 40 ft + continuous shrubs (24–36 in. mature height)	50%
Type B (moderate)	10ft	1 canopy tree per 30 ft + 6-ft solid fence/wall + shrubs	80%
Type C (strong)	15ft	1 canopy tree per 25 ft + berm 3–4 ft or 6–8 ft solid wall + evergreen massing	100%



3. **Default Adjacency Rules.** Where a District Sheet or Overlay District does not specify a buffer type, the following default rules apply along any shared lot line:
 - a. **Type A Buffer (Light).** Type A is required along shared lot lines between: R-1 and R-2 districts; R-1 or R-2 and MRD-1, PR, or ERO districts; and MRD-1 and MRD-2 districts.
 - b. **Type B Buffer (Moderate).** Type B is required along shared lot lines between: MRD-2 or TCD and any R-1, R-2, or MRD-1 district; and M-1 and any MRD-2, TCD, PR, or ERO district where the adjacent use is predominantly residential, school, park, or other sensitive civic use.
 - c. **Type C Buffer (Strong).** Type C is required along shared lot lines between: M-1 and any R-1, R-2, MRD-1, or MRD-2 district; and M-1 and any lot in PR or ERO used for schools, child care centers, or hospitals.
4. **Height Transitions When Required.** Where required by a District Sheet or Overlay District, maximum building height shall be reduced by one (1) story within fifty (50) to seventy-five (75) feet of a residential district lot line, measured horizontally from the shared lot line.

Article V – Site & Building Standards

H. Mechanical and Utility Screening.

1. **Applicability:** applies to all new commercial, mixed-use, and other non-residential principal buildings and to any building addition or roof alteration that installs or relocates mechanical or utility equipment and requires Site Plan Review.
2. **Rooftop mechanical equipment:**
 - a. All rooftop mechanical and utility equipment shall be fully screened from view at ground level from adjacent public streets and adjacent properties.
 - b. Screening shall be provided by: (1) A parapet wall integral to the building architecture; or (2) An opaque enclosure or screen wall constructed of materials and colors that match or are compatible with the principal façade.
 - c. The top of any parapet or screen shall be at least six (6) inches higher than the tallest piece of rooftop equipment being screened.
3. **Facade-mounted and ground equipment:** such equipment shall be located to the side or rear of the building where feasible and screened by architectural enclosures, walls, or year-round landscaping, consistent with buffer standards.

I. Landscape Waiver.

1. **Purpose:** to provide limited flexibility where existing conditions, utility constraints, preservation of mature vegetation, or high-quality design alternatives can meet or exceed the intent of this Section.
2. **Authority:** the approving body for the underlying development application (PCD/Zoning Administrator, Planning Commission, or City Council, as applicable) may approve adjustments or waivers under this subsection as part of Site Plan, Special Land Use, or PUD approval.
3. **Eligible adjustments:**
 - a. Modification of location, spacing, or species of required plantings, or arrangement of buffer elements, where strict application is impractical due to structures, easements, utilities, or similar constraints
 - b. Reduction of up to fifteen percent (15%) in the quantity of required plant materials where:
 - i. Existing mature vegetation is preserved and provides comparable or superior screening or shade; or
 - ii. Green-infrastructure features (such as rain gardens or bioswales) provide comparable or superior performance.
4. **Non-eligible adjustments:** a. A waiver shall not eliminate a required buffer between industrial or intensive commercial uses and residential districts. b. A waiver shall not reduce the minimum required buffer depth.
5. **Findings:** waivers or adjustments shall be granted only upon written findings that:
 - a. The overall intent of this Section is maintained;
 - b. Visibility, compatibility, and safety are not compromised;
 - c. The modification will not result in substantial injury to neighboring properties or the public realm; and
 - d. The modification is consistent with applicable district intent statements in Article III.
6. **Documentation:** any approved waiver or adjustment shall be clearly documented on the approved landscape plan and in the written decision for the associated development application.

Article V – Site & Building Standards

155.507 Landscape Maintenance

A. Applicability. This Section applies to all landscaping, trees, buffer yards, and screening that are:

1. Required by §155.506 or other provisions of this Ordinance; or
2. Shown as required improvements on an approved Site Plan, Special Land Use, or PUD.

B. General Maintenance.

Required landscape areas shall be maintained in a healthy, neat, and orderly condition, free from excessive weeds, litter, and debris. Plant materials shall be properly watered, pruned, and cared for to promote healthy growth and survival.

C. Replacement.

Plant materials that die, are removed, or are seriously damaged shall be replaced with similar plant material consistent with the approved landscape plan and §155.506. Replacement shall occur no later than the next reasonable planting season, unless an alternative schedule is approved by the Zoning Administrator.

D. Minor Adjustments.

The Planning & Community Development Director or Zoning Administrator may approve minor substitutions of species or minor adjustments in plant location where necessary to avoid conflicts with utilities, maintain sight distance, or coordinate with grading and drainage, provided the overall quantity and effectiveness of required screening and shade are maintained.

E. Enforcement.

Failure to maintain or replace required landscaping in accordance with this Section constitutes a violation of this Ordinance and may be enforced under Article VII, in addition to any remedies available under other City codes.

Article V – Site & Building Standards

155.508 Waste Receptacles, Collection Bins, and Temporary Storage Units

A. Waste receptacle and removal areas (Nonresidential and Multi-Household).

1. Waste receptacle and removal areas serving nonresidential uses and multi-household residential uses shall be located in a rear yard or rear service area and shall be surfaced with concrete not less than six (6) inches in depth. Such areas shall be enclosed and opaquely screened on four (4) sides by a masonry wall, similar in material and/or color to the main structure, and an opaque gate, to a height at least one (1) foot taller than the receptacle or other container system.
2. Waiver of gate. The Planning Commission may waive the requirement for a gate upon a determination that the open side of the enclosure is not visible from adjoining properties or from any public land or public thoroughfare.
3. Alternate container authorization. The Planning Commission may approve the use of individual garbage cans in lieu of a dumpster or other container system where the nature and volume of waste does not warrant a larger receptacle. If the waste volume increases such that overflow, nuisance conditions, or insufficient capacity occurs, the Planning Commission may require installation or use of a compliant receptacle and enclosure in accordance with this Section.

B. Temporary dumpsters, Roll-Off Containers, and Mobile Storage Units (Single-Household uses).

1. A zoning permit shall be required prior to the placement of any dumpster, roll-off container, or mobile storage unit within the public right-of-way.
2. Temporary dumpsters, roll-off containers, and mobile storage units serving single-household uses shall be permitted only for property clean-up, moving or relocation, repair, construction, or restoration activities.
3. Such units shall be limited to a period of not longer than ten (10) consecutive days per placement, with a maximum of twenty (20) total days per calendar year per dwelling unit. One (1) extension may be granted by the Zoning Administrator for good cause, including but not limited to active construction, relocation delays, or emergency conditions, for a period not to exceed ten (10) days, provided that the total number of days, including any extension, shall not exceed twenty (20) days per calendar year per dwelling unit.
4. Temporary dumpsters, roll-off containers, and mobile storage units shall not be subject to the enclosure and screening requirements of subsection A due to their temporary nature.
5. In residential districts, placement shall be limited to a driveway or other improved surface, meaning a paved or hard-surfaced area such as asphalt, concrete, or pavers, and shall not be placed on grass, dirt, or other unimproved surfaces.
6. Mobile storage units shall comply with the following additional standards:
 - a. Shall not be placed within the public right-of-way except in compliance with subsection B.1.
 - b. Shall not obstruct sidewalks, streets, required parking spaces, fire lanes, or emergency access.
 - c. Shall not be used for human occupancy, business operations, or the storage of hazardous materials.
 - d. Shall be maintained in good condition, free of visible damage, rust, or graffiti.
7. Nothing in this section shall exempt any condition from compliance with Chapter 156 (Blight Violations).

C. Collection bins.

1. **Purpose.** The purpose of this subsection is to regulate collection bins so that they remain clean, safe, and do not create hazards to pedestrians or vehicular traffic.
 2. **Permitted locations.** Collection bins shall not be permitted on land used or zoned for residential purposes. Collection bins shall not be located within one thousand (1,000) feet of another collection bin, measured in a straight line from the collection bin to the other collection bin.
 3. **Standards.** Collection bins shall be maintained in good condition and appearance, free of structural damage, holes, visible rust, and graffiti; shall be placed on a paved or concrete surface and remain level and stable; shall be locked and equipped with a secure safety chute; shall be emptied with sufficient frequency to prevent overflow and accumulation of materials outside the bin; and shall not be located so as to obstruct a building entrance or exit, a designated fire lane, or a required accessible parking space, or to create a visual obstruction or traffic safety hazard as determined by the Building Official or designee.
 4. **Number and size.** No more than one (1) collection bin shall be permitted per lot. The maximum size of a collection bin shall not exceed five (5) feet by five (5) feet by seven (7) feet.
 5. **Identification.** Each collection bin shall display the name, mailing address, email address, website, and phone number of the collection bin operator. The total sign area for such identification shall not exceed six (6) square feet per side, and the font size shall not be less than one (1) inch in height.
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Article V – Site & Building Standards

155.509 General Height Exceptions & Bulk Measurement

A. Floor Area Ratio (FAR) – Included & Excluded Area.

1. **Included:** all fully enclosed floor area above grade, including mezzanines counted under subsection (A)(3).
2. **Excluded:**
 - a. Basements where at least fifty percent (50%) of wall height is below adjacent finished grade;
 - b. Structured parking, above or below grade; and
 - c. Arcades, porches, stoops, and open balconies.
3. **Mezzanines:** mezzanines are counted as floor area when they exceed thirty-three percent (33%) of the floor plate of the story they serve.

B. Height Exceptions.

1. **Parapets:** up to four (4) feet above the maximum building height of the district.
2. **Mechanical equipment and screens:** may exceed district height by up to fifteen (15) feet if set back at least ten (10) feet from all roof edges and screened on all sides to a height equal to or greater than the equipment.
3. **Solar and small wind:** a. Solar panels are exempt from district height limits. b. Building-mounted small wind devices may exceed district height by up to ten (10) feet where permitted by Article IV.
4. **Spires, chimneys, flagpoles:** exempt, provided the cross-sectional area above the maximum height does not exceed ten percent (10%) of the roof area and the elements are not occupied.

C. Ground-Floor Height Reference. Ground-floor height requirements for specific districts, including the twelve (12) foot minimum clear height for shopfront frontages in MRD-2 and TCD, are established in applicable District Sheets and §155.503.

D. Rooftop Mechanical Equipment. Rooftop mechanical and utility equipment may extend above maximum permitted height only to the extent necessary for operation and screening. Such equipment shall comply with §155.506(H) and the height exceptions in this Section.

E. Mechanical Equipment on Building Facades and at Grade. Mechanical or utility equipment mounted on exterior walls or located at ground level shall comply with §155.506(H) and applicable buffer and screening requirements.

Article V – Site & Building Standards

155.510 Building Materials, Architectural Articulation & Exterior Finishes

A. Applicability. This Section applies to:

- a. All new commercial, mixed-use, and other non-residential principal buildings in the MRD-1, MRD-2, and TCD Districts;
- b. All new multi-unit residential buildings (three (3) or more dwelling units) in the MRD-1, MRD-2, and TCD Districts; and
- c. Any exterior renovation or building expansion in these districts that is subject to Site Plan Review on façades facing a primary or secondary street frontage.

B. Primary Materials on Street-Facing Facades.

1. On façades facing designated A-Frontages, at least seventy-five percent (75%) of the visible wall area of each street-facing façade (excluding windows and doors) shall be constructed of one or more of the following primary materials:
 - a. Brick or brick veneer;
 - b. Natural or cast stone;
 - c. Architectural precast concrete panels with integral color and articulation;
 - d. Architectural concrete masonry units (CMU) with integral color and split face, scored, or polished finishes;
 - e. Fiber-cement siding, panels, or trim with factory-applied finish; or
 - f. High-quality metal panels with concealed fasteners and factory-applied finish.
2. On secondary street-facing façades, primary materials shall wrap at least twenty (20) feet around the corner or to a logical termination point.

C. Accent Materials & Prohibited Primary Materials.

1. Up to twenty-five percent (25%) of each street-facing façade may consist of accent materials such as wood, decorative metal, stucco/EIFS, tile, or similar materials used to highlight entries, bays, or features, provided they are detailed and installed to maintain durability.
2. The following materials are prohibited as primary exterior wall materials on A-Frontages in MRD-1, MRD-2, and TCD:
 - a. Standard (non-architectural) CMU, painted or unpainted;
 - b. Vinyl siding;
 - c. EIFS as a primary cladding material above the first story or on more than twenty-five percent (25%) of any street-facing façade;
 - d. Plywood, OSB, or similar sheathing as finished exterior surfaces;
 - e. Corrugated metal siding or metal siding with exposed fasteners, except as a limited accent; and
 - f. Unfinished tilt-up concrete panels without architectural treatment.

D. Color and Finish.

1. Large expanses of highly reflective, mirror-like surfaces are prohibited on street-facing façades.
2. High-intensity fluorescent or “day-glow” colors shall not be used as a predominant façade color.
3. Brand or logo colors may be used as accent colors on limited areas consistent with sign standards.

Article V – Site & Building Standards

E. Architectural Articulation & Massing Breaks.

1. Any continuous wall plane on a principal or secondary street-facing façade that exceeds thirty (30) feet in horizontal length shall incorporate at least one of the following within that length:
 - a. Material change: a substantial change in primary exterior material extending vertically for at least one full story and horizontally for at least eight (8) feet;
 - b. Wall-plane offset: a recess or projection of at least one (1) foot extending vertically for at least one full story and horizontally for at least eight (8) feet; or
 - c. Height variation: a clearly defined change in building height, parapet height, or roof form that creates a visible break in the perceived mass.
2. Window and door openings alone shall not be considered a sufficient massing break.
3. Multi-story commercial and mixed-use buildings shall include a distinct horizontal architectural divider separating the ground floor from upper stories on all principal and secondary street-facing façades, located generally at the top of the first story or between twelve (12) and sixteen (16) feet above finished grade.

F. Street Screens & Freestanding Walls.

1. Street screens and required screening walls along A-Frontages in MRD-1, MRD-2, and TCD shall be constructed of materials compatible with the principal building façade, such as brick, stone, or architectural CMU.
2. Chain-link fencing shall not be used as a street screen or primary screening element along A-Frontages and shall comply with §155.512.

155.511 Signage Standards

A. Purpose.

To provide clear, objective sign controls that reinforce street character and maintain required façade transparency by regulating the number, location, size, height, illumination, and design of signs, consistent with the standards of this Section.

B. Applicability.

This Section applies to all zoning districts. Where a District Sheet requires a sign band (e.g., in TCD), this Section governs measurement and placement.

C. Sign Permits Required.

It shall be unlawful for any person to construct, erect, re-erect, move, alter, enlarge, or illuminate any Sign, or to change the face, copy, or method of illumination of any Sign, unless a Sign Permit has first been obtained from the Building Department through the Building Official, except as provided in §155.510(E), Signs Not Requiring a Permit.

D. Permit Application; Required Submittals; Completeness.

The Planning & Community Development Director or Zoning Administrator, in coordination with the Building Official, shall have final discretion to determine the submittals required for a Sign Permit based on the sign type, location, method of attachment, and illumination. The Sign Permit application shall identify minimum submittal requirements. Submission of an application shall include all required plans and ancillary materials and payment of any applicable fees. Applications shall not be processed unless determined to be complete by the Building Official.

Article V – Site & Building Standards

E. Signs Not Requiring a Permit.

A Sign Permit shall not be required for Signs that are expressly exempted by this Ordinance as “Signs Not Requiring a Permit,” as may be listed in this Section or in a separate subsection or fee/permit schedule adopted by the City, provided that all such exempt Signs shall comply with all applicable standards of this Ordinance, including sign area, height, placement, and illumination limits.

F. Sign Permit Expiration.

A Sign Permit shall be null and void if the work for which the permit was issued is not completed within one hundred eighty (180) days of the date of issuance, unless extended in writing by the Building Official for good cause shown.

G. General Measurement & Placement.

1. Building frontage length: measured along the primary street lot line. On corner lots, each street-facing frontage may be used to calculate sign area for signs facing that street.
2. Sign area: the area of the smallest single continuous geometric shape that encloses all letters, logos, and graphics, including any cabinet or background.
3. Transparency protection: window signs may cover no more than twenty-five percent (25%) of any glazed pane and shall not reduce required transparency below district minimums.
4. Illumination: external or internal illumination is permitted, provided it is non-flashing. Bare bulbs and exposed raceways are prohibited. Maximum luminance shall comply with City lighting standards.

H. Allowed Sign Types by District (Principal Frontage).

1. R-1 / R-2 / MRD-1: wall, window, small projecting (\leq six (6) square feet), and monument/ground signs for multi-unit or civic/institutional uses.
2. MRD-2 / TCD: wall, projecting, window, canopy/awning, and monument signs. Pole/pylon signs are prohibited citywide.
3. M-1 / PR: wall, window, monument, and directional signs; projecting and awning signs only at primary building entrances.

I. Wall Signs (Commercial/Mixed-Use Frontages).

1. Maximum area: a. MRD-2: wall sign area per tenant shall not exceed one (1.0) square foot of sign area per linear foot of building frontage, up to a maximum of one hundred (100) square feet per frontage. b. TCD: wall sign area per tenant shall not exceed one and one-half (1.5) square feet of sign area per linear foot of building frontage, up to a maximum of one hundred fifty (150) square feet per frontage.
2. Location: wall signs shall be located entirely within the façade sign band, where present. The top of any wall sign shall not extend above the building parapet and shall not be more than twenty (20) feet above sidewalk grade.
3. Projection: wall signs shall project no more than twelve (12) inches from the wall face.

J. Projecting Signs (Commercial/Mixed-Use).

1. Maximum one (1) projecting sign per tenant frontage.
2. Maximum area sixteen (16) square feet; up to twenty-four (24) square feet may be permitted on multi-tenant buildings on A-Frontages.
3. Signs may project up to the lesser of six (6) feet or two-thirds (2/3) of the sidewalk width.
4. Bottom of sign: at least eight (8) feet above sidewalk; top: no more than twenty (20) feet above sidewalk.
5. Maximum thickness twelve (12) inches, excluding mounting hardware.

Article V – Site & Building Standards

K. Monument/Ground Signs.

1. Maximum height six (6) feet from average adjacent grade.
2. Maximum area thirty-two (32) square feet per frontage.
3. Minimum setback five (5) feet from public right-of-way; ten (10) feet from any driveway curb return.
4. Signs shall have an opaque base at least eighteen (18) inches in height and internal landscaping totaling at least twenty-four (24) square feet.

L. Window, Canopy/Awning & Directional Signs.

1. Window signs are subject to the twenty-five percent (25%) per-pane cap and are not counted toward wall-sign area.
2. Canopy/awning sign letter height shall not exceed twelve (12) inches on the valance. Canopies/awnings shall be non-glossy woven fabric or metal; internally illuminated vinyl/plastic awnings are prohibited. Minimum clearance: eight (8) feet above sidewalk.
3. Directional/on-site wayfinding signs shall not exceed four (4) square feet or three (3) feet in height, shall be non-advertising, and may be internally illuminated.

M. Prohibited Signs. Prohibited signs include, but are not limited to:

1. Pole/pylon, roof-mounted, flashing/animated, portable, beacon/laser, string pennants, and cabinet box signs with internally illuminated opaque faces are prohibited. Only individual reverse-lit channel letters or cabinets with push-through acrylic graphics are permitted in façade sign bands.
2. Prohibited signs include, but are not limited to, the following:
 - a. Abandoned signs.
 - b. Signs attached to trees, fences, or utility poles.
 - c. Any sign not specifically permitted by, or not in conformance with, this Article.
 - d. Balloons or balloon signs, except when specifically approved for a special event by the City.
 - e. Billboards (including any off-premises sign).
 - f. Electronic message signs.
 - g. Festoon signs and flashing, animated, or moving signs.
 - h. Home-based business signs, other than a nameplate sign.
 - i. Signs containing profane, obscene, indecent, or immoral matter of the type or kind prohibited by State law.
 - j. Signs that obstruct access by preventing free and unobstructed use of a window, door, or other opening that could be used for a fire escape.
 - k. Inflatable signs, except when specifically approved for a special event by the City.
 - l. Pole/pylon signs and roof-mounted signs.
 - m. Signs that obstruct traffic control devices or interfere with traffic safety, including signs that obstruct any approved traffic control device, road sign, or signal from view; interfere with sight distance necessary for traffic safety; confuse traffic; or distract from visibility of existing traffic signs or devices.
 - n. Signs with visible moving, revolving, mechanical, or simulated movement, including movement achieved by electrical, electronic or mechanical means, intermittent electrical pulsations, or by action of normal wind current.

Article V – Site & Building Standards

- o. Structurally unsafe signs.
- p. Vehicle signs where the vehicle is parked for longer than twelve (12) hours in one location, unless such parking location is the least visible from the public right-of-way.
- q. Any sign that obstructs required sight lines or reduces required transparency below minimums is prohibited.

N. Maximum Number of Signs by Type.

1. General rule; per frontage. Where this subsection provides a maximum “per frontage,” each street frontage of a Corner Lot may be counted separately for signs oriented to that street, unless otherwise stated.
2. Wall signs. Wall signs are limited by sign area and placement standards in §155.511(I). Multiple wall signs may be permitted on a building façade provided the total wall-sign area does not exceed the applicable maximums and the signs are located within any required facade sign band.
3. Projecting signs. Maximum one (1) projecting sign per tenant frontage, as provided in §155.511(J).
4. Monument/ground signs.
 - a. Maximum one (1) monument/ground sign per street frontage, per Lot.
 - b. For Corner Lots, a maximum of two (2) monument/ground signs is permitted, provided no more than one (1) monument/ground sign faces each street.
 - c. Monument/ground signs shall comply with the height, area, and setback standards of §155.511(K).
5. Canopy/awning signs. Maximum one (1) canopy/awning sign per tenant frontage, subject to §155.511(L).
6. Directional/on-site wayfinding signs. Directional/on-site wayfinding signs are permitted as needed for safe internal circulation, provided each sign complies with §155.511(L) and is non-advertising.
7. Billboards and Off-Premises Signs.
 - a. **Prohibited Citywide.** Billboards and all Off-Premises Signs are prohibited in all zoning districts.
No New
 - b. **Permits.** No Sign Permit or development approval shall be issued for the erection, placement, relocation, expansion, reface, conversion, or re-establishment of any Billboard or Off-Premises Sign after the effective date of this Ordinance.
 - c. **Lawful Nonconforming Signs.** Any Billboard or Off-Premises Sign lawfully existing on the effective date of this Ordinance may remain only as a lawful nonconforming sign, subject to Subsection (F) Nonconforming Signs and Article VIII (Nonconformities).
 - d. **No Expansion; No Digital Conversion.** A lawful nonconforming Billboard or Off-Premises Sign shall not be enlarged, increased in height, structurally altered (except ordinary maintenance and safety repairs), relocated, re-faced, or converted to an electronic message sign, digital display, or changeable copy. No additional sign faces shall be added.
 - e. **Removal; Discontinuance; Damage.** If a lawful nonconforming Billboard or Off-Premises Sign is removed or discontinued in accordance with Subsection (F) or is destroyed or damaged such that repair would require replacement of the supporting structure or constitute structural alteration, it shall be removed and shall not be rebuilt or re-established.

Article V – Site & Building Standards

8. Murals (TCD Only).

- a. District limitation. Murals are permitted only within the TCD and shall be prohibited in all other zoning districts.
- b. Type One only. Only non-commercial murals are permitted. Murals shall not include commercial references, including business names, logos, slogans, product depictions, pricing, promotions, or calls-to-action.
- c. Location restriction. Murals shall not be placed on a building's primary street-facing facade and shall be limited to side or rear façades that are visible from the public realm.
- d. Content restrictions. Murals shall not include offensive content and shall not include political campaign content.
- e. Maintenance. Murals shall be professionally maintained in good condition; peeling, fading, or vandalized murals shall be repaired or removed within a timeframe specified in the approval, or as directed by the Zoning Administrator for public safety and neighborhood appearance.
- f. Review, fee, and completion. A mural shall require approval prior to installation based on submitted design sketches and materials. A nonrefundable review fee in an amount established by the City's adopted fee schedule, as amended, shall be paid at application. Approved murals shall be completed within six (6) months of approval unless an extension is granted by the approving body.
- g. Appeal. Any denial of a mural application may be appealed to the Zoning Board of Appeals in accordance with Article VII.

O. Sign Maintenance and Inspection.

1. Maintenance required. All Signs, including Sign Structures, shall be maintained in good condition and in a state of good repair, including secure attachment, structural soundness, intact faces and cabinet components, and surfaces free of excessive rust, corrosion, peeling paint, cracking, warping, torn panels, missing parts, or similar deterioration.
2. Illumination and electrical. Where a Sign is illuminated, all electrical components, wiring, conduits, and fixtures shall be maintained in a safe condition and in compliance with applicable codes, and illumination shall be maintained so as not to create glare, exposed wiring, or hazardous conditions.
3. Unsafe or damaged signs; corrective action. Any Sign or Sign Structure that is structurally unsafe, poses a hazard, is materially damaged, or is otherwise maintained in violation of this Section shall be repaired, secured, or removed by the Owner within the time period specified in a written notice issued by the City.
4. Inspection authority. Signs may be inspected by the City to verify compliance with this Ordinance in accordance with §155.703(E).
5. Relationship to obsolete signs. Nothing in this subsection shall be construed to limit the requirements for removal of obsolete Signs in §155.514.
6. **Temporary banner/cloth signs; bond.** Where a temporary banner or cloth Sign is permitted, the Building Official may require a cash bond in an amount established by the City's adopted fee schedule, as amended, which shall be refunded upon timely removal of the Sign; if not timely removed, the City may apply the bond to removal and enforcement costs.

TABLE: TYPICAL SHOPFRONT SIGN TYPES

Wall Sign (Band Sign)

Location	Within the façade sign band, where present; below parapet.
Size	Per §155.511(l)(1) (by district/frontage).
Projection	Max twelve (12) inches from wall face.
Illumination	Non-flashing only; no bare bulbs/exposed raceways; comply with City lighting standards.



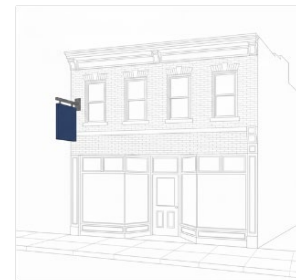
Awning/Canopy Sign

Location	On awning/canopy valance; at tenant frontage/primary entry.
Lettering	Max twelve (12) inch letter height on valance.
Clearance	Minimum eight (8) feet above sidewalk.
Materials/Lighting	Non-glossy woven fabric or metal; no internally illuminated vinyl/plastic awnings.



Projecting / Blade Sign

Quantity	Max one (1) per tenant frontage.
Size	Max sixteen (16) sq ft (up to twenty-four (24) sq ft on eligible multi-tenant A-Frontages).
Projection	Up to lesser of six (6) feet or two-thirds (2/3) of sidewalk width.
Clearance/Thickness	Bottom ≥ eight (8) feet; top ≤ twenty (20) feet; max twelve (12) inches thick.



Window Sign

Location	On glazing of tenant storefront windows.
Coverage	Max twenty-five percent (25%) of any glazed pane.
Transparency	Shall not reduce required façade transparency below district minimums.
Counting	Not counted toward wall sign area.



Monument / Ground Sign

Location	On lot frontage; outside the public right-of-way.
Size/Height	Max thirty-two (32) sq ft per frontage; max six (6) feet high.
Setbacks	Min five (5) feet from ROW; ten (10) feet from driveway curb return.
Base/Landscaping	Opaque base ≥ eighteen (18) inches; internal landscaping ≥ twenty-four (24) sq ft.



Address / Nameplate Sign

Location	At primary entrance or near the street-facing entry.
Purpose	Address identification and/or occupant name only.
Size	Small format; limited to area needed for legibility (per adopted permit/fee schedule if applicable).
Illumination	Non-flashing; comply with City lighting standards.



Article V – Site & Building Standards

155.512 Fences, Walls & Visibility

A. Purpose.

To ensure durable, compatible enclosure with predictable heights, materials, and sight-distance protection.

B. Applicability.

This Section applies in all districts. Fences and walls shall be located on private property; nothing herein authorizes encroachment into public rights-of-way.

C. Height & Location.

1. **Front yard (any district):** maximum height four (4) feet; maximum opacity sixty percent (60%) when measured head-on. Masonry walls are prohibited in front yards except low garden walls thirty (30) inches or less in height.
2. **Side/rear yards (residential districts):** maximum height eight (8) feet.
3. **Non-residential or abutting industrial uses:** maximum height eight (8) feet behind the front building line.
4. **Corner visibility triangle:** within ten (10) feet by ten (10) feet of a driveway or street intersection, maximum height thirty (30) inches for solid elements or forty-two (42) inches for fences at least seventy percent (70%) open.
5. **Setback from sidewalks:** gates or doors shall not swing into public rights-of-way, and any footing shall be at least six (6) inches behind the right-of-way line.

D. Materials.

1. **Permitted (any district):** brick or stone masonry; architectural CMU; poured concrete with architectural finish; wood or composite boards; ornamental metal with factory finish.
2. **Conditional (rear/service yards not visible from public rights-of-way):** standard CMU fully concealed on the street side by a Type B or C buffer or by a brick/stone veneer.
3. **Prohibited:** stucco/plaster over CMU on public or A-Frontages; razor/ concertina wire; electrified fencing (except where specifically allowed for agricultural or utility uses); corrugated metal; salvaged materials; tarps or plastic mesh; chain-link in front yards; barbed wire except in M-1 and M-2 above eight (8) feet and angled inward.
- 4.
5. **Finish quality:** exposed CMU shall have tooled joints and caps; unfinished plain CMU visible from public rights-of-way is prohibited.

E. Orientation & Opacity.

1. The finished side of a fence or wall shall face outward toward the public or adjacent parcel.
2. Opacity is measured as the percentage of solid surface over total fence plane area within any ten (10) foot segment.

Article V – Site & Building Standards

F. Hedges & Landscaping near Streets and Driveways.

1. In required front yards, hedges, shrubs, ornamental grasses, and similar plantings shall be maintained at a height not exceeding four (4) feet, except for canopy trees with a clear stem of at least seven (7) feet above sidewalk level.
2. Within any required visibility triangle, no hedge, shrub, berm, or other landscape material shall exceed thirty (30) inches in height, and no tree branches shall hang lower than seven (7) feet above the pavement, consistent with visibility standards of this Section.
3. Continuous hedges or rows of shrubs used as property-boundary enclosures are regulated as fences for maximum height and location.

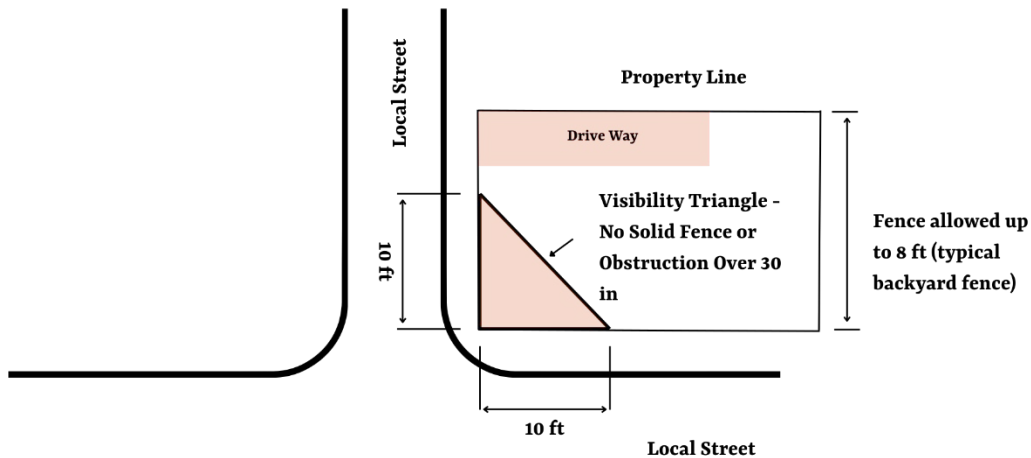


Figure: Visibility Triangle – No Solid Fence or Obstruction Over 30 in

G. Walls Used as Buffers.

Where a Type B or Type C buffer is required under §155.506(G), any wall provided as part of the buffer shall meet the corresponding buffer specifications. Landscaping shall be placed on the street side of walls where feasible.

H. Maintenance.

All fences and walls shall be maintained plumb, structurally sound, and free of peeling finishes, breaks, or missing sections. Damaged sections shall be repaired or replaced within thirty (30) days of notice.

Article V – Site & Building Standards

155.513 Exterior Lighting and Security Cameras

A. Purpose.

This Section establishes clear, objective standards for exterior lighting and security cameras to support public safety, limit glare and spillover onto adjacent properties, protect neighborhood character, and ensure that lighting and camera equipment is compatible with building and site design standards of this Article.

B. Applicability.

All development, redevelopment, and site improvements that include exterior lighting or security camera installation shall comply with this Section. Where a use-specific standard in Article IV imposes additional security or lighting requirements, the more restrictive standard shall apply.

C. Exterior lighting standards.

1. Shielding and glare control. All exterior luminaires shall be full-cutoff or fully shielded and shall be oriented downward so that the light source is not visible from adjoining properties or public streets, except for decorative pedestrian-scale fixtures that are fully shielded and designed to minimize glare.
2. Spillover limitation. Exterior lighting shall be arranged and maintained to prevent light trespass onto adjacent residentially used or zoned property.
3. Building entrances and pedestrian routes. Lighting shall be provided at building entrances, accessible routes, and pedestrian walkways to support safe circulation without creating glare or excessive brightness.
4. Parking and service areas. Lighting for parking areas, loading areas, and service yards shall be designed to illuminate only the intended area and shall be located and screened, where applicable, consistent with Article V buffering and screening standards.
5. Prohibited lighting. Searchlights, beacon/laser lighting, and other lighting that creates flashing, scanning, or moving beams visible from off-site shall be prohibited, except for temporary public-safety uses by governmental agencies.
6. Relationship to signs. Exterior lighting used to illuminate a Sign shall comply with §155.510 and shall not create flashing effects, glare, or spillover onto public rights-of-way or adjacent properties.

D. Required Submittals, Photometric Plan.

Where Site Plan Review is required under Article VI, or where exterior lighting is installed or materially altered as part of a development approval, the applicant shall submit a lighting plan that identifies fixture type, fixture height, fixture shielding, mounting location, and illumination pattern. The Planning & Community Development Director or Zoning Administrator, in coordination with the Building Official, may require a photometric plan where needed to verify compliance with this Section.

Article V – Site & Building Standards

E. Security cameras.

1. When permitted. Security cameras are permitted as accessory equipment in all zoning districts.
2. Installation and placement. Cameras shall be mounted and oriented to monitor building entrances, parking areas, loading/service areas, and other on-site areas where security monitoring is needed. Cameras shall not be oriented primarily into the interior of a dwelling unit on an adjacent property.
3. Lighting integration. Where security lighting is provided in association with camera surveillance, such lighting shall comply with subsection (C) and shall be shielded to prevent glare and spillover.
4. Use-specific requirements. Where a use is required by this Ordinance or by a condition of approval to provide a security plan, recorded video retention, or specific camera coverage areas, such requirements shall be included in the development approval and shall be enforceable as a condition of approval.

155.514 Industrial Performance Standards (M-1)

A. Purpose.

To mitigate off-site impacts from industrial and logistics operations through clear, measurable limits.

B. Lighting.

1. All pole- and building-mounted fixtures shall be full-cutoff luminaires.
2. Maximum light spill at any lot line abutting a residential district: 0.2 footcandles measured at grade.
3. Typical average lighting levels in yards and lots should be one (1) to two (2) footcandles, with a maximum average of five (5) footcandles in truck courts.

C. Noise (Measured at Residential District Line).

1. Daytime (7:00 a.m.–10:00 p.m.): maximum sixty-five (65) dBA Leq (1-hour).
2. Nighttime (10:00 p.m.–7:00 a.m.): maximum fifty-five (55) dBA Leq (1-hour).
3. Where noise includes prominent tones or impulsive character, the applicable limit shall be reduced by five (5) dBA.

D. Vibration.

1. Continuous vibration at the residential district line shall not exceed 0.02 inches per second peak particle velocity (PPV) over 1–80 Hz.
2. Impulsive events shall not exceed 0.05 inches per second PPV.

E. Airborne Particulates & Odor.

Industrial uses shall comply with applicable state and federal air-quality regulations and shall not emit dust, fumes, smoke, or odors in quantities that create a nuisance or visible plume at any residential district boundary.

F. Loading, Queuing & Buffers.

1. Loading and truck courts shall be located to the side or rear of buildings and, to the maximum extent practicable, oriented away from residential districts.
2. Where an industrial use abuts a commercial or mixed-use district, at least a Type B buffer shall be provided; where it abuts or is visible from a residential district, at least a Type C buffer shall be provided in accordance with §155.506(G).
3. Truck queuing shall be accommodated on-site consistent with an approved Circulation & Queuing Plan under Article VI. Queuing shall not block internal walkways or public streets.

Article V – Site & Building Standards

G. Data Centers and High-Intensity Computing Facilities

1. **Applicability.**

This subsection applies to any *Data Center or High-Intensity Computing Facility* as defined in Article II (Definitions).

2. **Location and Approval.**

- a. Data Centers and High-Intensity Computing Facilities shall be permitted only as a Special Land Use in the M-1 District.
- b. Approval shall follow the procedures for Tier 2 Major Site Plan and Special Land Use review in Article VI, including written Findings of Fact under §155.606.

3. **Energy and Water Demand Analysis.** As part of the application, the Applicant shall submit an Energy and Water Demand Analysis, prepared by a qualified professional, that:

- a. Identifies projected electrical demand at buildout and by phase;
- b. Identifies projected water use (including potable and non-potable sources, if any) and sanitary and stormwater discharge volumes; and
- c. Describes proposed measures to reduce peak demand, improve efficiency, and manage heat and cooling loads.

4. **Cooling Systems, Noise, and Air Impacts.**

- a. Cooling towers, chillers, fans, and related mechanical equipment shall comply with the noise limits of §155.512(C) at the property line of any Residential District and shall be located and screened in accordance with §155.506(H).
- b. Exhaust air and heat discharge shall be directed and controlled so as not to create hazardous or nuisance conditions on adjacent properties or public rights-of-way.

5. **Backup Generation and Emissions.**

- a. Backup generators and associated fuel storage shall comply with all applicable fire, environmental, and air-quality regulations and any Michigan Department of Environment, Great Lakes, and Energy (EGLE) permit requirements.
- b. Routine testing of generators shall be scheduled, to the extent practicable, to avoid nighttime hours and peak noise-sensitivity periods for nearby residential areas.

6. **Water Use and Discharge.**

- a. Facilities that use water-based cooling systems shall identify the proposed water source(s) and demonstrate that usage is compatible with available system capacity, as determined by the City Engineer and relevant utilities.
- b. Any industrial process water or non-domestic discharge shall comply with pretreatment, discharge, and monitoring requirements established by the City and any other applicable agency.

Article V – Site & Building Standards

7. Utility Infrastructure and Cost Responsibility.
 - a. Prior to final approval, the Applicant shall provide a letter or equivalent documentation from the electric, water, and sanitary providers identifying:
 - i. Existing system capacity;
 - ii. Improvements, if any, required to serve the proposed facility at its projected demand; and
 - iii. Any required on-site, off-site, or system-level upgrades reasonably attributable to the facility.
 - b. As a condition of Special Land Use and Site Plan approval, the Applicant shall fund or construct, or pay its proportionate share of the cost to fund or construct, all on-site and off-site utility and infrastructure improvements that are:
 - i. Reasonably necessary to provide adequate and reliable electric, water, sanitary sewer, and stormwater service to the facility; and
 - ii. Reasonably attributable to the facility's new or increased demand on those systems, as determined by the City Engineer and, where applicable, the utility provider.
 - c. It is the policy of the City that development-related infrastructure costs reasonably attributable to a Data Center or High-Intensity Computing Facility shall not be shifted to existing residents or businesses through increased rates or general ratepayer subsidies, to the extent permitted by law and utility regulation. The City may condition approval on:
 - i. The Applicant entering into a development agreement under §155.612 (Development Agreements and Community Benefits); and/or
 - ii. The Applicant entering into a separate agreement with the applicable utility providers to cover capacity-related charges or infrastructure improvements associated with the facility's demand.
8. Development Agreements and Community Benefits.

As a condition of Special Land Use approval, the City Council may require a development agreement consistent with §155.612 (Development Agreements and Community Benefits) to address project-specific impacts and secure community benefits reasonably related and proportional to the facility's scale and infrastructure demand. Such an agreement may include, but is not limited to:

 - a. Utility and grid upgrades funded by the developer;
 - b. Local hiring and workforce development commitments;
 - c. Support for neighborhood amenities, public facilities, or digital-equity initiatives; and
 - d. Additional mitigation measures related to noise, lighting, traffic, or environmental impacts.

Article V – Site & Building Standards

155.515 General Property & Site Maintenance

A. Scope.

This Section applies to all properties, buildings, and uses subject to this Ordinance, including residential and nonresidential lots, whether a Site Plan was required.

B. Lots and Outdoor Areas.

All lots shall be maintained in a clean, orderly, and sanitary condition and shall be kept free from rubbish, junk, trash, litter, inoperable equipment or vehicles, accumulated debris, pest harborage, and other undesirable or unsafe materials. Properties shall be maintained so as not to create conditions of blight, visible deterioration, or substantial impairment of the appearance and character of the surrounding area.

C. Buildings, Structures, and Fences.

All buildings, structures, and fences shall be kept structurally sound and in good repair, with exterior materials that are durable and reasonably weather- and corrosion-resistant. Exterior surfaces shall be maintained so as not to exhibit widespread peeling paint, broken or boarded windows (except as temporarily secured for safety), failing siding, or similar visible deterioration.

D. Required Site Improvements.

All required site improvements approved or required under this Ordinance—including, but not limited to, those under §§155.504, 155.506, 155.507, 155.510, and 155.511—shall be maintained as follows:

1. **Parking and Paved Areas.** Parking lots and driveways shall be kept in good condition, characterized by a smooth, durable, and well-maintained surface. No more than twenty percent (20%) of any parking lot area shall exhibit potholes, severe cracking, or surface integrity failures. Parking areas shall maintain visible striping for stalls, accessible spaces, and pedestrian crosswalks where required.
2. **Landscaping and Buffers.** Required landscaping, trees, and buffer plantings shall be kept alive and healthy and shall be replaced with similar plant material during the next reasonable planting season if dead, removed, or seriously damaged, consistent with §155.507.
3. **Screening, Fences, and Walls.** Required fences, walls, and screening devices—including those used to screen mechanical equipment, refuse areas, or outdoor storage—shall be kept structurally sound, opaque to the degree approved, and in good aesthetic condition, and shall not be used for advertising except as expressly permitted under §155.510.
4. **Pedestrian Facilities.** Required sidewalks, internal walkways, and other pedestrian connections shall be maintained in a condition that is reasonably free of tripping hazards, obstructions, and accumulated debris.

E. Relationship to Other Codes.

Compliance with this Section does not replace or limit any obligations under the City's Property Maintenance Code, blight and nuisance ordinances, building code, or other applicable regulations. Where standards conflict, the more restrictive provision shall control, consistent with §155.103 (Conflicting Regulations).

F. Enforcement.

Failure to maintain lots, buildings, structures, or required site improvements in accordance with this Section shall constitute a violation of this Ordinance and may be enforced under Article VII (Administration & Enforcement), in addition to any remedies available under other City codes or ordinances and applicable state law.

Article V – Site & Building Standards

155.516 Vacant Commercial Structure Maintenance

A. Purpose.

To maintain the appearance and safety of commercial and mixed-use areas by requiring timely removal of obsolete business identification and associated outdoor storage when a business ceases operation.

B. Applicability.

This Section applies to all buildings, tenant spaces, and sites in non-residential or mixed-use districts where a business, commercial, office, industrial, or institutional use has ceased operation for any reason.

C. Removal of Obsolete Signs.

1. Within ninety (90) days after a business ceases operation, the property owner shall remove or cause to be removed all business-related signs, including:
 - a. Wall, projecting, window, and awning/canopy signs;
 - b. Freestanding and monument signs; and
 - c. Any associated sign cabinets, poles, posts, bases, and foundations.
2. Any replacement monument sign shall comply with §155.510(G) (Monument/Ground Signs).

D. Blank Sign Cabinets.

Where a freestanding or wall-mounted sign structure is proposed to remain for a future tenant, all obsolete copy, logos, and sign faces shall be removed and replaced with a blank, opaque panel in a neutral color within the same ninety (90)-day period, consistent with this Article.

E. Outdoor Storage & Parking on Vacant Sites.

1. Upon cessation of business operations, there shall be no outdoor storage of merchandise, pallets, containers, equipment, vehicles, or materials associated with the former business, except as necessary for property maintenance or lawful construction activities.
2. No parking or storage of commercial vehicles, trailers, or equipment associated with the former business shall be permitted on the site after the ninety (90)-day period, other than temporary parking associated with real-estate showings, maintenance, or preparation for a new permitted use.

F. Enforcement.

1. Failure to comply with this Section shall be deemed a violation of this Zoning Ordinance and subject to the procedures and penalties set forth in Article VII (Administration & Enforcement).
2. Each day that a violation continues after notice may be considered a separate offense.

Article V – Site & Building Standards

155.517 Flood Hazard Resilience Standards

A. Purpose and applicability. This Section establishes minimum flood-hazard resilience standards to support participation in the National Flood Insurance Program (NFIP) and to reduce risk to life, property, and public infrastructure. These standards shall apply to any development, building, structure, fill, grading, excavation, storage, or other land disturbance located in whole or in part within a Special Flood Hazard Area (SFHA), floodway, or floodplain, as identified on the effective Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for the City.

B. Relationship to other regulations; conflicts. Where the provisions of this Section conflict with other provisions of this Ordinance, the more restrictive standard shall control. Compliance with this Section shall be required notwithstanding any other approval, permit, or entitlement.

C. Permit required; compliance with NFIP and state law. No person shall commence any development within an SFHA, floodway, or floodplain without first obtaining all required permits and approvals under this Ordinance and any floodplain regulations adopted by the City, and without demonstrating compliance with applicable NFIP requirements, the State Construction Code, and other applicable state and federal regulations.

D. Freeboard. For any new construction or Substantial Improvement of a building or structure within an SFHA, the lowest floor (including basement) shall be elevated to not less than one (1) foot above the Base Flood Elevation (BFE), and all attendant utilities and service equipment shall be elevated or otherwise protected to the same elevation standard, unless a more restrictive elevation standard is required by the State Construction Code or other applicable regulation.

E. Floodway development. Development within the regulatory floodway shall be prohibited except where the applicant demonstrates, through engineering analysis prepared and sealed by a professional engineer licensed in the State of Michigan, that the proposed development will not result in any increase in flood levels during the base flood, and that all applicable permits and approvals have been obtained.

F. Compensatory storage; no net loss of flood storage. Where fill, grading, excavation, or other development is proposed within an SFHA or floodplain area that provides flood storage, the applicant shall provide Compensatory Storage to prevent a net loss of flood storage volume. Compensatory Storage shall be provided on the same lot or in a location and manner approved by the City that functions hydraulically with the affected floodplain area. The compensatory storage volume shall be at least equal to the volume displaced by the development and shall be provided at comparable elevations to the storage displaced, as determined by the City based on acceptable engineering analysis.

G. Nonconforming status not a defense; floodplain compliance required. Lawful nonconforming status under Article VIII shall not exempt any building, structure, use, site feature, or lot from compliance with this Section or with applicable floodplain regulations. Any reconstruction, repair, rehabilitation, addition, or improvement within an SFHA, floodway, or floodplain shall comply with current flood hazard requirements, including the Freeboard standard in subsection (D), to the maximum extent required by the NFIP and applicable law.

Article V – Site & Building Standards

H. Substantial Damage and Substantial Improvement. Any building or structure within an SFHA that is Substantially Damaged or proposed for Substantial Improvement shall be brought into compliance with this Section and applicable floodplain regulations as a condition of permits and approvals.

I. Administration. The Zoning Administrator and Building Official are authorized to require such plans, elevation certificates, engineering analyses, and other documentation as necessary to determine compliance with this Section and with applicable floodplain regulations.

155.518 Wireless Communications Facilities

A. Purpose and Authority. Wireless communications facilities (WCF) shall be regulated in a manner consistent with the Michigan Zoning Enabling Act, including MCL 125.3514 (Collocation), the Small Wireless Communications Facilities Deployment Act, 2018 PA 365, as amended, and applicable federal law.

B. State and Federal Control; Adoption By Reference. Terms not defined in this Ordinance shall have the meanings assigned by applicable State or federal law. Where a requirement of this Ordinance conflicts with State or federal law governing WCF, the State or federal requirement shall control.

C. Collocation On Existing Support Structures. Collocation of WCF on an existing tower or existing support structure shall be permitted and processed in accordance with MCL 125.3514. Collocations shall comply with applicable building, electrical, and safety codes and shall not create signage or lighting except as required by law.

D. Small Wireless Facilities In The Public Right-Of-Way. Small wireless facilities located in, on, or over the public right-of-way shall be permitted and processed in accordance with 2018 PA 365, as amended, and any City right-of-way permit requirements adopted consistent with that Act.

E. New Towers And New Support Structures. Construction of a new wireless tower or new support structure is prohibited unless expressly authorized by the Consolidated Use Table (Article IV) and approved through any required review procedure. Where approved, the facility shall comply with all applicable district standards, Site Plan Review standards, and Article V standards (including landscaping/screening, lighting, access, and height measurement).

F. Prohibition on new towers/support structures. New wireless towers and new wireless support structures are prohibited in all zoning districts and shall not be approved as a principal use, accessory use, Special Land Use, Planned Unit Development use, or temporary use, except where required by applicable State or federal law.

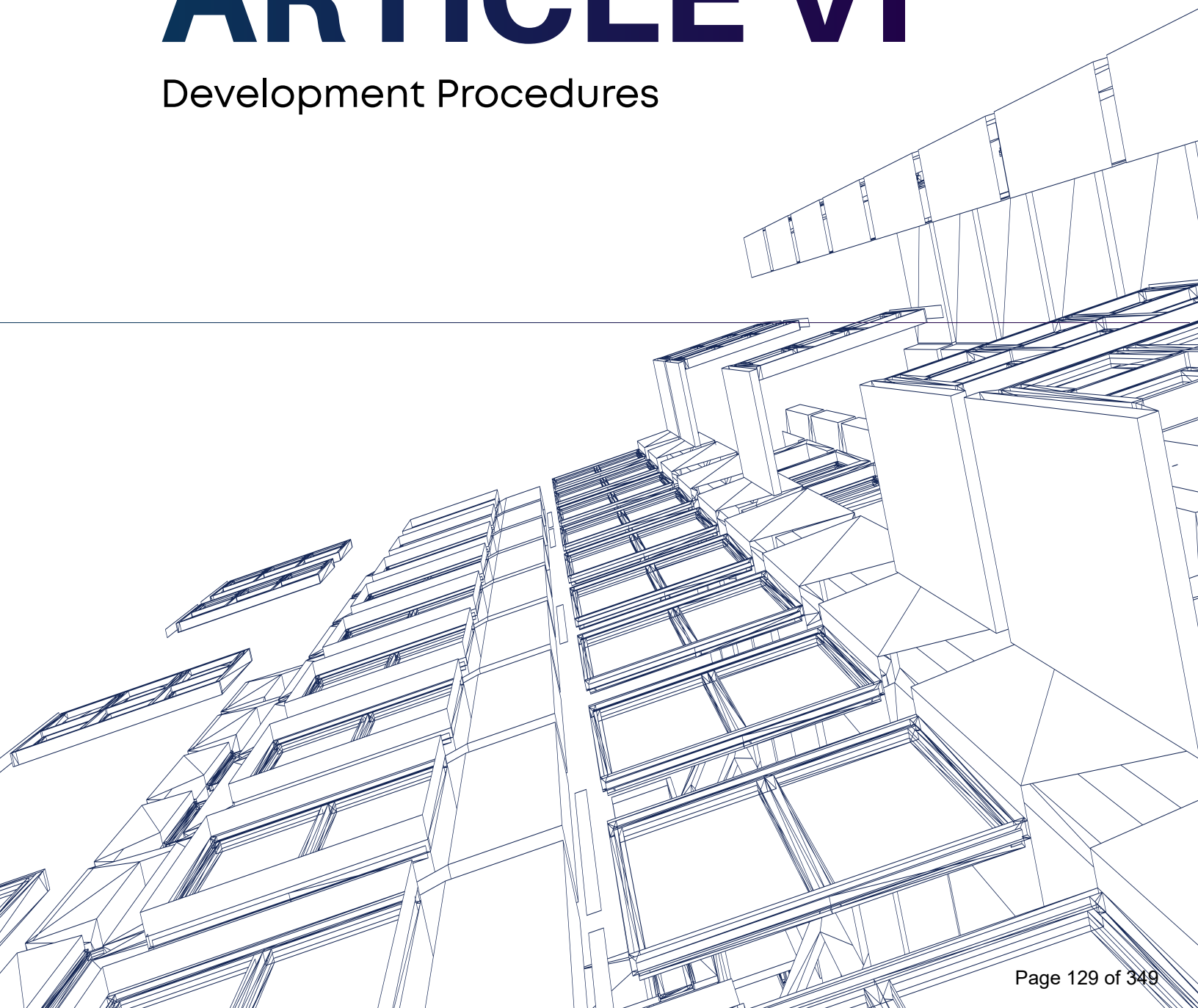
G. Collocation and right-of-way small wireless preserved. Nothing in this Section shall be construed to prohibit collocation on existing towers or existing support structures subject to MCL 125.3514, or to prohibit small wireless facilities in the public right-of-way regulated under 2018 PA 365, as amended.

H. Preference. WCF shall be located on existing towers, existing support structures, or within the public right-of-way where authorized by law, to the maximum extent practicable.

■ The City of Inkster

ARTICLE VI

Development Procedures



Article VI – Development Procedures

155.601 Purpose

The purpose of this Article is to establish clear, predictable, and legally defensible procedures for the review and approval of development applications under this Ordinance. These procedures are intended to:

- A. Implement the goals and policies of the Inkster Master Plan and Future Land Use Map;
- B. Provide a transparent, step-by-step process from application submittal through final decision and, where applicable, appeal;
- C. Ensure that all development decisions are based on competent, material, and substantial evidence in the record;
- D. Coordinate the roles of the Planning & Community Development Department (PCD), Zoning Administrator (ZA), Planning Commission, City Council, and Board of Zoning Appeals; and
- E. Comply with the Michigan Zoning Enabling Act (MZEA), as amended.

155.602 General Provisions

A. Authority.

1. The Planning & Community Development Department (PCD) and Zoning Administrator (ZA) are authorized to administer this Article, determine application completeness, prepare staff reports, and make administrative decisions as provided herein.
2. The Planning Commission, City Council, and Zoning Board of Appeals (ZBA) shall have the roles and authority assigned to them by this Ordinance, the MZEA, and their adopted bylaws.

B. Application Completeness.

1. Applications shall be submitted on forms provided by the City and shall include all required fees and materials specified in this Ordinance and the City's adopted application checklists.
2. Within ten (10) business days of receiving an application, the PCD or ZA shall determine whether the application is complete for processing.
3. If the application is incomplete, the PCD or ZA shall notify the applicant in writing of the specific deficiencies. No further processing shall occur until the deficiencies are corrected.
4. Once an application is deemed complete, it shall be scheduled for review in accordance with this Article and any applicable bylaws or rules of procedure.

Article VI – Development Procedures

C. Classification of Review.

Upon determining that an application is complete, the PCD or ZA shall classify the application under the appropriate review procedure in this Article, including but not limited to:

1. Tier 1 Administrative Site Plan Review;
2. Tier 2 Major Site Plan Review;
3. Special Land Use Review (processed as Tier 2 Major Site Plan);
4. Planned Unit Development (PUD) Rezoning and Approval;
5. Article V Modification; and
6. Text and Map Amendments.

D. Public Notice.

1. Public notice for rezonings, Special Land Uses, PUDs, variances, and other matters requiring a public hearing shall comply with the Michigan Zoning Enabling Act and this Ordinance.
2. When mailed notice is required by this Ordinance or state law, the City shall provide notice by first-class mail to:
 - a. The applicant and owner(s) of the subject property; and
 - b. The owner(s) of property and the occupants of structures within three hundred (300) feet of the boundary of the subject property, based on the City's current tax assessment records.
3. When published notice is required by this Ordinance or state law, the City shall publish notice in a newspaper of general circulation in the City at least fifteen (15) calendar days before the date of the public hearing.
4. Where this Ordinance requires mailed and published notice, both forms of notice shall be provided at least fifteen (15) calendar days before the hearing date, unless a different period is required by state law.
5. Failure of an individual property owner or occupant to receive mailed notice shall not invalidate an action taken on the application if the City has complied with the requirements of the MZEA and this Section.
6. The City may require the posting of informational signs on the subject property for Major Site Plans, Special Land Uses, PUDs, rezonings, and other applications where the PCD determines that additional notice would materially assist in informing nearby residents and businesses. Any such sign shall follow a standard format approved by PCD.

Article VI – Development Procedures

E. Time Computation.

1. Where this Article references “business days,” the term shall mean days on which City Hall is open for public business.
2. Where this Article references “days” without further qualification, the term shall mean calendar days.
3. If a deadline falls on a day when City Hall is closed, the deadline shall be extended to the next business day.

F. Conflict of Interest and Ex Parte Communication.

1. Members of the Planning Commission, City Council, Board of Zoning Appeals, and any other decision-making body under this Ordinance shall comply with applicable state law and City ethics or conflict-of-interest provisions.
2. Any member who has, or believes they may have, a conflict of interest shall disclose the nature of the potential conflict on the record prior to consideration of the matter. Participation, deliberation, and voting by that member shall then be governed by applicable law, City ethics provisions, and the body’s rules of procedure.
3. Any substantive ex parte communication about a pending development application shall be disclosed on the record at the public meeting or hearing, including the identity of the person(s) involved and the general nature of the communication.

G. Appeals.

1. Appeals from administrative decisions of the PCD or ZA under this Article shall be taken to the Zoning Board of Appeals (ZBA) in accordance with Article VII of this Ordinance.
2. Final decisions of the City Council under this Article shall be subject only to judicial review as provided by the Michigan Zoning Enabling Act and other applicable law.

155.603 Exempt Work (No Site Plan Review Required).

A. Exempt Activities.

The following activities shall be exempt from the Site Plan Review procedures of this Article, provided they comply with all other applicable provisions of this Ordinance and the City Code:

1. Ordinary interior repairs, maintenance, and alterations that do not increase the floor area, building height, or number of dwelling units;
2. Exterior repairs and maintenance that do not change the location, footprint, or height of any structure;
3. Replacement of materials with similar materials for roofs, windows, doors, siding, and similar features;
4. Changes in occupancy or tenant within an existing building where no increase in intensity or change of use category (as defined by the Consolidated Use Table) occurs and no additional parking, access, or site improvements are required; and
5. Other minor work as determined by the ZA to be comparable in scope and impact to the activities listed above.

Article VI – Development Procedures

B. Building and Trade Permits.

Exemption from Site Plan Review does not exempt any activity from obtaining required building, trade, or other permits required by the City or other agencies.

155.604 Site Plan Review.

A. Overview.

1. Purpose. Site Plan Review is intended to ensure that new development, redevelopment, and significant changes in use comply with this Ordinance, provide for safe and efficient access and circulation, and are compatible with adjacent and nearby development.
2. **Relationship to Permits and Occupancy.** Where Site Plan Review is required under this Article, no zoning approval associated with a building permit, and no building permit, shall be issued until the Site Plan has been approved and is in effect. Prior to issuance of a final certificate of occupancy, required site improvements shall be installed in accordance with the approved plans and conditions of approval; where seasonal conditions prevent completion of required landscaping or similar site improvements at the time of occupancy, the City may accept a performance guarantee in accordance with §155.704(B).
3. Tiers of Review. Site Plan Review is organized into two tiers:
 - a. Tier 1 – Administrative Site Plan Review by the PCD/ZA; and
 - b. Tier 2 – Major Site Plan Review with Planning Commission recommendation and City Council decision.

B. Tier 1 – Administrative Site Plan Review.

1. Authority. The PCD or ZA shall have final approval authority for Tier 1 Administrative Site Plans, subject to the standards of this Article and the right of appeal as provided in Article VII.
2. Eligibility. A project shall be processed as a Tier 1 Administrative Site Plan if all the following are met:
 - a. The project does not require a rezoning, PUD, or Text/Map Amendment;
 - b. The project does not require a variance from the ZBA;
 - c. The project does not involve a Special Land Use;
 - d. The project complies with all applicable numeric standards and form requirements in Articles III, IV, and V, or requires only an Administrative Minor Modification under Section 155.701(A)(3); and
 - e. The project is not of such scale or potential impact that, in the judgment of the PCD, a Tier 2 review is necessary to protect the public health, safety, and welfare.

Article VI – Development Procedures

4. Procedure and Timing.
 - a. Completeness. Within ten (10) business days after submission, the PCD or ZA shall determine completeness in accordance with §155.602(B).
 - b. Administrative Review. Following a complete application, the PCD or ZA shall review the application against the standards of this Ordinance and may circulate the plans to other departments or agencies for comment.
 - c. Decision. Within thirty (30) calendar days of deeming an application complete, the PCD or ZA shall approve, approve with conditions, or deny the Tier 1 Site Plan based on the standards in §155.606. The decision shall be in writing and shall include findings of fact and any conditions of approval.
 - d. Appeals. Any person aggrieved by a Tier 1 Administrative Site Plan decision may appeal to the ZBA in accordance with Article VII.

C. Tier 2 – Major Site Plan Review.

1. Authority.
 - a. The Planning Commission shall hold a public meeting or hearing, as required, and shall make a recommendation to the City Council on the application.
 - b. The City Council shall make the final decision to approve, approve with conditions, or deny the Tier 2 Major Site Plan.
2. **Triggers for Tier 2 Review.** An application shall be processed as a Tier 2 Major Site Plan if any of the following apply:
 - a. The use is identified as a Special Land Use (“S”) in the Consolidated Use Table;
 - b. The project includes new construction or expansion that exceeds the threshold(s) for Major Site Plan Review established in Article V;
 - c. The project is submitted in conjunction with a rezoning, PUD, or Text/Map Amendment;
 - d. The project has the potential for significant off-site impacts related to traffic, infrastructure, neighborhood character, or the environment, as determined by the PCD; or
 - e. The project is in the TCD – Town Center District and includes new building construction or an expansion that alters the building façade along a Primary Frontage or Secondary Frontage, as identified on the applicable District Sheet.
 - f. The applicant requests Tier 2 review.

Article VI – Development Procedures

3. Procedure and Timing.
 - a. Completeness. Within ten (10) business days of submission, the PCD or ZA shall determine completeness in accordance with §155.602(B).
 - b. Planning Commission Recommendation. Following a complete application and any required public hearing, the Planning Commission shall consider the application, staff report, and public input, and shall recommend approval, approval with conditions, or denial to the City Council. The Planning Commission’s recommendation shall be made within forty-five (45) calendar days of the application being deemed complete, or at the next regular meeting thereafter, unless extended by mutual agreement.
 - c. City Council Decision. Within thirty (30) calendar days after receiving the Planning Commission’s recommendation, the City Council shall approve, approve with conditions, or deny the application, unless extended by mutual agreement. The Council’s decision shall be in writing and shall include findings of fact and any conditions of approval.
 - d. Appeals. The decision of the City Council on a Tier 2 Major Site Plan shall be final, subject only to judicial review as provided in the MZEA and other applicable law.

D. Special Land Use Review (Processed as Tier 2).

1. Uses identified as Special Land Uses (“S”) in the Consolidated Use Table shall follow the procedures for Tier 2 Major Site Plan Review in this Section, including Planning Commission consideration and City Council final decision.
2. In addition to the general standards in §155.606, Special Land Uses shall comply with any use-specific standards in Article IV and any applicable conditions necessary to ensure compatibility with surrounding properties and the public interest.

155.605 Application Submittal and Checklists.

A. Application Materials.

1. All applications subject to this Article shall include the plans, documents, and information required by this Ordinance and the City’s adopted application checklists.
2. Tier 2 Major Site Plan applications shall include, at a minimum, a complete Site Plan, elevations, grading and drainage plans, utility plans, landscape plans, and any required traffic, parking, or impact studies.
3. The ZA may require the same materials for Tier 1 Administrative Site Plans upon a written finding that the information is reasonably necessary to verify numeric or design compliance with Articles III, IV, and V.

Article VI – Development Procedures

B. Incomplete Applications.

Incomplete applications shall not be scheduled for review or hearing. If an application remains incomplete for six (6) months after the date of the initial completeness review, the application may be considered withdrawn.

155.606 Review Standards and Findings of Fact

A. Applicability.

The standards in this Section apply to all decisions on Site Plans, Special Land Uses, Planned Unit Developments, Article V Modifications, and other development approvals under this Article, unless a more specific standard is provided elsewhere in this Ordinance.

B. Findings of Fact Required.

1. In making any recommendation or decision under this Article, the PCD, ZA, Planning Commission, and City Council shall make written findings of fact addressing each applicable standard in this Section.
2. Findings of fact shall be based on competent, material, and substantial evidence in the administrative record, including application materials, staff reports, public comments, and testimony presented at public hearings.

C. Standards for Approval. An application shall not be approved unless the reviewing body finds that:

1. Authorized Use and District Compliance.
 - a. The proposed use is permitted, either by right or as a Special Land Use, in the applicable zoning district as shown in the Consolidated Use Table; and
 - b. The proposed building form and placement comply with the applicable District Sheet(s) and Article III.
2. Compliance with Site and Building Standards. All applicable numeric, form, and design standards in Article V (Site and Building Standards) are met, or a modification has been granted in accordance with §155.609.
3. Access and Circulation. Vehicular, pedestrian, and bicycle access and circulation, including curb cuts, shared access, driveways, and internal circulation, comply with §155.510 and are designed to promote safe and efficient movement within and adjacent to the site.
4. Parking, Loading, and Screening. Required parking, loading, and screening are provided in accordance with §155.520 and related sections, and are designed to minimize adverse impacts on adjacent and nearby properties.

Article VI – Development Procedures

155.607 Vested Rights, Expiration, and Extensions.

A. Vesting of Approval.

1. An approval under this Article shall confer a vested right to proceed in accordance with the approved plans and conditions when:
 - a. All required approvals have become final; and
 - b. A valid building permit has been issued; and
 - c. Substantial construction has commenced in reasonable reliance on the approval and permit.
2. Vesting shall not exempt a development from subsequently adopted state or federal laws, or from amendments to this Ordinance that are expressly made retroactive by law.

B. Expiration of Approvals.

Unless a more specific time is stated elsewhere in this Ordinance, approvals under this Article shall automatically expire twenty-four (24) months after the date of the final decision if no building permit has been issued for any portion of the approved development.

C. Administrative Extensions.

1. The PCD or ZA may grant one (1) administrative extension of up to twelve (12) months upon a written finding that:
 - a. The approval remains in substantial compliance with the standards and policies of this Ordinance and the Inkster Master Plan; and
 - b. There have been no material changes in applicable regulations that would have required a different outcome if the application were being considered as new; and
 - c. The applicant has demonstrated good-faith efforts to proceed with the project.
2. Any request for an extension shall be submitted in writing prior to the expiration of the approval.

D. Effect of Expiration.

Upon expiration, the approval shall be null and void, and any subsequent development on the property shall require a new application that is subject to the regulations then in effect.

Article VI – Development Procedures

155.608 Article V Modification.

A. Purpose.

The Article V Modification process is intended to provide a flexible, but controlled, mechanism to adjust specific site and building standards in Article V where strict application of a standard would result in practical difficulties, and where a modification can be granted without undermining the purposes of this Ordinance.

B. Authority and Procedure.

1. Modifications that exceed the thresholds for Administrative Minor Modifications under Section 155.701(A)(3), but do not rise to the level of a variance, shall be processed as Article V Modifications.
2. The Planning Commission shall hold a public meeting or hearing, as required, and shall recommend approval, approval with conditions, or denial to the City Council.
3. The City Council shall make the final decision to approve, approve with conditions, or deny the requested modification, based on the standards in this Section and §155.606.

C. Standards for Approval.

In addition to the standards in 155.606, an Article V Modification shall not be approved unless the City Council finds that:

1. The modification is the minimum necessary to address the practical difficulty;
2. The project, with the modification, will provide an equal or greater level of public-realm quality, pedestrian comfort, and neighborhood compatibility than strict application of the standard; and
3. The modification will not result in a substantial detriment to adjacent properties or the public health, safety, or welfare.

155.609 Planned Unit Development (PUD) Rezoning and Approval.

A. Purpose.

The Planned Unit Development (PUD) process is intended to allow flexible, master-planned development that:

1. Implements the Inkster Master Plan and Future Land Use Map;
2. Provides public benefits, such as affordable housing, enhanced public space, sustainability features, or infrastructure improvements, beyond what could be required under conventional zoning; and
3. Ensures a clear, enforceable Regulating Plan and set of conditions governing future development.

B. Relationship to Zoning.

1. A PUD shall be processed as a rezoning to a PUD Overlay District, with an adopted Regulating Plan and associated conditions.
2. The PUD Overlay shall modify or supplement the underlying zoning district(s) as specifically approved by City Council.

Article VI – Development Procedures

C. Procedure.

1. Pre-Application Meeting. A pre-application meeting with PCD is strongly encouraged for all PUD proposals.
2. Application and Completeness. PUD applications shall include all materials required by this Ordinance and any supplemental submittal requirements adopted by the City. Completeness shall be determined in accordance with §155.602(B).
3. Planning Commission Review. Following completeness and required public notice and hearing, the Planning Commission shall consider the application, staff report, and public input, and shall recommend approval, approval with conditions, or denial to the City Council.
4. City Council Decision. Following receipt of the Planning Commission recommendation, the City Council shall approve, approve with conditions, or deny the PUD. The Council's decision shall be in writing and shall include findings of fact and any conditions of approval.

D. PUD Approval Criteria.

In addition to the standards in §155.606, a PUD shall not be approved unless the City Council finds that:

1. The PUD is consistent with the Inkster Master Plan and Future Land Use Map, or the applicant demonstrates that the PUD will better achieve the Plan's goals than strict conformity with the existing designations;
2. The PUD provides public benefits that would not be available through conventional development, which may include, but are not limited to: affordable housing, anti-displacement measures, enhanced public space, sustainability features, infrastructure improvements, or preservation of historic or environmental resources;
3. The proposed Regulating Plan and development standards are clear, enforceable, and sufficient to guide future development in a manner that is compatible with surrounding areas; and
4. The PUD will not result in a substantial detriment to adjacent properties or the public health, safety, or welfare.

E. Minor Amendments.

1. The PCD or ZA may approve minor amendments to an approved PUD, provided that the amendment does not:
 - a. Increase the total number of dwelling units or the maximum approved building height;
 - b. Reduce the amount of civic or open space;
 - c. Reduce or eliminate any approved Affordable Housing or Anti-Displacement commitment; or
 - d. Result in new or significantly greater off-site impacts than those originally approved.
2. In approving a minor amendment, the PCD or ZA shall make written findings that the amendment meets the thresholds in this subsection and that overall public-realm quality and public benefits are maintained.
3. All minor amendments shall be documented in the development file and provided to the Planning Commission and City Council for information.
4. Amendments that do not qualify as minor shall be processed as a new PUD or PUD amendment, following the procedures in this Section.

Article VI – Development Procedures

155.610 Text and Map Amendments.

A. Purpose.

Text and Map Amendments are intended to allow for the periodic updating of this Ordinance and Zoning Map to:

1. Implement the Inkster Master Plan;
2. Respond to changing conditions and community needs; and
3. Correct errors or clarify provisions.

B. Authority and Procedure.

1. Text and Map Amendments may be initiated by the City Council, Planning Commission, or by petition of a property owner or other eligible applicant as defined by the MZEA.
2. Following a complete application and required public notice and hearing, the Planning Commission shall recommend approval, approval with modifications, or denial to the City Council.
3. The City Council shall approve, approve with modifications, or deny the amendment, based on the standards in this Section and §155.606, and consistent with the MZEA.

C. Standards for Approval.

In addition to the standards in §155.606, a Text or Map Amendment shall not be approved unless the City Council finds that:

1. The amendment is consistent with the Inkster Master Plan, or, if not, that the Plan should be amended accordingly;
2. The amendment is necessary to correct an error, clarify language, or respond to changing conditions, community needs, or legislative changes; and
3. The amendment will not result in a substantial detriment to adjacent properties or the public health, safety, or welfare.

Article VI – Development Procedures

155.611 Development Agreements and Community Benefits

A. Purpose.

The purpose of this Section is to authorize the use of development agreements, consistent with the Michigan Zoning Enabling Act and other applicable law, to:

1. Coordinate the timing, phasing, and implementation of development projects;
2. Ensure that necessary on-site and off-site infrastructure and public-realm improvements are provided in a timely and equitable manner;
3. Secure community benefits reasonably related and proportional to the impacts of development; and
4. Provide clear, enforceable obligations that supplement but do not replace the standards of this Ordinance.

B. Authority.

1. The City Council is authorized to approve development agreements associated with approvals under this Ordinance, including but not limited to Tier 2 Major Site Plans, Special Land Uses, Planned Unit Developments (PUDs), and Text or Map Amendments, where appropriate.
2. The Planning Commission may recommend, and the Planning & Community Development Director or Zoning Administrator (PCD/ZA) may negotiate, proposed terms of a development agreement for consideration by the City Council, but only the City Council may approve and execute such agreements on behalf of the City.
3. Development agreements shall be consistent with the Michigan Zoning Enabling Act, this Ordinance, and other applicable law, and shall not contract away the City's police power or legislative authority.

C. Applicability.

1. A development agreement may be required as a condition of approval for:
 - a. Large or phased developments where coordination of infrastructure, access, and public-realm improvements is necessary;
 - b. Projects that impose significant new demand on public utilities or transportation systems, including, but not limited to, Data Centers and High-Intensity Computing Facilities regulated under §155.512(G);
 - c. PUDs, overlay rezonings, or other discretionary approvals that rely on tailored development standards or public benefits; or
 - d. Other projects where the City Council determines that a development agreement is reasonably necessary to address project-specific impacts or secure proportional mitigation and community benefits.
2. Nothing in this Section shall be construed to require a development agreement for every discretionary approval. The decision to require a development agreement shall be based on the scale, complexity, and impacts of the project.

Article VI – Development Procedures

D. Content. A development agreement may address, without limitation:

1. Phasing, timing, and coordination of development;
2. On-site and off-site public infrastructure or utility improvements reasonably related to the project, including electric, water, sanitary sewer, stormwater, transportation, and grid-capacity upgrades;
3. Transportation, traffic management, and multi-modal access improvements;
4. Environmental and sustainability measures, including energy, water, and stormwater management;
5. Public-realm improvements such as streetscape, open space, and trail connections; and
6. Community benefits reasonably related and proportional to the project's impacts, which may include:
 - a. Local hiring and workforce development commitments;
 - b. Support for neighborhood amenities, public facilities, or digital-equity initiatives;
 - c. Mitigation funds or improvements to address documented noise, light, or environmental impacts; and
 - d. Other measures that advance adopted goals of the City's Master Plan and strategic plans.

E. Cost Responsibility and Protection of Existing Residents.

1. Development agreements may require an Applicant to fund or construct, or to pay its proportionate share of the cost to fund or construct, public infrastructure, utility, or grid-capacity improvements that are:
 - a. Reasonably necessary to serve the approved development; and
 - b. Reasonably attributable to the development's new or increased demand on those systems, as determined by the City Engineer and, where applicable, the relevant utility provider.
2. It is the policy of the City that development-related infrastructure costs reasonably attributable to a particular project shall not be shifted to existing residents or businesses through increased rates or general ratepayer subsidies, to the extent permitted by law and utility regulation. Development agreements may include terms to implement this policy, including allocation of capacity-related charges or capital-improvement costs to the Applicant in a manner consistent with applicable utility tariffs and regulations.

F. Relationship to Other Approvals.

1. A development agreement shall supplement, and not replace, the findings, conditions, and standards applicable to the underlying zoning approval.
2. All conditions of approval imposed under this Ordinance shall remain in full force and effect unless specifically modified in a development agreement approved by the City Council in accordance with this Section and applicable law.
3. Where a conflict exists between a duly approved development agreement and a general provision of this Ordinance, the specific terms of the agreement shall control for the subject property, to the extent permitted by law and expressly authorized by the City Council.

Article VI – Development Procedures

G. Form, Recording, and Enforcement.

1. Development agreements shall be in a form approved by the City Attorney and shall:
 - a. Identify the property subject to the agreement;
 - b. Identify the parties and their respective obligations;
 - c. Specify the duration of the agreement and any conditions for extension or termination;
and
 - d. Include enforcement, default, and remedy provisions consistent with this Ordinance and applicable law.

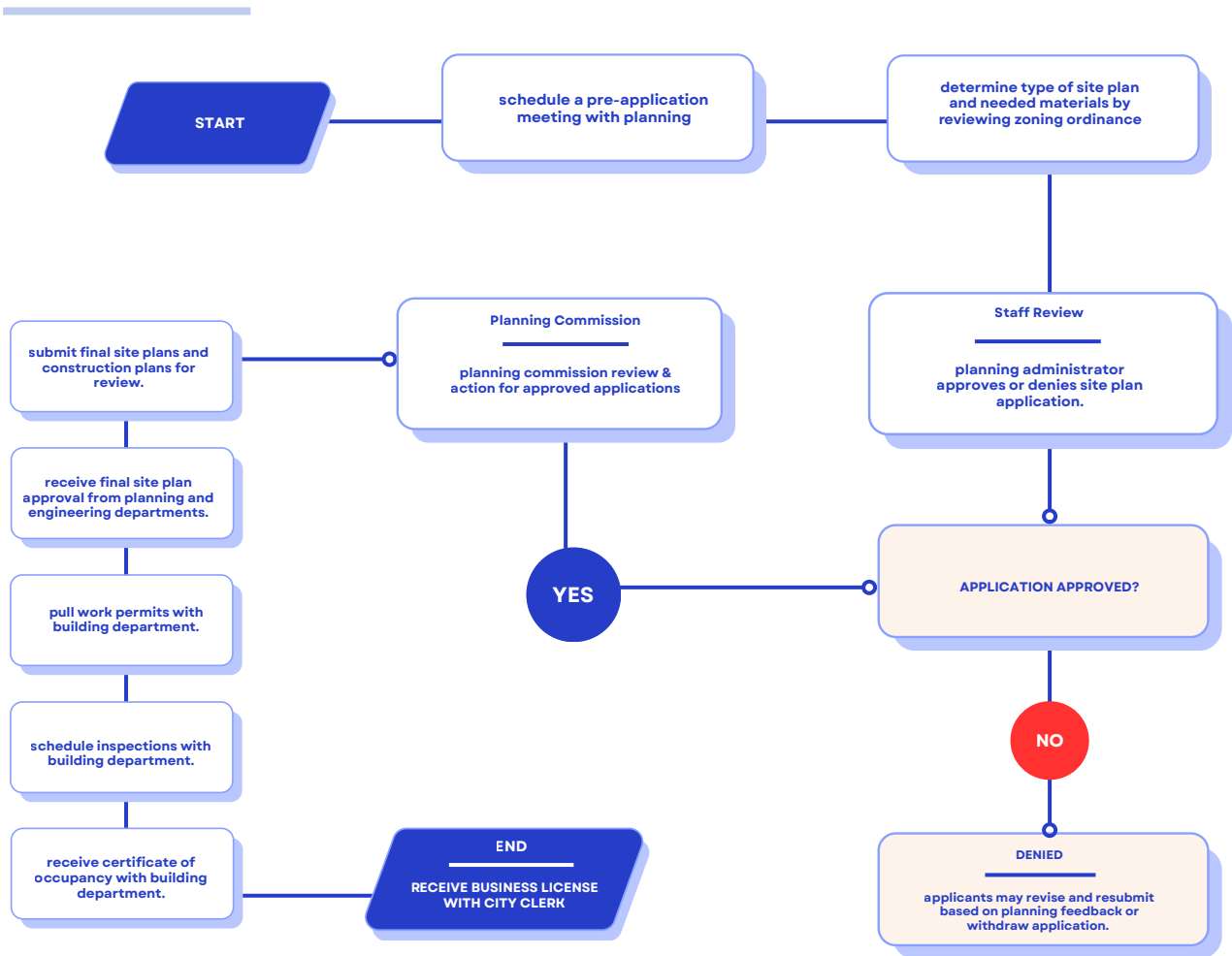
 2. A development agreement that imposes obligations running with the land shall be recorded with the Wayne County Register of Deeds, and its terms shall be binding on successors and assigns to the extent provided in the agreement and permitted by law.

 3. Failure to comply with a material term of a development agreement shall constitute a violation of this Ordinance and may be enforced under Article VII (Administration & Enforcement), in addition to any contractual remedies available to the City under the agreement and any remedies available under other City codes, ordinances, or applicable state or federal law.
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ARTICLE VI – DEVELOPMENT PROCEDURES

Flowcharts & Checklists

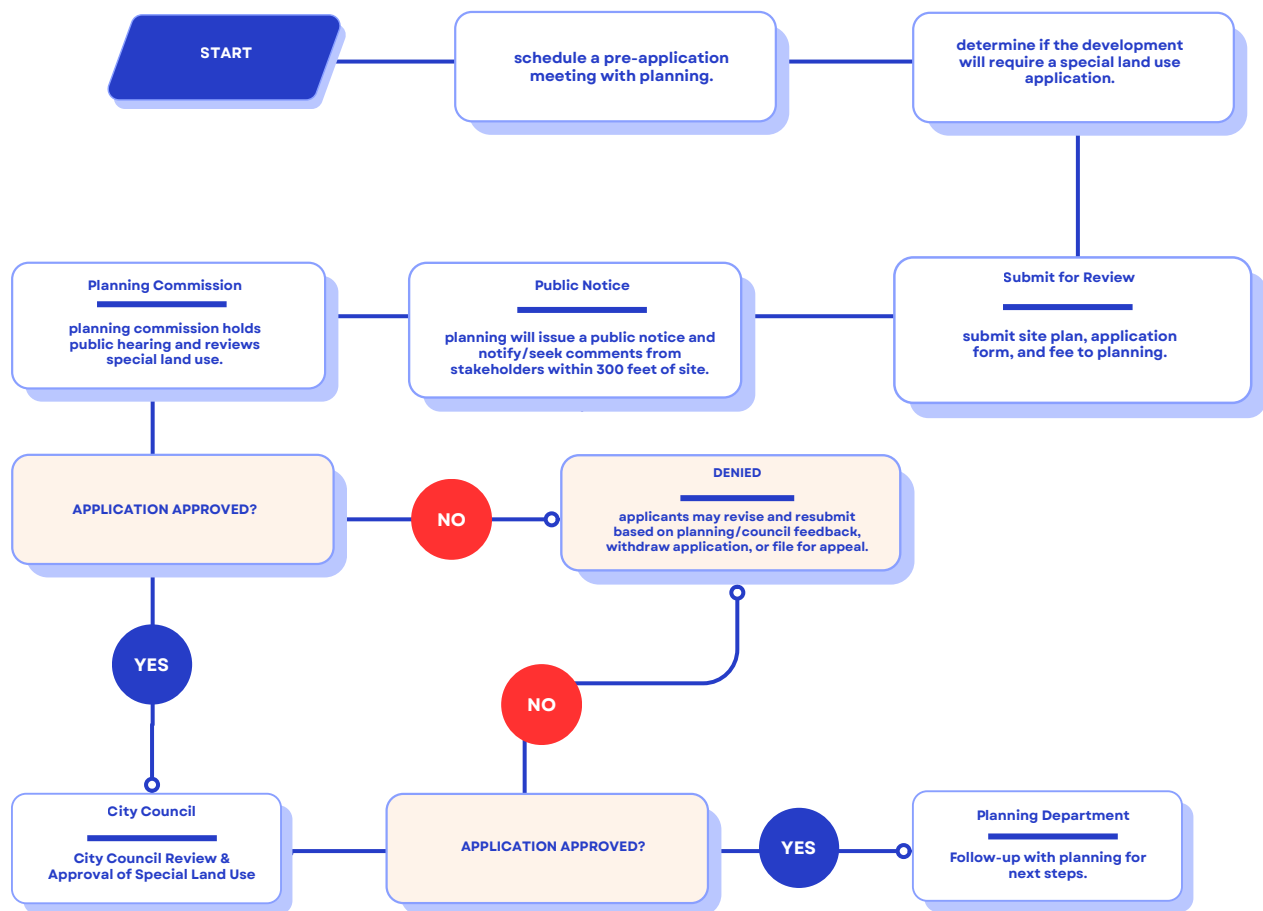
Site Plan Application & Review Flowchart



ARTICLE VI – DEVELOPMENT PROCEDURES

Flowcharts & Checklists

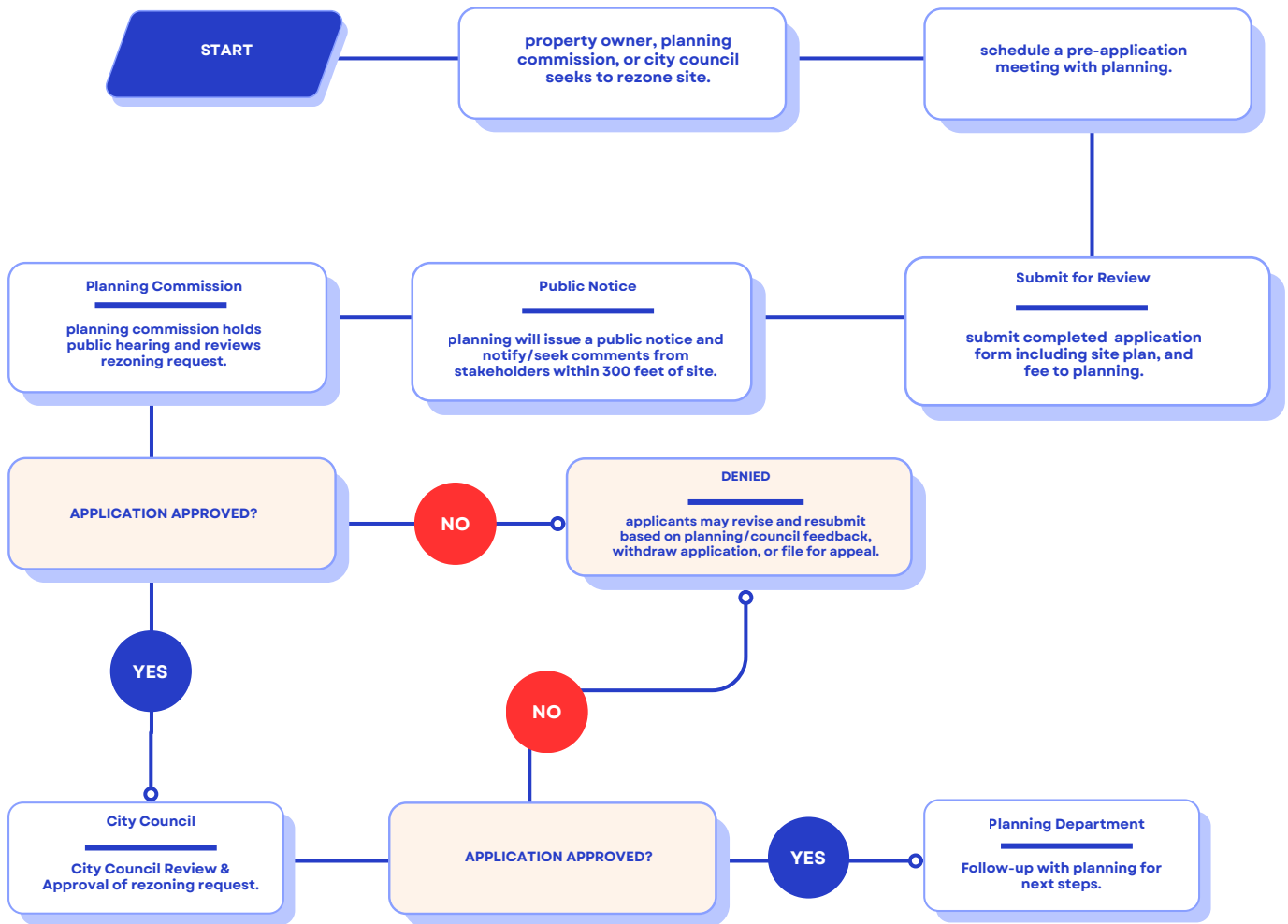
Special Land Use Application & Review Flowchart



ARTICLE VI – DEVELOPMENT PROCEDURES

Flowcharts & Checklists

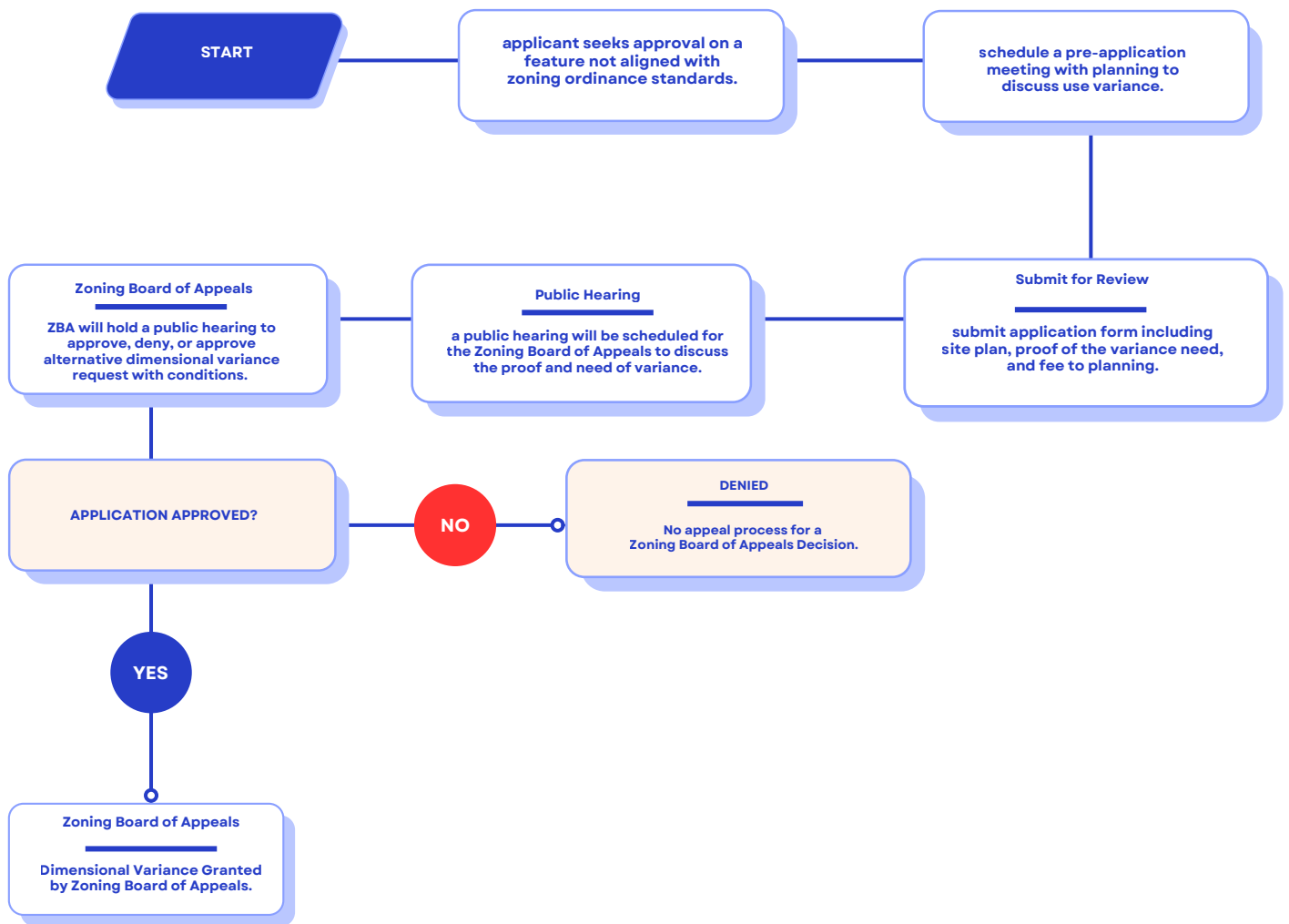
Rezoning Flowchart



ARTICLE VI – DEVELOPMENT PROCEDURES

Flowcharts & Checklists

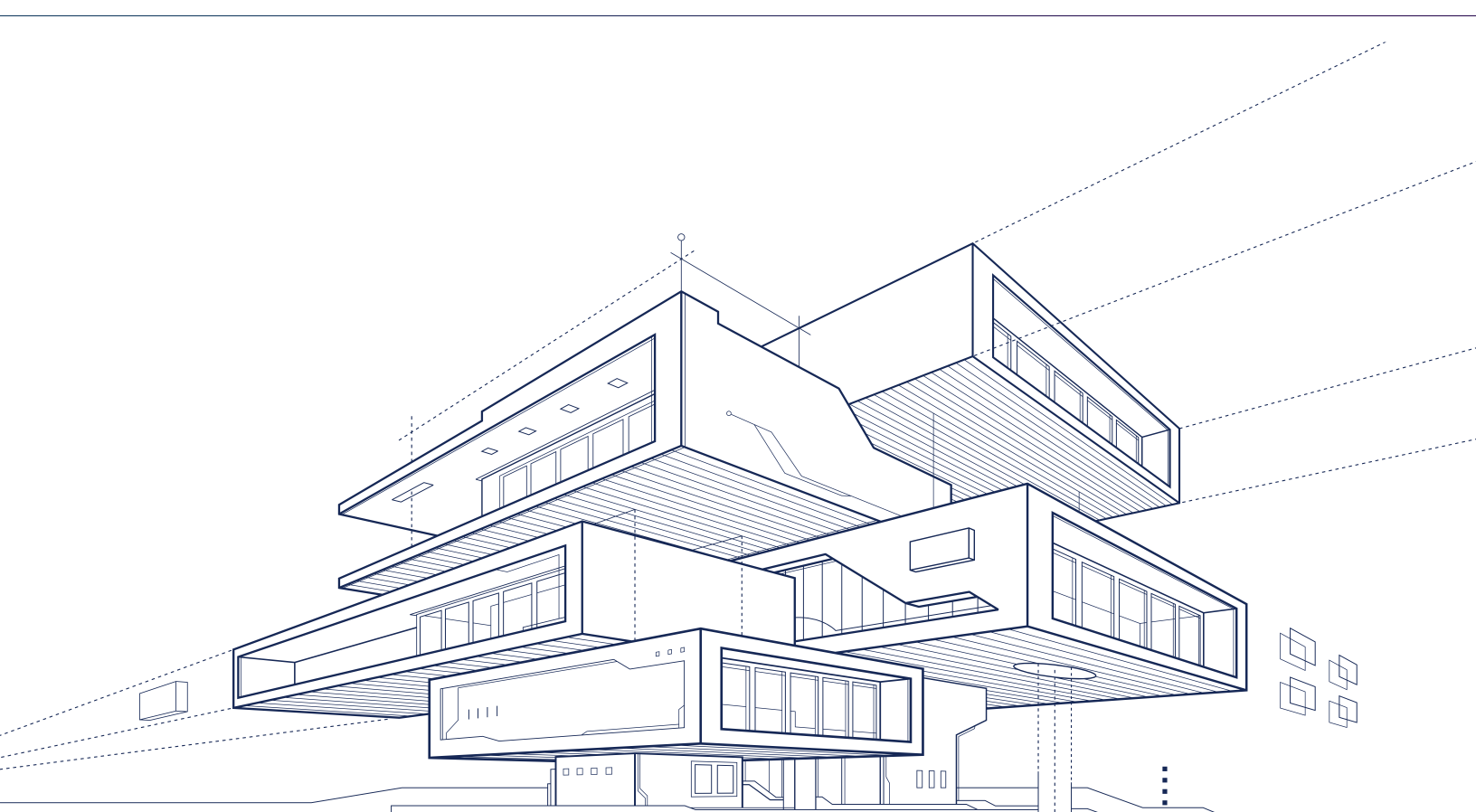
Variance Request Flowchart



■ The City of Inkster

ARTICLE VII

Administration & Enforcement



Article VII – Administration & Enforcement

155.701 Roles & Responsibilities

A. Planning & Community Development Director / Zoning Administrator (PCD/ZA).

1. **Administrative Authority.** The PCD/ZA is the primary administrative official responsible for:

- a. Interpreting and enforcing this Ordinance;
- b. Determining application completeness under Article VI; and
- c. Issuing zoning compliance decisions, including zoning approvals associated with building permits and certificates of occupancy.

2. **Administrative Site Plan Approval.** The PCD/ZA is the final decision-maker for **Administrative (Tier 1) Site Plans** as provided in Article VI.

3. Administrative Minor Modifications.

- a. **Authority.** The PCD/ZA may approve **Administrative Minor Modifications** of up to ten percent (10%) from a single numerical form standard in Articles III or V where all of the following are met:
 - i. The deviation is the minimum necessary to address a specific site constraint or design objective;
 - ii. The deviation does not increase the number or width of curb cuts beyond what is allowed in §155.504;
 - iii. The deviation does not introduce new drive aisles, lanes, or parking areas on designated A-Frontages contrary to Article III;
 - iv. The deviation does not reduce the required buffer type or buffer depth under §155.506(G) or reduce any required ground-floor clear height below the minimum specified in Article III; and
 - v. The required frontage type is maintained and the **façade-in-BTZ** percentage remains within ten (10) percentage points of the minimum required.
- b. **Examples.** Eligible Administrative Minor Modifications may include, but are not limited to: (1) A transparency shortfall of up to ten percent (10%); (2) A Build-To Zone (BTZ) shift of up to five (5) feet; or (3) A façade-in-BTZ shortfall of up to ten (10) percentage points, where other frontage and public-realm objectives are still met.
- c. **Record & Findings.** The PCD/ZA shall issue a written decision for each Administrative Minor Modification, identifying: (1) The numerical standard being modified; (2) The percentage and direction of deviation; (3) The applicable code section; and (4) Findings stating how the modification satisfies the criteria of subsection (A)(3)(a).

4. **Enforcement.** The PCD/ZA is authorized to issue notices of violation, civil citations, and stop-work or stop-use orders, and to initiate enforcement actions under this Article and other applicable City codes.

Article VII – Administration & Enforcement

B. Planning Commission (PC).

1. The Planning Commission is the recommending body for:
 - a. Major (Tier 2) Site Plans;
 - b. Special Land Uses; and
 - c. Article V Modifications, where applicable under Article VI.

2. The PC shall:
 - a. Hold public hearings where required by this Ordinance or state law;
 - b. Review the application, plans, and staff reports;
 - c. Apply the applicable **Standards for Approval** in this Ordinance; and
 - d. Forward to the City Council written **Findings of Fact** and a recommendation to approve, approve with conditions, or deny.

C. City Council.

1. The City Council serves as the City’s legislative body and final decision-making authority. In addition to its general powers provided by Charter and Law, the Council is the final decision-maker for:
 - a. Major (Tier 2) Site Plans;
 - b. Special Land Uses;
 - c. Article V Modifications as provided in Article VI;
 - d. Zoning Map and Text Amendments; and
 - e. Any other matters required by this Ordinance or State Law.

2. In exercising its authority, the Council shall consider the administrative record and recommendations from the Planning Commission, but may also consider additional public testimony and evidence presented during its proceedings. If the Council determines the record is insufficient, it may remand the matter back to the Planning Commission for further review. The Council shall adopt written Findings of Fact or a statement of its rationale to support its final decision.

D. Zoning Board of Appeals (ZBA).

1. **Powers & Duties.** The ZBA shall exercise the powers and duties established by the **Michigan Zoning Enabling Act (MZEA)** and this Ordinance, including:
 - a. Hearing and deciding **appeals** from administrative decisions made in the enforcement or interpretation of this Ordinance;
 - b. Granting **variances** from numerical standards in Articles III and V where relief is not otherwise available through an Administrative Minor Modification or Article V Modification and where the variance standards are met; and
 - c. Performing any other duties expressly assigned by this Ordinance or state law.

2. **Legislative Decisions Not Appealable.** The ZBA shall not hear appeals from legislative decisions of the City Council, including text and map amendments, which are subject to judicial review as provided by law and §155.611.

Article VII – Administration & Enforcement

3. **Conditions on Variances.** In granting a variance, the ZBA may impose reasonable conditions and safeguards related to the size, character, location, and use of buildings or land as necessary to ensure that the variance:
 - a. Will not be injurious to adjacent property or the public health, safety, or welfare; and
 - b. Will remain consistent with the intent of this Ordinance and the standards for variances. Any condition made a part of a variance approval shall have the same force and effect as the variance itself. Failure to comply with such conditions shall constitute a violation of this Ordinance.
4. Findings of Fact for Variances & Appeals.
 - a. For each variance or appeal decision, the ZBA shall adopt written **Findings of Fact** that:
 - i. Identify the specific standards and sections of this Ordinance at issue; and
 - ii. Explain how the evidence in the record satisfies (or fails to satisfy) the applicable standards for approval.
 - b. The findings shall be included in the minutes or written decision and shall constitute the basis for any approval, denial, or conditional approval.
5. **Limitations on Authority.** The ZBA has no authority to amend, alter, or change the text of this Ordinance or the Official Zoning Map. Such powers are reserved to the City Council in accordance with the MZEA and §155.611 (Text and Map Amendments).
6. **Violations.** Any use, structure, or improvement that does not conform to the terms of an approved variance, including any attached conditions or safeguards, shall be deemed a violation of this Ordinance and subject to enforcement under §155.703.

E. Relationship to Other Relief.

1. **Administrative Minor Modifications** under subsection (A)(3) are intended as a limited, staff-level tool for adjusting form standards within a ten percent (10%) range and shall not be used to:
 - a. Authorize a prohibited use; or
 - b. Circumvent required review procedures or public hearings.
2. Larger deviations from Article V standards shall be processed either as:
 - a. Article V Modifications under Article VI; or
 - b. **Variances** under this Article and the MZEA, as applicable.

155.702 Appeals Process

A. Who May Appeal.

Any person aggrieved, or any officer, department, or board of the City affected by a decision of an administrative official or body charged with enforcement or administration of this Ordinance, may file an appeal to the ZBA in accordance with this Section and the MZEA.

B. Appealable Decisions.

1. Appeals may be taken from any final order, requirement, decision, or determination made by the PCD/ZA or other administrative official or body charged with the enforcement or administration of this Ordinance, consistent with the MZEA.
2. Legislative decisions of the City Council, including text and map amendments, are not appealable to the ZBA and are subject to judicial review as provided by law.

Article VII – Administration & Enforcement

C. Time to Appeal.

An appeal shall be filed within twenty-one (21) calendar days after the date of the written decision being appealed, unless a different time period is expressly required by state law.

D. Record and Standard of Review.

1. Appeals shall be based on the existing administrative record, including the application, plans, staff reports, minutes, findings, exhibits, and written decision.
2. In deciding an appeal, the ZBA shall determine whether the appealed decision:
 - a. Was based on a correct interpretation of this Ordinance; and
 - b. Is supported by competent, material, and substantial evidence on the record.
3. The ZBA may affirm, reverse, or modify the appealed decision, in whole or in part, and shall state its decision and Findings of Fact in writing.

E. Timing of Decision.

The ZBA shall schedule and decide an appeal within a reasonable time, generally within forty-five (45) days of accepting a complete appeal filing or at the next available regular meeting thereafter, subject to applicable public-notice requirements in Article VI and the MZEA.

155.703 Enforcement, Violations & Penalties

A. Violation Defined. Each of the following constitutes a violation of this Ordinance and a nuisance per se:

1. Failure to comply with any applicable standard, requirement, or prohibition of this Ordinance;
2. Failure to comply with any approved plan or condition of approval imposed under this Ordinance; or
3. Failure to maintain required buildings, structures, or site improvements in accordance with this Ordinance.

B. Civil Enforcement.

1. Violations of this Ordinance are municipal civil infractions.
2. The PCD/ZA, City Attorney, or other authorized City official may pursue enforcement through one (1) or more of the following:
 - a. Notices of violation and corrective orders;
 - b. Municipal civil infraction citations;
 - c. Stop-work or stop-use orders; and
 - d. Actions for injunctive or other appropriate relief in a court of competent jurisdiction.
3. Each day that a violation continues after notice has been given shall constitute a separate offense, to the extent permitted by law.

C. Correction Periods.

1. For first-time, minor violations that do not involve life-safety issues or significant off-site impacts, the PCD/ZA may provide a reasonable correction period, generally not to exceed ten (10) days, before issuing a citation.
2. For violations involving life-safety, public health, or significant off-site impacts (including, but not limited to, unsafe structures, hazardous site conditions, or substantial lighting, noise, or drainage impacts on neighboring properties), the City may require immediate corrective action or issue a stop-work or stop-use order without a prior correction period.

Article VII – Administration & Enforcement

D. Revocation or Suspension of Approvals.

1. A Site Plan, Special Land Use, Article V Modification, or similar development approval may be revoked or suspended by the same body that granted the approval, after notice and an opportunity to be heard, where the City finds that:
 - a. The approved use or development has materially departed from the approved plans or conditions; or
 - b. Required improvements, such as landscaping, buffers, or screening, have not been installed or maintained and the violation has not been corrected within a reasonable time after notice.
2. Revocation or suspension shall follow written notice to the property owner and/or Applicant and a public meeting or hearing, as applicable under Article VI.
3. The decision to revoke or suspend an approval shall include written Findings of Fact describing the nature of the violation, the steps (if any) taken to correct it, and the reasons why revocation or suspension is warranted.

E. Inspections.

1. The City is authorized to conduct inspections, at reasonable times and upon reasonable notice where practicable, to verify compliance with this Ordinance, approved plans, and conditions of approval.
 2. Prior to issuance of a final certificate of occupancy, the City may verify, as applicable, that required Article III and Article V standards have been met, including but not limited to:
 - a. Building placement and BTZ compliance;
 - b. Frontage type and transparency;
 - c. Parking and access;
 - d. Lighting;
 - e. Landscaping and buffer installation; and
 - f. Mechanical screening.
 3. Where an approved plan or applicable engineering or building codes require specific facilities such as EV charging stations or green-infrastructure features, those facilities shall also be verified for installation and basic operability prior to final occupancy.
-

Article VII – Administration & Enforcement

155.704 Certifications, Closeout & Performance Guarantees

A. Final Compliance Documentation.

1. As part of final inspection and close-out for projects subject to Site Plan Review, the PCD/ZA may require submittal of documentation demonstrating compliance with key Article III and Article V standards, such as:
 - a. An updated Code Compliance Matrix and/or Frontage Compliance Sheet;
 - b. As-built drawings or field measurements confirming BTZ, building height, transparency, and parking and access layout; and
 - c. Confirmation that required landscaping, buffers, fences or walls, and mechanical screening have been installed.
2. Where required by an approved plan or separate engineering standards, documentation of stormwater facilities or other infrastructure shall be submitted to the appropriate City department.

B. Performance Guarantees.

1. Where seasonal conditions prevent completion of required landscaping or similar site improvements at the time of occupancy, the City may accept a performance guarantee in a form acceptable to the City, in an amount not to exceed one hundred twenty-five percent (125%) of the estimated cost of the remaining work.
2. The performance guarantee shall be released upon verified installation of the required improvements in compliance with this Ordinance and the approved plans.

155.705 Fees

The City Council may adopt, and from time to time amend, a fee schedule by resolution to recover all or a portion of the reasonable costs associated with the administration, review, inspection, and enforcement of this Ordinance, including but not limited to Site Plan, Special Land Use, variance, appeal, and enforcement activities.

Article VIII – Nonconformities

155.801 Nonconforming Lots of Record

A. Single Buildable Lot.

In a district where a single-household dwelling is permitted, a lot of record that does not meet the minimum lot area and/or width of the district may be used for one principal dwelling and customary accessory structures if all of the following are met:

1. The lot has legal frontage on, and access to, a public street or an approved private road.
2. All applicable yard, height, coverage, frontage, transparency, and performance standards are met, or side-yard relief is available under subsection (C).
3. Utilities, access, and drainage can be provided in accordance with applicable City standards.

B. Adjacent Substandard Lots Under the Same Ownership.

Where two or more contiguous lots of record are under common ownership on the effective date of this Ordinance, and one or more are nonconforming as to area or width, they shall be considered separately for development unless:

1. A recorded restriction, plat note, or prior approval requires that they be combined; or
2. Combination is required as part of an approved land division, plat, or Site Plan.
3. No lot combination shall create or increase a nonconformity with respect to any standard of this Ordinance.

C. Objective Side-Setback Relief for Narrow Lots.

On a nonconforming lot of record that is narrower than the minimum lot width required in the district:

1. Each required side-yard setback may be reduced in proportion to the lot-width shortfall, but not below three (3) feet on any side, and only to the extent necessary to establish a buildable envelope for a conforming principal dwelling.
2. For purposes of applying this provision, the reduced side-yard may be calculated by multiplying the required side-yard setback by the ratio of the actual lot width to the required lot width, but in no case less than three (3) feet.
3. This relief does not authorize any encroachment into public rights-of-way or easements and does not modify any fire, building, or life-safety code requirements.

D. Other Dimensional Relief.

No relief is provided by this Section from maximum building height, maximum lot coverage, frontage or transparency requirements, parking placement, Build-To Zone standards, or other Article V standards, except as expressly stated in this Article or as otherwise approved through Administrative Minor Modifications, Article V Modifications, or variances under Articles VI and VII.

Article VIII – Nonconformities

155.802 Nonconforming Structures (Dimensional Nonconformities)

A. Routine Repair and Maintenance.

Ordinary repairs and interior alterations to a lawful nonconforming structure are permitted, provided they do not increase the degree of nonconformity or create any new nonconformity.

B. Additions and Alterations.

1. No addition or alteration shall reduce any existing yard, height, frontage, transparency, or other dimensional compliance or increase any existing nonconforming encroachment.
2. Additions or alterations that are fully compliant with Articles III and V and that do not increase the degree of any existing nonconformity are permitted.

C. Voluntary Reduction of Nonconformity.

A lawful nonconforming structure may be altered, relocated on its lot, or partially reconstructed to decrease or eliminate one or more nonconformities (for example, bringing a façade into the Build-To Zone, removing a nonconforming encroachment, or increasing required transparency), provided the resulting structure complies with this Ordinance to the greatest extent practicable.

D. Damage or Destruction.

1. **Rebuild in Place (No Greater Nonconformity).** If a lawful nonconforming structure is damaged or destroyed by fire, flood, or other casualty, it may be restored to the same footprint, height, and floor area that existed immediately prior to damage, provided that:
 - a. The restoration does not increase the degree of any nonconformity;
 - b. All applicable life-safety and performance standards of Article V and applicable building codes are met; and
 - c. A complete building permit application is submitted within twelve (12) months of the damaging event. The Zoning Administrator may grant one (1) written extension, not to exceed twelve (12) additional months, upon a showing of good cause.
 - d.
2. **Rebuild with Compliance.** Any restoration or expansion that proposes to increase footprint, height, floor area, or the extent of any nonconforming element shall bring the structure into full conformity with the applicable standards of Articles III and V, unless otherwise permitted by variance.

E. Relocation. A nonconforming structure shall not be moved on its lot or to another lot unless, after relocation, the structure fully conforms to this Ordinance.

155.803 Nonconforming Uses (Use Nonconformities)

A. Continuation.

A lawful nonconforming use may continue within the building, structure, or land area it lawfully occupied on the effective date it became nonconforming, subject to the limitations of this Section.

B. No Expansion or Relocation.

A nonconforming use shall not be:

1. Expanded to additional floor area, acreage, structures, or outdoor areas;
2. Extended to other portions of a building or site not previously occupied by the use; or
3. Moved in whole or in part to any other location on the lot or to another lot.

Article VIII – Nonconformities

C. Change of Use.

1. **To a Conforming Use.** A nonconforming use may be changed to a conforming use at any time. Once changed to a conforming use, it shall not be re-established as a nonconforming use.
2. **To Another Nonconforming Use.** A nonconforming use shall not be changed to a different nonconforming use.

D. Abandonment or Discontinuation.

1. If a nonconforming use is discontinued, inactive, or ceases operations for twelve (12) consecutive months, the nonconforming status shall be deemed lost and any subsequent use shall conform to this Ordinance.
2. Evidence of discontinuation may include, but is not limited to, utility shutoff, removal of business fixtures or equipment, prolonged vacancy or board-up, cessation of required licenses or permits, or other objective indicators of nonuse.

E. Damage to Structures Containing Nonconforming Uses.

1. Where a structure containing a lawful nonconforming use is damaged or destroyed, the structure may be restored in accordance with Section 155.804(D)(1), and the nonconforming use may resume only:
 - a. Within the same floor area that it lawfully occupied immediately prior to damage; and
 - b. If recommenced within twelve (12) months of the damaging event, with one (1) possible written extension of up to twelve (12) additional months granted by the PCD/ZA for good cause.
2. Any increase in floor area or change in layout that would expand or intensify the nonconforming use is prohibited. Any expansion beyond the previously occupied area shall comply as a conforming use.

F. Nonconforming Signs. A *Nonconforming Sign* that was lawfully erected may remain, subject to the following:

1. No nonconforming sign shall be enlarged, expanded, increased in height, relocated, structurally altered, or otherwise modified in any manner that increases the degree of nonconformity, including any change that increases sign area, adds sign faces, increases illumination impacts, or converts the sign to a prohibited sign type.
2. Routine maintenance and repair, including replacement of non-structural components, shall be permitted provided such work does not increase the degree of nonconformity and the sign is maintained in a safe, structurally sound condition.
3. Replacement of sign copy or sign faces (refacing) may be permitted only where the sign's location, type, height, area, and number of faces remain unchanged and the sign is otherwise brought into compliance with current illumination and safety requirements to the maximum extent practicable.
4. If a nonconforming sign is removed, abandoned, destroyed, or damaged such that repair would require replacement of the supporting structure or would constitute structural alteration, any replacement shall comply with this Ordinance and §155.510.
5. A nonconforming sign associated with a use or tenant space that has ceased operations shall be removed or handled in accordance with §155.514 (Vacant Commercial Structure Maintenance), and failure to do so shall constitute a violation of this Ordinance.
6. **Change of business/tenancy.** Upon any change in business name, use, tenancy, or occupancy of the premises or tenant space to which a nonconforming sign relates, the nonconforming sign shall be removed prior to, or concurrently with, the change; a change in ownership without a change in tenancy or occupancy shall not, by itself, require removal.

Article VIII – Nonconformities

155.804 Nonconforming Site Features

Nonconforming site features—including, but not limited to, parking placement or quantity, access points, driveways, screening, landscaping, lighting, and signs—that were lawfully established may remain, subject to the following:

1. Such features shall not be altered in a manner that increases the degree of nonconformity.
2. Any site change that requires Site Plan Review under Article VI shall bring the feature(s) being modified into conformity with the applicable standards of Article V, to the extent reasonably practicable, unless a waiver, modification, or variance is approved.
3. Other site features that are not being changed are not required to be brought into conformity solely because Site Plan Review is triggered, unless specifically required by Article V or a condition of approval.
4. **Flood Hazard Compliance.** Notwithstanding any provision of this Article, a lawful nonconforming lot, structure, use, or site feature located within a Special Flood Hazard Area (SFHA), floodway, or floodplain shall not be altered, expanded, repaired, reconstructed, or otherwise continued in a manner that conflicts with §155.517 (Flood Hazard Resilience Standards) or any applicable floodplain regulations adopted by the City; flood hazard requirements shall apply to the fullest extent permitted by law, including to work constituting Substantial Improvement or repair of Substantial Damage.

155.805 Determinations & Documentation

A. PCD/ZA Determination.

The Planning & Community Development Director or Zoning Administrator (PCD/ZA) is authorized to issue written determinations as to whether a use, structure, lot, or site feature is lawful and nonconforming under this Article, based on objective evidence and the standards of this Ordinance.

B. Record-Keeping.

To establish the area, intensity, and nature of a nonconforming use or structure, the City may require submission of floor plans, Site Plans, photographs, dated permits, licenses, assessor records, or other relevant documentation.

C. Appeals.

Determinations of nonconforming status by the PCD/ZA may be appealed to the Zoning Board of Appeals (ZBA) in accordance with Section 155.702.

155.806 Unlawful Situations (Not Lawful Nonconformities)

A use, structure, lot, or site feature that was established:

1. Without required approvals; or
2. In violation of the law or regulations in effect at the time of establishment, is not a lawful nonconformity and shall be deemed a violation of this Ordinance, subject to enforcement under Article VII.

155.807 Conflicts

Where any provision of this Article conflicts with a more restrictive standard elsewhere in this Ordinance, including but not limited to floodplain regulations, overlay districts, or applicable building and life-safety codes, the more restrictive provision shall control, consistent with Section 155.103 (Conflicting Regulations).



Article V – Site & Building Standards

155.508 Waste Receptacles, Collection Bins, and Temporary Storage Units

A. Waste receptacle and removal areas (Nonresidential and Multi-Household).

1. Waste receptacle and removal areas serving nonresidential uses and multi-household residential uses shall be located in a rear yard or rear service area and shall be surfaced with concrete not less than six (6) inches in depth. Such areas shall be enclosed and opaquely screened on four (4) sides by a masonry wall, similar in material and/or color to the main structure, and an opaque gate, to a height at least one (1) foot taller than the receptacle or other container system.
2. Waiver of gate. The Planning Commission may waive the requirement for a gate upon a determination that the open side of the enclosure is not visible from adjoining properties or from any public land or public thoroughfare.
3. Alternate container authorization. The Planning Commission may approve the use of individual garbage cans in lieu of a dumpster or other container system where the nature and volume of waste does not warrant a larger receptacle. If the waste volume increases such that overflow, nuisance conditions, or insufficient capacity occurs, the Planning Commission may require installation or use of a compliant receptacle and enclosure in accordance with this Section.

B. Temporary dumpsters, Roll-Off Containers, and Mobile Storage Units (Single-Household uses).

1. A zoning permit shall be required prior to the placement of any dumpster, roll-off container, or mobile storage unit within the public right-of-way.
2. Temporary dumpsters, roll-off containers, and mobile storage units serving single-household uses shall be permitted only for property clean-up, moving or relocation, repair, construction, or restoration activities.
3. Such units shall be limited to a period of not longer than ten (10) consecutive days per placement, with a maximum of twenty (20) total days per calendar year per dwelling unit. One (1) extension may be granted by the Zoning Administrator for good cause, including but not limited to active construction, relocation delays, or emergency conditions, for a period not to exceed ten (10) days, provided that the total number of days, including any extension, shall not exceed twenty (20) days per calendar year per dwelling unit.
4. Temporary dumpsters, roll-off containers, and mobile storage units shall not be subject to the enclosure and screening requirements of subsection A due to their temporary nature.
5. In residential districts, placement shall be limited to a driveway or other improved surface, meaning a paved or hard-surfaced area such as asphalt, concrete, or pavers, and shall not be placed on grass, dirt, or other unimproved surfaces.
6. Mobile storage units shall comply with the following additional standards:
 - a. Shall not be placed within the public right-of-way except in compliance with subsection B.1.
 - b. Shall not obstruct sidewalks, streets, required parking spaces, fire lanes, or emergency access.
 - c. Shall not be used for human occupancy, business operations, or the storage of hazardous materials.
 - d. Shall be maintained in good condition, free of visible damage, rust, or graffiti.
7. Nothing in this section shall exempt any condition from compliance with Chapter 156 (Blight Violations).

C. Collection bins.

1. **Purpose.** The purpose of this subsection is to regulate collection bins so that they remain clean, safe, and do not create hazards to pedestrians or vehicular traffic.
 2. **Permitted locations.** Collection bins shall not be permitted on land used or zoned for residential purposes. Collection bins shall not be located within one thousand (1,000) feet of another collection bin, measured in a straight line from the collection bin to the other collection bin.
 3. **Standards.** Collection bins shall be maintained in good condition and appearance, free of structural damage, holes, visible rust, and graffiti; shall be placed on a paved or concrete surface and remain level and stable; shall be locked and equipped with a secure safety chute; shall be emptied with sufficient frequency to prevent overflow and accumulation of materials outside the bin; and shall not be located so as to obstruct a building entrance or exit, a designated fire lane, or a required accessible parking space, or to create a visual obstruction or traffic safety hazard as determined by the Building Official or designee.
 4. **Number and size.** No more than one (1) collection bin shall be permitted per lot. The maximum size of a collection bin shall not exceed five (5) feet by five (5) feet by seven (7) feet.
 5. **Identification.** Each collection bin shall display the name, mailing address, email address, website, and phone number of the collection bin operator. The total sign area for such identification shall not exceed six (6) square feet per side, and the font size shall not be less than one (1) inch in height.
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155.205 Definitions (A-Z)

M

Mixed Use Building: A building that contains two or more distinct use categories (such as residential, office, retail, service, or civic) in vertical or horizontal combination within the same structure. For purposes of Article IV, any building meeting this definition is classified as a Mixed-Use Building.

Mobile Food Court or Park: A site or lot designed and approved for two or more mobile food vendors operating in a shared location, which may include common seating areas, restrooms, utilities, and accessory amenities for patrons.

Mobile Food Vendor: A business that prepares and sells food or beverages from a movable vehicle, trailer, or cart that is temporarily parked or operated on public or private property, including food trucks and pushcarts.

Mobile Home: A dwelling constructed prior to the HUD Code (pre-1976), which is built on a chassis and with or without a permanent foundation when connected to required utilities. Excludes travel trailers, modular homes, recreational vehicles, converted buses, and other temporary structures.

Mobile Home Park: A tract of land subdivided into lots for the placement of multiple mobile homes, with streets, utilities, and any common facilities necessary for residential use.

Mobile Storage Unit (Portable Storage Container):

A fully enclosed container used for the temporary storage of personal property, delivered to and removed from a site, and not permanently affixed to the ground or designed for human occupancy.

Modular Home: A factory-built dwelling constructed in sections according to local and state building codes, transported to the site, and assembled on a permanent foundation for long-term residential use; distinct from manufactured homes and mobile homes.

Monument (Ground) Sign: A freestanding sign in which the sign face is attached to a solid base or pedestal that is in continuous contact with the ground, and where the distance between the bottom of the sign face and the grade does not exceed 6 feet including base, as specified in 155.509.

Motel: A building, part of a building, or group of buildings containing ten (10) or more dwelling units with twenty-five percent (25%) or more having exterior entrances, primarily used for transient occupancy by the public. It is not a multiple-family dwelling, transient housing facility, or rooming house.

Multiplex: A building with three to four dwelling units, designed to resemble a large house.

Mural: A work of graphic art or painting applied directly to, or mounted on, an exterior building wall surface, intended primarily for aesthetic or placemaking purposes. A Mural is not a Wall Sign unless it meets the definition of Sign by primarily identifying, advertising, or directing attention to a business, product, service, or activity.

Museum: A building or structure open to the public for collecting, preserving, and exhibiting objects of historical, cultural, scientific, or artistic value, including incidental accessory uses such as classrooms, auditoriums, gift shops, and cafés.



REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor **Date:** April 15, 2026
From: **Date for Council's Consideration:** April 20, 2026
ACTION REQUESTED: Consider Approval or Denial of Ch. 155 Zoning Ordinance

TYPE OF ACTION:

FUNDS BUDGETED:

ACCOUNT #:

APPROVERS:

Georgina Holliday, City Clerk **Date:** April 16, 2026

Byron Nolen, Mayor **Date:** April 16, 2026

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

PROJECT IMPROVEMENTS:

PROJECTED TIMELINE:

RESOLUTION:

Resolved By: None

Seconded By: None

Yes: None

No: None

Absent:

Article V – Site & Building Standards

155.508 Waste Receptacles, Collection Bins, and Temporary Storage Units

A. Waste receptacle and removal areas (Nonresidential and Multi-Household).

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2. Waiver of gate. The Planning Commission may waive the requirement for a gate upon a determination that the open side of the enclosure is not visible from adjoining properties or from any public land or public thoroughfare.
3. Alternate container authorization. The Planning Commission may approve the use of individual garbage cans in lieu of a dumpster or other container system where the nature and volume of waste does not warrant a larger receptacle. If the waste volume increases such that overflow, nuisance conditions, or insufficient capacity occurs, the Planning Commission may require installation or use of a compliant receptacle and enclosure in accordance with this Section.

B. Temporary dumpsters, Roll-Off Containers, and Mobile Storage Units (Single-Household uses).

1. A zoning permit shall be required prior to the placement of any dumpster, roll-off container, or mobile storage unit within the public right-of-way.
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4. Temporary dumpsters, roll-off containers, and mobile storage units shall not be subject to the enclosure and screening requirements of subsection A due to their temporary nature.
5. In residential districts, placement shall be limited to a driveway or other improved surface, meaning a paved or hard-surfaced area such as asphalt, concrete, or pavers, and shall not be placed on grass, dirt, or other unimproved surfaces.
6. Mobile storage units shall comply with the following additional standards:
 - a. Shall not be placed within the public right-of-way except in compliance with subsection B.1.
 - b. Shall not obstruct sidewalks, streets, required parking spaces, fire lanes, or emergency access.
 - c. Shall not be used for human occupancy, business operations, or the storage of hazardous materials.
 - d. Shall be maintained in good condition, free of visible damage, rust, or graffiti.
7. Nothing in this section shall exempt any condition from compliance with Chapter 156 (Blight Violations).

C. Collection bins.

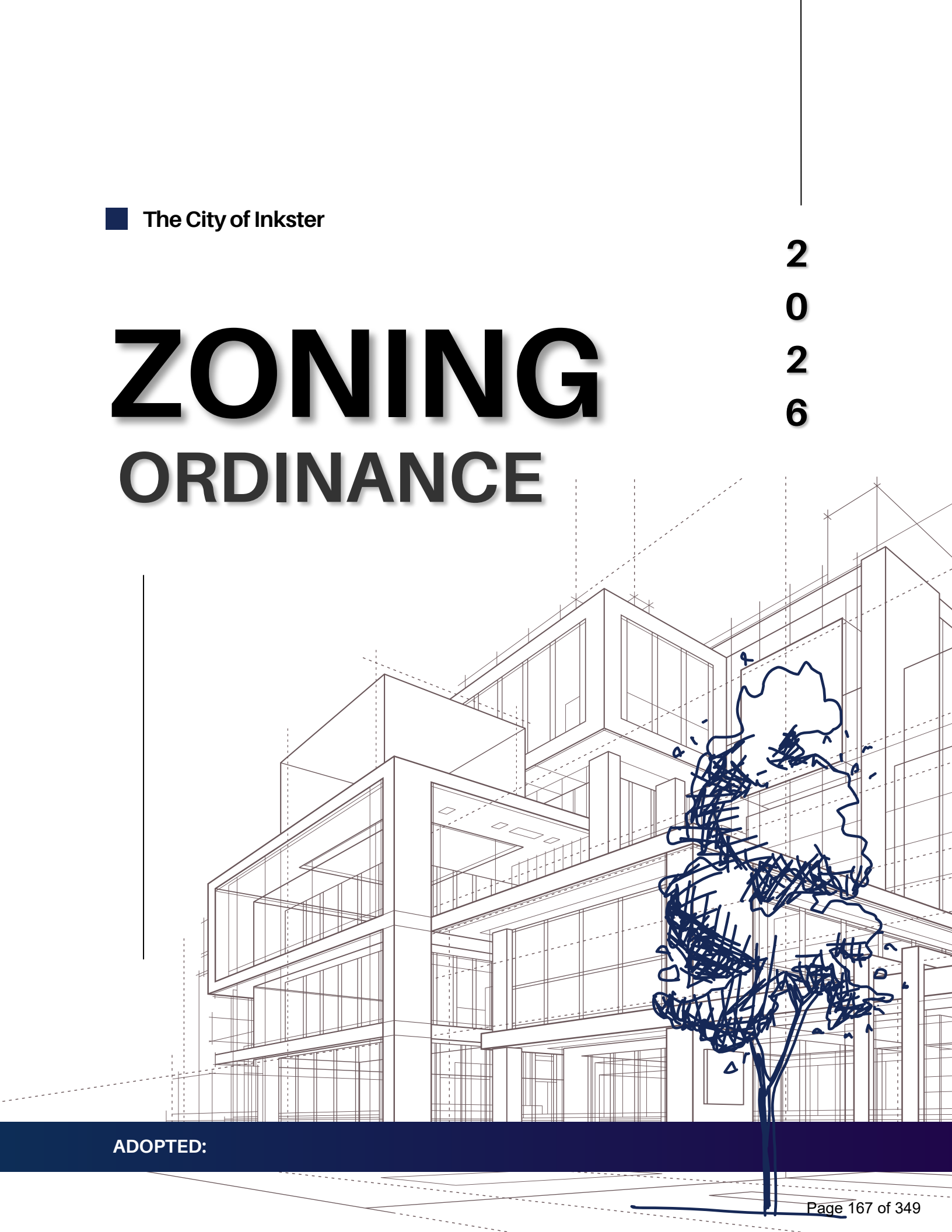
1. **Purpose.** The purpose of this subsection is to regulate collection bins so that they remain clean, safe, and do not create hazards to pedestrians or vehicular traffic.
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 4. **Number and size.** No more than one (1) collection bin shall be permitted per lot. The maximum size of a collection bin shall not exceed five (5) feet by five (5) feet by seven (7) feet.
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■ The City of Inkster

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ZONING ORDINANCE

ADOPTED:





2025

CHAPTER 155

THE CITY OF INKSTER, MI

ADOPTED:
Month Day, 2025.

EFFECTIVE:
Month Day, 2025.



Table of Contents

ARTICLE I: GENERAL PROVISIONS (P. 4)

- 155.101 Title/Authority/Enactment (p. 4)
- 155.102 Purpose (p. 4)
- 155.103 Conflicting Regulations (p. 4)
- 155.104 Applicability & Effective Date (p. 5)
- 155.105 Scope (p. 5)
- 155.106 Severability (p. 5)

ARTICLE II: DEFINITIONS & RULES OF MEASUREMENT (P. 7) 155.201

- Purpose (p. 7)
- 155.202 Construction of Language (p. 7)
- 155.203 Rules for Interpretation and Definitions (p. 7)
- 155.204 Definition of Uses (p. 8)
- 155.205 Definitions (A–Z) (p. 12)
- 155.206 Purpose & Applicability Rules of Measurement (p. 36)
- 155.207 Lot & Site Measurements (p. 36)
- 155.208 Building Placement, Setbacks, & Build-To Zones (p. 38)
- 155.209 Building Height & Stories (p. 39)
- 155.210 Encroachment into Yards & Build-To Zones (p. 40)
- 155.211 Grade (p. 41)
- 155.212 Intensity, Frontage, Transparency, & Typology Measurements (p. 42)

ARTICLE III: ZONING DISTRICTS & DISTRICT STANDARDS (P. 48)

- 155.301 Establishment of Districts (p. 48)
- 155.302 Official Zoning Map (p. 49)
- 155.303 Zoning Map (p. 50)
- 155.304 Relationship of Base and Overlay Districts (p. 51)
- 155.305 Anti-Displacement Overlay District (ADO) (p. 52)
- 155.306 Planned Unit Development (PUD) Overlay District (p. 55)
- 155.307 How to Use District Sheets (p. 57)

Table of Contents

ARTICLE IV: USE REGULATIONS (CONSOLIDATED USE TABLE) (P. 67)

- 155.401 Purpose and Applicability (p. 67)
- 155.402 Residential Use Standards (p. 67)
- 155.403 Group Living Standards (p. 70)
- 155.404 Civic & Institutional Use Standards (p.71)
- 155.405 Commercial Use Standards (p. 73)
- 155.406 Mixed Use Standards (p. 74)
- 155.407 Industrial Use Standards (p. 74)
- 155.408 Marijuana Retail and Provisioning Standards (p. 75)
- 155.409 Marijuana Establishments Prohibited (p. 77)
- 155.410 Temporary Use Standards (p. 77)
- 155.411 Accessory Use Standards (p. 78)
- 155.412 Consolidated Use Table and Interpretation (p. 80)
- Use Standards - Consolidated Use Table (CUT) (p. 81)

ARTICLE V: SITE & BUILDING STANDARDS (P. 86)

- 155.501 Purpose & Applicability (p. 86)
- 155.502 Building Design Compliance & Mandates (p. 86)
- 155.503 Frontage Types & Transparency Standards (p. 87)
- 155.504 Parking, Access & Circulation Standards (p. 89)
- 155.505 Building Grades & Surface Drainage (p. 93)
- 155.506 Landscape Standards (p. 93)
- 155.507 Landscape Maintenance (p. 97)
- 155.508 Waste Receptacle Storage, Screening, and Collection Bins (p. 98)
- 155.509 General Height Exceptions & Bulk Measurement (p. 99)
- 155.510 Building Materials, Architectural Articulation & Exterior Finishes (p. 100)
- 155.511 Signage Standards (p. 101)
- 155.512 Fences, Walls & Visibility (p. 107)
- 155.513 Exterior Lighting and Security Cameras (p. 109)
- 155.514 Industrial Performance Standards (M-1 & M-2) (p. 110)
- 155.515 General Property & Site Maintenance (p. 113)
- 155.516 Vacant Commercial Structure Maintenance (p. 115)
- 155.517 Flood Hazard Resilience Standards (p. 115)
- 155.518 Wireless Communications Facilities (p. 116)

Table of Contents

ARTICLE VI: DEVELOPMENT PROCEDURES (P. 118)

- 155.601 Purpose (p. 118)
- 155.602 General Provisions (p. 118)
- 155.603 Exempt Work (No Site Plan Review Required). (p. 120)
- 155.604 604 Site Plan Review. (p. 121)
- 155.605 Application Submittal and Checklists (p. 123)
- 155.606 Review Standards and Findings of Fact (p. 124)
- 155.607 Vested Rights, Expiration, and Extensions. (p. 125)
- 155.608 Article V Modification (p. 126)
- 155.609 Planned Unit Development (PUD) Rezoning and Approval) (p. 126)
- 155.610 Text and Map Amendments (p. 128)
- 155.611 Development Agreements and Community Benefits (p. 129)

ARTICLE VII: ADMINISTRATION & ENFORCEMENT (P. 137)

- 155.701 Roles & Responsibilities (p. 137)
- 155.702 Appeals Process (p. 139)
- 155.703 Enforcement, Violations & Penalties (p. 140)
- 155.704 Certifications, Closeout & Performance Guarantees (p. 142)

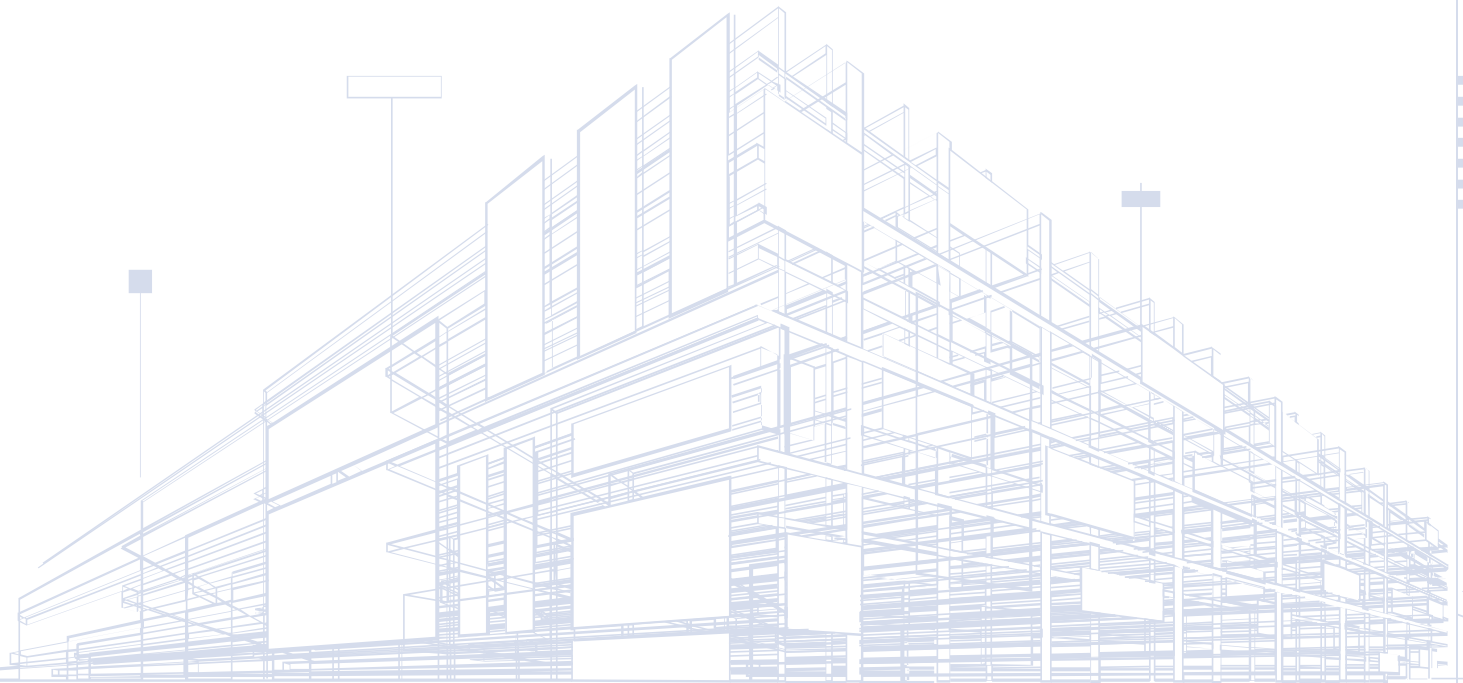
ARTICLE VIII: NONCONFORMITIES (P. 144)

- 155.801 Nonconforming Lots of Record (p. 144)
- 155.802 Nonconforming Structures (p. 145)
- 155.803 Nonconforming Uses (Use Nonconformities) (p. 145)
- 155.804 Nonconforming Site Features (p. 147)

■ The City of Inkster

ARTICLE I

General Provisions



Article I: General Provisions

155.101 Title/Authority/Enactment

A. Title.

This Ordinance shall be known and may be cited as the “City of Inkster Zoning Ordinance.”

B. Authority.

This Ordinance is enacted pursuant to the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.), the City Charter, and other applicable provisions of state and federal law.

C. Enactment.

It is adopted by the City Council of the City of Inkster, Wayne County, Michigan.

155.102 Purpose

The purpose of this ordinance is to promote the public health, safety, and general welfare of the City of Inkster; encourage the orderly development, redevelopment, and preservation of the City’s land, neighborhoods, business districts, and transportation corridors; and to implement the goals, objectives, and policies of the City’s Master Plan, as may be amended. In applying and interpreting this chapter, the City shall seek to:

- A. Protect and enhance the character, connectivity, and economic vitality of neighborhoods, business districts, and transportation networks.
- B. Promote equitable outcomes, prevent involuntary displacement, and expand affordable housing opportunities with safe, reliable, and affordable transportation access.
- C. Support small businesses, community-serving uses, and culturally significant spaces through coordinated land use, infrastructure, and transportation planning.
- D. Conserve natural resources, improve air quality, and enhance environmental sustainability through responsible land use and green infrastructure.
- E. Provide for safe, efficient, and accessible movement of people, goods, and services across all modes of transportation.

155.103 Conflicting Regulations

A. Local Conflicts.

Where this Ordinance conflicts with other local ordinances, the more restrictive provisions shall apply unless otherwise provided by law.

B. State and Federal Conflicts.

Where this Ordinance conflicts with state or federal law, the state or federal provisions shall control.

Article I: General Provisions

155.104 Applicability & Effective Date

A. Effective Date.

This Ordinance shall take effect on [insert date] following its adoption and publication in accordance with law. Amendments to this Ordinance shall take effect on the date specified in the adopting ordinance.

B. Transitional Provisions.

Transitional provisions for pending applications, permits, and approvals shall be governed by the standards in effect on the date a complete application was filed, unless otherwise provided in this Ordinance or required by law.

C. Non-Abrogation.

This Ordinance is not intended to abrogate or annul any law, ordinance, rule, regulation, permit, easement, covenant, or other agreement that is not in conflict with its provisions. Compliance with this Ordinance does not constitute compliance with, or waiver of, any private agreements.

155.105 Scope

A. Scope.

This Ordinance applies to all land, water, structures, and uses within the corporate limits of the City of Inkster. No land, building, or structure shall be used or occupied, and no building or structure shall be erected, constructed, moved, reconstructed, extended, enlarged, or altered, except in conformity with this Ordinance.

B. Minimum Requirements.

The regulations in this Ordinance are minimum requirements for the promotion of public health, safety, and welfare.

C. Zoning Map Incorporation.

The Official Zoning Map of the City of Inkster, including all overlays is incorporated by reference and shall be maintained by the City Clerk.

155.106 Severability

A. Severability.

This Ordinance and the various parts, Articles, sections, subsections, and clauses thereof are hereby declared to be severable.

B. Validity.

If any part, sentence, paragraph, subsection, section, or clause of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not affect the validity of the remaining provisions, which shall continue in full force and effect.

■ The City of Inkster

ARTICLE II

Definitions & Rules of Measurement



Article II: Definitions & Rules of Measurement

155.201 Purpose

The purpose of this Article is to ensure consistent interpretation and application of this Ordinance. The definitions provided in this Article are intended to clarify the meaning of words, phrases, and terms used throughout this Ordinance.

155.202 Construction of Language

Words and terms used in this Ordinance shall have the meanings ascribed to them in this Article. Words and terms that are not defined in this Ordinance shall be interpreted according to their common usage, or as defined in the latest edition of Merriam-Webster's Dictionary, consistent with standard planning, legal, and engineering practice. In the event of conflicting definitions within this Ordinance, the most specific definition shall govern.

155.203 Rules for Interpretation and Definitions

A. General.

The definitions contained in this Article are intended to ensure clarity and consistency in the interpretation and application of this Ordinance. Terms and phrases used in this Ordinance, whether referring to land, Buildings, Structures, or activities, shall be understood according to the definitions provided in this Article, unless the context clearly indicates otherwise.

B. Undefined Terms.

Where a term or phrase is not expressly defined within this Ordinance, it shall be interpreted according to its customary dictionary meaning, consistent with standard planning, legal, and engineering usage, and in a manner that best implements the intent of this Ordinance and the City's Master Plan.

C. Interpretation Authority.

The Planning and Community Development Director (PCD) or Zoning Administrator (ZA) shall provide administrative interpretations of this Ordinance when uncertainty arises regarding the meaning or application of any term, phrase, or provision. Any person aggrieved by an administrative interpretation may appeal such interpretation to the Zoning Board of Appeals (ZBA) in accordance with Article VII.

D. Rules of Construction. Words and phrases used in this Ordinance shall be interpreted as follows:

1. Tense. Words used in the present tense shall include the future tense.
2. Mandatory and Permissive Terms. The word "shall" is mandatory and indicates a requirement. The word "may" is permissive and indicates discretion, to be exercised in a manner consistent with this Ordinance.
3. Number. Words used in the singular shall include the plural, and words used in the plural shall include the singular.
4. Person. The word "Person" shall include an individual, partnership, association, corporation, governmental entity, or other legal entity.
5. Use. The word "Used" shall include "arranged," "designed," "intended," "maintained," and "occupied."
6. Defined Terms. Terms specifically defined in this Article shall control over other meanings, including dictionary definitions, for purposes of interpreting this Ordinance.

Article II: Definitions & Rules of Measurement

155.204 Definition of Uses

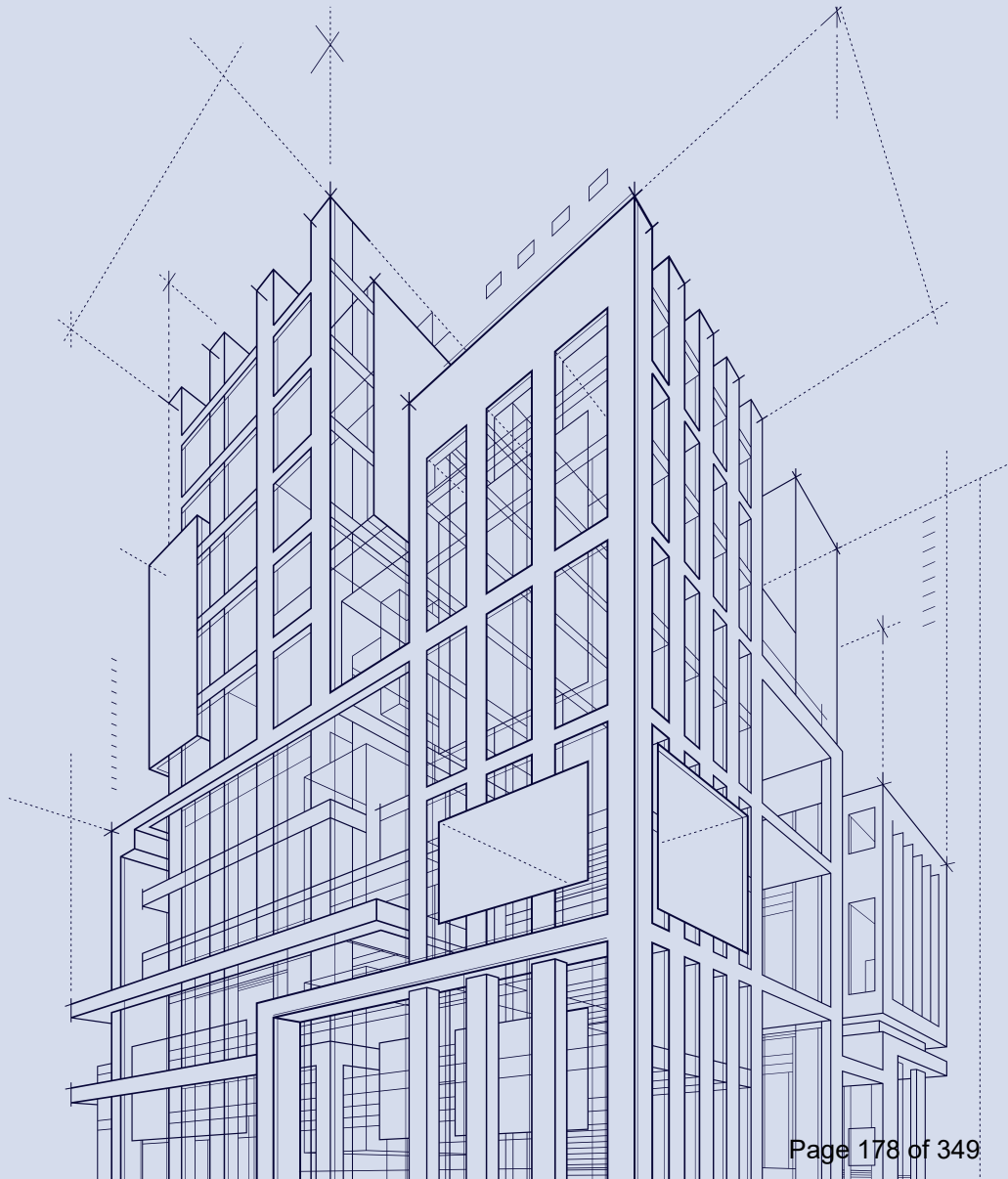
All principal, accessory, temporary, and Special Land Uses defined in this Article and regulated in Article IV (Use Regulations), together with the district standards in Article III (Districts and District Standards), shall be interpreted broadly to include customary accessory activities unless otherwise limited by this Ordinance.

Where ambiguity exists regarding the classification or scope of a use, the Planning and Community Development Director (PCD) or Zoning Administrator (ZA) shall issue an administrative interpretation in accordance with §155.203(C). Any such interpretation shall be subject to appeal to the Zoning Board of Appeals (ZBA) in accordance with Article VII.

■ The City of Inkster

ARTICLE II

Definitions A-Z



155.205 Definitions (A-Z)

A

- **Abandonment:** The voluntary relinquishment of property, a use, or structure by the owner or tenant, without transfer of rights to another person.
- **Abut/Abutting:** To share a common boundary line. For purposes of this Ordinance, properties separated only by street, alley, easement, or right of way shall not be considered to abut.
- **Accessory Dwelling Unit (ADU):** A self-contained residential dwelling unit that is secondary and accessory to a principal dwelling unit on the same lot, clearly subordinate in size and intensity, and that provides complete independent living facilities for one (1) household, including permanent provisions for living, sleeping, eating, cooking, and sanitation. An ADU may be:
 - a. Attached (physically attached and sharing at least one wall with the principal dwelling), or
 - b. Detached (in a separate accessory building on the same lot).
- **Accessory Use or Structure:** A building, structure, or use that is customarily incidental and subordinate to the principal use or principal building on the same lot, and that serves a purpose directly related to that principal use.
- **Adjacent:** Nearby or close to but not necessarily abutting. A lot, parcel, or use is considered adjacent if it is located across the street, alley, easement, or right of way from another lot, parcel, or use.
- **Adult Day Care Home:** A private residence, facility, or program providing community-based health, social, and related support services to adults who, because of advanced age, physical disability, or mental impairment, require supervision and assistance for less than twenty-four (24) hours a day. The owner, provider, or facility shall be properly licensed under the applicable State of Michigan Law, including employees who shall maintain applicable accreditations and certifications.
- **Adult Foster Care Facility:** A governmental or non-governmental establishment that provides foster care to adults, licensed by the State of Michigan under Public Act 218 of 1979, as amended, providing supervision, personal care, and protection in addition to room and board, for adults aged 18 or over. It includes facilities and foster care family homes for adults who are aged, emotionally disturbed, developmentally disabled, or physically handicapped who require supervision on an ongoing basis but who do not require continuous nursing care. Adult foster care facilities are subject to State- regulated license categories and occupancy standards, including:
 - a. Adult Foster Care Family Home (capacity of up to 6 persons);
 - b. Adult Foster Care Small Group Home (capacity of 7-12 persons);
 - c. Adult Foster Care Large Group Home (capacity of 13-20 persons; and
 - d. Adult Foster Care Congregate Facility (capacity of more than 20 persons)

155.205 Definitions (A-Z)

A

- **Adult-Regulated Use:** An establishment, including but not limited to adult bookstores, adult novelty stores, adult motion picture theaters, adult live entertainment establishments, adult cabarets, and other businesses or commercial enterprises, that have their principal purpose the presentation, display, sale, rental, or other dissemination of material, devices, or services distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities or specified anatomical areas, as define by this Ordinance. See also MCL 125.3206; Public Act 218 of 1979; and Public Act 116 of 1973, as amended.
- **Affordable Housing:** Housing priced so that the total monthly housing costs no more than 30% of the household's income, inclusive of utilities, as defined by United States Department of Housing and Urban Development (HUD). The applicable Area Median Income (AMI) threshold shall be established in development approval or incentive programs.
- **Alley:** A public or private right-of-way which affords only secondary means of access to abutting property.
- **Alternative Energy System:** Structures, equipment, devices, or construction techniques used to produce energy from renewable resources, including solar, wind, geothermal, and biomass systems.
- **Alteration:** Any change, addition, or modification to a building or structure, including structural parts, interior layout, or external appearance.
- **Animal Care Facility:** A building or lot where animals are boarded, groomed, bred, trained, or treated for profit or public use, including kennels, veterinary clinics, and shelters.
- **Anti-Displacement:** Policies, regulations, or zoning strategies designed to prevent the involuntary relocation of existing residents or businesses due to redevelopment, rising property values, or gentrification pressures. See Anti-Displacement Overlay, Article III (ADO).
- **Appeal:** A request for a review of an administrative decision, interpretation, or order under this Ordinance, filed with the Zoning Board of Appeals.
- **Applicant:** A person, firm, partnership, corporation, or governmental agency who applies for development approval under this Ordinance.
- **Arena:** A structure or facility, either fully enclosed or open-air, designed for sports, entertainment, or other large public gatherings, typically featuring a central performance or playing area surrounded by seating for spectators.

155.205 Definitions (A-Z)

A

- **Area Median Income (AMI):** The median household income for the metropolitan statistical area or county as determined by the U.S. Department of Housing and Urban Development (HUD) or the Michigan State Housing Development Authority, adjusted for household size.
- **Automobile Fueling Station:** A building used primarily for the retail sale and supply of motor fuels, including gasoline, diesel, and alternative fuels. Such use may include the sale of convenience goods as an accessory use, but shall not involve automotive repair, servicing, or body work.
- **Automobile Repair, Major:** The general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers; including collision service, bodywork, and painting.
- **Automobile Repair, Minor:** Incidental repairs, replacement of parts, and routine service of motor vehicles, excluding bodywork and painting.
- **Automobile Sales:** A lot or buildings used for the display, sale, or rental of new or used motor vehicles, where repair service is incidental to primary use.
- **Awning:** A roof like cover, made of cloth, metal, or other materials, that projects from the wall of a building for the purpose of shielding a doorway, window, or outdoor space from the elements. Awnings may be fixed or movable and are not considered part of the building's structural roof.

B

- **Banquet Hall:** A building, or a portion of a building, made available for temporary assembly or gathering of people, including receptions, weddings, parties, meetings, fundraisers, displays, or similar events. A banquet hall may include food and beverage service, whether prepared on-site or catered.
- **Bar or Lounge:** An establishment where the primary use is the on-premises sale and consumption of alcoholic beverages, with or without live entertainment or limited food service, and which is **not** accessory to another principal use such as a restaurant.
- **Base Zoning District:** The underlying zoning district designation of a parcel of land, prior to the application of any overlay zoning district or special district regulations.
- **Basement:** The portion of a building having its floor subgrade (below ground level) on all sides. A space shall be considered a basement when the vertical distance from finished grade to floor is greater than the vertical distance from finished grade to ceiling. A basement shall not be counted as a story.
- **Basement, Walkout:** A basement having a doorway and grade-level access to the exterior of the building.

155.205 Definitions (A-Z)

B

- **Bedroom:** A room within a dwelling unit, designed or intended to be used for sleeping purposes, and meeting the minimum requirements of applicable building and housing codes.
- **Billboard:** A sign larger than 200 ft.² that promotes a business, product, service, event, or activity, whether commercial or non-commercial. They may also display messages unrelated to the premises or be blank, painted, or have no message. Billboards include static, manually changed, digital, or electronic displays.
- **Block:** A tract of land bounded by streets, waterways, railroads, or other physical or legal barriers to continuity of development. The boundaries of a block are defined by the centerlines of the bounding streets, unless otherwise specified.
- **Block Face:** All lots abutting one side of a street between two intersecting streets or other defined block boundaries. Block faces determine frontage, street connectivity, and urban design standards.
- **Boarding House:** A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-household unit.
- **Buffer Strip:** A strip of land, often required to be landscaped, designed to separate and shield one land from another.
- **Buffer Yard:** A landscaped strip with fencing, walls, or plantings used to separate different land uses and mitigate impacts.
- **Building:** A combination of materials, whether portable or fixed, forming a structure affording a facility or shelter for use or occupancy by persons, animals, or property.
- **Building Face:** The part of a building or structure that faces and is oriented toward a street, public right-of-way, or other designated frontage. The building front typically includes the main entrance, windows, and façade elements visible from the street, and is used to determine front setbacks, build-to lines, and street-facing design standards.
- **Building Height:** The vertical distance measured from the average finished grade at the base of the building to the highest point of the roof. Height shall be measured as follows:
 - a) **Flat Roof:** From grade to the highest point of the roof surface.
 - b) **Mansard Roof:** From grade to the deck line.
 - c) **Gable, Hip, or Gambrel Roof:** From grade to the average height between the eaves and the ridge of the highest roof section.
 - d) **On Sloping Sites:** Where a building is located on sloping terrain, building height shall be measured from the average ground level of the grade at the building wall.

155.205 Definitions (A-Z)

B

- **Building Line:** The line established by law, beyond which a building shall not extend, except as specifically provided by law.
- **Building Official:** An individual established by the city to administer and enforce provisions of all building codes as adopted and amended.
- **Building Permit:** Written authorization issued by the Building Department for the construction, repair, alteration, or removal of any structure following applicable codes.
- **Building, Principal:** The main structure or group on a lot used primarily for its main purpose.
- **Build-to-Zone:** The range of allowable distances from the Front Lot Line or other Frontage Line along which the principal vertical plane of the building's primary facade shall be built, to create a generally continuous and uniform building edge along the street.

C

- **Carport:** A partially enclosed or open structure, attached or detached, designed to provide shelter for one or more vehicles. Carports shall comply with all yard and setback requirements applicable to garages.
- **Cemetery:** Land used or intended to be used for the burial of the dead, including mausoleums, crematoriums, and columbaria.
- **Certificate of Occupancy:** An official statement issued by the Building Department certifying that a building or structure follows applicable codes and is approved for occupancy.
- **Change of Occupancy:** The discontinuance of an existing use of a building or land and the substitution or addition of a use or different type or class, as decided by the Planning Department or Building Official.
- **City Council:** The City of Inkster City Council.
- **Civic Space:** Publicly accessible open space such as a park, plaza, square, or green.
- **Clinic:** A healthcare facility where individuals receive examination and treatment from physicians, dentists, or other licensed health professionals, without overnight stays.
- **Club, Private:** An organization or association of people organized for social, educational, recreational, cultural, or civic purposes, not operated for profit, and limited to members and their guests.

155.205 Definitions (A-Z)

C

- **Code:** The City of Inkster Code of Ordinances, as amended, including the Zoning Ordinance and all applicable regulatory codes.
- **Collection Bin.** Any container, receptacle, or similar device located on a lot that is used for soliciting and collecting clothing, household items, or other salvageable personal property. This term does not include recycling carts or bins used for collection of recyclable material, or rubbish or garbage receptacles used for waste disposal.
- **Commercial Vehicle:** Any vehicle used or maintained for the transportation of persons or property for hire, compensation, profit, or in the furtherance of a commercial enterprise.
- **Common Area, General:** The part of a site, development, or condominium project designed and intended for joint ownership, use, and maintenance by all owners, residents, or members, as described in the condominium master deed, association bylaws, or development agreement.
- **Common Area, Limited:** The part of a site, development, or condominium project chosen for exclusive use by a specific owner, resident, or unit, but located outside the required setbacks or other restricted areas, as described in the condominium master deed, association bylaws, or development agreement.
- **Community Garden:** A piece of land, gardened or operated collectively or individually by community members, for cultivation of fruits, vegetables, flowers, or other plants. A community garden may include accessory structures such as tool sheds, fencing, and composting areas, but does not include commercial agricultural operations.
- **Community Land Trust:** A nonprofit organization that acquires and holds title to land for the benefit of a community, providing long-term affordability by leasing land to homeowners, and separating ownership of land from ownership of building to preserve affordability in perpetuity or for defined term.
- **Condominium:** A building or group of buildings in which dwelling units are individually owned, pursuant to the Michigan Condominium Act (Act 59 of 1978, as amended).
- **Conference Center:** A facility designed primarily to host meetings, conventions, seminars, or similar gatherings, with or without food and beverage service, and which may include multiple meeting rooms, ballrooms, or assembly spaces.
- **Convenience Store:** A retail establishment, typically one story, designed to sell a limited range of everyday items, including food, beverages, snacks, household supplies, and other minor goods. This definition excludes supermarkets, department stores, or specialty retail stores. A convenience store does not include fuel pumps or sale of gasoline or diesel fuel, which are regulated as Gas Station or Automobile Fueling Station
- **Community Center:** A building or part of a building operated by a public or nonprofit entity for recreational, educational, or cultural activities, generally open to the public or members of the community.
- **Compensatory Storage.** Excavation or other approved flood storage replacement provided to offset the loss of floodplain storage volume caused by fill or other development within a floodplain, provided in a volume and at elevations sufficient to prevent a net loss of flood storage capacity.

155.205 Definitions (A-Z)

C

- **Courtyard:** An open space on the same lot as a building, which is unobstructed from the ground to the sky, and is bounded on at least three (3) sides by walls of the building.
- **Cottage Court:** A small-scale cluster of detached dwelling units arranged around a shared courtyard or green space.
- **Cross-Block Passage:** A pedestrian walkway connecting two parallel streets or civic spaces through a block.
- **Cul-de-Sac:** A street with only one outlet having sufficient space at the closed end to provide vehicular turning facilities.
- **Clearing:** The removal of vegetation, trees, shrubs, or other natural growth from a lot or parcel, including grading or stripping of topsoil, but excluding routine landscaping maintenance.
- **Contractors, General:** A person, firm, or corporation offering or performing construction, repair, or improvement work, including residential, commercial, or public infrastructure projects, such as buildings, streets, highways, and other structures, on behalf of a client. Contractors shall follow all applicable zoning, building, and safety regulations.
- **Crawl Space:** A shallow, unfinished space between the lowest floor framing and the ground surface, typically less than five (5) feet in height, designed to provide access for installation, inspection, and maintenance of building systems such as plumbing, electrical, and mechanical equipment, A crawl space is not considered a basement.
- **Cultural Services:** Programs, facilities, or activities provided by public, nonprofit, or private entities that support, promote, or preserve arts, heritage, education, scientific interests, or cultural expression within the community.

D

- **Data Center Data Center or High-Intensity Computing Facility:** A facility used primarily for housing computer systems and associated components such as servers, network equipment, and data storage infrastructure, including backup power systems and cooling equipment. This use is characterized by high electrical demand and continuous or near-continuous operation. It does not include typical office server rooms accessory to another principal use.
- **Day Care Center:** A facility, other than a private residence, receiving one (1) or more minor children for care and supervision. This term includes childcare centers, day nurseries, nursery schools, parent cooperative preschools, play groups, or drop-in centers. Does not include a Sunday school or religious program providing short-term care. Facilities shall be licensed by the State of Michigan. See also MCL 125.3206; Public Act 218 of 1979; and Public Act 116 of 1973, as amended.
- **Day Care Home:** A private residence, in which one (1) or more minor children are received for care and supervision, also known as a family childcare home or in-home daycare, is a home-based childcare program where a provider cares for minor children in their own residence. This type of care is distinct from a larger, center-based facility. Facilities shall be licensed by the State of Michigan. See also MCL 125.3206; Public Act 218 of 1979; and Public Act 116 of 1973, as amended.

155.205 Definitions (A-Z)

D

- **Deck:** Any patio, terrace, gallery, veranda, piazza, or similar, uncovered projection from an outer wall of a building that is affixed to the ground.
- **Demolition:** The complete or substantial removal or destruction of a building or structure, excluding normal maintenance or repair.
- **Density, Gross:** The total number of dwelling units on a site divided by the total site area, including streets, right-of-way, and other lands not designated for development.
- **Density, Net:** The total number of dwelling units on a site divided by the net buildable area, excluding surface water, wetlands, right-of-way, and other undevelopable lands.
- **Development:** Any construction, reconstruction, erection, expansion, relocation, or alteration of a building or structure; any change in the use of land, building, or structure; or any grading, excavation, or land disturbance activity associated with such changes.
- **Dish Antenna:** A device incorporating a reflective surface, typically in the shape of a shallow dish, cone, or horn, that is used to transmit or receive radio, television, or other communications signals from satellites. Also known as a “satellite dish.”
- **Dormer:** A roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof.
- **Downtown Development Authority (DDA):** A public body established under the city, as amended, responsible for development and redevelopment plans within a designated downtown district.
- **Drive-In/Drive Through Facility:** A business or portion thereof designed to provide products or services to customers who remain in their motor vehicles, including but not limited to beverage/coffee kiosks, restaurants, banks, pharmacies, or theaters.
- **Driveway:** A private access way providing vehicular movement between a street or alley and a parking area, garage, dwelling, or other structure located on the same lot. Driveways shall comply with applicable design and construction standards established by the City.
- **Dry Cleaning Establishment:** A retail or service establishment where clothing, textiles, and other fabrics are accepted for professional cleaning. This service is distinct from self-service washing and drying machines and may include pressing, finishing, and minor repairs.
- **Dwelling, Detached, Single-Household:** A detached residential building designed for occupancy by one (1) household, entirely separated from any other dwelling unit by open space on all sides.
- **Dwelling, Live Work:** A mixed-use dwelling unit where a portion of the unit is used for commercial or professional activity, secondary to residential use.

155.205 Definitions (A-Z)

D

- **Dwelling, Multiple Unit:** A building containing three or more dwelling units sharing common walls or corridors, each designed for occupancy by one household, with separate housekeeping and cooking facilities (e.g., apartments, condominiums).
- **Dwelling, Townhouse/Rowhouse:** A dwelling unit, designed for occupancy by one (1) household, attached to one (1) or more adjacent dwelling units by common vertical walls, with each unit having direct access to the outside at ground level.
- **Dwelling, Two-Household (Duplex):** A building designed exclusively for occupancy by two (2) separate households living independently of each other, with each unit having separate cooking, sanitary, and sleeping facilities.
- **Dwelling Unit:** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation

E

- **Easement:** A recorded right, distinct from ownership of land, to use property for specific purposes, including but not limited to driveways, roads, pedestrian access, utility corridors, sewer and water lines, transmission lines, drainage, recreation, or open space.
- **Egress:** A means or exit or way out from a building or structure, providing a safe and unobstructed path for occupants to reach a public way in case of emergency, in accordance with applicable building codes.
- **Electric Vehicle (EV):** Any vehicle that is licensed and registered for highway use and is powered in whole or in part by an electric motor, including battery electric vehicles (BEVs) and plug-in hybrid electric vehicles (PHEVs).
- **Electric Vehicle Charging Station:** A public or private facility or area designated for the recharging of electric vehicles, including Level 1, Level 2, and DC fast charging equipment. Charging stations may be accessory to primary use or principal use.
- **Emergency Shelter:** A facility providing short-term lodging, with or without meals and supportive services, for people experiencing sudden displacement due to disasters, domestic violence, or other crises. An emergency shelter is a distinct use from transitional housing, adult foster care facilities, nursing homes, or correctional facilities.
- **Enclosed:** Surrounded by walls or solid barriers and roofed, whether permanently or temporarily, in a manner that prevents unrestricted entry.
- **Encroachment:** A permitted projection of a building or structure into a required setback.
- **Erected:** Built, constructed, installed, placed, altered, relocated, or otherwise physically established on a site, including excavation, grading, filling, or drainage activities required for such construction.
- **Erosion:** The wearing of land surface by the action of wind, water, ice, gravity, or other natural forces, including processes accelerated by human activities such as grading, clearing, or construction.

155.205 Definitions (A-Z)

E

- **Essential Services and Facilities:** The installation, construction, alteration, or maintenance of underground, surface, or overhead utility systems by public utilities or municipal agencies, including but not limited to gas, electricity, steam, fuel, water, telecommunications, stormwater, and sanitary systems, as well as related materials, services, and infrastructure.
- **Excavation:** Any breaking, cutting, grading, or removal of the earth's surface, except for normal household gardening, landscaping, or minor site work that does not alter drainage patterns or structural stability.

F

- **Facade:** The exterior face or wall of a building visible from a public street or space. The primary facade contains the main entrance and fronts the principal street; secondary facades face side streets or visible parking areas and must maintain similar design quality.
- **Farmers Market:** A recurring market at a fixed location where multiple independent vendors sell farm products, prepared foods, and handmade goods directly to consumers from temporary or portable structures. A Farmers Market is not a Grocery Store or Retail Sale Establishment and does not involve permanent individual tenant spaces.
- **Fence:** A constructed barrier of wood, metal, masonry, or other durable material, independent of a building, used to enclose or screen areas of land.
- **Filling:** The depositing or dumping of any matter onto or into the ground, except common household gardening and ground care.
- **Financial Institution:** A bank, savings and loan, credit union, or similar business regulated by state or federal law that is engaged in custody, lending, exchange, or issuance of money.
- **Firearms Sales Establishment:** A business primarily selling firearms or ammunition, not a general retail store with incidental firearm sales.
- **Food Hall:** A facility containing multiple independent food and beverage vendors operating within a shared indoor or semi-enclosed space, offering common seating areas and shared amenities for patrons. Vendors may include fast food-service counters, specialty kitchens, or bars, with optional retail or event components under coordinated management.
- **Floodplain:** See the National Flood Insurance Program (NFIP), including the City's effective Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS), for specific definitions, as amended.
- **Floor Area, Gross:** The sum of all floors of a building as measured from the interior faces of the exterior walls.
- **Floor Area Ratio (FAR):** The ratio of total gross floor area of all principal and accessory buildings on a lot to the total lot area, expressed as a decimal (e.g., 2.0).

155.205 Definitions (A-Z)

F

- **Floor Area, Residential:** The total horizontal areas of all habitable floors within a dwelling, measure from the exterior faces of exterior walls, excluding basements, garages, porches, and unfinished attics.
- **Freeboard:** The height, in feet, of a flood protection measure above the Base Flood Elevation (BFE). Freeboard is an added factor of safety intended to account for uncertainties in flood hazard data and to reduce flood risk.
- **Frontage:** The area between a building facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into private frontage and public frontage.
- **Frontage, Primary:** For corner lots, the primary frontage is the frontage facing the street of the property address. The primary frontage private frontage and public frontage. The primary frontage faces the street of the property address.
- **Frontage, Secondary:** The frontage facing the non-addressed street.
- **Frontage Line:** A lot line bordering a public frontage.

G

- **Garden Center:** A retail facility that sells plants and related products for the domestic garden as its primary business. Plant stock is typically propagated elsewhere, such as by specialist nurseries or wholesalers.
- **Garage, Private:** An accessory building for parking or storage of not more than that number of vehicles may be required in connection with the permitted use of the principal building. In residential areas the storage of not more than one commercial vehicle of a rated capacity not exceeding three-fourths ton is permitted.
- **Government Office:** A building or portion thereof occupied by local, state, or federal government agencies for administrative or public service functions.
- **Grade:** The elevation and slope of the ground surface on a lot, expressed either as the elevation of the ground surface at a specific point or as the degree of rise or descent between two points on a sloping surface.
- **Green Infrastructure (GI):** Natural and engineered practices that mimic natural processes to manage stormwater and improve environmental quality.
- **Gross Leasable Area:** The total floor area designed for tenant occupancy and exclusive use. The area of tenant occupancy is measured from the centerlines of joint partitions to the outside of the tenant walls. All tenant areas, including areas used for storage, shall be included in calculating gross leasable area.
- **Group Housing:** A building or group of buildings designed or arranged to provide separate living units for individuals or families, typically with shared facilities or common areas.
- **Grubbing:** The removal of trees, stumps, roots, brush, and other organic matter from the surface of the ground in preparation for construction or development.

155.205 Definitions (A-Z)

H

- **Historic Preservation:** The process of identifying, protecting, maintaining, and enhancing buildings, structures, sites, and districts that reflect significant elements of the City's cultural, social, economic, political, or architectural history.
- **Homeless Shelter:** A facility operated by a public or nonprofit agency that provides temporary, short-term overnight lodging, meals, and supportive services to individuals or families who are homeless. Shelters may include counseling, case management, or referral services, but do not include transitional housing or permanent supportive housing.
- **Hospital:** A building, structure or installation in which mentally ill, sick, or injured persons are given medical or surgical treatment and operating under license by the Health Department and the state, including such related facilities as laboratories, out-patient departments, central service facilities, and staff offices.
- **Hotel:** A building, part of a building or group of buildings containing rooming or dwelling units, with a common entrance and lobby used for transient occupancy, where lodging, and optional services such as meals, housekeeping, or recreational facilities are provided for compensation. A hotel may include a restaurant or cocktail lounge, public banquet halls, ballrooms, or meeting rooms.
- **Household:** One (1) or more persons occupying a single dwelling unit and living together as a single, non-transient housekeeping unit, with shared use of and access to common kitchen and living facilities. A household may consist of:
 - a. An individual living alone;
 - b. Two or more individuals connected by blood, marriage, adoption, guardianship, or legal custody; or
 - c. A group of unrelated individuals living together in a dwelling unit, sharing responsibilities for maintaining the dwelling unit as a permanent residence.
 - d. For purposes of this ordinance, household is equivalent to the term family unless otherwise specified.

I

- **Impervious Coverage:** The percentage of lot area covered by any surface that prevents or significantly impedes the infiltration of stormwater, including but not limited to roofs, paved driveways and parking areas, patios, decks above grade, and walks.
- **Impervious Surface:** Any surface that prevents or significantly restricts the infiltration of stormwater into the ground, including but not limited to buildings, driveways, parking areas, patios, sidewalks, and compacted gravel.
- **Indoor Storage:** The keeping of goods, materials, equipment, or vehicles **within a fully enclosed building** for more than twenty-four (24) hours. This may be a principal use (such as a self-storage or warehouse facility) or an accessory use to another permitted use, provided all storage remains entirely indoors and is not visible from outside the building.
- **Industrial, Heavy:** The use of land, buildings, or structures for large-scale manufacturing, processing, fabricating, assembling, treating, or compounding raw materials, often with potential impacts such as noise, odor, vibration, or truck traffic. Examples include foundries, chemical plants, and large-scale assembly plants.

155.205 Definitions (A-Z)

I

- **Industrial, Light:** The use of land, buildings, or structures for research, technology, assembly, finishing, packaging, or light manufacturing processes that are conducted primarily indoors with minimal adverse impacts on surrounding uses.
- **Infrastructure:** Basic physical systems and facilities that support urban development and public services, including transportation networks, utilities, stormwater systems, and communications.

J

- **Junk:** Any discarded, dismantled, inoperable, abandoned, or unusable motor vehicle, appliance, machinery, equipment, building material, or scrap metal, glass, paper, rubber, or other waste material, except items stored entirely within a completely enclosed building.
- **Junk Yard:** An outdoor area where junk, waste, used, or secondhand materials are stored, bought, sold, exchanged, dismantled, baled, packed, or otherwise handled, including but not limited to scrap metals, paper, rags, rubber, tires, bottles, or vehicle parts. A junk yard includes automobile wrecking or salvage yards but does not include uses conducted entirely within a fully enclosed building.

K

- **Kennel, Private:** A non-commercial use where more than three (3) household pets are kept, bred, boarded, or trained on a residential property, not for sale or profit.

L

- **Land Use:** The purpose for which land, or a building thereon, is designed, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented, or leased.
- **Landscaping:** The treatment of land with live plant materials such as grass, ground cover, trees, shrubs, and vines, which may be combined with decorative non-living materials such as woodchips, crushed stone, mulch, or boulders. Structural features such as fountains, pools, statues, and benches may also be considered part of landscaping when provided in combination with live plant material. Artificial plant materials do not count toward required landscaping.
- **Laundromat:** A facility providing self-service washing and drying machines for public use. This definition does not include dry-cleaning counters nor dry cleaning plants.
- **Library:** A public or private facility offering books, media, and reference materials for loan, research, study, or community programming.
- **Liquor Store:** A retail establishment in which the primary business is the sale of alcohol beverages, such as beer, wine, spirits, in sealed containers for offsite consumption. Incidental sales of snacks, lottery tickets, tobacco, or similar goods is permitted. A liquor store does not include a bar, lunge, restaurant, brewpub, or micro-brewery where alcohol beverages are primarily consumed on the premises.

155.205 Definitions (A-Z)

L

- **Live-Work Unit:** A building or portion thereof that combines a dwelling unit with low-intensity business, office, or studio space, occupied and operated by the same household.
- **Loading Space:** An off-street space on the same lot with a building or group of buildings, for temporary parking of a commercial vehicle while loading or unloading merchandise or materials and having direct and unobstructed access to a public street or alley.
- **Lot:** A parcel of land consisting of one or more lots of record occupied or intended to be occupied by a principal building or use and any accessory buildings or by any other use or activity permitted thereon and including the open spaces and yards required under this chapter, and having its frontage upon a public street or road either dedicated to the public or designated on a recorded subdivision.
- **Lot, Corner:** A lot where the interior angle of two adjacent sides at the intersection of two streets is less than 135 degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this chapter if the arc is of less radius than 150 feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than 135 degrees.
- **Lot Coverage:** The percentage of lot area occupied by buildings and covered structures, including accessory buildings, measured at grade from exterior walls.
- **Lot Depth:** The average horizontal distance between the front and rear lot lines.
- **Lot, Double Frontage (Through Lot):** A lot other than a corner lot that has a frontage on two generally parallel streets. Both street frontages are considered front lot lines, and front yard shall be provided along each.
- **Lot Line:** Any boundary line of a Lot, separating the Lot from another Lot, street, alley, right-of-way, or other public or private property.
- **Lot Line, Front:** The boundary abutting a street or right-of-way, typically the side with the principal entrance.
- **Lot Line, Rear:** The boundary most distant and opposite from the front lot line.
- **Lot Line, Side:** Any boundary line not a front or rear lot line.
- **Lot of Record:** A lot, the dimension and configuration of which are shown on a map recorded in the office of the register of deeds for the county, or a lot or parcel described by metes and bounds, the accuracy of which is attested to by a professional engineer or land surveyor (so registered and licensed in the state) and likewise so recorded and on a file with the county.
- **Lot Width:** The horizontal distance between side lot lines, measured at the required front setback line.

155.205 Definitions (A-Z)

M

- **Main Use:** The principal use to which the premises are devoted and the principal purpose for which the premises exist.
- **Major Thoroughfare:** An arterial street intended to serve as a large volume trafficway for both the immediate area and the region beyond, and may be designated as a major thoroughfare, parkway, or equivalent term to identify streets comprising the basic structure of the street plan. Any street with a width, existing or proposed, of 120 feet or greater shall be considered a major thoroughfare.
- **Manufactured Housing Community:** A residential development designed and zoned for the placement of multiple manufactured units or homes, including necessary infrastructure such as roads, utilities, and common areas.
- **Manufactured Housing Unit:** A factory-built dwelling constructed in accordance with the federal HUD code (post-1976), transportable on permanent chassis, and intended for long-term residential use.
- **Manufacturing:** Premises available for the creation, assemblage, and repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their retail sale.
- **Marginal Access Drive:** A service roadway parallel to a major thoroughfare intended to provide access to abutting properties and protection from through traffic.
- **Marijuana:** All parts of the Cannabis plant, its seeds, resin, and any derivative, mixture, or product, including marijuana, concentrates, and infused products, but excluding industrial hemp with lawful THC limits. Related uses include cultivation (growing), processing (manufacturing), testing facilities (laboratories), retail/dispensaries (sales to consumers), consumption lounges (on-site use), and transportation and distribution (commercial transfer).
- **Marijuana Establishment:** “Marijuana establishment” has the same meaning as in the Michigan Regulation and Taxation of Marihuana Act (MRTMA), Initiated Law 1 of 2018, as amended, and includes a marijuana grower, processor, microbusiness, retailer, safety compliance facility, secure transporter, or any other marijuana-related business licensed by the Cannabis Regulatory Agency.
- **Massage Establishment:** An establishment in which a licensed or certified massage therapist provides such services in compliance with this chapter. This does not include establishments providing services performed by a licensed physician, chiropractor, osteopath, nurse, or other medical professional; martial arts or organized athletic activities; hospitals, nursing homes, or medical clinics; or barbershops or beauty parlors offering massages to the scalp, face, neck, or shoulders only.
- **Master Plan:** The Comprehensive Plan, including graphic and written proposals indicating the general location for streets, parks, schools, public buildings, and all physical development of the city, including any part, amendment, or unit thereof.

155.205 Definitions (A-Z)

M

Mixed Use Building: A building that contains two or more distinct use categories (such as residential, office, retail, service, or civic) in vertical or horizontal combination within the same structure. For purposes of Article IV, any building meeting this definition is classified as a Mixed-Use Building.

Mobile Food Court or Park: A site or lot designed and approved for two or more mobile food vendors operating in a shared location, which may include common seating areas, restrooms, utilities, and accessory amenities for patrons.

Mobile Food Vendor: A business that prepares and sells food or beverages from a movable vehicle, trailer, or cart that is temporarily parked or operated on public or private property, including food trucks and pushcarts.

Mobile Home: A dwelling constructed prior to the HUD Code (pre-1976), which is built on a chassis and with or without a permanent foundation when connected to required utilities. Excludes travel trailers, modular homes, recreational vehicles, converted buses, and other temporary structures.

Mobile Home Park: A tract of land subdivided into lots for the placement of multiple mobile homes, with streets, utilities, and any common facilities necessary for residential use.

Mobile Storage Unit (Portable Storage Container):

A fully enclosed container used for the temporary storage of personal property, delivered to and removed from a site, and not permanently affixed to the ground or designed for human occupancy.

Modular Home: A factory-built dwelling constructed in sections according to local and state building codes, transported to the site, and assembled on a permanent foundation for long-term residential use; distinct from manufactured homes and mobile homes.

Monument (Ground) Sign: A freestanding sign in which the sign face is attached to a solid base or pedestal that is in continuous contact with the ground, and where the distance between the bottom of the sign face and the grade does not exceed 6 feet including base, as specified in 155.509.

Motel: A building, part of a building, or group of buildings containing ten (10) or more dwelling units with twenty-five percent (25%) or more having exterior entrances, primarily used for transient occupancy by the public. It is not a multiple-family dwelling, transient housing facility, or rooming house.

Multiplex: A building with three to four dwelling units, designed to resemble a large house.

Mural: A work of graphic art or painting applied directly to, or mounted on, an exterior building wall surface, intended primarily for aesthetic or placemaking purposes. A Mural is not a Wall Sign unless it meets the definition of Sign by primarily identifying, advertising, or directing attention to a business, product, service, or activity.

Museum: A building or structure open to the public for collecting, preserving, and exhibiting objects of historical, cultural, scientific, or artistic value, including incidental accessory uses such as classrooms, auditoriums, gift shops, and cafés.

155.205 Definitions (A-Z)

N

- **Nameplate Sign:** A small wall-mounted sign identifying the name, address, and/or profession of the occupant of a dwelling or non-residential space, with a maximum sign area as specified in §155.508.
- **Nightclub:** An establishment, excluding an “adult business activity,” where live entertainment is provided (including dances, comedy, theater, or music) and alcoholic beverages are consumed on premises.
- **Nonconforming Building:** A building or portion thereof existing at the effective date of this chapter or amendments, that does not conform to the provisions relative to height, bulk, area, or yards for the district in which it is located.
- **Nonconforming Lot:** A lot lawfully exists at the effective date of this chapter, or amendments thereto, which does not conform to lot size, width, or other district regulations.
- **Nonconforming Use:** A use lawfully occupying a building or land at the effective date of this chapter, or amendments thereto, which does not conform to the use regulations of the district.
- **Nuisance:** Any condition, activity, or use of land, buildings, or premises which is dangerous to human life, detrimental to health, offensive to the senses, or obstructs the reasonable use of property. Includes noise, odor, vibration, pollution, overcrowding, inadequate sanitation, stagnant water, vermin, or accumulations of debris, vehicles, machinery, or other waste that endanger or annoy the public.
- **Nursery, Plant Material:** A space, building, or structure, or combination thereof, for the storage of live trees, shrubs, or plants offered for wholesale or retail sale on the premises, including gardening or landscaping products. Excluding the sale of fruits, vegetables, or Christmas trees.
- **Nursing Home:** Facilities that provide care, including both intermediate care facilities and skilled nursing facilities where any of the persons are incapable of self-preservation.

O

- **Occupied:** Any building or structure that is used or intended for use for a permitted purpose, or any land that is actively used for its permitted purpose.
- **Office:** A building or portion of a building used for administrative, professional, or clerical services, including government, medical, and business offices.
- **Off-Premises Sign.** A sign that advertises or directs attention to a business, product, service, activity, or event **not located on the same lot or parcel** as the sign.
- **Ordinance:** A law, regulation, or rule adopted by the City Council to govern land use, zoning, building, and other municipal matters.

155.205 Definitions (A-Z)

O

- **Outdoor Sales, Temporary:** Temporary display and sales of merchandise sold by the owner or operator of principal use
- **Outdoor Storage:** The keeping of goods, materials, equipment, or vehicles outside a building for more than 24 hours. Includes self-storage, storage yards, lumber yards, or equipment storage.
- **Overlay District:** A zoning district applied over one or more base districts to establish additional standards or requirements that supplement or modify the underlying zoning.

P

- **Park:** A parcel of land, building, or structure used for recreational purposes, including playgrounds, sports fields, courts, beaches, trails, picnic areas, and leisure activities.
- **Parking:** The temporary placement of operable motor vehicles with valid registration, excluding loading/unloading or long-term storage.
- **Parking Lane:** A vehicular lane designated and used for parking motor vehicles.
- **Parking Space:** An area exclusive of drives, aisles, or entrances, fully accessible for vehicle storage or parking and meeting chapter requirements.
- **Parking Structure:** A building containing one or more stories of vehicular parking above or below grade.
- **Pawnshop:** A shop that lends money in exchange for valuable personal property as security, including resale of repossessed items.
- **Person:** An individual, corporation, partnership, association, or similar entity.
- **Pet Grooming / Boarding Facility:** An establishment for the temporary boarding and care of domestic animals. Facilities may provide related services (e.g., grooming or training), but animals cannot be bred or sold.
- **Planned Unit Development (PUD):** A tract of land developed under single ownership or management as a separate neighborhood or community unit, based on an approved site plan allowing flexibility beyond normal zoning requirements. May include residential, commercial, and industrial uses. (See Article VI, PUD Overlay; Figure II-22: Density bonus example.)

155.205 Definitions (A-Z)

P

- **Planning Commission:** The body appointed by the City Council to exercise planning and zoning authority under the Michigan Planning Enabling Act and local ordinances, including but not limited to preparation of the master plan, review of development proposals, special land uses, zoning amendments, and providing recommendations to the City Council.
- **Plaza:** A publicly or privately owned open space or courtyard, designed for pedestrian use, often located adjacent to commercial or mixed-use developments.
- **Porch:** A covered or uncovered entrance or roofed structure projecting from the exterior wall(s) of a principal building.
- **Porch, Enclosed:** A porch or similar structure fully enclosed with walls, windows, or screens, attached to a principal building.
- **Power Plant:** A facility for the generation of electricity or energy for commercial or municipal distribution.
- **Principal Use:** The main use to which the premises are devoted and the main purpose for which the premises exist.
- **Private Club:** An association organized for a common purpose or activity, non-commercial in nature, with membership requirements and governance rules.
- **Projecting (Blade) Sign:** A sign attached to a building wall and projecting more than twelve (12) inches from the wall, typically perpendicular to the façade so that the sign face is visible from both directions along the sidewalk.
- **Public Art:** Artwork of any medium – such as sculptures, installations, murals, or performance – commissioned for public spaces, intended to enhance the cultural or aesthetic environment.
- **Public Safety Facility:** Facilities operated by a governmental or public agency providing essential safety, health, or welfare services to the community, including but not limited to fire stations, police stations, emergency medical facilities, and similar uses.
- **Public Service Establishment:** A business that provides services directly to individual consumers, typically involving personal grooming, wellness, or small-scale household needs, and that does not primarily involve the sale of goods. Examples include barber shops, beauty salons, nail salons, spas, massage establishments, tailoring, shoe repair, and similar establishments. Exclusions: medical or dental offices, animal care facilities, adult regulated uses, and larger institutional health or fitness facilities (see Health and Fitness Facility).
- **Public Utility:** A person, firm, or corporation authorized to furnish services such as gas, electricity, water, sewage, communication, or transportation to the public.

155.205 Definitions (A-Z)

R

- **Railroad:** Land, tracks, structures, and facilities used for the movement of freight or passengers by rail.
- **Recreation, Indoor:** Indoor commercial or private recreational uses, including bowling alleys, basketball courts, tennis facilities, and skating rinks; excludes firearms ranges.
- **Recreation, Outdoor:** Outdoor recreational uses, including parks, playgrounds, golf courses, swimming pools, or athletic fields.
- **Recreation Vehicle:** A vehicle designed for temporary human habitation, mounted on a chassis, self-propelled or towable.
- **Religious Institution:** A facility used for religious worship, instruction, or fellowship, including sanctuaries, temples, mosques, synagogues, and related accessory use incidental to the primary religious purpose.
- **Research And Development (R&D):** A facility where scientific, industrial, or technological research and experimentation occurs.
- **Restaurant:** An establishment where food and beverages are prepared and served to customers for consumption on or off premises, including full-service, limited service, and bar components, Restaurants may include indoor dining, carry out, and accessory outdoor seating areas.
 - **Full-Service (Sit-Down) Restaurant:** A restaurant where food and beverages are served to customers at tables by waitstaff, and payment is made after the meal.
 - **Fast Food or Limited-Service Restaurant:** An establishment where customers order and pay before eating, typically offering quick service, disposable containers, and operational seating, Drive-through or walk-up windows may be included.
 - **Bar/ Lounge (as Accessory Use):** A portion of a restaurant primarily devoted to the sale and onsite consumption of alcoholic beverages, which may include entertainment, provided such use is subordinate to the principal food service operation.
- **Retail Center:** A development with multiple retail stores and/or service establishments designed and managed as a unified shopping complex.
- **Retail Sales Establishment:** A business that sells goods or consumer services directly to the public for off-site use or consumption. Typical examples include shops such as clothing, shoes, books, electronics, pharmacies, florists, hardware stores, and small specialty food shops. This use does **not** include auto-oriented uses, bars or nightclubs, drive-through restaurants, adult regulated uses, or large-format wholesale/warehouse clubs.

155.205 Definitions (A-Z)

R

- **Retail Store:** A building or portion of a building used to sell goods or merchandise directly to consumers.
- **Retaining Wall:** A structure designed to hold back soil, prevent erosion, or support sloped areas.
- **Riverfront:** Land abutting a river, including associated floodplains, banks, and adjacent public or restricted areas.
- **Right-Of-Way:** A street, alley, or easement permanently established for passage of persons, vehicles, or utilities.
- **Roll-Off Container.** A temporary, open-top or covered waste container designed to be delivered and removed by a specialized hauling vehicle, commonly used for construction debris, clean-outs, demolition, or restoration activities.

S

- **Screening:** Fences, walls, landscaping, or berms that shield one property from another.
- **Senior Housing, Independent:** A residential development designed and operated to accommodate persons typically 55 years of age or older, who can live independently or with limited assistance. Senior housing may include age restricted apartments, condominiums, or cottages, and may provide common facilities, services, or amenities. This definition excludes nursing homes, assisted living facilities, or other housing that provides continuous medical or skilled nursing care.
- **Setback:** Minimum horizontal distance between a building/structure and front, side, or rear yard lot lines.
- **Shopfront:** A private frontage conventional for retail use with substantial glazing wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade.
- **Short-Term Rental:** A lawful residential dwelling or portion thereof (**excluding commercial lodging rooms in motels or hotels**) rented for a period of fewer than 14 consecutive days, including platforms such as Airbnb, VRBO, or similar services.
- **Sidewalk:** The paved portion of the public right-of-way between curb and property line, intended for pedestrian use.
- **Sidewalk (A-Frame) Sign:** A portable, two-sided sign, hinged or connected at the top and resting on the ground when open, intended to be placed on a sidewalk or private walkway directly in front of the business it advertises and brought indoors when the business is closed.
- **Sidewalk Vending:** Peddling, vending, selling, displaying, or offering for sale any goods, wares, merchandise, or other thing of value upon a public sidewalk either traveling or from a fixed location in the City.
- **Sign:** A visual display, including words, symbols, logos, or graphics, designed for or used to identify, advertise, or convey information about a business, individual, organization, event, or activity.
- **Sign, Changeable Copy:** A on which text, letters, numbers, or symbols can be manually or electronically changed periodically without altering the permanent structure, such as reader boards, menu boards, or message center.

155.205 Definitions (A-Z)

S

- **Sign, Permanent:** A sign intended to remain in place for an indefinite period, affixed to a building, structure or the ground.
- **Sign, Temporary:** A sign displayed for a limited duration to convey a short-term message, such as events, sales, or construction, and removed promptly after the event or purpose ends.
- **Smoke Lounge:** An establishment that is dedicated, in part or in whole, to selling tobacco and providing an area for the recreational smoking of tobacco products, including, but not limited to, cigar lounges, tobacco bars, and hookah lounges.
- **Soil Erosion:** The removal of topsoil or land surface caused by water, wind, or other natural forces.
- **Solar Energy:** Energy harnessed from sunlight using photovoltaic panels, collectors, or related equipment.
- **Special Land Use:** A use permitted in certain zoning districts requiring a special use permit to address potential nuisance impacts.
- **Stoop:** A small entry platform with steps leading to a building entrance.
- **Story:** The portion of building included between the surface of one finished floor and the surface of the finished floor next above, or, if there is no finished floor above, then the space between the finished floor and the ceiling above. See criteria specified in the definition basement.
- **Storage Facility:** A facility used for the storage of goods, materials, or personal property, including indoor buildings, outdoor areas, and individually leased self-storage units.
- **Story, Half:** An uppermost story under a sloping roof where usable floor area at 4 feet height does not exceed 2/3 of the floor below.
- **Street:** A public thoroughfare affording principal access to abutting property.
- **Street-Oriented Entrance:** A primary entrance facing and directly accessible from a public sidewalk.
- **Structural Alterations:** Changes to supporting members, roof, or exterior walls of a building.
- **Structure:** Anything constructed or erected requiring location on or attachment to the ground.
- **Sustainable:** The ability to maintain an ecological balance and conserve natural resources to support the wellbeing of current and future generations.
- **Sustainability Feature:** A site or building element that reduces environmental impact, such as solar panels, green roofs, or EV charging stations.

155.205 Definitions (A-Z)

T

- **Tattoo Parlor:** An establishment offering tattoo services.
- **Temporary Use:** A short-term use such as a seasonal market, construction trailer, or community event.
- **Theater:** A building or portion of a building used for live performances or motion picture screenings.
- **Tower:** A structure taller than it is wide, including communication, observation, or support structures.
- **Transit Center, Station, or Depot:** A facility for passenger pick-up, drop-off, or transfer in a public transportation system including bus terminals, parking lots, and support buildings.
- **Temporary or Recreational Structure:** A dwelling or shelter not intended for permanent occupancy, including campers, travel trailers, recreation vehicles, converted buses, tents or similar structures.
- **Tiny House:** A dwelling unit between 150 and 600 square feet, built on a permanent foundation.
- **Townhouse:** A dwelling unit in a row of attached units, each with its own entrance and typically two or three stories.
- **Transparency:** The percentage of a building facade composed of clear windows and doors between two and ten feet above grade.

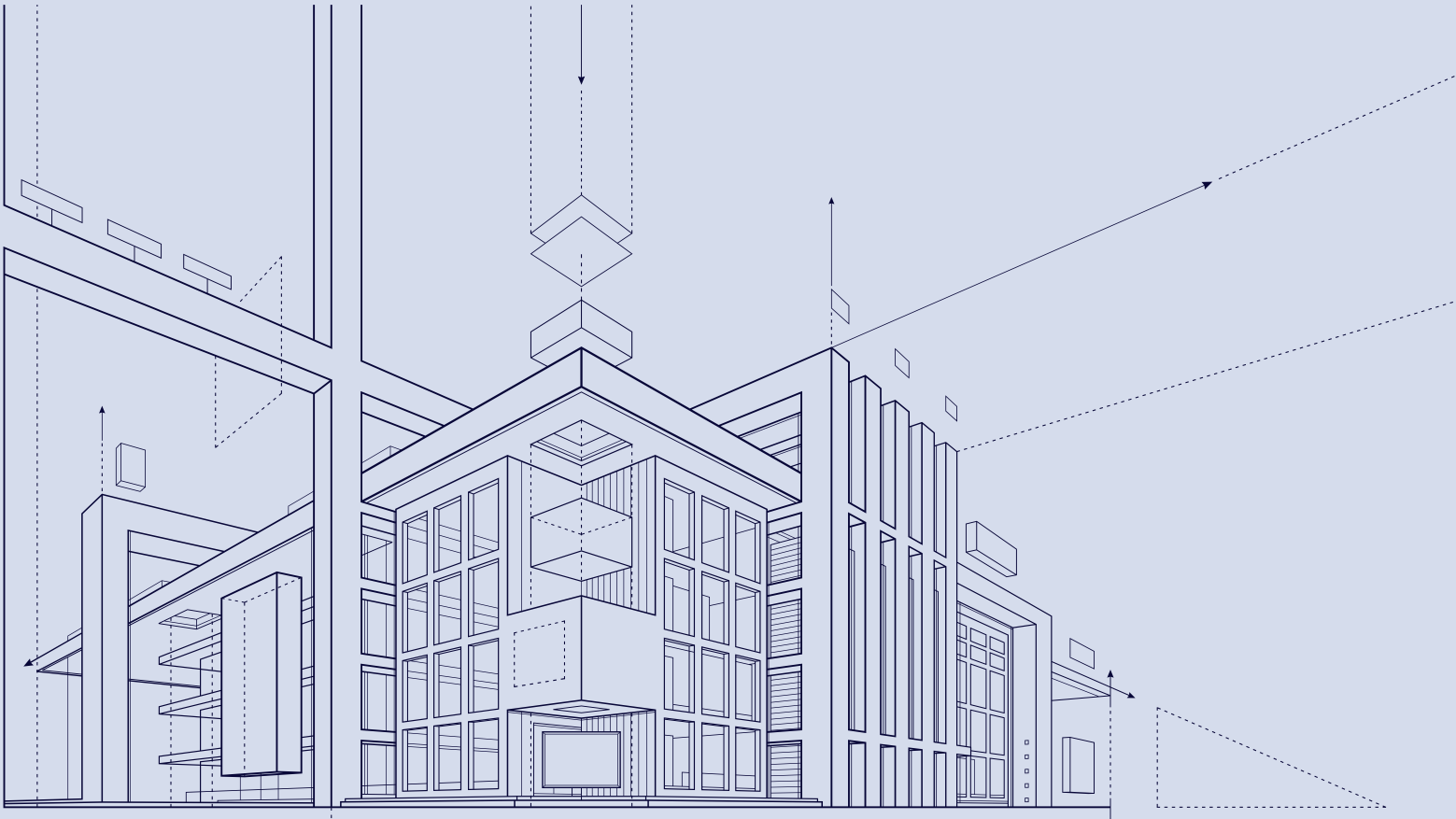
V-Z

- **Variance:** A modification of zoning provisions granted when strict enforcement would cause undue hardship.
- **Vehicle Wash Establishment:** A building or portion thereof for washing vehicles, including automatic or self-service facilities.
- **Wall Sign:** A sign attached flat against the exterior wall of a building or structure, with the sign face in a plane approximately parallel to the plane of the wall and not projecting more than 12 inches as specified in §155.508.
- **Warehousing & Wholesale** A facility primarily engaged in the storage and wholesale distribution of goods, including associated freight handling and shipping/receiving. This use does not include self-storage, open-air businesses, outdoor storage yards, or outdoor storage as a principal activity.
- **Waste Receptacle Enclosure.** A four-sided, opaque enclosure, including a gate or door where required, designed to screen dumpsters, compactors, and similar waste container systems from view and to contain associated nuisance impacts.
- **Yard:** Open space on the same lot with a main building, unoccupied and unobstructed except as allowed. Includes front, rear, and side yards.
- **Zoning Board of Appeals (ZBA):** The body appointed by the City Council to exercise appeal and variance authority under the Michigan Zoning Enabling Act and this Ordinance.

■ The City of Inkster

ARTICLE II

Rules of Measurement



Article II – Rules of Measurement

155.206 Purpose & Applicability

A. Purpose.

The purpose of this Section is to establish standardized methods for measuring lots, yards, building placement, building height and stories, encroachments, grade, intensity, frontage, and related physical characteristics regulated by this Ordinance.

B. Applicability.

Unless otherwise expressly stated, all numerical standards and dimensional references in this Ordinance shall be interpreted and applied in accordance with the rules of measurement in §155.207 through 155.213.

C. Use of Illustrations.

Diagrams, figures, cross-sections, and other illustrations included in this Article are provided to clarify how measurements are to be taken and shall be applied consistent with §155.105 (Regulatory Status of Illustrations).

D. Rounding.

Where calculations result in a fractional number, the Planning and Community Development Director (PCD) or Zoning Administrator (ZA) may round to the nearest whole number, tenth of a foot, or tenth of a percent, as appropriate to the standard being applied, provided that such rounding does not result in a material relaxation of a minimum or maximum standard.

155.207 Lot & Site Measurements

A. Lot Area. Lot area shall mean the total horizontal land area within the lot lines of a zoning lot, expressed in square feet or acres, excluding any public rights-of-way.

B. Lot Coverage. Lot coverage shall mean the percentage of lot area occupied by principal and accessory buildings and covered structures, measured at grade from exterior walls, and including attached garages and covered entries. Uncovered decks, stoops, and patios shall not be counted as lot coverage unless otherwise specified by this Ordinance.

C. Lot Depth. Lot depth shall mean the average horizontal distance between the Front Lot Line and the Rear Lot Line. On irregular lots, depth shall be measured by averaging the distances from the midpoint of the Front Lot Line to the midpoint of the Rear Lot Line at each change in direction, or as otherwise depicted in the applicable “Lot & Site Measurements” figure.

D. Lot Width.

1. Lot width shall be measured along the Front Lot Line.
2. Where a minimum Front Setback or Build-To Zone (BTZ) is required, lot width shall be measured at the required Front Setback Line or along the front edge of the BTZ, as shown in the applicable diagrams.
3. For cul-de-sac or curved frontages, lot width shall be measured along a line that is chordal to the curve at the required Front Setback Line or BTZ depth.

Article II – Rules of Measurement

E. Lot Types.

For purposes of applying district and form standards, lots are classified as follows:

1. **Interior Lot.** A lot bounded by other lots on both Side Lot Lines and having frontage on only one (1) street.
2. **Corner Lot.** A lot located at the intersection of two (2) streets, having frontage on both, with each frontage considered a Front Lot Line. The primary frontage is along the street of address, as designated in accordance with Article III.
3. **Double-Frontage (Through) Lot.** A lot, other than a corner lot, that has frontage on two (2) generally parallel streets.

F. Yards.

1. **Front Yard.** A yard extending across the full width of the lot between the Front Lot Line and the closest point of any building or structure on the lot, excluding permitted Encroachments. Corner and Double-Frontage Lots have more than one Front Yard.
2. **Street Side Yard.** On a Corner Lot, a yard extending from the secondary street lot line to the closest point of any building or structure, between the Front and Rear Yards along the street side.
3. **Interior Side Yard.** A yard extending from an interior Side Lot Line to the closest point of any building or structure, between the Front and Rear Yards.
4. **Rear Yard.** A yard extending across the full width of the lot between the Rear Lot Line and the closest point of any building or structure.
5. **Rear Alley Yard.** On lots abutting an alley, the yard between the rear building line and the alley right-of-way or easement, measured from the Rear Lot Line.

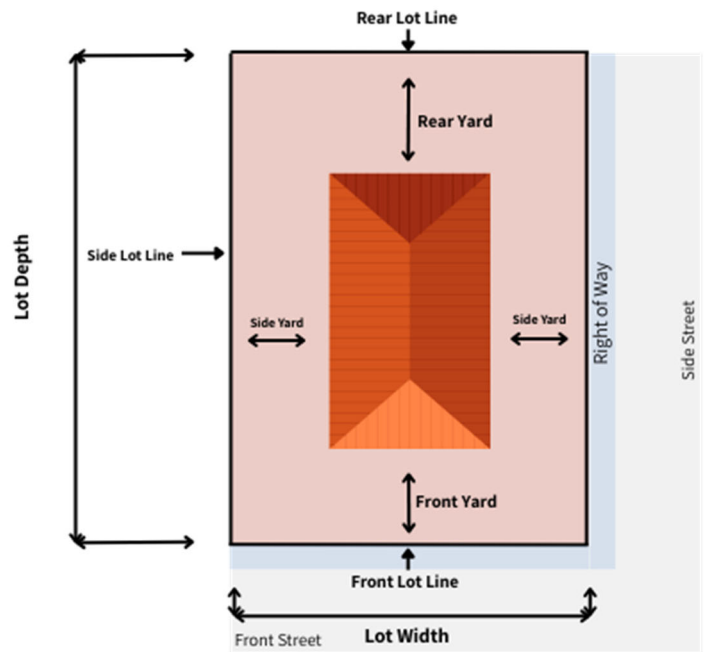


Figure: Lot & Site Measurements

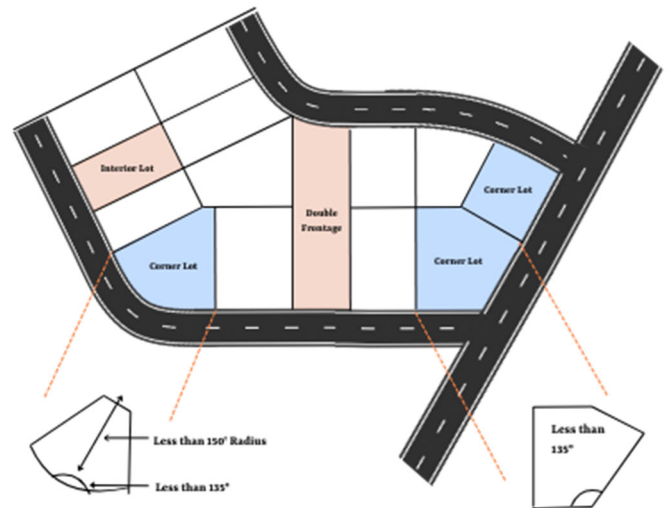


Figure: Lot Types, Corner, Double Frontage, Interior

Article II – Rules of Measurement

155.208 Building Placement, Setbacks, & Build-To Zones

A. Setback.

1. Setback shall mean the minimum required horizontal distance between a Lot Line and the closest point of any building or structure, measured perpendicular to the Lot Line.
2. Setbacks shall be measured from the applicable Lot Line to the nearest vertical plane of the building facade or any part thereof, excluding permitted Encroachments as provided in §155.211.
3. Where an alley abuts the Rear Lot Line, the Rear Setback may be measured from the centerline of the alley where expressly permitted by the district standards.

B. Build-To Zone (BTZ).

1. The Build-To Zone (BTZ) is a range of distances from the Front Lot Line within which the front facade of a principal building shall be located, as specified in the applicable district regulations and district sheets.
2. The BTZ is measured horizontally from the Front Lot Line toward the interior of the lot, between the minimum and maximum depths specified for that district (for example, zero to ten (0–10) feet).
3. On Corner Lots, primary and secondary frontages shall be designated in accordance with Article III. Unless otherwise stated, the BTZ requirement applies to the primary frontage.

C. Relationship Between Setbacks and BTZ.

1. Where both a required Front Setback and a BTZ apply, the BTZ shall govern the placement of the primary building facade along the applicable frontage.
2. The BTZ shall supersede any conflicting minimum Front Yard Setback requirement on designated A-Frontages and other frontages where a BTZ is specified by the district standards.
3. Side and Rear Setbacks remain applicable unless expressly modified by the district standards or an approved Administrative Warrant under Article VII.

D. Frontage Buildout.

1. Frontage buildout shall mean the percentage of the lot’s primary street frontage width that is occupied by the front facade of principal buildings located within the BTZ.
2. Frontage buildout shall be expressed as a percentage. It is determined by dividing the total length of principal building facades located within the BTZ along the primary frontage line by the total width of the lot along that same primary frontage line and then multiplying the result by one hundred (100).
3. Where multiple principal buildings are located on a lot, the combined length of all front facades within the BTZ shall be used in the calculation.

E. Front Yard Setback Averaging.

Where fifty percent (50%) or more of the lots on the same block face, within the same zoning district, have been previously built upon with a principal building, as determined by the PCD or ZA, the required front setback shall be within plus or minus five (5) feet of a building line established by averaging the front-yard depths of the five (5) adjacent improved lots in each direction, to the extent such lots exist, within the same zoning district, excluding the greatest and least distances; distances shall be measured from the front edge of the house, attached garage, or covered front porch. Application of this standard may result in a front yard setback less than the minimum otherwise required.

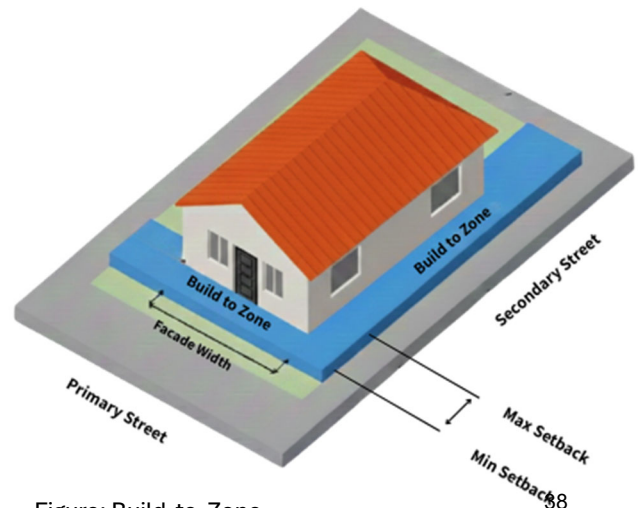


Figure: Build-to-Zone

Article II – Rules of Measurement

155.209 Building Height & Stories

A. Building Height in Feet.

1. Building height in feet shall be measured as the vertical distance from the average Finished Grade along the front facade of the building to:
 - a. the highest point of the coping of a flat roof;
 - b. the deck line of a mansard roof; or
 - c. the midpoint between the eaves and the ridge of a gable, hip, or gambrel roof.
2. Where a building fronts on more than one (1) street, the ZA shall determine the appropriate front facade for purposes of measuring height, generally favoring the primary frontage.

B. Average Finished Grade.

Average Finished Grade for purposes of height measurement shall mean the average of the finished ground elevations measured at every major change in building plane along the front facade, or at intervals not exceeding ten (10) feet, whichever is less, as further illustrated in the Article II figures.

C. Basement, Story Above Grade, and Cellar.

1. A **Basement** is a Story partly below and partly above grade, where less than fifty percent (50%) of its height, measured from floor to ceiling, is below average Finished Grade along the exterior walls.
2. A **Story above grade** is any Story where fifty percent (50%) or more of its height, measured from floor to ceiling, is above average Finished Grade along the exterior walls of that Story.
3. A **Cellar** is wholly or substantially below grade, where fifty percent (50%) or more of its height is below average Finished Grade and which is not considered a Story for purposes of height or density.
4. Basements and Cellars shall not be counted as Stories above grade for purposes of applying maximum Story limits in this Ordinance.

D. Stories.

1. **Story** means that portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there is no floor above, the space between the floor and the ceiling or roof above.
2. For applying maximum Story limits, a Story exceeding fourteen (14) feet in height from finished floor to finished floor shall be counted as one (1) Story for each fourteen (14) feet of height, or fraction thereof, unless otherwise provided in the district standards.
3. In non-residential or mixed-use buildings, the ground-floor Story height shall be not less than eleven (11) feet and not more than twenty-five (25) feet, measured from finished floor to finished floor, except where otherwise specified in Article III or Article V.
4. Mechanical penthouses, rooftop access enclosures, and similar appurtenances that do not contain habitable space and occupy no more than ten percent (10%) of the roof area shall not be counted as an additional Story but shall be subject to applicable height limits in feet.

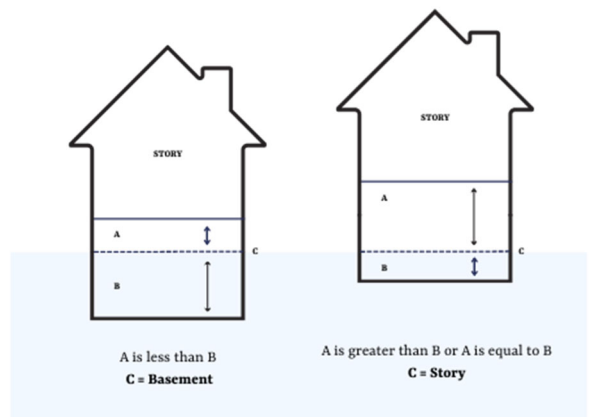


Figure: Basement

Article II – Rules of Measurement

E. Exemptions and Modifications.

Chimneys, parapet walls not exceeding four (4) feet in height, rooftop solar energy systems, and similar architectural features may exceed the maximum height in feet otherwise permitted by this Ordinance where expressly allowed by the district standards. Any further modification of height or Story standards shall require approval in accordance with Article VII.

155.210 Encroachment into Yards & Build-To Zones

A. General Rule.

No building or structure shall extend into a required Yard or the BTZ except as expressly permitted by this Section, the district standards in Article III, or the frontage standards in Article V.

B. Minor Facade Elements.

1. Minor facade elements, such as belt courses, pilasters, trim, cornices, eaves, gutters, and similar architectural features, may encroach up to two (2) feet into a required Yard or BTZ, provided they do not encroach into a public right-of-way and comply with applicable building and fire codes.
2. Minor facade elements shall not be used to increase usable interior floor area.

C. Major Facade Elements and Frontage Types.

1. Major facade elements associated with permitted frontage types—including bay windows, balconies, stoops, porches, shopfronts, arcades, galleries, forecourts, and similar features—may encroach into required Yards or the BTZ in accordance with the standards of Article V and the applicable district standards.
2. Where a major facade element projects toward a public sidewalk, a minimum clear, unobstructed sidewalk width of five (5) feet shall be maintained, unless a greater width is required by other codes or standards.

3. Awnings and canopies may project over a public sidewalk within the right-of-way where permitted by City Code and encroachment agreements, provided they maintain necessary height clearance and do not interfere with public safety or accessibility.

D. Prohibited Encroachments.

1. Mechanical equipment, utility boxes, above-ground utility cabinets, and similar service elements shall not encroach into required Yards or BTZs along A-Frontages and other designated frontages and shall be located behind the primary building facade or fully screened in accordance with Article V.
2. No Encroachment shall obstruct required sight triangles at intersections or driveways, interfere with required access for emergency services, or pose a hazard to pedestrian or vehicular traffic.

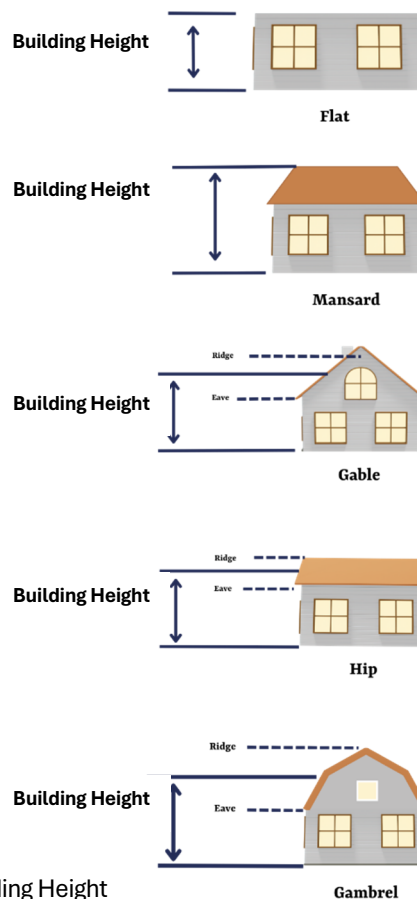


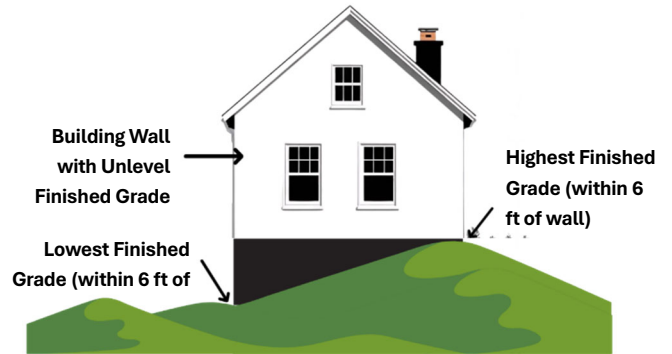
Figure: Building Height

Article II – Rules of Measurement

155.211 Grade

A. Grade, Average.

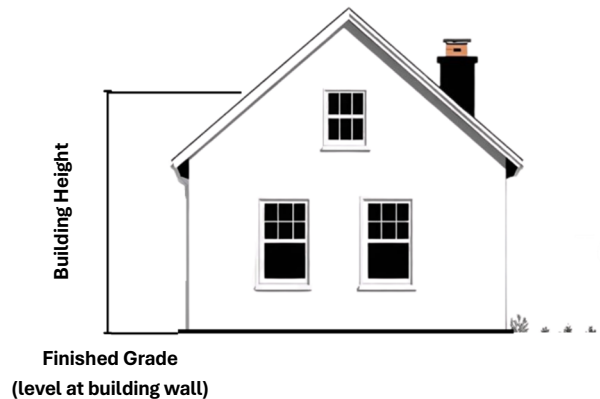
Unless otherwise specified, **average grade** shall mean the average of the highest and lowest finished ground elevations along each exterior wall of the building or structure, measured within six (6) feet of the wall. Average grade is used for purposes of measuring building height, determining whether a Story is above or below grade, and applying other height-related standards in this Ordinance, except where a different method is expressly provided elsewhere in this Ordinance.



Average Grade at Wall = (Highest Finished Grade + Lowest Finished Grade) ÷ 2. Employ average grade for any building wall with unlevel or sloping finished grade.

B. Grade, Finished.

Finished grade shall mean the final ground elevation, including paving, adjacent to a building or structure after completion of all site grading and development, as shown on an approved grading plan or as-built survey.



Finished Grade = Average Grade where level

On a lot where the finished grade is level along the exterior building wall, building height is measured vertically from the finished grade at the wall to the top of the roof (or other reference point specified in this Ordinance). Because the finished grade is level, it also functions as the average grade for height measurement, consistent with 155.212 (GRADE, AVERAGE) and 155.207 (Rules of Measurement).

C. Grade, Natural.

Natural grade shall mean the elevation of the ground surface in its natural state before any grading, excavation, or filling, as shown on pre-development topographic surveys or other reliable records. Where necessary to prevent circumvention of height limits or retaining wall standards, the ZA may require the use of Natural Grade as the reference point for calculating height.

D. Use of Grade for Structures Other Than Buildings.

For fences, walls, and similar structures, height shall be measured from the finished grade at the base of the structure on the side from which height is being measured, unless the applicable standards require use of Natural Grade.

Article II – Rules of Measurement

155.212 Intensity, Frontage, Transparency, & Typology Measurements

A. Floor Area Ratio (FAR).

Floor Area Ratio (FAR) shall mean the ratio of the total Gross Floor Area of all principal and accessory buildings on a lot to the total lot area.

1. For purposes of FAR calculations:

- a. Gross Floor Area includes all floors of a building measured from exterior walls, including interior halls and stairwells; and
- b. Gross Floor Area excludes:
 - (i) below-grade Stories and below-grade parking;
 - (ii) unenclosed porches, stoops, arcades, galleries, and balconies; and
 - (iii) rooftop mechanical penthouses and similar non-habitable structures.

2. Calculation: FAR shall be expressed as a number. It is determined by dividing the total Gross Floor Area of all principal and accessory buildings on the lot, as defined in this Subsection, by the total area of the lot.

B. Facade Transparency.

1. Facade transparency shall mean the percentage of a specified portion of a building facade that consists of clear, view-through windows and doors.
2. Transparency shall be measured within the vertical zone specified by the applicable standard (for example, between two (2) feet and ten (10) feet above the sidewalk grade along the primary frontage).
3. Facade transparency shall be expressed as a percentage. It is determined by dividing the total area of qualifying transparent glazing within the required measurement zone by the total area of the facade within that same measurement zone and then multiplying the result by one hundred (100).
4. For purposes of this calculation, **transparent glazing** means clear or lightly tinted glass that permits views of interior spaces or display areas. Spandrel glass, heavily tinted or mirrored glass, solid doors, and panels behind glass shall not be counted as transparent.

C. Frontage Buildout (Cross-Reference).

Frontage buildout shall be measured and calculated in accordance with §155.209(D).

D. Impervious Coverage.

Impervious coverage shall mean the percentage of lot area covered by surfaces that prevent or significantly impede the infiltration of stormwater into the ground, including but not limited to buildings, covered structures, pavement, concrete, asphalt, compacted gravel, and other hardscape, as further defined and regulated in Article V.

Article II – Rules of Measurement

E. Frontage Line (Front Lot Line).

1. **Frontage Line** means the Front Lot Line along a public or private street to which the building's principal facade is oriented.
2. On lots with multiple street frontages, the ZA shall designate a primary Frontage Line and one (1) or more secondary Frontage Lines, taking into account building orientation, address, and the predominant pattern on the block.
3. The application of BTZ, frontage types, and facade transparency standards shall be based on the primary and secondary Frontage Lines as specified in the applicable district standards and frontage regulations.

F. Housing Types.

For purposes of applying the residential use and form standards of this Ordinance, the following housing types are established:

1. **Single-Household Dwelling.** A detached building containing one (1) dwelling unit designed and used as a residence for one (1) household.
2. **Accessory Dwelling Unit (ADU).** A self-contained dwelling unit that is subordinate to and located on the same lot as a principal Single-Household Dwelling and that provides complete independent living facilities for one (1) household, including cooking, sleeping, and sanitation, in accordance with Article III.
3. **Duplex.** A building on a single lot containing two (2) dwelling units, each with a separate entrance, arranged either side-by-side or stacked vertically.
4. **Townhouse or Rowhouse.** A building containing three (3) or more dwelling units attached side-by-side in a row, each on its own lot or on a common lot with individual entries, extending from foundation to roof and with no dwelling units above or below another.
5. **Multi-Unit Building.** A building containing three (3) or more dwelling units where units may be stacked vertically and/or arranged side-by-side, served by common entries, hallways, or corridors.
6. **Tiny House.** A detached dwelling unit with a floor area not exceeding the maximum allowed by this Ordinance for Tiny Houses and meeting all applicable building code standards, typically located on a small lot or within a Tiny House cluster development.

G. Frontage and Form Types.

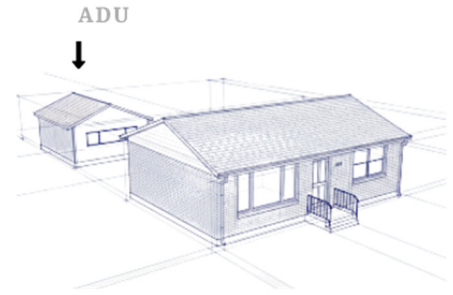
For purposes of applying frontage standards in Article V and the district standards in Article III, the following frontage and form types are established:

1. **Porch.** A roofed, ground-level platform projecting from the front facade of a building, open on at least two (2) sides and providing a semiprivate outdoor space oriented to the street.
2. **Stoop.** A small, elevated entry platform with steps, providing access to a raised building entrance, typically with limited depth and width.
3. **Shopfront.** A ground-floor facade that is predominantly transparent along the street frontage, with large display windows, a primary entrance facing the street, and a weather-protection element such as an awning, canopy, or recessed entry.
4. **Arcade or Gallery.** A covered passage or walkway along the front of a building, open to the street on one (1) side and supported by columns or piers, providing weather-protected pedestrian space.
5. **Forecourt.** A small open court or plaza located between the building facade and the sidewalk, partially enclosed by building wings or low walls, and used for entry, outdoor seating, or landscaping.

TABLE: HOUSING TYPES (single household dwelling not shown)

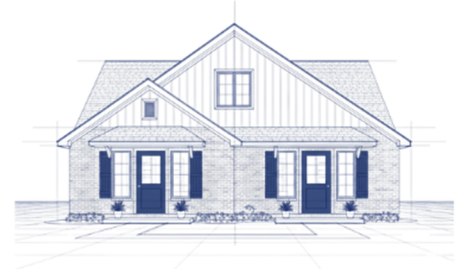
Accessory Dwelling Unit (ADU)

Building Location:	Subordinate; rear/side per Article III
Accessory:	Limited to one (1) per lot.
Parking:	If required, per §155.504; none between principal building and street on A-Frontages; alley encouraged.
Structures:	Attached or detached; may be within/accessory to a garage per Article III and §155.411.
Surface:	New hard surface per lot coverage/landscaping and §155.504.



Duplex

Building Location:	Principal building; comply w/ Article III & Article V frontage.
Accessory:	Allowed per Article III.
Parking:	Per §155.504; no parking/aisles between building and street on A-Frontages.
Structures:	Garage attached or detached; alley access encouraged.
Surface	New hard surface per lot coverage/landscaping and §155.504.



Townhouse/Row

Building Location:	Entrances/frontage per Article III & Article V.
Accessory:	Allowed per Article III.
Parking:	Per §155.504; no parking/aisles between building and street on A-Frontages; rear/alley encouraged.
Structures:	Garage attached or detached; street-facing garages per frontage/garage rules.
Surface	New hard surface per lot coverage/landscaping and §155.504.



Multi-Household

Building Location:	Placement/frontage per Article III & Article V.
Accessory:	Shared/service areas allowed; locate/screen per Article V.
Parking:	Per §155.504; no parking/aisles between building and street on A-Frontages.
Structures:	Garage/structure attached or detached where approved; service/loading per Article V.
Surface	New hard surface per lot coverage/landscaping and §155.504.



Tiny House

Building Location:	Where permitted; comply w/ Article III setbacks/BTZ and Article V frontage.
Accessory:	Allowed per Article III.
Parking:	Per §155.504; no parking between unit and street on A-Frontages; alley encouraged.
Structures:	Garage attached or detached where permitted.
Surface	New hard surface: per lot coverage/landscaping and §155.504.



TABLE: FRONTAGE & FORM TYPES

Porch

Building Location	At the primary street-facing entrance; within BTZ/setback where permitted.
Street Interface	Entry faces street; semi-private “front-room” to activate frontage.
Structures	Roofed platform; open on ≥2 sides.
Surface	Landing/steps hard surfaced; yard per landscape/coverage standards.



Stoop

Building Location	At primary street-facing entrance; within BTZ/setback where allowed.
Street Interface	Direct entry transition; minimal frontage activation.
Structures	Small raised landing with steps; limited depth/width.
Surface	Landing/steps hard surfaced; yard per landscape/coverage standards.



Shopfront

Building Location	Ground-floor street frontage.
Street Interface	High transparency + street-facing entrance; weather protection.
Structures	Display windows; awning/canopy or recessed entry.
Surface	Clear pedestrian zone maintained; entry zone hard surfaced.



Arcade or Gallery

Building Location	Along street frontage; aligned to sidewalk/BTZ.
Street Interface	Covered public-facing pedestrian passage.
Structures	Columns/piers support roof; open to street on one side.
Surface	Paved walkway; accessible route maintained.



Forecourt

Building Location	Between facade and sidewalk; within BTZ where allowed.
Street Interface	Small plaza for entry/seating/landscape; not vehicle area.
Structures	Defined by building wings/low walls/planters (optional).
Surface	Mostly hard-surface plaza with optional landscaping; accessible route maintained.



Article II – Rules of Measurement

H. Civic and Sustainability Terms.

The following terms are used in applying civic space, connectivity, and green infrastructure standards in this Ordinance:

1. **Civic Space.** A publicly accessible open space such as a park, plaza, square, green, or similar area designed and improved for civic, recreational, or social use.
 2. **Cross-Block Passage.** A publicly accessible pedestrian way that provides a continuous, at-grade connection between parallel streets or between a street and a Civic Space, generally with a minimum clear width of twelve (12) feet, as further regulated in Article V.
 3. **Green Infrastructure.** Site and landscape features designed to manage stormwater and enhance environmental performance, such as bioswales, rain gardens, permeable pavements, and green roofs, as regulated in Article V.
 4. **EV-Ready Parking.** Parking spaces or facilities designed and constructed with electrical capacity, conduit, and other infrastructure necessary to support installation of electric vehicle charging equipment, in accordance with the standards of Article V.
-

■ The City of Inkster

ARTICLE III

Zoning Districts & Maps



Article III – Zoning Districts and Map

155.301 Establishment of Districts

A. Purpose.

The zoning districts established by this Article are intended to implement the City’s Master Plan, Future Land Use Map, and related corridor and neighborhood plans by organizing land into districts with distinct purposes, forms, and use patterns.

B. Base Zoning Districts.

The City of Inkster is hereby divided into the following **Base Zoning Districts**, which regulate primary uses and site development standards:

1. Residential Districts.

- R-1 – Single-Household Residential District 1.
- R-2 – Two-Household Residential District 2.
- MRD-1 – Mixed Residential District 1.
- MRD-2 – Mixed Residential District 2 (Mixed Development District).

2. Industrial / Manufacturing Districts.

- M-1 – Research, Technology, & Manufacturing.

3. Town Center District.

- TCD – Town Center / Downtown Node.

4. Parks, Civic, and Institutional Districts.

- PR – Parks & Recreation District.
- ERO – Education, Recreation, and Open-Space District.

C. Overlay Districts.

In addition to the Base Districts, the following **Overlay Districts** are established to address special conditions and community goals:

1. **Anti-Displacement Overlay District (ADO).**
2. **Planned Unit Development (PUD) Overlay District.**

Overlay Districts apply in conjunction with Base District regulations as provided in §§155.303, 155.306, and 155.307.

Article III – Zoning Districts and Map

155.302 Official Zoning Map

A. Adoption and Incorporation.

The location and boundaries of all Base and Overlay Districts are depicted on the **Official Zoning Map of the City of Inkster** (“Official Zoning Map”), which is adopted by reference and declared to be a part of this Ordinance.

B. Custodian of Map.

The Official Zoning Map shall be maintained by the City Clerk, with copies made available for public inspection during normal business hours. The Planning and Community Development Department may maintain digital or annotated working copies for administrative use.

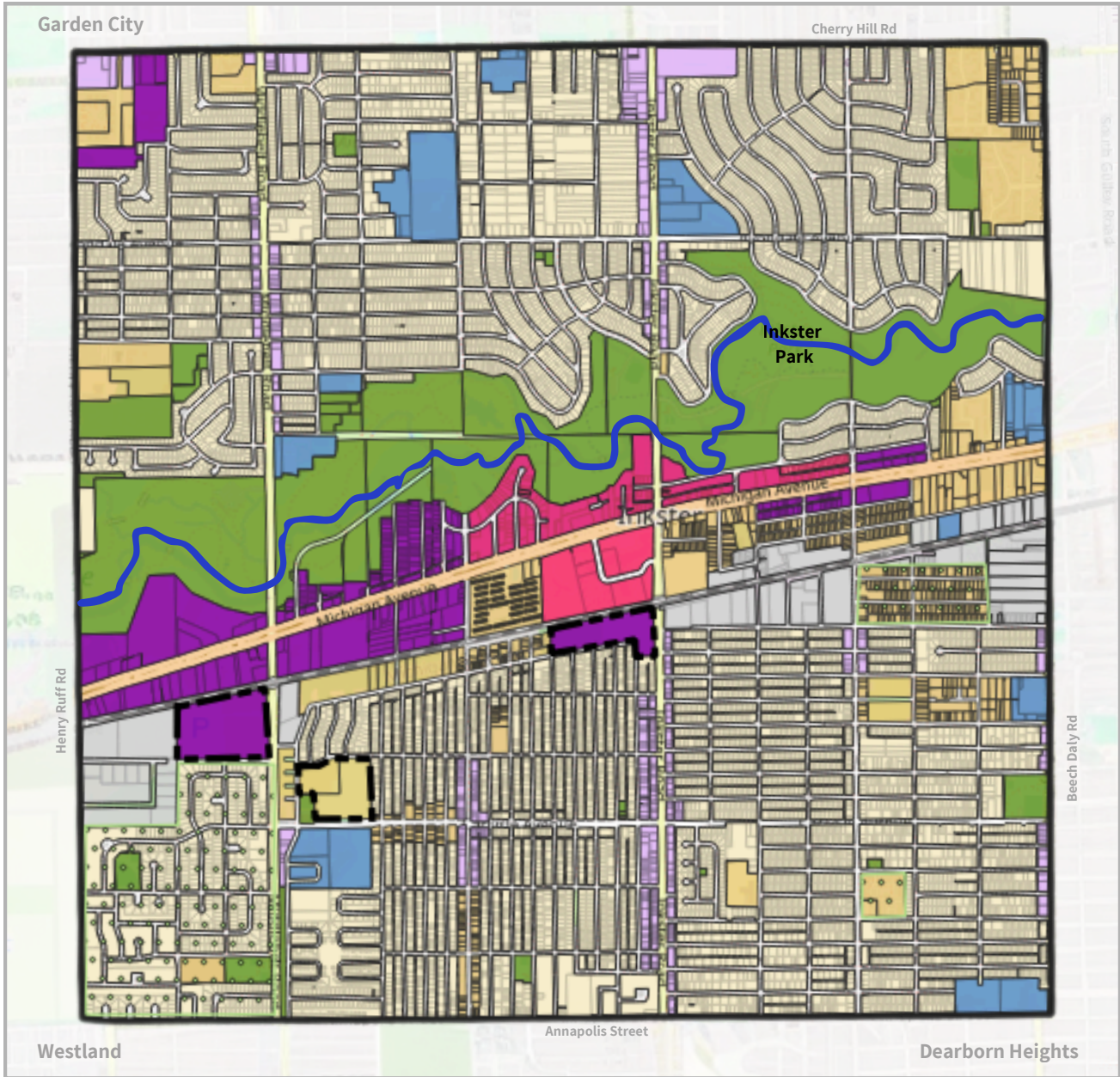
C. Amendments.

Changes to district boundaries, designations, or overlays shall be made only by ordinance adopted by the City Council in accordance with the rezoning procedures of Article VI. Upon adoption of any amendment, the Official Zoning Map shall be promptly updated to reflect the change, with the date and ordinance number noted on the map or in an accompanying legend.

D. Interpretation of District Boundaries.

1. The **Planning & Community Development Director (PCD)** or **Zoning Administrator (ZA)** shall be responsible for the initial interpretation of district boundaries shown on the Official Zoning Map.
 2. Where uncertainty exists as to the exact location of a district boundary, the PCD or ZA shall apply the rules of interpretation in Article II and this Article and may consult parcel maps, recorded plats, and survey data to determine the boundary.
 3. Any person aggrieved by an interpretation of a district boundary may appeal the PCD or ZA's determination to the **Zoning Board of Appeals (ZBA)** in accordance with Article VII.
-

155.303 Zoning Map



ZONING MAP

THE CITY OF INKSTER, MICHIGAN

January 2026, Proposed



ZONING DISTRICTS

- R1 Neighborhood Residential
- R2 Mixed Residential
- MRD 1 Neighborhood Mixed Use
- MRD 2 Mixed Development
- TCD Town Center District
- M1 Research, Technology, and Manufacturing
- PR Park and Open Space
- ERO Education and Semi Public
- PUD Planned Unit Development Overlay (PUD)
- ADO Anti-Displacement Overlay (ADO)

Article III – Zoning Districts and Map

155.304 Relationship of Base and Overlay Districts

A. Base Districts.

Base Districts establish the primary permitted and conditional uses, intensity standards, and site and building form regulations applicable to each zoning lot, as set forth in this Article, Article IV (Use Regulations), Article V (Site & Building Standards), and Article II (Rules of Measurement).

B. Overlay Districts.

1. Overlay Districts are supplemental zoning classifications applied to specific areas in order to: a. Address unique neighborhood or corridor conditions; b. Implement special Master Plan policies, including anti-displacement and master-planned development; or c. Provide additional design, transition, or affordability standards that cannot be addressed solely through Base District regulations.
2. Overlay Districts apply **in addition** to the standards of the underlying Base District.
3. **Conflict Rule.** Where a standard in an Overlay District conflict with the standards of the underlying Base District, the Overlay standard shall control, unless the Overlay expressly states otherwise.
4. Where an Overlay District is silent, all standards of the underlying Base District and any other applicable provisions of this Ordinance shall remain in full force and effect.

C. Map Representation.

1. All Base and Overlay District boundaries shall be delineated on the Official Zoning Map.
 2. Overlay Districts may be shown using a hyphenated suffix following the Base District designation (for example, “MRD-2-PUD” or “MRD-2-ADO”).
-

Article III – Zoning Districts and Map

155.305 Anti-Displacement Overlay District (ADO)

A. Purpose and Intent.

The **Anti-Displacement Overlay (ADO)** is intended to reduce involuntary displacement of existing residents and preserve attainable housing options in designated areas of the City by:

1. Minimizing the loss of existing Dwelling Units through redevelopment;
2. Encouraging on-site replacement of demolished units and production of new Affordable Housing, as defined in Article II; and
3. Applying additional review criteria to larger residential and mixed-use projects in neighborhoods experiencing market pressure, while still allowing reinvestment and infill consistent with underlying Base Districts.

B. Applicability.

1. The ADO applies only to properties where the Official Zoning Map identifies the **Anti-Displacement Overlay (ADO)**.
2. ADO standards apply in addition to Base District standards (including R-2, MRD-1, MRD-2, and TCD, as applicable). Where ADO standards conflict with underlying district standards, ADO standards shall control.
3. Where the ADO is silent, the standards of the underlying Base District and any other applicable overlays shall remain in full force and effect.
4. The ADO applies to:
 - a. New development that results in the demolition or removal of one (1) or more existing Dwelling Units; and
 - b. New residential or mixed-use development that creates ten (10) or more new Dwelling Units on a Zoning Lot within the ADO.

C. No Net Loss of Dwelling Units.

1. **General Rule.** Development subject to this Section shall provide at least as many Dwelling Units upon completion of the project as existed on the Zoning Lot immediately prior to demolition, unless a reduction is approved under Subsection C.
2. **On-Site Replacement.**
 - a. Replacement units shall be provided on the same Zoning Lot as part of the new development, unless an off-site replacement plan is approved under Subsection C.
 - b. Replacement units may be provided in any permitted Housing Type allowed by the underlying district, including but not limited to duplexes, townhouses, and multi-unit buildings, provided all applicable form and development standards are met.
3. **Calculation of Existing Units.** The number of existing units shall be determined based on the most recent certificate of occupancy, rental registration, or other reliable documentation accepted by the PCD or ZA.

Article III – Zoning Districts and Map

4. Administrative Flexibility.

The Planning and Community Development Director (PCD) or ZA may approve a reduction of up to twenty percent (20%) in required replacement units where all of the following findings are made on the record:

- a. **Feasibility.** Site, infrastructure, or regulatory constraints make full one-for-one replacement physically or practicably infeasible; and
- b. **Long-Term Affordability.** The project provides a combination of replacement units and long-term Affordable Housing units such that, in the judgment of the approving official, there is no material net loss of attainable housing opportunities on a unit-equivalent basis compared to full replacement; and
- c. **Documentation.** The basis for the reduction, including unit counts and affordability levels, is documented in written **Findings of Fact** and included in the approval record.

D. Affordable Housing in Larger Projects.

1. **Applicability.** In addition to the No Net Loss requirement in Subsection C, residential or mixed-use developments within the ADO that create twenty (20) or more new Dwelling Units shall include Affordable Housing units in order to access any density, height, or parking flexibility offered by the City through other ordinances, policies, or development agreements.
2. **Affordable Housing Units.** a. Affordable Housing units shall meet the definition of **Affordable Housing** in Article II and any documentation and enforcement requirements established by the City through adopted policies, regulatory agreements, or conditions of approval. b. The minimum number, affordability levels, and duration of affordability may be established by resolution of the City Council, separate housing policy, or project-specific development agreement and may be expressed as a percentage of the total number of Dwelling Units.
3. **Relationship to City Policies.** Where the City has adopted Affordable Housing policies or programs outside this Ordinance, projects within the ADO that elect to participate in such policies may receive any corresponding incentives or benefits only to the extent those policies or agreements expressly provide. Nothing in this Section creates an entitlement to additional density, height, or parking reductions.

E. Anti-Displacement Impact Review.

1. **Submittal Requirement.** Development applications subject to the ADO shall include an **Anti-Displacement Impact Statement** as part of Site Plan or Special Land Use review, in a form established by the Planning and Community Development Department.
2. **Contents.** The Anti-Displacement Impact Statement shall, at a minimum:
 - a. Identify the number and type of existing Dwelling Units on the site prior to development;
 - b. Describe how the project complies with the No Net Loss standard in Subsection C;
 - c. Identify any proposed Affordable Housing units and explain how they comply with this Section and any applicable City Affordable Housing policies, resolutions, or development agreements; and
 - d. Describe any proposed phasing, relocation assistance, or coordination with community partners intended to reduce displacement impacts.

Article III – Zoning Districts and Map

3. **Review Criteria.** In reviewing applications within the ADO, the approving authority under Article VI shall consider:
 - a. Whether the project meets or exceeds the No Net Loss standard;
 - b. The extent to which the project provides on-site Affordable Housing units or other anti-displacement measures consistent with applicable City policies; and
 - c. Whether the proposed phasing and design reasonably minimize disruption to existing residents, to the extent practicable within the City’s zoning authority.

F. Relationship to Other Standards.

1. **Underlying Districts and Overlays.** The ADO works in conjunction with the underlying zoning district and any other Overlay Districts shown on the Official Zoning Map. Where an ADO standard conflicts with an underlying district standard, the ADO standard shall control. Where the ADO is silent, the standards of the underlying district and any other applicable overlays shall remain in full force and effect.
 2. **Administrative Warrants and PUD.** Within the ADO, the City may:
 - a. Condition approval of Administrative Warrants under Article VII on compliance with the No Net Loss standard and any applicable anti-displacement policies adopted by the City; and
 - b. Use the PUD process to secure deeper, longer-term, or otherwise enhanced anti-displacement outcomes as part of the overall public-benefit package.
-

Article III – Zoning Districts and Map

155.306 Planned Unit Development (PUD) Overlay District

A. Purpose and Intent.

1. The **Planned Unit Development (PUD) Overlay** is intended to allow coordinated, master-planned development that:
 - a. Integrates a mix of compatible land uses and Housing Types;
 - b. Implements the City’s Master Plan and corridor or neighborhood planning efforts;
 - c. Provides high-quality urban design, walkable blocks, and a cohesive public realm; and
 - d. Delivers identifiable public benefits, including but not limited to Affordable Housing, Civic Spaces, green infrastructure, and context-sensitive transitions to adjacent neighborhoods.

2. The PUD Overlay is not intended to circumvent the standards of this Ordinance, but to provide a flexible framework where strict application of Base District standards would hinder superior design, long-term reinvestment, or desired public benefits.

B. Applicability and Establishment.

1. The PUD Overlay may be applied only through rezoning, approved by the City Council after recommendation from the Planning Commission, in accordance with the procedures of Article VI and §155.610 (Planned Unit Development – Procedures & Criteria).

2. Upon approval, the PUD Overlay shall be mapped on the Official Zoning Map for the affected properties, and a corresponding **PUD Regulating Plan** and conditions of approval shall be adopted by reference as part of the rezoning ordinance.

3. The PUD Overlay may be applied to properties within any Base District identified in §155.301, provided the proposed PUD:
 - a. Is consistent with the City’s Master Plan or a specific adopted subarea or corridor plan; and
 - b. Meets the minimum site area, use mix, and design standards established in this Section and Article VI.

4. Where the PUD Overlay is applied, the standards and conditions approved as part of the PUD shall control over any conflicting Base District standards. Where the PUD is silent, the standards of the underlying Base District and any other applicable Overlays shall remain in full force and effect.

C. Uses, Form, and Allowable Flexibility.

1. **Permitted Uses.**
 - a. Uses allowed within a PUD shall be limited to those permitted, special, or conditional uses in the underlying Base Districts, as listed in Article IV, or as specifically authorized in the PUD approval.
 - b. No use that is expressly prohibited in all districts by this Ordinance may be allowed within a PUD.

Article III – Zoning Districts and Map

2. Form and Dimensional Standards.
 - a. The PUD approval may modify building placement, BTZs, height, frontage buildout, parking, and other dimensional standards, provided that the PUD Regulating Plan establishes equal or greater overall conformity with the intent of the underlying districts and the form standards in Articles II and V.
 - b. The PUD Regulating Plan shall, at a minimum, identify:
 - i. Street and block layout and connections;
 - ii. Building envelopes and height ranges;
 - iii. Primary frontage lines and applicable frontage types along each street; and
 - iv. Locations and minimum areas of required Civic and open spaces.
3. **Not a Substitute for Variances.** A PUD approval shall not be used to grant relief from standards that could reasonably be addressed through Administrative Warrants or minor adjustments under Article VII, unless the scale or complexity of the project clearly warrants a comprehensive PUD approach and associated public-benefit package.

D. Public Benefits and Affordable Housing.

1. Each PUD shall demonstrate clearly identifiable public benefits that would not be achievable under conventional zoning, which may include but are not limited to:
 - a. Provision of Affordable Housing units consistent with any applicable City Affordable Housing policies or development agreements, including deeper or longer-term affordability than would otherwise occur;
 - b. Creation or enhancement of publicly accessible Civic Spaces, plazas, greens, or cross-block passages;
 - c. Superior building and site design, including enhanced frontage, transparency, and pedestrian amenities;
 - d. Enhanced environmental performance, such as district-scale green infrastructure, tree canopy, or energy-efficient building design; and
 - e. Improved multimodal connectivity, including new streets, sidewalks, or trail connections.
2. Where a PUD includes Affordable Housing units, such units shall comply with the definition of Affordable Housing in Article II and any documentation and enforcement provisions established through City policies or development agreements.

E. Regulating Plan and Phasing.

1. **PUD Regulating Plan.** Each PUD application shall include a Regulating Plan that graphically depicts the intended street network, blocks, building envelopes, frontage types, Civic Spaces, and any sub-districts within the PUD. The Regulating Plan, once approved, becomes the controlling framework for subsequent Site Plans and building permits.
2. Phasing. Where a PUD is proposed to be developed in phases, the approval may include:
 - a. A phasing schedule; and
 - b. Conditions ensuring that required infrastructure, Civic Space, and any Affordable Housing or other public benefits are provided in reasonable proportion to each phase.

Article III – Zoning Districts and Map

155.307 How to Use District Sheets

A. Purpose. District Sheets are adopted by reference as part of this Ordinance and provide a district-by-district summary of intent, key dimensional and form standards, and cross-references to applicable standards in other Articles.

B. Use Permissions Controlled by Article IV. Permitted Uses and Conditional/Special Land Uses are established exclusively by the Consolidated Use Table and associated standards in **Article IV**. Any use list on a District Sheet is a non-regulatory, high-level summary only. If a District Sheet use summary differs from Article IV, **Article IV controls**.

C. Regulatory vs. Advisory Content. Dimensional and form standards stated on a District Sheet (including BTZs, setbacks, height, lot width/area, lot coverage, and FAR where applicable) are regulatory unless expressly identified as advisory. Illustrations, images, diagrams, and captions depicting typical character are advisory only and do not create entitlement.

D. Application; Cross-References. District Sheet metrics shall be measured in accordance with **Article II (Rules of Measurement)**. Where a District Sheet cross-references another Article or Section (including frontage, transparency, parking, landscaping, lighting, performance standards, and procedures), the referenced provisions govern that topic and apply in addition to the District Sheet.

E. Conflicts. For dimensional and form standards, if a conflict exists between a District Sheet and another provision of this Ordinance, the **more specific** standard shall control, as determined by the Zoning Administrator. Any interpretation may be appealed pursuant to Article VII.

R1



A DETACHED ACCESSORY DWELLING UNIT LOCATED AT THE BACK OF THE PRIMARY RESIDENCE. ILLUSTRATIVE PURPOSES ONLY

District Sheet

R1 – SINGLE-HOUSEHOLD RESIDENTIAL DISTRICT

INTENT

The R-1 District is intended to preserve and strengthen established single-family neighborhoods by providing standards for compatible residential development, protecting neighborhood character, and ensuring appropriate transitions to higher-intensity districts where applicable.

PRINCIPAL CHARACTER

Quiet, low-intensity residential neighborhoods with detached homes, consistent setbacks, front-yard landscaping, limited signage, and accessory structures located primarily in rear yards.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Accessory Dwelling Units (ADUs)	Adult Foster Care (>6), state licensed
Dwelling, Single-Household	Child Foster Care (>7), state licensed
Adult Foster Care (≤6), state licensed	Dwelling, Duplex (Two-Unit)
Child Foster Care (≤7), state licensed	Dwelling, Townhouse / Rowhouse (maximum six (6) units per building)
Short Term Rentals (STR)	Religious Institutions (up to 200 occupants)

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Front Yard (Primary/BTZ)	15-25 ft
Side Setback	5 ft min each side
Rear Setback	20 ft min
Height (max.)	35 ft/2.5 Stories
Lot Width (min.)	50 ft
Lot Area (min.)	5,000 sq ft.
Building Coverage (max.)	40%

DIMENSIONAL NOTES

- A. Context-based infill setback (block-face averaging). Where no Build-To Zone (BTZ) or build-to line applies and 50% or more of lots on the same block face (within the same zoning district) are improved with a principal building, the Planning & Community Development Director or Zoning Administrator may apply a front-yard averaging method (excluding the greatest and least measurements) and allow the resulting average ± five (5) feet for a new principal building or an addition that establishes a new front wall plane closer to the street.
- B. One accessory structure per lot (excluding an ADU where allowed), with only one accessory item exceeding 200 sq ft;
- Maximum accessory structure size not to exceed 864 sq ft, except where the rear yard exceeds 20,000 sq ft, in which case a larger maximum (e.g., 1,800 sq ft) may be considered;
- Accessory structures should maintain minimum separations from lot lines and the principal building and avoid placement forward of the rear building line.
- C. Encroachments and measurement. Setback measurement, BTZ measurement (if applicable), and permitted encroachments (porches, steps, eaves, etc.) shall be governed by Article II (Rules of Measurement) and applicable Article V standards.

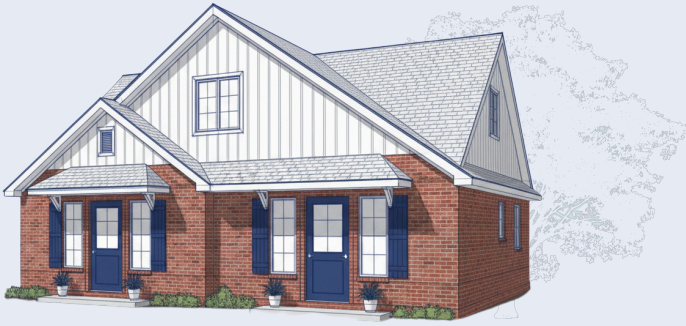
REFERENCES

- Article IV — Consolidated Use Table: Permitted & Special Land Uses
- Article V — Site & Building Standards: Design, placement, parking, landscaping/screening, lighting, signs
- Article VII — Administration & Procedures: Zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: Nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.



District Sheet

R2 – TWO-HOUSEHOLD RESIDENTIAL DISTRICT



DUPLEX SHOWCASING AN ASYMMETRICAL DESIGN TO MIMIC A SINGLE-FAMILY HOME - ILLUSTRATIVE PURPOSES ONLY

INTENT

The R-2 District is intended to accommodate low- medium density residential neighborhoods that include detached single-family homes and compatible two-family housing forms, while maintaining a residential scale, protecting neighborhood character, and ensuring appropriate transitions to more intensive districts where applicable.

PRINCIPAL CHARACTER

Low-intensity residential neighborhoods with a mix of single-family and two-family housing, consistent setbacks, front-yard landscaping, limited signage, and accessory structures located primarily in rear yards..

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Accessory Dwelling Units (ADUs) 1 unit per lot	Adult Foster Care
Dwelling, Detached Single-Household	Child Foster Care
Dwelling, Duplex (Two-Unit)	Dwelling, Multiplex (3–4 units)
Dwelling, Townhouse / Rowhouse (maximum six (6) units per building)	Dwelling, Cottage Courts, Tiny Homes
Short-Term Rentals (STR)	Dwelling, Senior Living or Age Restricted Housing

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Front Yard (Primary/BTZ)	15-25 ft
Side Setback	5 ft min each side
Rear Setback	20 ft min
Height (max.)	35 ft/2.5 Stories
Lot Width (min.)	40 ft
Lot Area (min.)	5,000 sq ft.
Building Coverage (max.)	40%

DIMENSIONAL NOTES

- A. Two-family form compatibility. Duplex and other two-family forms should maintain a clearly defined street-facing entrance and be scaled and massed to remain compatible with adjacent residential development, including through porch/stoop frontage, façade articulation, and appropriate window/door rhythm on street-facing façades.
- B. One accessory structure per lot (excluding an ADU where allowed), with only one accessory item exceeding 200 sq ft;
- C. Maximum accessory structure size not to exceed 864 sq ft, except where the rear yard exceeds 20,000 sq ft, in which case a larger maximum (e.g., 1,800 sq ft) may be considered;
- D. Accessory structures should maintain minimum separations from lot lines and the principal building and avoid placement forward of the rear building line.
- E. Encroachments and measurement. Setback measurement, BTZ measurement (if applicable), and permitted encroachments (porches, steps, eaves, etc.) shall be governed by Article II (Rules of Measurement) and applicable Article V standards.

REFERENCES

- Article IV — Consolidated Use Table: Permitted & Special Land Uses
- Article V — Site & Building Standards: Design, placement, parking, landscaping/screening, lighting, signs
- Article VII — Administration & Procedures: Zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: Nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.



MRD1

District Sheet

MRD1- MIXED RESIDENTIAL DISTRICT 1



MULTI-HOUSEHOLD APARTMENT BUILDING WITH ACCESS FROM PRIMARY STREET. PARKING LOCATED NEAR THE REAR. ILLUSTRATIVE PURPOSES ONLY

INTENT

The MRD-1 District is intended to accommodate a range of residential housing types at a neighborhood-compatible scale, including small-to-medium multi-unit forms, while supporting walkability, predictable building placement, and a high-quality streetscape. The district standards are intended to manage transitions between lower-intensity neighborhoods and higher-intensity mixed-use areas through form-based controls, compatible massing, and site design requirements.

PRINCIPAL CHARACTER

Walkable “missing-middle” residential fabric with a mix of duplexes, townhouses, live/work or small multi-unit buildings, clear street-facing entries, and parking that is subordinate to buildings.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Dwelling, Duplex (Two-Unit)	Bar/Lounge/Nightclub
Dwelling, Multi-Household (5+ units)	Assembly / Event Venue / Banquet Hall
Dwelling, Multi-Household (5+ units)	Dwelling, Multi-Household > 12 units.
Dwelling, Townhouse / Rowhouse	Hotel / Boutique Hotel
Mixed-Use Building (residential with ground-floor office or retail uses up to 5,000 square feet).	Restaurant, Fast Food or Drive Through
Restaurant, Full-Service / Café (no drive-through).	Senior Living Facilities (Nursing Homes / Assisted Living)

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Build to Zone (BTZ)	10–20 ft from the front lot line.
Side Setback	5 ft minimum; 10 ft combined side yards (interior lots).
Rear Setback	15 ft min
Height (max.)	45 ft/3 Stories
Maximum FAR (bulk control, if used)	30 ft

DIMENSIONAL NOTES

- A. Infill Setback Averaging. Where no BTZ/build-to line applies and 50%+ of lots on the same block face (in the same district) are improved, the Planning & Community Development Director or Zoning Administrator may set the front setback at the average of the nearest improved lots (excluding the highest and lowest), ± five (5) feet, for a new principal building or an addition that moves the front wall plane closer to the street.
- B. Street-facing entry requirement. Principal buildings shall provide a clear, operable, street-facing entrance oriented to the primary street frontage in order to reinforce walkability and neighborhood activation.
- C. Accessory building tiers (where applicable). Accessory structures should be located in the rear yard and limited in scale to remain subordinate to the principal building. Where a tier system is used, apply: (1) one primary accessory structure per lot; (2) size limits that scale with rear-yard area; and (3) placement that avoids locations forward of the rear building line.
- D. Parking placement and screening. Off-street parking, loading, waste receptacles, and service areas shall be located to the side or rear of buildings to the maximum extent practicable and screened in accordance with Article V.
- E. Encroachments and measurement. Setback/BTZ measurement and permitted encroachments (porches, stoops, steps, eaves, etc.) shall be governed by Article II (Rules of Measurement) and applicable Article V standards.

REFERENCES

- Article IV — Consolidated Use Table: Permitted & Special Land Uses
- Article V — Site & Building Standards: Design, frontage types/transparency, parking/loading, landscaping/screening, lighting, signs
- Article VII — Administration & Procedures: Zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: Nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.



District Sheet

MRD2 – MIXED RESIDENTIAL DISTRICT 2



MIXED-USE RESIDENTIAL OVER OFFICE, ILLUSTRATIVE PURPOSES ONLY:

INTENT

The MRD-2 District is intended to accommodate higher-intensity residential and mixed residential forms in a walkable, street-oriented pattern, using predictable building placement and site design standards to support reinvestment, housing choice, and compatible transitions to adjacent districts.

PRINCIPAL CHARACTER

Mid- high density, walkable residential district with small-to-medium multi-unit buildings and compatible neighborhood-serving uses, emphasizing street-facing entrances, predictable building placement, and parking/service areas located to the side or rear.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Cafe or Restaurant (no-drive through)	Assembly / Event Venue / Banquet Hall
Dwelling, Live/Work	Bar/Lounge/Nightclub
Dwelling, Multi Unit	Dwelling, Multi-Household (more than twenty-four (24) units per building)
Grocery Store or Farmers Market	Dwelling, Multi-Household (more than twenty-four (24) units per building)
Hotels ≤ 75 rooms	Theater / Entertainment Venue

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Build to Zone (BTZ) Primary	0-15 ft
Build to Zone (BTZ) Secondary	5-20 Ft
Rear Setback	10 ft min
Side Setback	0-10 ft
Height (max.)	65 ft/5 Stories
Ground-Floor Heights (primary street)	Min 12 ft floor-to-floor
Maximum FAR	1.8

DIMENSIONAL NOTES

- A. Infill setback averaging (where no BTZ applies). Where no BTZ/build-to line applies and 50%+ of lots on the same block face (in the same district) are improved, the Planning & Community Development Director or Zoning Administrator may set the front setback at the average of the nearest improved lots (excluding the highest and lowest), ± five (5) feet, for a new principal building or an addition that moves the front wall plane closer to the street.
- B. Parking and service placement. Parking, loading, dumpsters, and service areas shall be located to the side or rear to the maximum extent practicable and screened in accordance with Article V.
- C. Street-facing entry orientation. Principal buildings shall provide a clear, operable, street-facing entrance oriented to the primary frontage, consistent with frontage type requirements in Article V.
- D. Encroachments and measurement. Setbacks/BTZ placement, height measurement, and permitted encroachments shall be governed by Article II and applicable Article V standards.

REFERENCES

- Article V — Site & Building Standards: frontage types/transparency, parking/loading, landscaping/screening, lighting, signage, and performance standards
- Article VII — Administration & Procedures: zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.



District Sheet

TCD – TOWN CENTER DISTRICT



THE TOWN CENTER IS A VIBRANT HUB WITH CAFÉS, MOBILE FOOD VENDORS, AND MIXED-USE BUILDINGS. IT PROMOTES COMMUNITY ENGAGEMENT THROUGH WIDE SIDEWALKS, GREENERY, AND PUBLIC ART, FOSTERING AN INVITING ATMOSPHERE.

INTENT

The TCD District is intended to serve as the City’s primary mixed-use, pedestrian-oriented center by providing standards that promote compact development, active ground floors, coordinated frontage and signage, and a high-quality public realm. The district is designed to accommodate a mix of residential, retail, dining, office, civic, and entertainment uses in a form that supports walkability and reinvestment.

PRINCIPAL CHARACTER

Compact, walkable mixed-use center with pedestrian-scaled storefronts, frequent street-facing entrances, high ground-floor transparency, coordinated signage, and minimal visual dominance of parking and service areas.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Cafes & Restaurants (no drive through)	Assembly / Event Venue / Banquet Hall
Dwelling, Live-Work Unit	Bar/Lounge/Nightclub
Dwelling, Multi Unit ≤ 40 units.	Dwelling, Multi Unit >40 units.
Financial Services	Government & Civic Facilities
Grocery or Farmers Market	Hotels > 75 rooms
Mixed-Use Buildings (residential and/or office above ground-floor active commercial)	Restaurant, Fast Food or Drive Through

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Build to Zone (BTZ) Primary	0-15 ft
Build to Zone (BTZ) Secondary	5-20 Ft
Rear Setback	10 ft min
Side Setback	0-10 ft
Height (max.)	65 ft/5 Stories
Ground-Floor Heights (primary street)	Min 12 ft floor-to-floor
Maximum FAR	1.8

DIMENSIONAL NOTES

- A. Build-To Zone and street orientation. Where a BTZ/build-to line is specified, the BTZ governs placement of the primary façade along the primary frontage. Buildings shall orient primary entrances to the primary street and provide frontage types and transparency consistent with Article V.
- B. Frontage buildout (street wall continuity). Where frontage buildout is required by district standards (or otherwise applicable), building façades shall occupy a minimum percentage of the primary frontage within the BTZ to reinforce a continuous town center street wall.
- C. Parking and service placement. Surface parking, loading, dumpsters, and service areas shall be located to the side or rear and screened in accordance with Article V, to minimize visibility from the primary street.
- D. Infill alignment (where no BTZ applies). Where no BTZ/build-to line applies and 50%+ of lots on the same block face (in the same district) are improved, the Planning & Community Development Director or Zoning Administrator may set the front setback at the average of the nearest improved lots (excluding the highest and lowest), ± five (5) feet, for a new principal building or an addition that moves the front wall plane closer to the street.
- E. Encroachments and measurement. Setbacks/BTZ placement, height measurement, and permitted encroachments shall be governed by Article II and applicable Article V standards.

REFERENCES

- Article V — Site & Building Standards: frontage types/transparency, building materials, parking/loading, landscaping/screening, lighting, signage, and performance standards
- Article VII — Administration & Procedures: zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.



District Sheet

M1 – RESEARCH, TECHNOLOGY, & MANUFACTURING



CONTRACTOR OFFICE OR OR A SMALL MANUFACTURING UNIT.

INTENT

The M-1 District is intended to provide appropriately located areas for light industrial, fabrication, warehousing, service, and employment uses that support the local economy while minimizing adverse impacts on adjacent districts through performance standards, site design controls, and required buffering.

PRINCIPAL CHARACTER

Employment-focused district with light industrial and service uses, functional building forms, truck/service access, and strong screening/buffering to protect adjacent neighborhoods and public streets.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Business Parks and Corporate / Technology Offices	Data Center Data Center or High-Intensity Computing Facility
Contractor Offices with Indoor Storage	Public Utility or Energy Facilities (e.g., substations, district energy systems)
Light Manufacturing, Assembly, and Fabrication	Self-Storage Facility (Indoor)
Research & Development Facilities	
Warehousing & Distribution	

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Front Setback	≥ 40 ft
Side Setback	20 ft (50–75 ft if abutting residential per 155.xxx)
Rear Setback	30 ft (50–75 ft if abutting residential per 155.xxx)
Height	≤ 65 ft

DIMENSIONAL NOTES

- A. Access, loading, and truck circulation. Driveways, loading areas, and truck maneuvering shall be designed to avoid backing onto public streets where practicable and to provide safe ingress/egress consistent with Article V.
- B. Outdoor storage and service areas. Outdoor storage, refuse, loading, and service functions shall be located to the side or rear and screened from public streets and adjoining properties in accordance with Article V (opaque screening and compatible materials where required).
- C. Residential adjacency buffering. Where an M-1 lot abuts a residential district or residential use, required buffering and screening shall be provided per Article V buffer standards; intensified standards may apply to loading, lighting, and outdoor storage at the district edge.
- D. Performance standards apply. Noise, vibration, smoke/particulates, glare, odor, and other impacts shall comply with applicable Article V performance standards.
- E. Encroachments and measurement. Setback and height measurement, and permitted encroachments, shall be governed by Article II and applicable Article V standards.

REFERENCES

- Article V — Site & Building Standards: access/circulation, parking/loading, landscaping/screening, lighting, signage, and performance standards
- Article VII — Administration & Procedures: zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.



District Sheet

PR – PARKS & RECREATION



A PAVILION OR ACCESSORY USE STRUCTURE

INTENT

The PR District is intended to preserve and provide land for public parks, recreational facilities, civic open space, and related public or quasi-public uses that serve residents and contribute to community health, safety, and welfare. District standards are intended to ensure that development within PR areas is compatible with nearby neighborhoods and supports safe access and long-term stewardship..

PRINCIPAL CHARACTER

Public and community-serving open spaces and recreation facilities, with pedestrian access, safe circulation, limited building intensity, and compatibility measures where adjacent to residential areas.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Accessory Structures (pavilions, restrooms, storage, maintenance buildings)	Accessory Concessions or Cafes
Accessory Uses customarily incidental to parks and recreation	Ampitheatres and Outdoor Performance Venues
Greenways, Trails, and Natural Areas	Recreation – Outdoor (sports fields, courts, playgrounds, picnic areas)
Parks and Playgrounds, Public	Recreation – Indoor (gymnasiums, fieldhouses, recreation centers, community centers)
Farmers Market	Large Sports Complexes

DIMENSIONAL STANDARDS

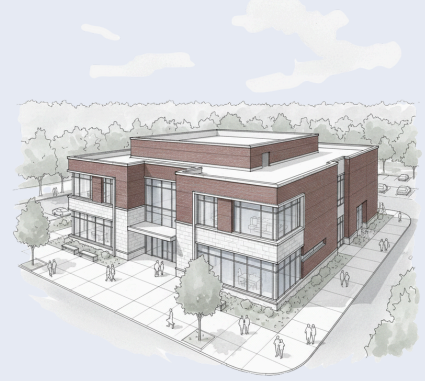
STANDARD	REQUIREMENT
Open Space	≥ 30% of site
Height	45 ft

DIMENSIONAL NOTES

- A. Site Plan review. New principal buildings, recreation centers, athletic facilities, parking areas, lighting installations, and major improvements shall be subject to Site Plan Review as required by Article VII and applicable Article V standards.
- B. Residential adjacency. Where a PR site abuts a residential district or residential use, buffering and screening shall be provided per Article V. Lighting shall be designed and located to minimize spillover onto adjacent residential property.
- C. Hours and event impacts. Where applicable, hours of operation, amplified sound, event programming, and parking/traffic management may be addressed through conditions of approval to ensure compatibility with surrounding neighborhoods.
- D. Access and safety. Vehicle access points, internal circulation, and pedestrian connections shall be designed to provide safe ingress/egress and accessible routes consistent with applicable codes and Article V standards.
- E. Encroachments and measurement. Setbacks, height measurement, and permitted encroachments shall be governed by Article II and applicable Article V standards.

REFERENCE STANDARDS

- Article V — Site & Building Standards: access/circulation, parking, lighting, landscaping/buffers, signage, and screening
- Article VII — Administration & Procedures: zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII — Nonconformities: nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict



COMMUNITY CENTER OR RECREATION FACILITY ENHANCE THE ERO DISTRICT WITH VIBRANT SPACES FOR ACTIVITIES AND GATHERINGS. FOR ILLUSTRATIVE PURPOSES ONLY.

District Sheet

ERO – EDUCATION, RECREATION & OPEN-SPACE

INTENT

The ER District is intended to provide appropriately located areas for civic, educational, and institutional uses that serve public needs, including public facilities, educational institutions and agencies, public and private schools, and hospitals, while ensuring that associated site design, access, parking, lighting, and buffering are compatible with surrounding development.

PRINCIPAL CHARACTER

Community-serving campuses and public facilities with carefully managed access, drop-off/pick-up circulation, and compatibility measures (screening, lighting control, and buffers) where adjacent to residential areas.

LAND USE COMPLIANCE

Permitted & Special Land Uses are established in the Consolidated Use Table (Article 4). District sheets provide a high-level summary only.

PERMITTED USES	CONDITIONAL- SPECIAL LAND USES
Accessory Uses & Structures customarily incidental to educational, cultural, or recreational campuses	Accessory Concessions or Cafes
Libraries, Museums, and Cultural Centers	Recreation – Outdoor (sports fields, courts, playgrounds, picnic areas)
Government Offices & Public Safety	Recreation – Indoor (gymnasiums, fieldhouses, recreation centers, community centers)
Educational Institution / Agency Office	Student Housing / Dormitories

DIMENSIONAL STANDARDS

STANDARD	REQUIREMENT
Lot Area	1 acre min.
Lot Width	100 ft min.
Front Setback	30 ft.
Side/Rear Setback	30 ft.
Height	65 ft.

DIMENSIONAL NOTES

- A. Site Plan review. New principal buildings, expansions, parking lots, drop-off/pick-up circulation areas, outdoor playfields, and lighting installations shall be subject to Site Plan Review as required by Article VII and applicable standards in Article V.
- B. Residential adjacency. Where an ER site abuts a residential district or residential use, required buffering and screening shall be provided in accordance with Article V.
- C. Circulation and safety. A circulation plan addressing service access, emergency access, and where applicable student drop-off/pick-up and bus circulation shall be provided as part of Site Plan Review to ensure safe and efficient vehicle and pedestrian movement.
- D. Lighting control. Security and site lighting shall be permitted where designed and located to minimize spillover and glare onto adjacent properties and public rights-of-way, consistent with Article V.
- E. Encroachments and measurement. Setbacks and height measurement shall be governed by Article II and applicable Article V standards.

REFERENCES

- Article V – Site & Building Standards: access/circulation, parking, landscaping/buffers, lighting, signage, and screening
- Article VII – Administration & Procedures: zoning permits, site plan review, Special Land Use procedures, interpretations, enforcement
- Article VIII – Nonconformities: nonconforming lots, structures, and uses
- Conflict Rule: Per §155.501(B), specific standards on this sheet control over general standards in the event of conflict.

Article IV – Use Regulations

155.401 Purpose and Applicability

A. Purpose. The purpose of this Article is to establish use permissions and supplemental use standards that apply across zoning districts. These standards ensure development that is predictable, compatible with surrounding areas, and consistent with the City’s Master Plan and adopted land use policies.

B. Applicability.

1. This Article applies to all land uses in all zoning districts, unless superseded by:
 - a. District Sheets in Article III;
 - b. Overlay District standards in Article III; or
 - c. Approved Planned Unit Developments (PUDs) established in accordance with Article III and Article VI.
2. All uses shall also comply with:
 - a. Article II (Rules of Measurement);
 - b. Article V (Site & Building Standards); and
 - c. Article VI and Article VII (procedures, administration, and enforcement).

155.402 Residential Use Standards

The residential uses listed in this Section shall comply with the following minimum standards, in addition to all applicable district regulations, Rules of Measurement in Article II, Site and Building Standards in Article V, and any applicable Overlay District provisions.

A. Accessory Dwelling Units (ADUs)

1. **Where Permitted.** Accessory Dwelling Units (ADUs) shall be permitted as an accessory use on any lot where:
 - a. A lawful principal dwelling exists; and
 - b. “Accessory Dwelling Unit (ADU)” is listed as a **Permitted (P or P*)** or **Special Land Use (S)** in the Consolidated Use Table in §155.410. In the R-1 and R-2 Districts, ADUs are permitted accessory uses to a lawful principal dwelling, subject to this Subsection.
2. **Number.** One (1) ADU is permitted per lot with a lawful principal dwelling.
3. **Size and Height.**
 - a. The building footprint of the ADU shall not exceed the footprint of the principal structure or twenty percent (20%) of the lot area, whichever is less.
 - b. The ADU shall not exceed the height of the principal dwelling, measured in accordance with §155.209.
4. **Conveyance.** No separate lot or separate conveyance of the ADU is permitted. The ADU and principal dwelling shall remain in common ownership.
5. **Utilities.** The ADU shall be connected to a City-approved water and sewer system (or other approved systems where municipal service is not available).

B. Duplexes

1. **Where Permitted.** Duplexes are allowed only in districts where “Dwelling, Duplex (Two-Unit)” is listed as a Permitted or Special Land Use in the Consolidated Use Table.
2. **Lot Standards.** Duplexes shall be located only on lots meeting the minimum lot width and lot area requirements of the applicable district.

Article IV – Use Regulations

3. Location and Form.

- a. Corner lots are preferred locations where feasible to minimize the appearance of density change on mid-block segments.
- b. Facade articulation is required so that the building is visually compatible with the predominant single-household forms on the block, as further regulated in Article V.

C. Multiplexes

1. **Where Permitted.** Multiplexes are allowed only in districts where “Dwelling, Multiplex” is listed as a Permitted or Special Land Use in the Consolidated Use Table.
2. **Unit Limits by District.** Multiplexes shall be limited to:
 - a. A maximum of six (6) units per building in the R-2 District;
 - b. A maximum of eight (8) units per building in the MRD-1 District; and
 - c. Larger buildings as permitted in the MRD-2 District by the applicable district sheet and where regulated as **Dwelling, Multi-Household**.
3. **Frontage and Entries.** Multiplexes shall comply with frontage, transparency, and entry orientation standards in Article V, including required ground-floor transparency along primary frontages and clearly identifiable street-facing entries.

D. Townhouses / Rowhouses

1. **Entries.** Each unit in a townhouse or rowhouse building shall have an individual entry facing:
 - a. A public street; or
 - b. A common green or court that is directly connected to the public sidewalk.
2. **Length of Row.** A maximum of eight (8) units per row is permitted unless a longer row is approved as:
 - a. A Special Land Use; or
 - b. Part of an approved PUD, based on findings that the building length is compatible with the intended block structure and frontage standards of the district.
3. **Garages.** Garages shall be:
 - a. Rear-loaded from alleys or internal drives where feasible; or
 - b. Recessed or otherwise designed so that garage doors do not dominate the streetscape, consistent with Article V.

E. Cottage Courts and Tiny Houses

1. **Applicability.** Cottage Courts and Tiny Houses are permitted in the R-2 District and in any other district where listed in the Consolidated Use Table. Such development shall comply with this Subsection, the underlying district regulations, and Article V (Site & Building Standards).
2. **Minimum Site Area.** The minimum site area for a Cottage Court shall be ten thousand (10,000) square feet.
3. **Common Open Space.** Each Cottage Court shall provide a minimum of four hundred (400) square feet of common open space per dwelling unit. Common open space shall:
 - a. Be centrally located;
 - b. Be directly accessible from the entries of individual dwellings; and
 - c. Not include driveways or parking areas.

Article IV – Use Regulations

4. Building Size and Height.

- a. The maximum building footprint for any individual cottage or detached dwelling in a Cottage Court shall be one thousand two hundred (1,200) square feet.
 - b. The maximum building height shall be two (2) stories, measured in accordance with §155.209.
5. **Tiny Houses Within Cottage Courts.** Where individual dwellings within a Cottage Court are regulated as Tiny Houses under this Ordinance:
- a. The maximum dwelling size for those units shall be six hundred (600) square feet of gross floor area (GFA); and
 - b. Any additional Tiny House standards in Article V shall also apply.
6. **Parking Location.** Off-street parking serving Cottage Courts and Tiny Houses shall:
- a. Be located to the side or rear of buildings to the maximum extent practicable;
 - b. Comply with the parking, access, and screening standards in Article V; and
 - c. Not be located between cottages and the primary abutting public street, except where the approving authority finds that no other feasible configuration exists.

F. Senior Housing or Age Restricted Housing

1. **Common Space.** Senior housing developments shall provide a minimum of fifteen percent (15%) of either:
 - a. Gross floor area; or
 - b. Site area, as determined at Site Plan review, as common indoor and/or outdoor space for residents.
2. **Accessibility.** Senior housing shall comply with applicable ADA and Fair Housing accessibility requirements as administered through building and housing codes.
3. **Parking and Drop-Off.** Parking and drop-off areas shall be designed and screened to minimize impacts on adjacent residential uses, consistent with Article V.

G. Short-Term Rental Standards.

1. **Applicability.** A Short-Term Rental, as defined in §155.206, shall be permitted only where the underlying Dwelling Unit is a lawful residential use in the applicable zoning district and shall comply with all applicable standards of this Ordinance.
2. **Registration; other City requirements.** A Short-Term Rental shall comply with all applicable licensing, registration, inspection, safety, and occupancy requirements established by the City's rental dwelling and rental unit regulations, including **Chapter 150.234, Rental Dwellings and Rental Units**, as amended.
3. **Owner responsibility.** The owner of the Dwelling Unit used as a Short-Term Rental shall be responsible for ensuring ongoing compliance with this Ordinance and all applicable City Codes, including property maintenance, refuse storage and collection standards, and noise and nuisance regulations.
4. **Signs.** A Short-Term Rental shall not be entitled to additional signage and shall comply with §155.510, Signage Standards.
5. A commercial lodging facility, such as a hotel or motel, shall not be considered a residential dwelling for the purposes of Short-Term Rental licensing.

H. Keeping of Household Pets.

The keeping of household pets, including dogs, cats, rabbits, birds, hamsters, and similar domesticated animals, shall be permitted on any Lot containing a permitted residential use. No more than three (3) household pets, four (4) months of age or older, shall be permitted at each dwelling unit. The keeping of Exotic Animals shall be prohibited. All animals shall be kept in compliance with Chapter 91 (Animals) of the City Code, as amended.

Article IV – Use Regulations

155.403 Group Living Standards

The following standards apply to group living uses, in addition to all applicable district regulations, Article II (Rules of Measurement), Article V (Site & Building Standards), and any Overlay District provisions.

A. Adult Foster Care Homes

1. State-licensed adult foster care family homes, small group homes, large group homes, and congregate facilities shall comply with all applicable state licensing requirements and siting protections under the Michigan Zoning Enabling Act and related state laws.
2. Nothing in this Section shall be construed to impose spacing or density requirements on state-licensed adult foster care family homes where such requirements would conflict with state or federal law.

B. Unlicensed Group Living Facilities

1. **Applicability.** This Section clarifies the status of group living arrangements that provide housing, care, or supervision for multiple unrelated persons.
2. **State-Licensed Homes.** Adult Foster Care and Child Foster Care homes that are licensed by the State of Michigan shall be regulated only as provided in this Ordinance and applicable state law and are listed as permitted or Special Land Uses in the Consolidated Use Table.
3. **Unlicensed Group Living Facilities Prohibited.** Group homes, boarding homes, or similar congregate living facilities that are not licensed by the State of Michigan as Adult Foster Care or Child Foster Care homes, or that are not otherwise expressly listed as a permitted or Special Land Use in the Consolidated Use Table, are not permitted in any zoning district and shall be considered prohibited uses under this Ordinance.
4. **Neighborhood Compatibility.** Licensed Group Living Facilities shall be operated and maintained in a manner that is compatible with surrounding residential uses, including compliance with applicable Article V standards for lighting, parking, access, landscaping, and screening, and any conditions of approval imposed through Site Plan or Special Land Use review.

C. Emergency Shelter / Transitional Housing

1. A written management and operations plan shall be submitted as part of the required Site Plan or Special Land Use review, addressing staffing, security, resident rules, and neighborhood contact procedures.
2. Occupancy shall not exceed limits established by applicable building, housing, and fire codes.
3. On-site staff supervision shall be provided during all hours of operation when residents are present.
4. Outdoor activity areas shall be located and screened to minimize impacts on adjacent residential uses.

D. Senior Living Facilities (Nursing Homes / Assisted Living)

1. **Minimum Lot Area.** The minimum lot area shall be one (1) acre, unless a larger minimum is required by the district.
2. **Setbacks from Residential.** Buildings and parking areas shall be set back a minimum of thirty (30) feet from any abutting residentially zoned lot, which may be satisfied by a combination of required yard and required landscape buffer.
3. **Internal Circulation.** Safe internal circulation for ambulances, paratransit, service vehicles, and deliveries shall be provided and shall be designed to minimize conflicts with resident and visitor pedestrian routes.
4. **Site Design.** Screening, lighting, and parking shall comply with Article V to limit adverse impacts on adjacent neighborhoods.

Article IV – Use Regulations

155.404 Civic & Institutional Use Standards

The following standards apply to civic and institutional uses, in addition to all applicable district regulations and Article V.

A. Religious Institutions

1. Off-street parking shall be located to the side or rear of the principal building to the maximum extent practicable.
2. Where a religious institution abuts a residential district, a landscape buffer shall be provided in accordance with the applicable buffer type requirements in Article V.
3. Building height shall not exceed the maximum permitted by the district, except where a greater height is approved as a Special Land Use and is found compatible with neighborhood character.

B. Schools

1. A circulation plan for student drop-off and pick-up, including bus and parent/guardian traffic, shall be provided as part of Site Plan review to ensure safe and efficient movement of vehicles and pedestrians.
2. Outdoor play areas shall be fenced and buffered from adjacent residential uses in accordance with Article V.
3. Access points shall be designed to minimize congestion on surrounding streets and maintain safe pedestrian crossings.

C. Day Care Centers

1. Outdoor play areas shall provide at least one hundred (100) square feet of fully enclosed play space per child present at any one time.
2. Play areas shall be located in rear or side yards unless the approving authority finds that an alternative location provides equivalent or better safety and compatibility.
3. Fencing, screening, and noise management shall comply with Article V and any additional conditions of approval.

D. Community Gardens

1. **Where Permitted.**
 - a. Community Gardens are allowed only in zoning districts where they are identified as a Permitted Use (P or P*) or Special Land Use (S) in the Consolidated Use Table in §155.410.
 - b. Unless the Use Table is amended to the contrary, Community Gardens are intended to be:
 - i. Permitted as **principal or accessory uses** in the R-1 and R-2 Districts; and
 - ii. Permitted as **principal uses** in the PR and ERO Districts.
2. **Fencing.** Fencing shall not exceed six (6) feet in height and shall comply with visibility and design standards in Article V.
3. **Structures.** Storage sheds and similar accessory structures shall not exceed two hundred (200) square feet each and shall be maintained in good repair.
4. **On-Site Sales.** On-site retail sales or farm stands associated with a Community Garden shall require Special Land Use approval unless expressly permitted in the applicable district.

Article IV – Use Regulations

E. Private Noncommercial Recreational Areas.

Private noncommercial recreational areas shall be subject to Site Plan Review where required by this Ordinance and shall comply with the following: (1) **Location and buffering.** Outdoor activity areas, parking, and service functions shall be located and screened to minimize impacts on adjacent residential uses in accordance with Article V. (2) **Lighting.** Any lighting shall be shielded and directed away from adjacent lots and the public right-of-way and shall comply with Article V. (3) **Access and safety.** Facilities shall provide safe pedestrian access and any required barriers, fencing, or safety features in compliance with Article V and applicable codes. Where Site Plan Review is required, no zoning permit or building permit shall be issued until the Site Plan has been approved in accordance with Article VII.

F. Community and Institutional Recreation Centers.

Community and institutional or community recreation centers shall be subject to Site Plan Review where required by this Ordinance and shall comply with the following: (1) **Site layout.** Off-street parking, loading, and drop-off shall be located to the side or rear to the maximum extent practicable and designed consistent with Article V. (2) **Outdoor areas.** Outdoor play fields, courts, and gathering areas shall be sited and buffered to reduce noise and lighting impacts on abutting residential lots in accordance with Article V. (3) **Operations.** Where Special Land Use approval is required, the approving body may impose reasonable conditions related to hours of operation and special events to ensure compatibility with nearby residential areas. Where Site Plan Review is required, no zoning permit or building permit shall be issued until the Site Plan has been approved in accordance with Article VII.

Article IV – Use Regulations

155.405 Commercial Use Standards

The following standards apply to commercial uses, in addition to district regulations, Article V, and any Overlay District provisions.

A. Retail Stores

1. Maximum floor area for individual retail establishments shall be as specified on the applicable District Sheet and in the Consolidated Use Table.
2. Retail establishments exceeding the maximum floor area permitted by the Base District shall require Special Land Use approval and a finding that the use is compatible with the intended form and scale of the district.

B. Restaurants & Bars

1. Drive-through facilities are prohibited in the Town Center (TCD) District and in any other district where expressly prohibited by the district standards.
2. Drive-through facilities are permitted only in districts where allowed in the Consolidated Use Table and District Sheets, and shall:
 - a. Locate drive-through lanes and stacking areas to the side or rear of buildings; and
 - b. Be designed so that queued vehicles do not obstruct required pedestrian routes or public sidewalks.
3. Outdoor dining areas shall maintain a minimum six (6) foot clear pedestrian zone along public sidewalks and shall comply with any applicable City right-of-way permit requirements.

C. Food Trucks / Mobile Vending

1. Food trucks and mobile vendors operating on private property shall obtain a temporary use permit where required by this Ordinance and shall comply with Article V standards for access, parking, and screening.
2. Hours of operation shall be set in the temporary use or Special Land Use approval and may be conditioned for neighborhood compatibility and compliance with City noise and nuisance regulations.
3. Food trucks and mobile vendors shall provide on-site trash receptacles and maintain the site free of litter and debris.
4. Mobile vendors shall not obstruct public sidewalks, required fire lanes, or access to building entrances, and shall comply with any applicable City licensing or right-of-way regulations.

D. Personal Services (e.g., salons, laundromats)

1. Drive-through facilities for personal service uses are prohibited unless expressly permitted in the Consolidated Use Table and district standards.
2. In mixed-use or main street districts, personal services are encouraged to be located on the ground floor to support active frontage, unless the district requires shopfront frontage for other uses along designated frontages.

E. Offices

1. In the Town Center (TCD) and other designated mixed-use districts, offices are encouraged on upper floors to support active ground-floor commercial or civic uses.
2. Ground-floor offices shall be permitted only where shopfront frontage is not required by the District Sheet, or where the frontage design provides an equivalent level of transparency and street activation as required for retail and restaurant uses.

Article IV – Use Regulations

155.406 Mixed Use Standards

The following standards apply to mixed-use development patterns, in addition to district regulations and Article V.

A. Live/Work Units

1. Along designated corridors or A-frontages, Live/Work Units shall provide a shopfront or comparable active frontage type at the ground floor, consistent with Article V.
2. The work or non-residential portion of a Live/Work Unit shall not exceed fifty percent (50%) of the unit's floor area and shall not exceed two thousand (2,000) square feet of gross floor area per unit.
3. Auto-oriented uses, vehicle repair, and other high-impact uses are prohibited within Live/Work Units.
4. Signage, access, and parking for Live/Work Units shall be designed at a pedestrian scale consistent with the surrounding district.

B. Mixed-Use Buildings

1. Along designated frontages in the TCD and MRD-2 Districts, Mixed-Use Buildings shall provide active non-residential or civic uses on the ground floor, such as retail, restaurant, office, or community-serving uses, as identified on the District Sheet.
2. Ground-floor facades along designated frontages shall provide a minimum of fifty percent (50%) transparency within the ground-floor transparency zone, measured per Article V.
3. Residential uses are permitted above the first floor where allowed by the district, provided they are served by separate, clearly identifiable residential entries.
4. Off-street parking for Mixed-Use Buildings shall be located to the side or rear of buildings and shall not occupy primary street frontages except where specifically permitted by the district standards.

155.407 Industrial Use Standards

Industrial uses shall comply with the following standards, in addition to district regulations, Article V, and any applicable Overlay District provisions.

A. Light Manufacturing

1. All principal manufacturing operations shall be conducted within fully enclosed buildings, except where outdoor components are expressly permitted by Special Land Use approval.
2. Outdoor storage of materials and equipment shall be located to the side or rear of buildings and screened from public streets and adjacent residential areas in accordance with the applicable buffer and screening requirements in Article V.
3. Noise, vibration, odor, and other potential impacts shall comply with performance standards in Article V.

B. Warehousing and Distribution

1. Loading docks and truck courts shall be located to the side or rear of buildings and, to the maximum extent practicable, oriented away from local residential streets.
2. Adequate on-site truck circulation and queuing areas shall be provided so that trucks do not queue in public rights-of-way.
3. Screening of loading areas from public streets and residential districts shall be provided consistent with Article V.

Article IV – Use Regulations

C. Auto-Oriented and High-Impact Uses

1. Auto repair, vehicle storage, and other high-impact industrial or commercial uses shall be located in districts that specifically allow such uses in the Consolidated Use Table and shall provide enhanced buffering from adjacent residential districts, including a Type C or equivalent landscape buffer as specified in Article V.
2. Outdoor display and storage areas associated with such uses shall be clearly delineated.
3. Outdoor display and storage areas associated with such uses shall be clearly delineated, screened, and maintained in an orderly condition.

155.408 Marijuana Retail and Provisioning Standards

A. Applicability and Compliance with State Law.

A Marijuana Retailer and/or Medical Marijuana Provisioning Center (“facility”) shall comply at all times and in all circumstances with applicable State of Michigan laws and rules, including the Michigan Medical Marijuana Act, as amended, and any applicable laws and rules administered by the Michigan Cannabis Regulatory Agency (CRA), or its successor agency. Facilities shall also comply with §155.146 of this Ordinance. In the event of a conflict, the more restrictive standard shall apply.

B. Nonconforming Status; Protected Patient and Caregiver Conduct.

1. No person or entity that was open or operating any facility purporting to grow, produce, manufacture, test, sell, transfer, or transport medical marijuana or marijuana prior to the adoption of this Code shall be considered a lawful use or lawful nonconforming use to conduct activity as a Medical Marijuana Provisioning Center, Marijuana Retailer, or Safety Compliance Facility.
2. This Code does not apply to, or regulate, any protected patient or caregiver conduct pursuant to Initiated Law 1 of 2008.

C. General operating provisions. The following requirements apply to all facilities:

1. Hours of Operation. Permissible hours of operation shall comply with §124.11.
2. Drive-Through and Delivery. Drive-through facilities and curbside delivery are prohibited.
3. On-Site Consumption. No use of marijuana is permitted at the facility. Marijuana products shall not be smoked, ingested, or otherwise used within the facility or on the premises.
4. After-Hours Access. No person, other than employees or authorized consultants, shall be allowed in the facility after business hours.
5. Inspections. The facility shall be available for inspection during business hours by the Zoning Administrator or designee and/or law enforcement, as further provided in subsection H, to confirm compliance with all applicable laws and ordinances.
6. Code Availability. Upon request, the City shall provide a copy of applicable ordinances to the CRA, or its successor agency.
7. Security and Floor Plan. A security plan and floor plan shall be submitted with the application, identifying storage areas, operational layout, and other critical features. Such plans shall be treated as confidential to the extent permitted by the Michigan Freedom of Information Act (FOIA), as amended.
8. Waste Disposal Plan. A waste disposal plan shall be submitted with the application, detailing the disposal of chemical, water, and plant waste in accordance with applicable regulations.

Article IV – Use Regulations

D. Separation Requirements.

Notwithstanding any other provision of this Ordinance, including any defined terms, separation distances in this section shall be measured as the shortest distance from front door to front door.

1. A facility shall not be located within a five hundred (500) foot radius of a school.
2. A facility shall not be located within a one thousand (1,000) foot radius of a lawfully existing Medical Marijuana Provisioning Center or Marijuana Retailer. This separation requirement shall not apply to facilities operating within the same building and under common ownership.

E. Prohibited Co-Location with Physician.

A Marijuana Retailer and/or Medical Marijuana Provisioning Center shall not share office space with a physician.

F. Indoor Operations; Visibility.

All activities of a Medical Marijuana Provisioning Center and/or Marijuana Retailer, including all transfers of marijuana, shall be conducted within the building and out of public view. A facility shall not have a walk-up window.

G. Security and Lighting.

1. Security cameras shall be installed, maintained, and approved by the City Police Chief. Cameras shall operate continuously (24 hours per day, seven days per week) and maintain at least fourteen (14) days of recorded footage. An alarm system monitored by a recognized security company is required.
2. Exterior lighting shall be provided for security purposes in compliance with the Zoning Ordinance.

H. Inspections.

The premises shall be open for inspection by the Building Official, Zoning Administrator or designee, Fire Department, law enforcement, or other authorized City officials during business hours or whenever the premises are occupied. The City may conduct periodic inspections to ensure compliance with applicable laws and ordinances.

I. Exterior Signage.

Exterior signage shall comply with §155.511. Facilities shall not display signage using the words “marihuana” or “marijuana,” or any imagery or language commonly understood to reference marijuana. Neon signs and non-functional decorative lighting are prohibited. A sign stating “No loitering is permitted” shall be posted on the premises.

J. Maximum number of Establishments.

No more than four (4) Marijuana Retailers and/or Medical Marijuana Provisioning Centers shall be permitted within the City at any time.

K. Development Agreements and Community Benefits.

Marijuana Retailers and Medical Marijuana Provisioning Centers may be required, as a condition of Special Land Use approval, to enter into a development agreement pursuant to §155.611. Such agreements may address project impacts and secure community benefits that are reasonably related and proportional to the proposed use, including but not limited to workforce development, neighborhood improvements, public safety measures, and other priorities identified by the City.

Article IV – Use Regulations

155.409 Marijuana Establishments Prohibited

A. Prohibited Uses.

Except as expressly permitted under §155.408, Marijuana Establishments and Marijuana-related commercial activities are prohibited in all zoning districts and shall not be approved as a principal use, accessory use, Special Land Use, Planned Unit Development use, or temporary use.

B. Prohibited Facility Types.

The following Marijuana Establishment types, and any substantially similar use, shall be prohibited in all zoning districts: marijuana grower (including cultivation), marijuana processor (including manufacturing/processing), safety compliance facility (testing), secure transporter (including transportation), and marijuana microbusiness, as those terms may be defined by State law and administered by the Michigan Cannabis Regulatory Agency (CRA), or its successor agency.

C. Prohibited Warehousing/Wholesale/Distribution.

Any commercial warehouse, wholesale operation, distribution, storage, transfer, or transport facility primarily related to marijuana, including any facility purporting to grow, produce, manufacture, test, sell, transfer, store, distribute, or transport marijuana or medical marijuana for commercial purposes, shall be prohibited in all zoning districts.

D. No Authorization by Interpretation.

A prohibited Marijuana Establishment type or prohibited marijuana warehousing/wholesale/distribution use shall not be authorized through a “similar use” determination or by interpretation of any listed use category.

155.410 Temporary Use Standards

Temporary uses shall comply with the following standards, in addition to any specific permit conditions and other applicable provisions of this Ordinance.

A. Farmers Markets and Similar Open-Air Markets

1. A temporary use or special event permit shall be required where specified by this Ordinance.
2. Markets shall be limited in frequency and duration as established in the permit, not to exceed two (2) days per week and six (6) months per calendar year, unless otherwise approved.
3. A parking and circulation plan demonstrating safe access for vehicles and pedestrians shall be provided, and parking demand may be met through shared or off-site parking, subject to Article V.

B. Seasonal Sales (e.g., holiday trees, fireworks)

1. Seasonal sales shall be authorized for a period not to exceed sixty (60) consecutive days per permit.
2. Adequate off-street parking and safe access shall be provided, consistent with Article V.
3. All temporary structures, signage, and merchandise shall be removed within ten (10) days after the end of the permit period.

Article IV – Use Regulations

C. Festivals and Special Events

1. A special event permit shall be required, in addition to any other approvals required by this Ordinance or other City codes.
2. Hours of operation for festivals and special events shall be specified in the special event permit and may be conditioned by the approving authority to protect public health, safety, and welfare and to ensure compliance with applicable noise and nuisance regulations.
3. Noise levels shall comply with the City's noise regulations.
4. Event organizers shall be responsible for site cleanup and restoration following the event.

D. Construction Trailers and Temporary Construction Uses

1. Construction trailers and related temporary structures are allowed only on active construction sites with a valid building or site development permit.
2. All such structures shall be removed within thirty (30) days of issuance of a certificate of occupancy or final inspection approval for the project, unless an extension is granted by the Zoning Administrator.

E. Mobile Vendors / Food Trucks

1. Mobile vendors and food trucks operating as temporary uses shall obtain a temporary use permit where required and shall comply with the standards of §155.405(C) and any applicable City licensing or right-of-way regulations.
2. Hours of operation, locations, and separation from existing brick-and-mortar restaurants may be conditioned as part of the permit to ensure compatibility with surrounding uses and public safety.

155.411 Accessory Use Standards

A. General Standards

1. This Section applies to detached accessory structures customarily incidental to a principal use, including garages, sheds, gazebos, and similar structures.
2. This Section does not apply to Accessory Dwelling Units (ADUs), which are regulated by §155.402(A). Where a detached accessory structure is used as an ADU, the standards of §155.402(A) shall control in the event of conflict.

B. Location, Size, and Height

1. Accessory structures shall be located in rear yards only, unless otherwise permitted by the district standards or Article V.
2. The maximum size of an accessory structure shall be eight hundred (800) square feet or forty percent (40%) of the footprint of the principal dwelling, whichever is less, unless a different maximum is established by the district or approved as part of a PUD.
3. The maximum height of an accessory structure shall be fifteen (15) feet, measured in accordance with §155.209, unless otherwise permitted for specific accessory uses in this Section.

Article IV – Use Regulations

C. Solar Energy Systems

1. Rooftop solar energy systems that project no more than five (5) feet above the roofline shall be exempt from the building height limits of the district.
2. Ground-mounted solar panels shall comply with a minimum ten (10) foot setback from all property lines and shall be screened from public streets and adjacent residential properties in accordance with Article V.

D. Small Wind Energy Systems

1. The maximum height of a small wind energy system shall be sixty (60) feet in industrial (M) districts and thirty-five (35) feet in all other districts, measured in accordance with §155.209.
2. The minimum setback from all property lines shall be at least equal to the total height of the tower, including the rotor at its highest point.
3. Additional standards for noise, shadow flicker, and safety may be established in Article V or as conditions of approval.

E. Electric Vehicle (EV) Charging Stations

1. EV charging stations shall be permitted as accessory uses in all districts.
 2. EV charging equipment shall be located and installed so as not to obstruct public sidewalks, required accessible routes, fire lanes, or building entrances.
 3. Level 3 (fast-charge) stations shall be permitted only in commercial, mixed-use, and industrial districts, or as otherwise approved through Special Land Use, and shall be designed to minimize noise and light impacts on adjacent residential areas.
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Article IV – Use Regulations

155.412 Consolidated Use Table and Interpretation

A. Purpose

The Consolidated Use Table in this Section establishes, by zoning district, whether a use is:

1. **A Permitted Principal Use (P);**
2. **A Permitted Principal Use with Supplemental Standards (P*);** or
3. **A Special Land Use (S)** requiring review and approval in accordance with Article VI.

A blank cell indicates that the use is not permitted in that zoning district, subject to Subsection C (Unlisted Uses).

B. Key to Use Table

- **P** = Permitted Principal Use
- **P*** = Permitted Principal Use with Supplemental Standards (see applicable Section in §§155.402–155.409)
- **S** = Special Land Use (requires review and approval under Article VI)
- **Blank** = Use not permitted in that district

C. Interpretation; Unlisted Uses

1. **Unlisted Uses Prohibited.** Any use that is not:
 - a. Listed by name in the Consolidated Use Table;
 - b. Clearly included within a listed use category in Article II (Definitions); or
 - c. Determined to be a “similar use” under Subsection C.2, shall be deemed prohibited.
2. **Similar Use Determinations.**
 - a. The Zoning Administrator may issue a written administrative interpretation that a proposed use is similar in nature and impact to a listed use and shall be regulated as that listed use.
 - b. In making a similar use determination, the Zoning Administrator shall consider:
 - i. The characteristics of the proposed use, including scale, traffic generation, hours of operation, and potential external impacts;
 - ii. Consistency with the purposes of the applicable zoning district and this Ordinance; and
 - iii. Any relevant professional planning or legal guidance.
 - c. A similar use determination shall not:
 - i. Add a new use category to the Ordinance; nor
 - ii. Authorize a use that is expressly prohibited elsewhere in this Ordinance.
 - c. Any person aggrieved by a similar use determination may appeal such determination to the Zoning Board of Appeals (ZBA) in accordance with Article VII.
3. **Use Table and District Sheets.**

Where there is a conflict between the Consolidated Use Table and a District Sheet regarding whether a use is permitted or special, the more restrictive classification shall apply unless corrected by ordinance.

P = PERMITTED PRINCIPAL USE | P* = PERMITTED PRINCIPAL USE W/STANDARDS | S = SPECIAL LAND USE (REQUIRES REVIEW/APPROVAL) BLANK = NOT PERMITTED

USE CATEGORY		Residential		Mixed-Use					
RESIDENTIAL		R1	R2	MRD1	MRD2	TCD	M1	PR	ER
HOUSEHOLD LIVING	Accessory Dwelling Unit (ADU)	P*	P*						
	Dwelling, Detached Single-Household	P	P						
	Dwelling, Duplex (Two-Unit)	S	P						
	Dwelling, Live-Work Unit			P	P	P			
	Dwelling, Manufactured/Mobile Housing								
	Dwelling, Multiplex (Three-Four Unit)		S						
	Dwelling, Multi-Household (5+units)			P	P	P			
	Dwelling, Mixed Use Residential			P	P	P			
	Dwelling, Townhouse / Rowhouse	S	P	P					
	Dwelling, Tiny House		S						
	Dwelling, Senior Living or Age Restricted Housing		S	P					
GROUP LIVING	Adult Foster Care, Small (1-6 persons)	P	P						
	Adult Foster Care, Medium (7-12 persons)	S	S						
	Adult Foster Care, Large (13-20 persons)	S	S						
	Child Foster Care, Small (1-7 children)	P	P						
	Child Foster Care, Medium (8-14 children)	S	S						
	Senior Living Facilities (Nursing Homes / Assisted Living)	S	S						
	Student Housing / Dormitories								S
	Transitional Housing/Shelter								

P = PERMITTED PRINCIPAL USE | P* = PERMITTED PRINCIPAL USE W/STANDARDS | S = SPECIAL LAND USE (REQUIRES REVIEW/APPROVAL) BLANK = NOT PERMITTED

USE CATEGORY		Residential		Mixed-Use					
		R1	R2	MRD1	MRD2	TCD	M1	PR	ER
COMMERCIAL									
AUTO DEPENDENT SERVICES	Auto Repair Shop, Major						S		
	Auto Repair Shop, Minor						S		
	Automobile Fueling Station			S	S				
	Automobile Sales and/or Rental						S		
	Automobile Wash Facility						S		
	Drive-Through Facility (accessory use)		S	S	S				
ADULT REGULATED USES	Adult Entertainment / Assembly								
	Adult Novelty Store								
	Marijuana Establishment – Retail						S		
FOOD & BEVERAGE	Convenience Store (no fuel pumps)		S	S	S				
	Bar or Lounge		S	S	S	S			
	Farmers Market							P	P
	Food Trucks / Mobile Vendor		P*	P*	P*	P*		P*	P*
	Grocery Store / Supermarket			P	P	P			
	Liquor Store			S					
	Restaurant, Full Service			P	P	P			
	Restaurant, Fast Food or Limited Service		S	S	S				
HEALTH & WELLNESS SERVICES	Health or Fitness Club / Gym			P	P	P			P
	Medical / Dental Clinic			P	P	P			P
	Pharmacy			P	P	P			P
LODGING	Hotel / Boutique Hotel			S	P*	P*			
	Short-Term Rental (STR)	P*	P*	P*	P*	P*			

P = PERMITTED PRINCIPAL USE | P* = PERMITTED PRINCIPAL USE W/STANDARDS | S = SPECIAL LAND USE (REQUIRES REVIEW/APPROVAL) BLANK = NOT PERMITTED

USE CATEGORY		Residential		Mixed-Use					
COMMERCIAL		R1	R2	MRD1	MRD2	TCD	M1	PR	ER
RETAIL & CONSUMER SERVICES	Assembly / Event Venue / Banquet Hall			P	P	P			P
	Financial Services			P	P	P			P
	Landscape / Nursery / Greenhouse						P		
	Laundry / Dry Cleaner				P				
	Night Club			S	S	S			
	Office			P	P	P			P
	Personal Service Establishment			P	P	P			P
	Pet Grooming/Boarding Facility				S				
	Pharmacy			P	P	P			P
	Retail Sales Establishment			P	P	P			P
	Studios (Art, Dance, Photography)			P	P	P			P
	Theater / Entertainment Venue				P	P			P
	Vetrinary Clinic				S	S			S
PUBLIC-INSTITUTIONAL		R1	R2	MRD1	MRD2	TCD	M1	PR	ER
CIVIC & GOVERNMENT	Government / Municipal Facility						S		S
	Libraries								P
COMMUNITY & CULTURAL	Cemetery								
	Funeral Services				S				
	Museums / Cultural Centers				P	P			P
	Religious Institution		S						
EDUCATION & CHILDCARE	Child Care Center / Pre-k		S	S					
	Day Care Home	S	S						
	K-12 School								P
	Trade / Vocational School						P		P

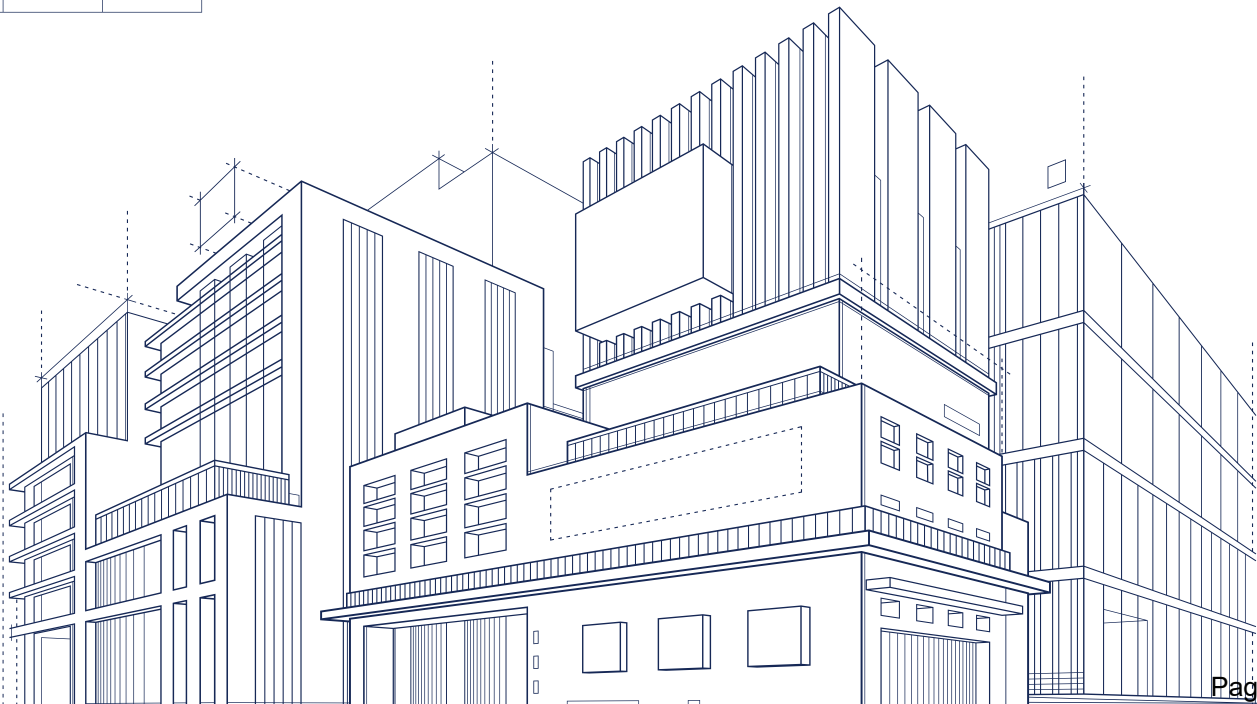
P = PERMITTED PRINCIPAL USE | P* = PERMITTED PRINCIPAL USE W/STANDARDS | S = SPECIAL LAND USE (REQUIRES REVIEW/APPROVAL) BLANK = NOT PERMITTED

USE CATEGORY		Residential		Mixed-Use			Industrial		
PUBLIC-INSTITUTIONAL		R1	R2	MRD1	MRD2	TCD	M1	PR	ER
PARKS & RECREATION	Accessory Concessions or Cafes							S	P
	Community Gardens							S	P
	Parks & Playgrounds, Public							P	P
	Greenways, Trails, and Natural Areas							P	P
	Recreation – Indoor				S			S	S
	Recreation – Outdoor				S			S	S
INDUSTRIAL		R1	R2	MRD1	MRD2	TCD	M1	PR	ER
TECHNOLOGY & LOGISTICS	Business Parks and Corporate / Technology Offices						P		
	Contractor Offices with Indoor Storage						P		
	Data Center Data Center or High-Intensity Computing Facility						S		
	Light Manufacturing, Assembly, and Fabrication						P		
	Outdoor Storage (Accessory Use)						P		
	Research and Development						P		
	Self-Storage Facility (Indoor)						P		
	Warehouse / Distribution Center						P		
UTILITIES, TRANSPORTATION & INFRASTRUCTURE	Essential Service (Minor – No Building)	P	P	P	P	P	P	P	P
	Essential Service (Major– With Building)	P*	P*	P*	P*	P*	P*	P*	P*
	EV Charging Stations (accessory)	P*	P*	P*	P*	P*	P*	P*	P*
	Wireless Communication Facility								

■ The City of Inkster

ARTICLE V

Site & Building Standards



Article V – Site & Building Standards

155.501 Purpose & Applicability

A. Purpose.

This Article establishes dimensional, placement, and site design standards to implement the City’s Master Plan and Zoning Plan, and to ensure development that is predictable, compatible, and consistent with community goals.

B. Applicability.

1. The standards of this Article apply to all zoning districts unless more specific standards are provided in a District Sheet, Overlay District, or approved Planned Unit Development (PUD).
2. Where a conflict exists between this Article and a more specific standard in a District Sheet, Overlay District, or approved PUD, the more specific standard shall control.

C. Rules of Measurement.

Height, lot width, Build-To Zones (BTZ), setbacks, façade transparency, and encroachments shall be measured in accordance with **Article II (Rules of Measurement)**. Graphics and administrative guidelines may further illustrate these standards but shall not override the text and numerical standards of this Ordinance.

155.502 Building Design Compliance & Mandates

A. Purpose.

The purpose of this Section is to confirm that building material standards, architectural articulation and massing requirements, and mechanical and utility screening standards of this Article are **mandatory zoning standards**, not advisory guidelines, for commercial, mixed-use, and industrial development.

B. Applicability.

1. This Section applies to all new principal buildings and building additions in commercial, mixed-use, and industrial zoning districts, as identified in Article III.
2. For existing buildings, this Section applies to exterior façade renovations, façade replacements, and expansions that require **Site Plan Review** under Article VI.

C. Mandatory Standards.

All development subject to this Article shall comply with:

1. The **Building Materials and Architectural Articulation** standards of §155.507; and
2. The **Mechanical and Utility Screening** standards of §155.506(H) and the rooftop and ground-mounted equipment standards of §155.508(D)–(E).

These provisions are mandatory zoning requirements and shall **not** be interpreted as advisory or optional. Compliance is required as a condition of zoning approval.

D. Relationship to Other Approvals.

1. Compliance with this Section is in addition to all dimensional, use, and site standards in Articles III and IV and any applicable Overlay District.
2. Where a modification to a building design standard is sought, relief shall only be granted through an administrative warrant (if established by this Ordinance), variance, PUD approval, or other formal mechanism provided in Article VII.

Article V – Site & Building Standards

E. Review & Findings.

1. Compliance with the standards listed in subsection (C) shall be demonstrated on all required **Site Plan** submissions in accordance with Article VI.
2. As part of approving a Site Plan for commercial, mixed-use, or industrial development, the approving body shall make written **Findings of Fact** that the proposed building design meets all applicable building material, articulation, and mechanical screening standards of this Article, or that an applicable modification or variance has been granted under Article VII.
3. A Site Plan that does not demonstrate compliance with these standards shall not be approved unless a modification, variance, or other formal relief is granted pursuant to Article VII.

155.503 Frontage Types & Transparency Standards

A. Purpose.

To establish objective dimensional and performance standards for frontage conditions that shape the public realm. Where a District Sheet requires a specific frontage type or transparency standard, this Section controls measurement and compliance.

B. Applicability.

1. This Section applies to all frontages identified on the Official Zoning Map/Regulating Plan and to all buildings on designated A- and B-Frontages as described in Article III.
2. Where a District Sheet designates a specific frontage type, that frontage type shall be provided along the mapped streets in addition to the general siting and dimensional standards of the district.

C. General Rules of Measurement.

1. **Glazing Zone (Ground Floor):** Measured between two (2) feet and ten (10) feet above the adjacent sidewalk grade.
2. **Transparency Calculation:** Required transparency is calculated as the area of **vision glass** divided by the total wall area of the story within the relevant zone. Doors, spandrel glass, louvers, opaque panels, columns, and required structural elements are excluded from the transparency calculation.
3. **Corner Lots:** On corner frontages, the required transparency shall apply to both street-facing façades for a minimum of twenty (20) feet from the corner.
4. **Recesses:** Display and entry recesses up to eight (8) feet in depth count toward required transparency if the glazing lies within the glazing zone.

D. Frontage Type Standards.

1. **Porch Frontage.**
 - a. Clear depth: minimum six (6) feet.
 - b. Width: at least fifty percent (50%) of the width of the entry bay, or a minimum of eight (8) feet, whichever is greater.
 - c. Floor height: finished porch floor eighteen (18) to thirty-six (36) inches above sidewalk grade; accessible ramps may satisfy ADA requirements without reducing the minimum clear depth.
 - d. Supports/rails: vertical supports spaced six (6) to ten (10) feet on center; any rail shall be thirty-four (34) to forty-two (42) inches in height.
 - e. Encroachments: porch roofs and eaves may encroach into the BTZ or setback consistent with Article II encroachment rules.

Article V – Site & Building Standards

2. Stoop Frontage.
 - a. **Landing:** minimum clear landing of four (4) feet by four (4) feet.
 - b. **Floor height:** finished landing eighteen (18) to thirty-six (36) inches above sidewalk grade.
 - c. **Stair encroachment:** stairs may encroach up to five (5) feet into the setback or BTZ where permitted by Article II.
 - d. **Door orientation:** at least one primary entrance serving the dwelling shall face the primary street on A-Frontages.

3. Shopfront Frontage.
 - a. **Ground-floor clear height:** On A-Frontages in the MRD-2 and TCD Districts, the ground floor shall provide a minimum clear height of twelve (12) feet, measured from finished floor to the lowest projection of permanent structure or mechanical equipment.
 - b. **Window sill height:** sills for primary display windows shall be no more than two and one-half (2.5) feet above the adjacent sidewalk at the main façade.
 - c. **Bulkhead/kickplate:** a bulkhead or kickplate between eighteen (18) and thirty (30) inches in height is permitted below display windows.
 - d. **Recessed entries:** recessed entries are permitted, with a recess depth between two (2) and eight (8) feet and a minimum recess width of six (6) feet.
 - e. **Weather protection:** continuous awnings or canopies are encouraged. Any awning or canopy over the sidewalk shall maintain a minimum underside clearance of eight (8) feet above the sidewalk.

4. Arcade/Gallery Frontage.
 - a. Clear width: minimum ten (10) feet from the building face to the curb-side support.
 - b. Clear height: minimum twelve (12) feet.
 - c. Column placement: supports shall be located on private property unless encroachment rights into the right-of-way are granted by the City.
 - d. Lighting: provide average illumination of three (3) to five (5) footcandles beneath the arcade; fixtures shall be full-cutoff or shielded.

E. Transparency Requirements.

1. **Ground-floor non-residential on A-Frontages** (Shopfront/Arcade streets): required transparency within the glazing zone: sixty (60) to seventy-five (75) percent.
2. **Ground-floor residential:** required transparency within the glazing zone: twenty-five (25) to thirty-five (35) percent; entries and windows are required on the primary street façade.
3. **Upper floors (all frontages):** required transparency per story (measured façade-wide): twenty (20) to thirty-five (35) percent.
4. **Window signs and obstructions:** window signs, interior screens, shelving, or other interior obstructions shall not reduce effective transparency below required minimums. Window signs on any glazed pane shall not cover more than twenty-five percent (25%) of that pane.
5. **Blank wall limit:** uninterrupted blank wall segments on any street-facing façade shall not exceed twenty (20) feet in length.
6. **Glazing type:** required transparency shall be provided with clear or lightly tinted **vision glass** with a visible light transmittance of at least sixty percent (60%). Mirrored glass and opaque films are prohibited within required transparent areas.

Article V – Site & Building Standards

155.504 Parking, Access & Circulation Standards

A. Purpose.

1. To centralize objective, non-dimensional parking placement, access, and circulation standards that implement the intent of District Sheets and support walkable, context-sensitive development.
2. Applicability; accessory parking and loading. The standards of this Section shall apply to:
 - a. the construction of any new structure;
 - b. any cumulative increase in gross floor area in excess of twenty-five percent (25%); and
 - c. any change from one use to another, as determined under this Ordinance. Off-street parking and loading areas required by this Ordinance are accessory to the principal use served and shall be provided and maintained by the property owner for the off-street storage of motor vehicles for occupants, employees, and patrons, in accordance with this Ordinance.

B. Parking Quantity Maximums (by District).

1. MRD-2 and TCD Districts. The total number of on-site off-street parking spaces shall not exceed one hundred twenty-five percent (125%) of the minimum number of spaces otherwise required by this Ordinance or by an approved shared-parking study.
2. MRD-1 District. The total number of on-site off-street parking spaces shall not exceed one hundred fifty percent (150%) of the minimum number of spaces otherwise required by this Ordinance or by an approved shared-parking study.
3. R-1 and R-2 Districts. No maximum parking cap is imposed by this subsection. All location, driveway, and lot coverage standards of this Article remain applicable.
4. Other districts. In all other zoning districts, the total number of on-site off-street parking spaces shall not exceed one hundred ten percent (110%) of the minimum required by this Ordinance or by an approved shared-parking study, unless a higher cap is expressly authorized in a District Sheet, Overlay District, or approved PUD.
5. Structured parking. Structured parking facilities may exceed the applicable maximum where approved by the Planning Commission, provided that active ground-floor uses wrap the structure along all A-Frontages and the facility meets all frontage and design requirements of this Ordinance.

C. Parking Area Approval and Design.

1. Parking areas; approval required. All off-street parking lots and drive aisles constructed, expanded, or reconfigured to meet this Ordinance shall be subject to approval by the Zoning Administrator, and where Site Plan Review is required, shall be approved as part of Site Plan approval prior to issuance of a Certificate of Occupancy.
2. Backing onto streets. New off-street parking spaces shall not be designed to require vehicles to back directly into a public street, except on local streets where the Zoning Administrator determines no feasible alternative exists.
3. Passenger drop-off. Where passenger drop-off spaces are provided, they shall be located so that the primary building entrance is not separated from the drop-off area by a vehicular travel lane, unless the Zoning Administrator determines no feasible alternative exists due to site constraints.

Article V – Site & Building Standards

D. Location & Placement.

1. **A-Frontages (all districts).** On any designated A-Frontage, no parking or drive aisles shall be located between the principal building and the primary street. Off-street parking shall be located to the side or rear of the principal building. Front-yard parking pads are prohibited on A-Frontages in all districts.
2. **Access in MRD-2 and TCD Districts.** a. Vehicle access to on-site parking shall be taken from alleys or secondary streets where such access is reasonably available. b. New curb cuts on A-Frontages shall be minimized and may be approved only where no feasible alternative rear or side-street access exists.
3. **Garages in R-1, R-2, and MRD-1 Districts.** a. Front-loaded garage doors shall be set back at least ten (10) feet behind the front façade plane of the principal building and shall occupy no more than fifty percent (50%) of that façade's width. b. Where alley access is available, garages are encouraged to take access from the alley and may be required as a condition of Site Plan approval to maintain a continuous streetscape and reduce curb cuts.
4. **In the R-1 and R-2 Districts,** driveway and garage access shall be located and designed to preserve residential streetscape character and minimize visual dominance of paved areas, including minimizing curb cuts and primary-street paving; where alley access is available, the Planning & Community Development Director or Zoning Administrator, in coordination with the Building Official, may require alley access where reasonably feasible. On corner lots, access shall be taken from the secondary street or alley where reasonably feasible, and a second curb cut on the primary frontage shall be avoided unless no feasible alternative exists. Front-loaded garages shall comply with §155.504(C)(3) and shall not be altered to increase the width of street-facing garage doors beyond the maximum permitted by that subsection.
5. **Service/loading on A-Frontages.** On all A-Frontages, service/loading areas and drive-through lanes shall be located behind the principal building and are prohibited between the principal building and the street.

E. Driveways, Curb Cuts & Cross-Access.

1. **Curb cuts per frontage:** one (1) curb cut per frontage is permitted; two (2) may be permitted where the frontage length exceeds three hundred (300) feet.
2. **Combined width:** the combined width of all curb cuts on a block face shall not exceed sixty (60) feet.
3. **Driveway width at sidewalk:** a. Residential: maximum twelve (12) feet for single driveways; maximum eighteen (18) feet for shared driveways. b. Non-residential: maximum twenty-four (24) feet.
4. **Cross-access:** where feasible, recorded cross-access easements shall be provided to abutting non-residential parcels; internal drives shall be aligned to facilitate shared parking and circulation.
5. **Internal walkways:** a continuous internal walkway at least six (6) feet wide shall connect building entries to the public sidewalk and between major parking fields.

F. Shared & Remote Parking.

1. **Shared parking reduction:** shared parking reductions are allowed in accordance with adopted shared-parking ratios where a recorded shared-use agreement is provided. The shared-parking arrangement shall demonstrate that the total on-site parking supply does not exceed the applicable maximum parking cap in subsection (B).
2. **Remote parking (Nonresidential).** Required off-street parking serving any use other than residential may be provided either on the same Lot as the building it is intended to serve or on a separate Lot located within five hundred (500) feet of such building, measured as a straight line from the nearest point of the building to the nearest point of the off-street parking area. Ownership or other legal control of all Lots intended for use as

Article V – Site & Building Standards

3. required parking shall be demonstrated by the Applicant. A recorded off-site parking agreement, in a form acceptable to the City, shall be approved prior to issuance of a certificate of occupancy or certificate of re-occupancy for the use served.

G. Bicycle & Micro-Mobility (Minimum Operational Rules).

1. **Racks:** bicycle racks shall be located within fifty (50) feet of a primary building entrance, visible from that entrance, and shall not obstruct the clear pedestrian path.
2. **Clear path:** a minimum five (5) foot clear pedestrian path shall be maintained along sidewalks where outdoor dining, bicycle racks, or streetscape furnishings are present.

H. Parking Space and Aisle Dimensions.

1. Minimum dimensions. Off-street parking spaces and aisles shall meet the minimum dimensions in Table 155.504-H, unless an alternative layout is approved by the Zoning Administrator based on a turning-movement analysis prepared by a licensed professional engineer demonstrating equivalent or better maneuverability and safe circulation.

Table 155.504-H: Minimum Parking Space and Aisle Dimensions

Parking Angle	Stall Width (ft)	Stall Length (ft)	Aisle Width (ft)
Parallel (0°)	8	22	12
Angle (45°)	9	18	14
Angle (60°)	9	18	18
Perpendicular (90°)	9	18	24

I. Maintenance of Required Parking Spaces (Residential).

1. **Applicability:** this subsection applies to any attached garage or other enclosed parking space that is used to satisfy the minimum off-street parking requirements for a residential dwelling under this Ordinance.
2. **Preservation of required parking area:** any attached garage or enclosed parking space counted toward the minimum off-street parking requirement shall not be converted in whole or in part to habitable living space unless an equivalent number of conforming off-street parking spaces is first provided elsewhere on the lot in accordance with this Section.
3. **Required physical elements:** the portion of an attached garage or enclosed parking space used to satisfy the minimum off-street parking requirement shall at all times retain:
 - a. A functioning, standard-sized overhead or similar vehicle door suitable for entry and exit of motor vehicles; and
 - b. A continuous, hard-surfaced floor sufficient in size and configuration to park the required number of vehicles.
4. **Violation and restoration:** conversion of any required enclosed parking space to living space in violation of this subsection constitutes a zoning violation. In addition to any penalties in Article VII, the property owner shall restore the required parking space or provide equivalent conforming parking in accordance with this Ordinance.

Article V – Site & Building Standards

3. **Location & design.** a. Equipment may be located within parking lots, parking structures, or garages, but shall not obstruct required drive aisles, sidewalks, or accessible routes. b. On designated A-Frontages, EV charging equipment and associated cabinets or bollards shall be located to the side or rear of buildings to the maximum extent practicable and shall not occupy any portion of the required BTZ. c. Ground-mounted electrical equipment serving EV chargers shall be screened from public streets and adjoining residential uses with landscaping or low walls consistent with the buffer and screening standards of this Article.
4. **Level 3 / DC fast charging near residential.**
 - a. Outdoor Level 3 or DC fast charging equipment shall not be placed within fifty (50) feet of a lot line abutting a residential district, unless otherwise approved as part of Site Plan Review upon a finding that noise, lighting, and late-night activity will not adversely affect nearby dwellings.
 - b. Any associated equipment shall comply with the lighting and noise standards applicable to the principal use of the site.
5. **Accessibility.** Where EV charging spaces are voluntarily provided, at least one (1) EV space is encouraged to be located and designed so that it can serve an accessible parking space in compliance with applicable accessibility provisions.

J. Accessible Parking (Barrier-Free). A portion of the total number of required off-street parking spaces in each off-street parking area shall be specifically designated, located, and reserved for use by persons with physical disabilities. The number, type (including van-accessible spaces), location, dimensions, markings, signage, access aisles, and accessible routes shall comply with applicable federal and State of Michigan barrier-free and accessibility requirements. Accessible parking spaces shall be counted toward fulfilling off-street parking requirements under this Ordinance. These standards shall not be varied or waived.

K. Electric Vehicle (EV) Charging – Optional Accessory Use.

1. **Purpose.** To clarify that EV charging stations are permitted as an accessory use in all zoning districts and to establish basic placement and design standards to ensure compatibility with surrounding uses. Nothing in this Section shall be construed to require installation of EV charging stations or EV-ready infrastructure.
2. **Permitted accessory use.** a. EV charging stations are permitted as an accessory use in all zoning districts, subject to this Section. b. Parking spaces equipped with EV charging equipment may be counted toward the minimum off-street parking requirements of this Ordinance.

Article V – Site & Building Standards

155.505 Building Grades & Surface Drainage

A. General.

All lots shall be graded so that surface water drains away from exterior building walls and usable entrances without creating standing water, erosion, or nuisance conditions on adjacent properties or within public rights-of-way.

B. Coordination & Approval.

1. Grading and surface drainage shall conform to applicable City engineering standards and any County or State stormwater requirements.
2. Final building grades and drainage patterns shall be subject to review and approval by the City Engineer or Building Official as part of the applicable permit or Site Plan Review under Article VI.

155.506 Landscape Standards

A. Purpose. Landscape standards are intended to:

1. Provide shade and comfort for pedestrians and improve the visual quality of streets and public spaces;
2. Mitigate visual and environmental impacts of paved areas, buildings, and service functions;
3. Reinforce the intended character of each zoning district through appropriate planting patterns, buffer types, and screening;
4. Integrate landscape design with building placement, frontage types, and parking and access patterns; and
5. Ensure that mechanical and utility equipment is effectively screened from public view.

B. Applicability.

1. **General.** Unless otherwise stated, this Section applies to all new development and major expansions subject to Site Plan Review within the R-1, R-2, MRD-1, MRD-2, TCD, M-1, and M-2 Districts.
2. **Relationship to other standards.** a. These standards are in addition to any landscape, buffer, or screening requirements contained in District Sheets, Overlay regulations, or approved PUDs. b. Where a District Sheet, Overlay, or PUD imposes more specific or more restrictive requirements, those requirements shall control.
3. **Voluntary landscaping.** Landscaping provided in excess of the minimum standards is encouraged and shall not be used as a basis to reduce required plantings elsewhere on the site, except as allowed under the Landscape Waiver provisions of §155.506(I).

C. Street Tree Requirements – General.

1. **Minimum quantity:** at least one (1) street tree shall be provided for every forty (40) linear feet of lot frontage, or fraction thereof. Where lot frontage is less than forty (40) feet, at least one (1) street tree is required unless waived under §155.506(I).
2. **Location:**
 - a. Required street trees shall be located within the front yard, tree lawn, or a dedicated planting area adjacent to the sidewalk, subject to City engineering and utility standards.
 - b. Where permitted by the City, required street trees may be located within the public right-of-way, in compliance with right-of-way and utility requirements.
3. **Species and size:**
 - a. Street trees shall be selected from the City’s approved street tree list, where such a list has been adopted, or shall otherwise be hardy, non-invasive species appropriate for urban conditions.

Article V – Site & Building Standards

- b. Each required street tree shall have a minimum caliper of two and one-half (2.5) inches at planting, unless otherwise approved.
4. **Visibility and access:** street trees shall be located to maintain required sight distance at intersections and driveways and to avoid conflicts with driveways, curb cuts, utilities, and streetlights. Minor spacing adjustments to address constraints are permitted, provided the required number of trees is maintained.

D. Allee Street Trees – MRD-2 & TCD.

1. **Applicability:** applies to street frontages in the MRD-2 and TCD Districts along designated A- and B-Frontages.
2. **Planting pattern:** street trees shall be planted in a regular “allée” pattern, approximately parallel to the curb, in a single row along the sidewalk edge or within a tree lawn.
3. **Spacing:** trees shall be spaced twenty-five (25) to thirty-five (35) feet on center, except where spacing is adjusted to avoid curb cuts, utilities, mature trees, or transit stops.
4. **Tree type:** trees shall be canopy trees capable of forming an overhead shade canopy over the sidewalk and edge of the travel lane at maturity.
5. **Relation to frontage types:** street trees shall be sited to complement required frontage types and shall not obstruct required clear walkways, entrances, or accessible routes.

E. Tree Pits & Root Zones – MRD-2 & TCD.

1. Where sidewalks extend from the building façade to the back of curb, or where no tree lawn is provided, street trees shall be planted in tree pits, planters, or other engineered planting areas.
2. Such planting areas shall:
 - a. Provide sufficient soil volume and depth to support long-term canopy tree health; and
 - b. Be designed and constructed in accordance with City engineering and forestry standards, including requirements for drainage, root zone protection, and pedestrian safety.
3. Tree pits shall be covered or edged with grates, pavers, or low groundcover plantings to allow pedestrian movement while protecting tree roots and complying with accessibility standards.

F. Naturalistic Front Yard & Foundation Planting – R-1 & R-2.

1. **General:** front yards shall be landscaped with a naturalistic pattern that reinforces residential character and provides a transition between the public street and the dwelling.
2. **Front yard planting:**
 - a. At least one (1) canopy tree and one (1) ornamental or evergreen tree shall be provided per lot frontage.
 - b. At least fifty percent (50%) of the area between the front façade and the front lot line shall consist of living plant material. c. Plantings may be arranged in clusters, staggered groupings, or other informal patterns
3. **Foundation planting:**
 - a. The portion of the front façade between any front porch or stoop and the front lot line shall include foundation plantings, except where walkways, driveways, or required accessible ramps are located.
 - b. Plantings shall soften the interface between the building and the front yard while maintaining clear access to entrances and windows.

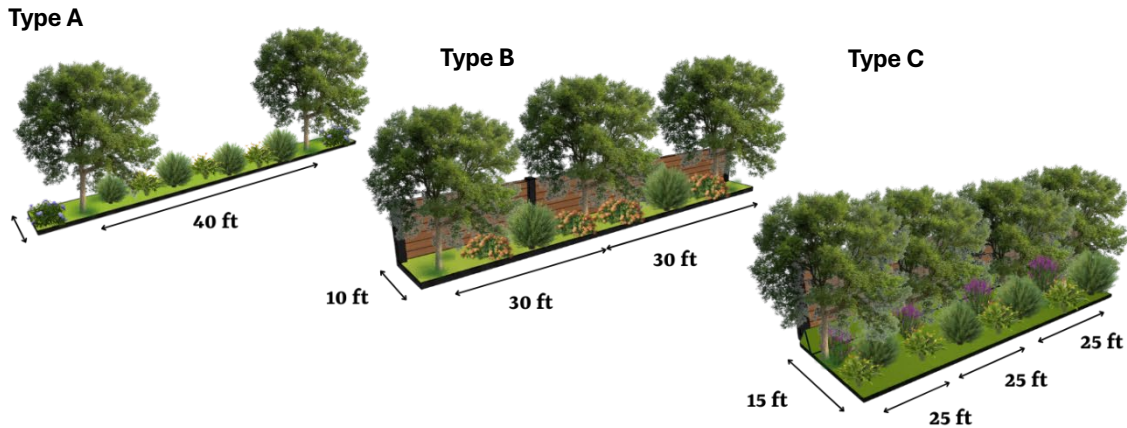
Article V – Site & Building Standards

4. **Visibility:** front-yard and foundation plantings shall be maintained so as not to obstruct required sight distance or violate visibility-triangle standards.

G. Landscape Buffers & Transitions (Types A/B/C).

1. **Purpose:** to provide objective transition standards between differing intensities of use, especially between residential and higher-intensity districts.
2. **Buffer Types** Landscape buffers shall be provided using one (1) of the following types, as specified on District Sheets, Overlay Districts, or by adjacency:

Buffer	Total Depth	Planting Structure	Target Opacity (Year-Round)
Type A (light)	6ft	1 canopy tree per 40 ft + continuous shrubs (24–36 in. mature height)	50%
Type B (moderate)	10ft	1 canopy tree per 30 ft + 6-ft solid fence/wall + shrubs	80%
Type C (strong)	15ft	1 canopy tree per 25 ft + berm 3–4 ft or 6–8 ft solid wall + evergreen massing	100%



3. **Default Adjacency Rules.** Where a District Sheet or Overlay District does not specify a buffer type, the following default rules apply along any shared lot line:
 - a. **Type A Buffer (Light).** Type A is required along shared lot lines between: R-1 and R-2 districts; R-1 or R-2 and MRD-1, PR, or ERO districts; and MRD-1 and MRD-2 districts.
 - b. **Type B Buffer (Moderate).** Type B is required along shared lot lines between: MRD-2 or TCD and any R-1, R-2, or MRD-1 district; and M-1 and any MRD-2, TCD, PR, or ERO district where the adjacent use is predominantly residential, school, park, or other sensitive civic use.
 - c. **Type C Buffer (Strong).** Type C is required along shared lot lines between: M-1 and any R-1, R-2, MRD-1, or MRD-2 district; and M-1 and any lot in PR or ERO used for schools, child care centers, or hospitals.
4. **Height Transitions When Required.** Where required by a District Sheet or Overlay District, maximum building height shall be reduced by one (1) story within fifty (50) to seventy-five (75) feet of a residential district lot line, measured horizontally from the shared lot line.

Article V – Site & Building Standards

H. Mechanical and Utility Screening.

1. **Applicability:** applies to all new commercial, mixed-use, and other non-residential principal buildings and to any building addition or roof alteration that installs or relocates mechanical or utility equipment and requires Site Plan Review.
2. **Rooftop mechanical equipment:**
 - a. All rooftop mechanical and utility equipment shall be fully screened from view at ground level from adjacent public streets and adjacent properties.
 - b. Screening shall be provided by: (1) A parapet wall integral to the building architecture; or (2) An opaque enclosure or screen wall constructed of materials and colors that match or are compatible with the principal façade.
 - c. The top of any parapet or screen shall be at least six (6) inches higher than the tallest piece of rooftop equipment being screened.
3. **Facade-mounted and ground equipment:** such equipment shall be located to the side or rear of the building where feasible and screened by architectural enclosures, walls, or year-round landscaping, consistent with buffer standards.

I. Landscape Waiver.

1. **Purpose:** to provide limited flexibility where existing conditions, utility constraints, preservation of mature vegetation, or high-quality design alternatives can meet or exceed the intent of this Section.
2. **Authority:** the approving body for the underlying development application (PCD/Zoning Administrator, Planning Commission, or City Council, as applicable) may approve adjustments or waivers under this subsection as part of Site Plan, Special Land Use, or PUD approval.
3. **Eligible adjustments:**
 - a. Modification of location, spacing, or species of required plantings, or arrangement of buffer elements, where strict application is impractical due to structures, easements, utilities, or similar constraints
 - b. Reduction of up to fifteen percent (15%) in the quantity of required plant materials where:
 - i. Existing mature vegetation is preserved and provides comparable or superior screening or shade; or
 - ii. Green-infrastructure features (such as rain gardens or bioswales) provide comparable or superior performance.
4. **Non-eligible adjustments:** a. A waiver shall not eliminate a required buffer between industrial or intensive commercial uses and residential districts. b. A waiver shall not reduce the minimum required buffer depth.
5. **Findings:** waivers or adjustments shall be granted only upon written findings that:
 - a. The overall intent of this Section is maintained;
 - b. Visibility, compatibility, and safety are not compromised;
 - c. The modification will not result in substantial injury to neighboring properties or the public realm; and
 - d. The modification is consistent with applicable district intent statements in Article III.
6. **Documentation:** any approved waiver or adjustment shall be clearly documented on the approved landscape plan and in the written decision for the associated development application.

Article V – Site & Building Standards

155.507 Landscape Maintenance

A. Applicability. This Section applies to all landscaping, trees, buffer yards, and screening that are:

1. Required by §155.506 or other provisions of this Ordinance; or
2. Shown as required improvements on an approved Site Plan, Special Land Use, or PUD.

B. General Maintenance.

Required landscape areas shall be maintained in a healthy, neat, and orderly condition, free from excessive weeds, litter, and debris. Plant materials shall be properly watered, pruned, and cared for to promote healthy growth and survival.

C. Replacement.

Plant materials that die, are removed, or are seriously damaged shall be replaced with similar plant material consistent with the approved landscape plan and §155.506. Replacement shall occur no later than the next reasonable planting season, unless an alternative schedule is approved by the Zoning Administrator.

D. Minor Adjustments.

The Planning & Community Development Director or Zoning Administrator may approve minor substitutions of species or minor adjustments in plant location where necessary to avoid conflicts with utilities, maintain sight distance, or coordinate with grading and drainage, provided the overall quantity and effectiveness of required screening and shade are maintained.

E. Enforcement.

Failure to maintain or replace required landscaping in accordance with this Section constitutes a violation of this Ordinance and may be enforced under Article VII, in addition to any remedies available under other City codes.

Article V – Site & Building Standards

155.508 Waste Receptacles, Collection Bins, and Temporary Storage Units

A. Waste receptacle and removal areas (Nonresidential and Multi-Household).

1. Waste receptacle and removal areas serving nonresidential uses and multi-household residential uses shall be located in a rear yard or rear service area and shall be surfaced with concrete not less than six (6) inches in depth. Such areas shall be enclosed and opaquely screened on four (4) sides by a masonry wall, similar in material and/or color to the main structure, and an opaque gate, to a height at least one (1) foot taller than the receptacle or other container system.
2. Waiver of gate. The Planning Commission may waive the requirement for a gate upon a determination that the open side of the enclosure is not visible from adjoining properties or from any public land or public thoroughfare.
3. Alternate container authorization. The Planning Commission may approve the use of individual garbage cans in lieu of a dumpster or other container system where the nature and volume of waste does not warrant a larger receptacle. If the waste volume increases such that overflow, nuisance conditions, or insufficient capacity occurs, the Planning Commission may require installation or use of a compliant receptacle and enclosure in accordance with this Section.

B. Temporary dumpsters, Roll-Off Containers, and Mobile Storage Units (Single-Household uses).

1. A zoning permit shall be required prior to the placement of any dumpster, roll-off container, or mobile storage unit within the public right-of-way.
2. Temporary dumpsters, roll-off containers, and mobile storage units serving single-household uses shall be permitted only for property clean-up, moving or relocation, repair, construction, or restoration activities.
3. Such units shall be limited to a period of not longer than ten (10) consecutive days per placement, with a maximum of twenty (20) total days per calendar year per dwelling unit. One (1) extension may be granted by the Zoning Administrator for good cause, including but not limited to active construction, relocation delays, or emergency conditions, for a period not to exceed ten (10) days, provided that the total number of days, including any extension, shall not exceed twenty (20) days per calendar year per dwelling unit.
4. Temporary dumpsters, roll-off containers, and mobile storage units shall not be subject to the enclosure and screening requirements of subsection A due to their temporary nature.
5. In residential districts, placement shall be limited to a driveway or other improved surface, meaning a paved or hard-surfaced area such as asphalt, concrete, or pavers, and shall not be placed on grass, dirt, or other unimproved surfaces.
6. Mobile storage units shall comply with the following additional standards:
 - a. Shall not be placed within the public right-of-way except in compliance with subsection B.1.
 - b. Shall not obstruct sidewalks, streets, required parking spaces, fire lanes, or emergency access.
 - c. Shall not be used for human occupancy, business operations, or the storage of hazardous materials.
 - d. Shall be maintained in good condition, free of visible damage, rust, or graffiti.
7. Nothing in this section shall exempt any condition from compliance with Chapter 156 (Blight Violations).

C. Collection bins.

1. **Purpose.** The purpose of this subsection is to regulate collection bins so that they remain clean, safe, and do not create hazards to pedestrians or vehicular traffic.
 2. **Permitted locations.** Collection bins shall not be permitted on land used or zoned for residential purposes. Collection bins shall not be located within one thousand (1,000) feet of another collection bin, measured in a straight line from the collection bin to the other collection bin.
 3. **Standards.** Collection bins shall be maintained in good condition and appearance, free of structural damage, holes, visible rust, and graffiti; shall be placed on a paved or concrete surface and remain level and stable; shall be locked and equipped with a secure safety chute; shall be emptied with sufficient frequency to prevent overflow and accumulation of materials outside the bin; and shall not be located so as to obstruct a building entrance or exit, a designated fire lane, or a required accessible parking space, or to create a visual obstruction or traffic safety hazard as determined by the Building Official or designee.
 4. **Number and size.** No more than one (1) collection bin shall be permitted per lot. The maximum size of a collection bin shall not exceed five (5) feet by five (5) feet by seven (7) feet.
 5. **Identification.** Each collection bin shall display the name, mailing address, email address, website, and phone number of the collection bin operator. The total sign area for such identification shall not exceed six (6) square feet per side, and the font size shall not be less than one (1) inch in height.
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Article V – Site & Building Standards

155.509 General Height Exceptions & Bulk Measurement

A. Floor Area Ratio (FAR) – Included & Excluded Area.

1. **Included:** all fully enclosed floor area above grade, including mezzanines counted under subsection (A)(3).
2. **Excluded:**
 - a. Basements where at least fifty percent (50%) of wall height is below adjacent finished grade;
 - b. Structured parking, above or below grade; and
 - c. Arcades, porches, stoops, and open balconies.
3. **Mezzanines:** mezzanines are counted as floor area when they exceed thirty-three percent (33%) of the floor plate of the story they serve.

B. Height Exceptions.

1. **Parapets:** up to four (4) feet above the maximum building height of the district.
2. **Mechanical equipment and screens:** may exceed district height by up to fifteen (15) feet if set back at least ten (10) feet from all roof edges and screened on all sides to a height equal to or greater than the equipment.
3. **Solar and small wind:** a. Solar panels are exempt from district height limits. b. Building-mounted small wind devices may exceed district height by up to ten (10) feet where permitted by Article IV.
4. **Spires, chimneys, flagpoles:** exempt, provided the cross-sectional area above the maximum height does not exceed ten percent (10%) of the roof area and the elements are not occupied.

C. Ground-Floor Height Reference. Ground-floor height requirements for specific districts, including the twelve (12) foot minimum clear height for shopfront frontages in MRD-2 and TCD, are established in applicable District Sheets and §155.503.

D. Rooftop Mechanical Equipment. Rooftop mechanical and utility equipment may extend above maximum permitted height only to the extent necessary for operation and screening. Such equipment shall comply with §155.506(H) and the height exceptions in this Section.

E. Mechanical Equipment on Building Facades and at Grade. Mechanical or utility equipment mounted on exterior walls or located at ground level shall comply with §155.506(H) and applicable buffer and screening requirements.

Article V – Site & Building Standards

155.510 Building Materials, Architectural Articulation & Exterior Finishes

A. Applicability. This Section applies to:

- a. All new commercial, mixed-use, and other non-residential principal buildings in the MRD-1, MRD-2, and TCD Districts;
- b. All new multi-unit residential buildings (three (3) or more dwelling units) in the MRD-1, MRD-2, and TCD Districts; and
- c. Any exterior renovation or building expansion in these districts that is subject to Site Plan Review on façades facing a primary or secondary street frontage.

B. Primary Materials on Street-Facing Facades.

1. On façades facing designated A-Frontages, at least seventy-five percent (75%) of the visible wall area of each street-facing façade (excluding windows and doors) shall be constructed of one or more of the following primary materials:
 - a. Brick or brick veneer;
 - b. Natural or cast stone;
 - c. Architectural precast concrete panels with integral color and articulation;
 - d. Architectural concrete masonry units (CMU) with integral color and split face, scored, or polished finishes;
 - e. Fiber-cement siding, panels, or trim with factory-applied finish; or
 - f. High-quality metal panels with concealed fasteners and factory-applied finish.
2. On secondary street-facing façades, primary materials shall wrap at least twenty (20) feet around the corner or to a logical termination point.

C. Accent Materials & Prohibited Primary Materials.

1. Up to twenty-five percent (25%) of each street-facing façade may consist of accent materials such as wood, decorative metal, stucco/EIFS, tile, or similar materials used to highlight entries, bays, or features, provided they are detailed and installed to maintain durability.
2. The following materials are prohibited as primary exterior wall materials on A-Frontages in MRD-1, MRD-2, and TCD:
 - a. Standard (non-architectural) CMU, painted or unpainted;
 - b. Vinyl siding;
 - c. EIFS as a primary cladding material above the first story or on more than twenty-five percent (25%) of any street-facing façade;
 - d. Plywood, OSB, or similar sheathing as finished exterior surfaces;
 - e. Corrugated metal siding or metal siding with exposed fasteners, except as a limited accent; and
 - f. Unfinished tilt-up concrete panels without architectural treatment.

D. Color and Finish.

1. Large expanses of highly reflective, mirror-like surfaces are prohibited on street-facing façades.
2. High-intensity fluorescent or “day-glow” colors shall not be used as a predominant façade color.
3. Brand or logo colors may be used as accent colors on limited areas consistent with sign standards.

Article V – Site & Building Standards

E. Architectural Articulation & Massing Breaks.

1. Any continuous wall plane on a principal or secondary street-facing façade that exceeds thirty (30) feet in horizontal length shall incorporate at least one of the following within that length:
 - a. Material change: a substantial change in primary exterior material extending vertically for at least one full story and horizontally for at least eight (8) feet;
 - b. Wall-plane offset: a recess or projection of at least one (1) foot extending vertically for at least one full story and horizontally for at least eight (8) feet; or
 - c. Height variation: a clearly defined change in building height, parapet height, or roof form that creates a visible break in the perceived mass.
2. Window and door openings alone shall not be considered a sufficient massing break.
3. Multi-story commercial and mixed-use buildings shall include a distinct horizontal architectural divider separating the ground floor from upper stories on all principal and secondary street-facing façades, located generally at the top of the first story or between twelve (12) and sixteen (16) feet above finished grade.

F. Street Screens & Freestanding Walls.

1. Street screens and required screening walls along A-Frontages in MRD-1, MRD-2, and TCD shall be constructed of materials compatible with the principal building façade, such as brick, stone, or architectural CMU.
2. Chain-link fencing shall not be used as a street screen or primary screening element along A-Frontages and shall comply with §155.512.

155.511 Signage Standards

A. Purpose.

To provide clear, objective sign controls that reinforce street character and maintain required façade transparency by regulating the number, location, size, height, illumination, and design of signs, consistent with the standards of this Section.

B. Applicability.

This Section applies to all zoning districts. Where a District Sheet requires a sign band (e.g., in TCD), this Section governs measurement and placement.

C. Sign Permits Required.

It shall be unlawful for any person to construct, erect, re-erect, move, alter, enlarge, or illuminate any Sign, or to change the face, copy, or method of illumination of any Sign, unless a Sign Permit has first been obtained from the Building Department through the Building Official, except as provided in §155.510(E), Signs Not Requiring a Permit.

D. Permit Application; Required Submittals; Completeness.

The Planning & Community Development Director or Zoning Administrator, in coordination with the Building Official, shall have final discretion to determine the submittals required for a Sign Permit based on the sign type, location, method of attachment, and illumination. The Sign Permit application shall identify minimum submittal requirements. Submission of an application shall include all required plans and ancillary materials and payment of any applicable fees. Applications shall not be processed unless determined to be complete by the Building Official.

Article V – Site & Building Standards

E. Signs Not Requiring a Permit.

A Sign Permit shall not be required for Signs that are expressly exempted by this Ordinance as “Signs Not Requiring a Permit,” as may be listed in this Section or in a separate subsection or fee/permit schedule adopted by the City, provided that all such exempt Signs shall comply with all applicable standards of this Ordinance, including sign area, height, placement, and illumination limits.

F. Sign Permit Expiration.

A Sign Permit shall be null and void if the work for which the permit was issued is not completed within one hundred eighty (180) days of the date of issuance, unless extended in writing by the Building Official for good cause shown.

G. General Measurement & Placement.

1. Building frontage length: measured along the primary street lot line. On corner lots, each street-facing frontage may be used to calculate sign area for signs facing that street.
2. Sign area: the area of the smallest single continuous geometric shape that encloses all letters, logos, and graphics, including any cabinet or background.
3. Transparency protection: window signs may cover no more than twenty-five percent (25%) of any glazed pane and shall not reduce required transparency below district minimums.
4. Illumination: external or internal illumination is permitted, provided it is non-flashing. Bare bulbs and exposed raceways are prohibited. Maximum luminance shall comply with City lighting standards.

H. Allowed Sign Types by District (Principal Frontage).

1. R-1 / R-2 / MRD-1: wall, window, small projecting (\leq six (6) square feet), and monument/ground signs for multi-unit or civic/institutional uses.
2. MRD-2 / TCD: wall, projecting, window, canopy/awning, and monument signs. Pole/pylon signs are prohibited citywide.
3. M-1 / PR: wall, window, monument, and directional signs; projecting and awning signs only at primary building entrances.

I. Wall Signs (Commercial/Mixed-Use Frontages).

1. Maximum area: a. MRD-2: wall sign area per tenant shall not exceed one (1.0) square foot of sign area per linear foot of building frontage, up to a maximum of one hundred (100) square feet per frontage. b. TCD: wall sign area per tenant shall not exceed one and one-half (1.5) square feet of sign area per linear foot of building frontage, up to a maximum of one hundred fifty (150) square feet per frontage.
2. Location: wall signs shall be located entirely within the façade sign band, where present. The top of any wall sign shall not extend above the building parapet and shall not be more than twenty (20) feet above sidewalk grade.
3. Projection: wall signs shall project no more than twelve (12) inches from the wall face.

J. Projecting Signs (Commercial/Mixed-Use).

1. Maximum one (1) projecting sign per tenant frontage.
2. Maximum area sixteen (16) square feet; up to twenty-four (24) square feet may be permitted on multi-tenant buildings on A-Frontages.
3. Signs may project up to the lesser of six (6) feet or two-thirds (2/3) of the sidewalk width.
4. Bottom of sign: at least eight (8) feet above sidewalk; top: no more than twenty (20) feet above sidewalk.
5. Maximum thickness twelve (12) inches, excluding mounting hardware.

Article V – Site & Building Standards

K. Monument/Ground Signs.

1. Maximum height six (6) feet from average adjacent grade.
2. Maximum area thirty-two (32) square feet per frontage.
3. Minimum setback five (5) feet from public right-of-way; ten (10) feet from any driveway curb return.
4. Signs shall have an opaque base at least eighteen (18) inches in height and internal landscaping totaling at least twenty-four (24) square feet.

L. Window, Canopy/Awning & Directional Signs.

1. Window signs are subject to the twenty-five percent (25%) per-pane cap and are not counted toward wall-sign area.
2. Canopy/awning sign letter height shall not exceed twelve (12) inches on the valance. Canopies/awnings shall be non-glossy woven fabric or metal; internally illuminated vinyl/plastic awnings are prohibited. Minimum clearance: eight (8) feet above sidewalk.
3. Directional/on-site wayfinding signs shall not exceed four (4) square feet or three (3) feet in height, shall be non-advertising, and may be internally illuminated.

M. Prohibited Signs. Prohibited signs include, but are not limited to:

1. Pole/pylon, roof-mounted, flashing/animated, portable, beacon/laser, string pennants, and cabinet box signs with internally illuminated opaque faces are prohibited. Only individual reverse-lit channel letters or cabinets with push-through acrylic graphics are permitted in façade sign bands.
2. Prohibited signs include, but are not limited to, the following:
 - a. Abandoned signs.
 - b. Signs attached to trees, fences, or utility poles.
 - c. Any sign not specifically permitted by, or not in conformance with, this Article.
 - d. Balloons or balloon signs, except when specifically approved for a special event by the City.
 - e. Billboards (including any off-premises sign).
 - f. Electronic message signs.
 - g. Festoon signs and flashing, animated, or moving signs.
 - h. Home-based business signs, other than a nameplate sign.
 - i. Signs containing profane, obscene, indecent, or immoral matter of the type or kind prohibited by State law.
 - j. Signs that obstruct access by preventing free and unobstructed use of a window, door, or other opening that could be used for a fire escape.
 - k. Inflatable signs, except when specifically approved for a special event by the City.
 - l. Pole/pylon signs and roof-mounted signs.
 - m. Signs that obstruct traffic control devices or interfere with traffic safety, including signs that obstruct any approved traffic control device, road sign, or signal from view; interfere with sight distance necessary for traffic safety; confuse traffic; or distract from visibility of existing traffic signs or devices.
 - n. Signs with visible moving, revolving, mechanical, or simulated movement, including movement achieved by electrical, electronic or mechanical means, intermittent electrical pulsations, or by action of normal wind current.

Article V – Site & Building Standards

- o. Structurally unsafe signs.
- p. Vehicle signs where the vehicle is parked for longer than twelve (12) hours in one location, unless such parking location is the least visible from the public right-of-way.
- q. Any sign that obstructs required sight lines or reduces required transparency below minimums is prohibited.

N. Maximum Number of Signs by Type.

1. General rule; per frontage. Where this subsection provides a maximum “per frontage,” each street frontage of a Corner Lot may be counted separately for signs oriented to that street, unless otherwise stated.
2. Wall signs. Wall signs are limited by sign area and placement standards in §155.511(I). Multiple wall signs may be permitted on a building façade provided the total wall-sign area does not exceed the applicable maximums and the signs are located within any required facade sign band.
3. Projecting signs. Maximum one (1) projecting sign per tenant frontage, as provided in §155.511(J).
4. Monument/ground signs.
 - a. Maximum one (1) monument/ground sign per street frontage, per Lot.
 - b. For Corner Lots, a maximum of two (2) monument/ground signs is permitted, provided no more than one (1) monument/ground sign faces each street.
 - c. Monument/ground signs shall comply with the height, area, and setback standards of §155.511(K).
5. Canopy/awning signs. Maximum one (1) canopy/awning sign per tenant frontage, subject to §155.511(L).
6. Directional/on-site wayfinding signs. Directional/on-site wayfinding signs are permitted as needed for safe internal circulation, provided each sign complies with §155.511(L) and is non-advertising.
7. Billboards and Off-Premises Signs.
 - a. **Prohibited Citywide.** Billboards and all Off-Premises Signs are prohibited in all zoning districts.
No New
 - b. **Permits.** No Sign Permit or development approval shall be issued for the erection, placement, relocation, expansion, reface, conversion, or re-establishment of any Billboard or Off-Premises Sign after the effective date of this Ordinance.
 - c. **Lawful Nonconforming Signs.** Any Billboard or Off-Premises Sign lawfully existing on the effective date of this Ordinance may remain only as a lawful nonconforming sign, subject to Subsection (F) Nonconforming Signs and Article VIII (Nonconformities).
 - d. **No Expansion; No Digital Conversion.** A lawful nonconforming Billboard or Off-Premises Sign shall not be enlarged, increased in height, structurally altered (except ordinary maintenance and safety repairs), relocated, re-faced, or converted to an electronic message sign, digital display, or changeable copy. No additional sign faces shall be added.
 - e. **Removal; Discontinuance; Damage.** If a lawful nonconforming Billboard or Off-Premises Sign is removed or discontinued in accordance with Subsection (F) or is destroyed or damaged such that repair would require replacement of the supporting structure or constitute structural alteration, it shall be removed and shall not be rebuilt or re-established.

Article V – Site & Building Standards

8. Murals (TCD Only).

- a. District limitation. Murals are permitted only within the TCD and shall be prohibited in all other zoning districts.
- b. Type One only. Only non-commercial murals are permitted. Murals shall not include commercial references, including business names, logos, slogans, product depictions, pricing, promotions, or calls-to-action.
- c. Location restriction. Murals shall not be placed on a building's primary street-facing facade and shall be limited to side or rear façades that are visible from the public realm.
- d. Content restrictions. Murals shall not include offensive content and shall not include political campaign content.
- e. Maintenance. Murals shall be professionally maintained in good condition; peeling, fading, or vandalized murals shall be repaired or removed within a timeframe specified in the approval, or as directed by the Zoning Administrator for public safety and neighborhood appearance.
- f. Review, fee, and completion. A mural shall require approval prior to installation based on submitted design sketches and materials. A nonrefundable review fee in an amount established by the City's adopted fee schedule, as amended, shall be paid at application. Approved murals shall be completed within six (6) months of approval unless an extension is granted by the approving body.
- g. Appeal. Any denial of a mural application may be appealed to the Zoning Board of Appeals in accordance with Article VII.

O. Sign Maintenance and Inspection.

1. Maintenance required. All Signs, including Sign Structures, shall be maintained in good condition and in a state of good repair, including secure attachment, structural soundness, intact faces and cabinet components, and surfaces free of excessive rust, corrosion, peeling paint, cracking, warping, torn panels, missing parts, or similar deterioration.
2. Illumination and electrical. Where a Sign is illuminated, all electrical components, wiring, conduits, and fixtures shall be maintained in a safe condition and in compliance with applicable codes, and illumination shall be maintained so as not to create glare, exposed wiring, or hazardous conditions.
3. Unsafe or damaged signs; corrective action. Any Sign or Sign Structure that is structurally unsafe, poses a hazard, is materially damaged, or is otherwise maintained in violation of this Section shall be repaired, secured, or removed by the Owner within the time period specified in a written notice issued by the City.
4. Inspection authority. Signs may be inspected by the City to verify compliance with this Ordinance in accordance with §155.703(E).
5. Relationship to obsolete signs. Nothing in this subsection shall be construed to limit the requirements for removal of obsolete Signs in §155.514.
6. **Temporary banner/cloth signs; bond.** Where a temporary banner or cloth Sign is permitted, the Building Official may require a cash bond in an amount established by the City's adopted fee schedule, as amended, which shall be refunded upon timely removal of the Sign; if not timely removed, the City may apply the bond to removal and enforcement costs.

TABLE: TYPICAL SHOPFRONT SIGN TYPES

Wall Sign (Band Sign)

Location	Within the façade sign band, where present; below parapet.
Size	Per §155.511(l)(1) (by district/frontage).
Projection	Max twelve (12) inches from wall face.
Illumination	Non-flashing only; no bare bulbs/exposed raceways; comply with City lighting standards.



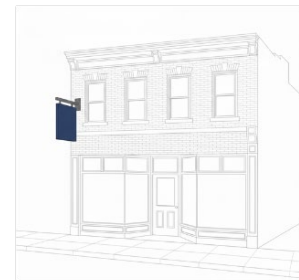
Awning/Canopy Sign

Location	On awning/canopy valance; at tenant frontage/primary entry.
Lettering	Max twelve (12) inch letter height on valance.
Clearance	Minimum eight (8) feet above sidewalk.
Materials/Lighting	Non-glossy woven fabric or metal; no internally illuminated vinyl/plastic awnings.



Projecting / Blade Sign

Quantity	Max one (1) per tenant frontage.
Size	Max sixteen (16) sq ft (up to twenty-four (24) sq ft on eligible multi-tenant A-Frontages).
Projection	Up to lesser of six (6) feet or two-thirds (2/3) of sidewalk width.
Clearance/Thickness	Bottom ≥ eight (8) feet; top ≤ twenty (20) feet; max twelve (12) inches thick.



Window Sign

Location	On glazing of tenant storefront windows.
Coverage	Max twenty-five percent (25%) of any glazed pane.
Transparency	Shall not reduce required façade transparency below district minimums.
Counting	Not counted toward wall sign area.



Monument / Ground Sign

Location	On lot frontage; outside the public right-of-way.
Size/Height	Max thirty-two (32) sq ft per frontage; max six (6) feet high.
Setbacks	Min five (5) feet from ROW; ten (10) feet from driveway curb return.
Base/Landscaping	Opaque base ≥ eighteen (18) inches; internal landscaping ≥ twenty-four (24) sq ft.



Address / Nameplate Sign

Location	At primary entrance or near the street-facing entry.
Purpose	Address identification and/or occupant name only.
Size	Small format; limited to area needed for legibility (per adopted permit/fee schedule if applicable).
Illumination	Non-flashing; comply with City lighting standards.



Article V – Site & Building Standards

155.512 Fences, Walls & Visibility

A. Purpose.

To ensure durable, compatible enclosure with predictable heights, materials, and sight-distance protection.

B. Applicability.

This Section applies in all districts. Fences and walls shall be located on private property; nothing herein authorizes encroachment into public rights-of-way.

C. Height & Location.

1. **Front yard (any district):** maximum height four (4) feet; maximum opacity sixty percent (60%) when measured head-on. Masonry walls are prohibited in front yards except low garden walls thirty (30) inches or less in height.
2. **Side/rear yards (residential districts):** maximum height eight (8) feet.
3. **Non-residential or abutting industrial uses:** maximum height eight (8) feet behind the front building line.
4. **Corner visibility triangle:** within ten (10) feet by ten (10) feet of a driveway or street intersection, maximum height thirty (30) inches for solid elements or forty-two (42) inches for fences at least seventy percent (70%) open.
5. **Setback from sidewalks:** gates or doors shall not swing into public rights-of-way, and any footing shall be at least six (6) inches behind the right-of-way line.

D. Materials.

1. **Permitted (any district):** brick or stone masonry; architectural CMU; poured concrete with architectural finish; wood or composite boards; ornamental metal with factory finish.
2. **Conditional (rear/service yards not visible from public rights-of-way):** standard CMU fully concealed on the street side by a Type B or C buffer or by a brick/stone veneer.
3. **Prohibited:** stucco/plaster over CMU on public or A-Frontages; razor/ concertina wire; electrified fencing (except where specifically allowed for agricultural or utility uses); corrugated metal; salvaged materials; tarps or plastic mesh; chain-link in front yards; barbed wire except in M-1 and M-2 above eight (8) feet and angled inward.
- 4.
5. **Finish quality:** exposed CMU shall have tooled joints and caps; unfinished plain CMU visible from public rights-of-way is prohibited.

E. Orientation & Opacity.

1. The finished side of a fence or wall shall face outward toward the public or adjacent parcel.
2. Opacity is measured as the percentage of solid surface over total fence plane area within any ten (10) foot segment.

Article V – Site & Building Standards

F. Hedges & Landscaping near Streets and Driveways.

1. In required front yards, hedges, shrubs, ornamental grasses, and similar plantings shall be maintained at a height not exceeding four (4) feet, except for canopy trees with a clear stem of at least seven (7) feet above sidewalk level.
2. Within any required visibility triangle, no hedge, shrub, berm, or other landscape material shall exceed thirty (30) inches in height, and no tree branches shall hang lower than seven (7) feet above the pavement, consistent with visibility standards of this Section.
3. Continuous hedges or rows of shrubs used as property-boundary enclosures are regulated as fences for maximum height and location.

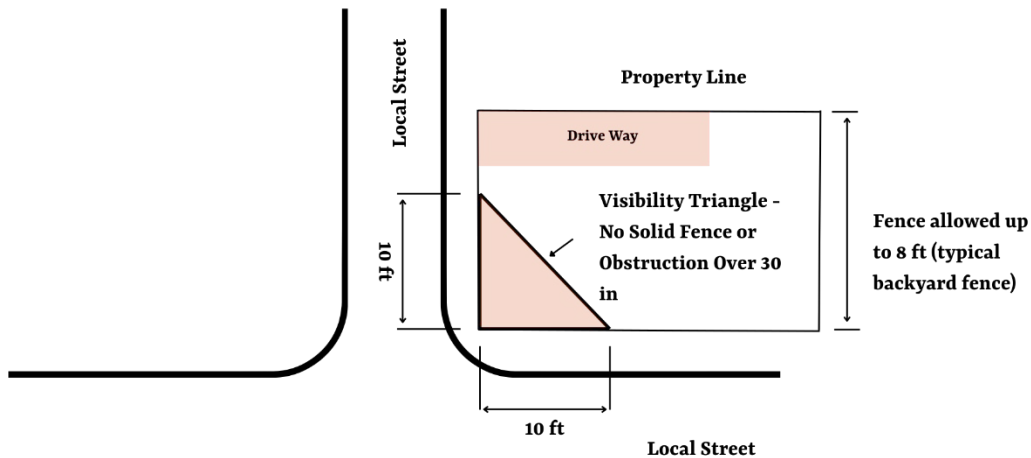


Figure: Visibility Triangle – No Solid Fence or Obstruction Over 30 in

G. Walls Used as Buffers.

Where a Type B or Type C buffer is required under §155.506(G), any wall provided as part of the buffer shall meet the corresponding buffer specifications. Landscaping shall be placed on the street side of walls where feasible.

H. Maintenance.

All fences and walls shall be maintained plumb, structurally sound, and free of peeling finishes, breaks, or missing sections. Damaged sections shall be repaired or replaced within thirty (30) days of notice.

Article V – Site & Building Standards

155.513 Exterior Lighting and Security Cameras

A. Purpose.

This Section establishes clear, objective standards for exterior lighting and security cameras to support public safety, limit glare and spillover onto adjacent properties, protect neighborhood character, and ensure that lighting and camera equipment is compatible with building and site design standards of this Article.

B. Applicability.

All development, redevelopment, and site improvements that include exterior lighting or security camera installation shall comply with this Section. Where a use-specific standard in Article IV imposes additional security or lighting requirements, the more restrictive standard shall apply.

C. Exterior lighting standards.

1. Shielding and glare control. All exterior luminaires shall be full-cutoff or fully shielded and shall be oriented downward so that the light source is not visible from adjoining properties or public streets, except for decorative pedestrian-scale fixtures that are fully shielded and designed to minimize glare.
2. Spillover limitation. Exterior lighting shall be arranged and maintained to prevent light trespass onto adjacent residentially used or zoned property.
3. Building entrances and pedestrian routes. Lighting shall be provided at building entrances, accessible routes, and pedestrian walkways to support safe circulation without creating glare or excessive brightness.
4. Parking and service areas. Lighting for parking areas, loading areas, and service yards shall be designed to illuminate only the intended area and shall be located and screened, where applicable, consistent with Article V buffering and screening standards.
5. Prohibited lighting. Searchlights, beacon/laser lighting, and other lighting that creates flashing, scanning, or moving beams visible from off-site shall be prohibited, except for temporary public-safety uses by governmental agencies.
6. Relationship to signs. Exterior lighting used to illuminate a Sign shall comply with §155.510 and shall not create flashing effects, glare, or spillover onto public rights-of-way or adjacent properties.

D. Required Submittals, Photometric Plan.

Where Site Plan Review is required under Article VI, or where exterior lighting is installed or materially altered as part of a development approval, the applicant shall submit a lighting plan that identifies fixture type, fixture height, fixture shielding, mounting location, and illumination pattern. The Planning & Community Development Director or Zoning Administrator, in coordination with the Building Official, may require a photometric plan where needed to verify compliance with this Section.

Article V – Site & Building Standards

E. Security cameras.

1. When permitted. Security cameras are permitted as accessory equipment in all zoning districts.
2. Installation and placement. Cameras shall be mounted and oriented to monitor building entrances, parking areas, loading/service areas, and other on-site areas where security monitoring is needed. Cameras shall not be oriented primarily into the interior of a dwelling unit on an adjacent property.
3. Lighting integration. Where security lighting is provided in association with camera surveillance, such lighting shall comply with subsection (C) and shall be shielded to prevent glare and spillover.
4. Use-specific requirements. Where a use is required by this Ordinance or by a condition of approval to provide a security plan, recorded video retention, or specific camera coverage areas, such requirements shall be included in the development approval and shall be enforceable as a condition of approval.

155.514 Industrial Performance Standards (M-1)

A. Purpose.

To mitigate off-site impacts from industrial and logistics operations through clear, measurable limits.

B. Lighting.

1. All pole- and building-mounted fixtures shall be full-cutoff luminaires.
2. Maximum light spill at any lot line abutting a residential district: 0.2 footcandles measured at grade.
3. Typical average lighting levels in yards and lots should be one (1) to two (2) footcandles, with a maximum average of five (5) footcandles in truck courts.

C. Noise (Measured at Residential District Line).

1. Daytime (7:00 a.m.–10:00 p.m.): maximum sixty-five (65) dBA Leq (1-hour).
2. Nighttime (10:00 p.m.–7:00 a.m.): maximum fifty-five (55) dBA Leq (1-hour).
3. Where noise includes prominent tones or impulsive character, the applicable limit shall be reduced by five (5) dBA.

D. Vibration.

1. Continuous vibration at the residential district line shall not exceed 0.02 inches per second peak particle velocity (PPV) over 1–80 Hz.
2. Impulsive events shall not exceed 0.05 inches per second PPV.

E. Airborne Particulates & Odor.

Industrial uses shall comply with applicable state and federal air-quality regulations and shall not emit dust, fumes, smoke, or odors in quantities that create a nuisance or visible plume at any residential district boundary.

F. Loading, Queuing & Buffers.

1. Loading and truck courts shall be located to the side or rear of buildings and, to the maximum extent practicable, oriented away from residential districts.
2. Where an industrial use abuts a commercial or mixed-use district, at least a Type B buffer shall be provided; where it abuts or is visible from a residential district, at least a Type C buffer shall be provided in accordance with §155.506(G).
3. Truck queuing shall be accommodated on-site consistent with an approved Circulation & Queuing Plan under Article VI. Queuing shall not block internal walkways or public streets.

Article V – Site & Building Standards

G. Data Centers and High-Intensity Computing Facilities

1. **Applicability.**

This subsection applies to any *Data Center or High-Intensity Computing Facility* as defined in Article II (Definitions).

2. **Location and Approval.**

- a. Data Centers and High-Intensity Computing Facilities shall be permitted only as a Special Land Use in the M-1 District.
- b. Approval shall follow the procedures for Tier 2 Major Site Plan and Special Land Use review in Article VI, including written Findings of Fact under §155.606.

3. **Energy and Water Demand Analysis.** As part of the application, the Applicant shall submit an Energy and Water Demand Analysis, prepared by a qualified professional, that:

- a. Identifies projected electrical demand at buildout and by phase;
- b. Identifies projected water use (including potable and non-potable sources, if any) and sanitary and stormwater discharge volumes; and
- c. Describes proposed measures to reduce peak demand, improve efficiency, and manage heat and cooling loads.

4. **Cooling Systems, Noise, and Air Impacts.**

- a. Cooling towers, chillers, fans, and related mechanical equipment shall comply with the noise limits of §155.512(C) at the property line of any Residential District and shall be located and screened in accordance with §155.506(H).
- b. Exhaust air and heat discharge shall be directed and controlled so as not to create hazardous or nuisance conditions on adjacent properties or public rights-of-way.

5. **Backup Generation and Emissions.**

- a. Backup generators and associated fuel storage shall comply with all applicable fire, environmental, and air-quality regulations and any Michigan Department of Environment, Great Lakes, and Energy (EGLE) permit requirements.
- b. Routine testing of generators shall be scheduled, to the extent practicable, to avoid nighttime hours and peak noise-sensitivity periods for nearby residential areas.

6. **Water Use and Discharge.**

- a. Facilities that use water-based cooling systems shall identify the proposed water source(s) and demonstrate that usage is compatible with available system capacity, as determined by the City Engineer and relevant utilities.
- b. Any industrial process water or non-domestic discharge shall comply with pretreatment, discharge, and monitoring requirements established by the City and any other applicable agency.

Article V – Site & Building Standards

7. Utility Infrastructure and Cost Responsibility.
 - a. Prior to final approval, the Applicant shall provide a letter or equivalent documentation from the electric, water, and sanitary providers identifying:
 - i. Existing system capacity;
 - ii. Improvements, if any, required to serve the proposed facility at its projected demand; and
 - iii. Any required on-site, off-site, or system-level upgrades reasonably attributable to the facility.
 - b. As a condition of Special Land Use and Site Plan approval, the Applicant shall fund or construct, or pay its proportionate share of the cost to fund or construct, all on-site and off-site utility and infrastructure improvements that are:
 - i. Reasonably necessary to provide adequate and reliable electric, water, sanitary sewer, and stormwater service to the facility; and
 - ii. Reasonably attributable to the facility's new or increased demand on those systems, as determined by the City Engineer and, where applicable, the utility provider.
 - c. It is the policy of the City that development-related infrastructure costs reasonably attributable to a Data Center or High-Intensity Computing Facility shall not be shifted to existing residents or businesses through increased rates or general ratepayer subsidies, to the extent permitted by law and utility regulation. The City may condition approval on:
 - i. The Applicant entering into a development agreement under §155.612 (Development Agreements and Community Benefits); and/or
 - ii. The Applicant entering into a separate agreement with the applicable utility providers to cover capacity-related charges or infrastructure improvements associated with the facility's demand.
8. Development Agreements and Community Benefits.

As a condition of Special Land Use approval, the City Council may require a development agreement consistent with §155.612 (Development Agreements and Community Benefits) to address project-specific impacts and secure community benefits reasonably related and proportional to the facility's scale and infrastructure demand. Such an agreement may include, but is not limited to:

 - a. Utility and grid upgrades funded by the developer;
 - b. Local hiring and workforce development commitments;
 - c. Support for neighborhood amenities, public facilities, or digital-equity initiatives; and
 - d. Additional mitigation measures related to noise, lighting, traffic, or environmental impacts.

Article V – Site & Building Standards

155.515 General Property & Site Maintenance

A. Scope.

This Section applies to all properties, buildings, and uses subject to this Ordinance, including residential and nonresidential lots, whether a Site Plan was required.

B. Lots and Outdoor Areas.

All lots shall be maintained in a clean, orderly, and sanitary condition and shall be kept free from rubbish, junk, trash, litter, inoperable equipment or vehicles, accumulated debris, pest harborage, and other undesirable or unsafe materials. Properties shall be maintained so as not to create conditions of blight, visible deterioration, or substantial impairment of the appearance and character of the surrounding area.

C. Buildings, Structures, and Fences.

All buildings, structures, and fences shall be kept structurally sound and in good repair, with exterior materials that are durable and reasonably weather- and corrosion-resistant. Exterior surfaces shall be maintained so as not to exhibit widespread peeling paint, broken or boarded windows (except as temporarily secured for safety), failing siding, or similar visible deterioration.

D. Required Site Improvements.

All required site improvements approved or required under this Ordinance—including, but not limited to, those under §§155.504, 155.506, 155.507, 155.510, and 155.511—shall be maintained as follows:

1. **Parking and Paved Areas.** Parking lots and driveways shall be kept in good condition, characterized by a smooth, durable, and well-maintained surface. No more than twenty percent (20%) of any parking lot area shall exhibit potholes, severe cracking, or surface integrity failures. Parking areas shall maintain visible striping for stalls, accessible spaces, and pedestrian crosswalks where required.
2. **Landscaping and Buffers.** Required landscaping, trees, and buffer plantings shall be kept alive and healthy and shall be replaced with similar plant material during the next reasonable planting season if dead, removed, or seriously damaged, consistent with §155.507.
3. **Screening, Fences, and Walls.** Required fences, walls, and screening devices—including those used to screen mechanical equipment, refuse areas, or outdoor storage—shall be kept structurally sound, opaque to the degree approved, and in good aesthetic condition, and shall not be used for advertising except as expressly permitted under §155.510.
4. **Pedestrian Facilities.** Required sidewalks, internal walkways, and other pedestrian connections shall be maintained in a condition that is reasonably free of tripping hazards, obstructions, and accumulated debris.

E. Relationship to Other Codes.

Compliance with this Section does not replace or limit any obligations under the City's Property Maintenance Code, blight and nuisance ordinances, building code, or other applicable regulations. Where standards conflict, the more restrictive provision shall control, consistent with §155.103 (Conflicting Regulations).

F. Enforcement.

Failure to maintain lots, buildings, structures, or required site improvements in accordance with this Section shall constitute a violation of this Ordinance and may be enforced under Article VII (Administration & Enforcement), in addition to any remedies available under other City codes or ordinances and applicable state law.

Article V – Site & Building Standards

155.516 Vacant Commercial Structure Maintenance

A. Purpose.

To maintain the appearance and safety of commercial and mixed-use areas by requiring timely removal of obsolete business identification and associated outdoor storage when a business ceases operation.

B. Applicability.

This Section applies to all buildings, tenant spaces, and sites in non-residential or mixed-use districts where a business, commercial, office, industrial, or institutional use has ceased operation for any reason.

C. Removal of Obsolete Signs.

1. Within ninety (90) days after a business ceases operation, the property owner shall remove or cause to be removed all business-related signs, including:
 - a. Wall, projecting, window, and awning/canopy signs;
 - b. Freestanding and monument signs; and
 - c. Any associated sign cabinets, poles, posts, bases, and foundations.
2. Any replacement monument sign shall comply with §155.510(G) (Monument/Ground Signs).

D. Blank Sign Cabinets.

Where a freestanding or wall-mounted sign structure is proposed to remain for a future tenant, all obsolete copy, logos, and sign faces shall be removed and replaced with a blank, opaque panel in a neutral color within the same ninety (90)-day period, consistent with this Article.

E. Outdoor Storage & Parking on Vacant Sites.

1. Upon cessation of business operations, there shall be no outdoor storage of merchandise, pallets, containers, equipment, vehicles, or materials associated with the former business, except as necessary for property maintenance or lawful construction activities.
2. No parking or storage of commercial vehicles, trailers, or equipment associated with the former business shall be permitted on the site after the ninety (90)-day period, other than temporary parking associated with real-estate showings, maintenance, or preparation for a new permitted use.

F. Enforcement.

1. Failure to comply with this Section shall be deemed a violation of this Zoning Ordinance and subject to the procedures and penalties set forth in Article VII (Administration & Enforcement).
2. Each day that a violation continues after notice may be considered a separate offense.

Article V – Site & Building Standards

155.517 Flood Hazard Resilience Standards

A. Purpose and applicability. This Section establishes minimum flood-hazard resilience standards to support participation in the National Flood Insurance Program (NFIP) and to reduce risk to life, property, and public infrastructure. These standards shall apply to any development, building, structure, fill, grading, excavation, storage, or other land disturbance located in whole or in part within a Special Flood Hazard Area (SFHA), floodway, or floodplain, as identified on the effective Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for the City.

B. Relationship to other regulations; conflicts. Where the provisions of this Section conflict with other provisions of this Ordinance, the more restrictive standard shall control. Compliance with this Section shall be required notwithstanding any other approval, permit, or entitlement.

C. Permit required; compliance with NFIP and state law. No person shall commence any development within an SFHA, floodway, or floodplain without first obtaining all required permits and approvals under this Ordinance and any floodplain regulations adopted by the City, and without demonstrating compliance with applicable NFIP requirements, the State Construction Code, and other applicable state and federal regulations.

D. Freeboard. For any new construction or Substantial Improvement of a building or structure within an SFHA, the lowest floor (including basement) shall be elevated to not less than one (1) foot above the Base Flood Elevation (BFE), and all attendant utilities and service equipment shall be elevated or otherwise protected to the same elevation standard, unless a more restrictive elevation standard is required by the State Construction Code or other applicable regulation.

E. Floodway development. Development within the regulatory floodway shall be prohibited except where the applicant demonstrates, through engineering analysis prepared and sealed by a professional engineer licensed in the State of Michigan, that the proposed development will not result in any increase in flood levels during the base flood, and that all applicable permits and approvals have been obtained.

F. Compensatory storage; no net loss of flood storage. Where fill, grading, excavation, or other development is proposed within an SFHA or floodplain area that provides flood storage, the applicant shall provide Compensatory Storage to prevent a net loss of flood storage volume. Compensatory Storage shall be provided on the same lot or in a location and manner approved by the City that functions hydraulically with the affected floodplain area. The compensatory storage volume shall be at least equal to the volume displaced by the development and shall be provided at comparable elevations to the storage displaced, as determined by the City based on acceptable engineering analysis.

G. Nonconforming status not a defense; floodplain compliance required. Lawful nonconforming status under Article VIII shall not exempt any building, structure, use, site feature, or lot from compliance with this Section or with applicable floodplain regulations. Any reconstruction, repair, rehabilitation, addition, or improvement within an SFHA, floodway, or floodplain shall comply with current flood hazard requirements, including the Freeboard standard in subsection (D), to the maximum extent required by the NFIP and applicable law.

Article V – Site & Building Standards

H. Substantial Damage and Substantial Improvement. Any building or structure within an SFHA that is Substantially Damaged or proposed for Substantial Improvement shall be brought into compliance with this Section and applicable floodplain regulations as a condition of permits and approvals.

I. Administration. The Zoning Administrator and Building Official are authorized to require such plans, elevation certificates, engineering analyses, and other documentation as necessary to determine compliance with this Section and with applicable floodplain regulations.

155.518 Wireless Communications Facilities

A. Purpose and Authority. Wireless communications facilities (WCF) shall be regulated in a manner consistent with the Michigan Zoning Enabling Act, including MCL 125.3514 (Collocation), the Small Wireless Communications Facilities Deployment Act, 2018 PA 365, as amended, and applicable federal law.

B. State and Federal Control; Adoption By Reference. Terms not defined in this Ordinance shall have the meanings assigned by applicable State or federal law. Where a requirement of this Ordinance conflicts with State or federal law governing WCF, the State or federal requirement shall control.

C. Collocation On Existing Support Structures. Collocation of WCF on an existing tower or existing support structure shall be permitted and processed in accordance with MCL 125.3514. Collocations shall comply with applicable building, electrical, and safety codes and shall not create signage or lighting except as required by law.

D. Small Wireless Facilities In The Public Right-Of-Way. Small wireless facilities located in, on, or over the public right-of-way shall be permitted and processed in accordance with 2018 PA 365, as amended, and any City right-of-way permit requirements adopted consistent with that Act.

E. New Towers And New Support Structures. Construction of a new wireless tower or new support structure is prohibited unless expressly authorized by the Consolidated Use Table (Article IV) and approved through any required review procedure. Where approved, the facility shall comply with all applicable district standards, Site Plan Review standards, and Article V standards (including landscaping/screening, lighting, access, and height measurement).

F. Prohibition on new towers/support structures. New wireless towers and new wireless support structures are prohibited in all zoning districts and shall not be approved as a principal use, accessory use, Special Land Use, Planned Unit Development use, or temporary use, except where required by applicable State or federal law.

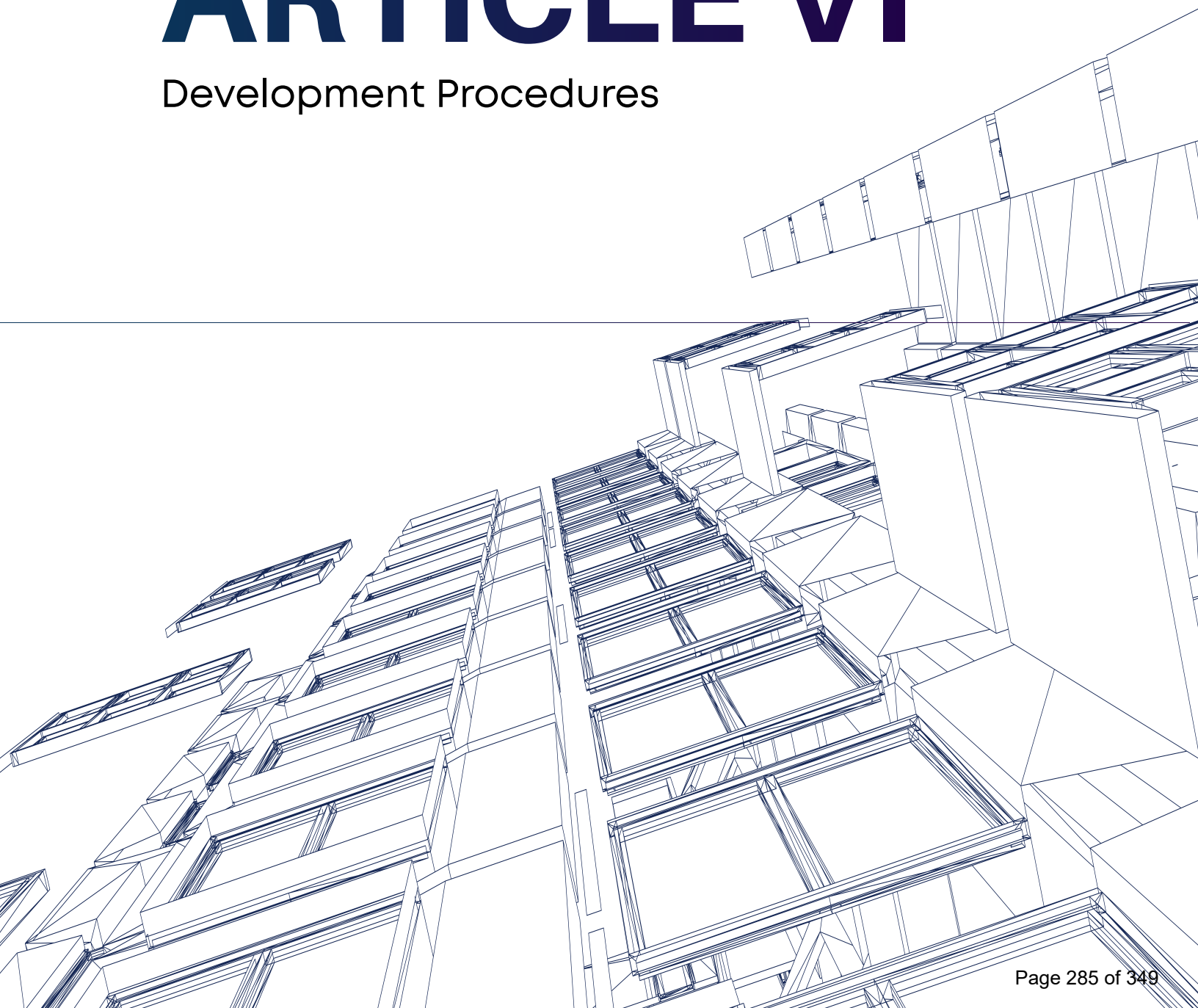
G. Collocation and right-of-way small wireless preserved. Nothing in this Section shall be construed to prohibit collocation on existing towers or existing support structures subject to MCL 125.3514, or to prohibit small wireless facilities in the public right-of-way regulated under 2018 PA 365, as amended.

H. Preference. WCF shall be located on existing towers, existing support structures, or within the public right-of-way where authorized by law, to the maximum extent practicable.

■ The City of Inkster

ARTICLE VI

Development Procedures



Article VI – Development Procedures

155.601 Purpose

The purpose of this Article is to establish clear, predictable, and legally defensible procedures for the review and approval of development applications under this Ordinance. These procedures are intended to:

- A. Implement the goals and policies of the Inkster Master Plan and Future Land Use Map;
- B. Provide a transparent, step-by-step process from application submittal through final decision and, where applicable, appeal;
- C. Ensure that all development decisions are based on competent, material, and substantial evidence in the record;
- D. Coordinate the roles of the Planning & Community Development Department (PCD), Zoning Administrator (ZA), Planning Commission, City Council, and Board of Zoning Appeals; and
- E. Comply with the Michigan Zoning Enabling Act (MZEA), as amended.

155.602 General Provisions

A. Authority.

- 1. The Planning & Community Development Department (PCD) and Zoning Administrator (ZA) are authorized to administer this Article, determine application completeness, prepare staff reports, and make administrative decisions as provided herein.
- 2. The Planning Commission, City Council, and Zoning Board of Appeals (ZBA) shall have the roles and authority assigned to them by this Ordinance, the MZEA, and their adopted bylaws.

B. Application Completeness.

- 1. Applications shall be submitted on forms provided by the City and shall include all required fees and materials specified in this Ordinance and the City's adopted application checklists.
- 2. Within ten (10) business days of receiving an application, the PCD or ZA shall determine whether the application is complete for processing.
- 3. If the application is incomplete, the PCD or ZA shall notify the applicant in writing of the specific deficiencies. No further processing shall occur until the deficiencies are corrected.
- 4. Once an application is deemed complete, it shall be scheduled for review in accordance with this Article and any applicable bylaws or rules of procedure.

Article VI – Development Procedures

C. Classification of Review.

Upon determining that an application is complete, the PCD or ZA shall classify the application under the appropriate review procedure in this Article, including but not limited to:

1. Tier 1 Administrative Site Plan Review;
2. Tier 2 Major Site Plan Review;
3. Special Land Use Review (processed as Tier 2 Major Site Plan);
4. Planned Unit Development (PUD) Rezoning and Approval;
5. Article V Modification; and
6. Text and Map Amendments.

D. Public Notice.

1. Public notice for rezonings, Special Land Uses, PUDs, variances, and other matters requiring a public hearing shall comply with the Michigan Zoning Enabling Act and this Ordinance.
2. When mailed notice is required by this Ordinance or state law, the City shall provide notice by first-class mail to:
 - a. The applicant and owner(s) of the subject property; and
 - b. The owner(s) of property and the occupants of structures within three hundred (300) feet of the boundary of the subject property, based on the City's current tax assessment records.
3. When published notice is required by this Ordinance or state law, the City shall publish notice in a newspaper of general circulation in the City at least fifteen (15) calendar days before the date of the public hearing.
4. Where this Ordinance requires mailed and published notice, both forms of notice shall be provided at least fifteen (15) calendar days before the hearing date, unless a different period is required by state law.
5. Failure of an individual property owner or occupant to receive mailed notice shall not invalidate an action taken on the application if the City has complied with the requirements of the MZEA and this Section.
6. The City may require the posting of informational signs on the subject property for Major Site Plans, Special Land Uses, PUDs, rezonings, and other applications where the PCD determines that additional notice would materially assist in informing nearby residents and businesses. Any such sign shall follow a standard format approved by PCD.

Article VI – Development Procedures

E. Time Computation.

1. Where this Article references “business days,” the term shall mean days on which City Hall is open for public business.
2. Where this Article references “days” without further qualification, the term shall mean calendar days.
3. If a deadline falls on a day when City Hall is closed, the deadline shall be extended to the next business day.

F. Conflict of Interest and Ex Parte Communication.

1. Members of the Planning Commission, City Council, Board of Zoning Appeals, and any other decision-making body under this Ordinance shall comply with applicable state law and City ethics or conflict-of-interest provisions.
2. Any member who has, or believes they may have, a conflict of interest shall disclose the nature of the potential conflict on the record prior to consideration of the matter. Participation, deliberation, and voting by that member shall then be governed by applicable law, City ethics provisions, and the body’s rules of procedure.
3. Any substantive ex parte communication about a pending development application shall be disclosed on the record at the public meeting or hearing, including the identity of the person(s) involved and the general nature of the communication.

G. Appeals.

1. Appeals from administrative decisions of the PCD or ZA under this Article shall be taken to the Zoning Board of Appeals (ZBA) in accordance with Article VII of this Ordinance.
2. Final decisions of the City Council under this Article shall be subject only to judicial review as provided by the Michigan Zoning Enabling Act and other applicable law.

155.603 Exempt Work (No Site Plan Review Required).

A. Exempt Activities.

The following activities shall be exempt from the Site Plan Review procedures of this Article, provided they comply with all other applicable provisions of this Ordinance and the City Code:

1. Ordinary interior repairs, maintenance, and alterations that do not increase the floor area, building height, or number of dwelling units;
2. Exterior repairs and maintenance that do not change the location, footprint, or height of any structure;
3. Replacement of materials with similar materials for roofs, windows, doors, siding, and similar features;
4. Changes in occupancy or tenant within an existing building where no increase in intensity or change of use category (as defined by the Consolidated Use Table) occurs and no additional parking, access, or site improvements are required; and
5. Other minor work as determined by the ZA to be comparable in scope and impact to the activities listed above.

Article VI – Development Procedures

B. Building and Trade Permits.

Exemption from Site Plan Review does not exempt any activity from obtaining required building, trade, or other permits required by the City or other agencies.

155.604 Site Plan Review.

A. Overview.

1. Purpose. Site Plan Review is intended to ensure that new development, redevelopment, and significant changes in use comply with this Ordinance, provide for safe and efficient access and circulation, and are compatible with adjacent and nearby development.
2. **Relationship to Permits and Occupancy.** Where Site Plan Review is required under this Article, no zoning approval associated with a building permit, and no building permit, shall be issued until the Site Plan has been approved and is in effect. Prior to issuance of a final certificate of occupancy, required site improvements shall be installed in accordance with the approved plans and conditions of approval; where seasonal conditions prevent completion of required landscaping or similar site improvements at the time of occupancy, the City may accept a performance guarantee in accordance with §155.704(B).
3. Tiers of Review. Site Plan Review is organized into two tiers:
 - a. Tier 1 – Administrative Site Plan Review by the PCD/ZA; and
 - b. Tier 2 – Major Site Plan Review with Planning Commission recommendation and City Council decision.

B. Tier 1 – Administrative Site Plan Review.

1. Authority. The PCD or ZA shall have final approval authority for Tier 1 Administrative Site Plans, subject to the standards of this Article and the right of appeal as provided in Article VII.
2. Eligibility. A project shall be processed as a Tier 1 Administrative Site Plan if all the following are met:
 - a. The project does not require a rezoning, PUD, or Text/Map Amendment;
 - b. The project does not require a variance from the ZBA;
 - c. The project does not involve a Special Land Use;
 - d. The project complies with all applicable numeric standards and form requirements in Articles III, IV, and V, or requires only an Administrative Minor Modification under Section 155.701(A)(3); and
 - e. The project is not of such scale or potential impact that, in the judgment of the PCD, a Tier 2 review is necessary to protect the public health, safety, and welfare.

Article VI – Development Procedures

4. Procedure and Timing.
 - a. Completeness. Within ten (10) business days after submission, the PCD or ZA shall determine completeness in accordance with §155.602(B).
 - b. Administrative Review. Following a complete application, the PCD or ZA shall review the application against the standards of this Ordinance and may circulate the plans to other departments or agencies for comment.
 - c. Decision. Within thirty (30) calendar days of deeming an application complete, the PCD or ZA shall approve, approve with conditions, or deny the Tier 1 Site Plan based on the standards in §155.606. The decision shall be in writing and shall include findings of fact and any conditions of approval.
 - d. Appeals. Any person aggrieved by a Tier 1 Administrative Site Plan decision may appeal to the ZBA in accordance with Article VII.

C. Tier 2 – Major Site Plan Review.

1. Authority.
 - a. The Planning Commission shall hold a public meeting or hearing, as required, and shall make a recommendation to the City Council on the application.
 - b. The City Council shall make the final decision to approve, approve with conditions, or deny the Tier 2 Major Site Plan.
2. **Triggers for Tier 2 Review.** An application shall be processed as a Tier 2 Major Site Plan if any of the following apply:
 - a. The use is identified as a Special Land Use (“S”) in the Consolidated Use Table;
 - b. The project includes new construction or expansion that exceeds the threshold(s) for Major Site Plan Review established in Article V;
 - c. The project is submitted in conjunction with a rezoning, PUD, or Text/Map Amendment;
 - d. The project has the potential for significant off-site impacts related to traffic, infrastructure, neighborhood character, or the environment, as determined by the PCD; or
 - e. The project is in the TCD – Town Center District and includes new building construction or an expansion that alters the building façade along a Primary Frontage or Secondary Frontage, as identified on the applicable District Sheet.
 - f. The applicant requests Tier 2 review.

Article VI – Development Procedures

3. Procedure and Timing.
 - a. Completeness. Within ten (10) business days of submission, the PCD or ZA shall determine completeness in accordance with §155.602(B).
 - b. Planning Commission Recommendation. Following a complete application and any required public hearing, the Planning Commission shall consider the application, staff report, and public input, and shall recommend approval, approval with conditions, or denial to the City Council. The Planning Commission’s recommendation shall be made within forty-five (45) calendar days of the application being deemed complete, or at the next regular meeting thereafter, unless extended by mutual agreement.
 - c. City Council Decision. Within thirty (30) calendar days after receiving the Planning Commission’s recommendation, the City Council shall approve, approve with conditions, or deny the application, unless extended by mutual agreement. The Council’s decision shall be in writing and shall include findings of fact and any conditions of approval.
 - d. Appeals. The decision of the City Council on a Tier 2 Major Site Plan shall be final, subject only to judicial review as provided in the MZEA and other applicable law.

D. Special Land Use Review (Processed as Tier 2).

1. Uses identified as Special Land Uses (“S”) in the Consolidated Use Table shall follow the procedures for Tier 2 Major Site Plan Review in this Section, including Planning Commission consideration and City Council final decision.
2. In addition to the general standards in §155.606, Special Land Uses shall comply with any use-specific standards in Article IV and any applicable conditions necessary to ensure compatibility with surrounding properties and the public interest.

155.605 Application Submittal and Checklists.

A. Application Materials.

1. All applications subject to this Article shall include the plans, documents, and information required by this Ordinance and the City’s adopted application checklists.
2. Tier 2 Major Site Plan applications shall include, at a minimum, a complete Site Plan, elevations, grading and drainage plans, utility plans, landscape plans, and any required traffic, parking, or impact studies.
3. The ZA may require the same materials for Tier 1 Administrative Site Plans upon a written finding that the information is reasonably necessary to verify numeric or design compliance with Articles III, IV, and V.

Article VI – Development Procedures

B. Incomplete Applications.

Incomplete applications shall not be scheduled for review or hearing. If an application remains incomplete for six (6) months after the date of the initial completeness review, the application may be considered withdrawn.

155.606 Review Standards and Findings of Fact

A. Applicability.

The standards in this Section apply to all decisions on Site Plans, Special Land Uses, Planned Unit Developments, Article V Modifications, and other development approvals under this Article, unless a more specific standard is provided elsewhere in this Ordinance.

B. Findings of Fact Required.

1. In making any recommendation or decision under this Article, the PCD, ZA, Planning Commission, and City Council shall make written findings of fact addressing each applicable standard in this Section.
2. Findings of fact shall be based on competent, material, and substantial evidence in the administrative record, including application materials, staff reports, public comments, and testimony presented at public hearings.

C. Standards for Approval. An application shall not be approved unless the reviewing body finds that:

1. Authorized Use and District Compliance.
 - a. The proposed use is permitted, either by right or as a Special Land Use, in the applicable zoning district as shown in the Consolidated Use Table; and
 - b. The proposed building form and placement comply with the applicable District Sheet(s) and Article III.
2. Compliance with Site and Building Standards. All applicable numeric, form, and design standards in Article V (Site and Building Standards) are met, or a modification has been granted in accordance with §155.609.
3. Access and Circulation. Vehicular, pedestrian, and bicycle access and circulation, including curb cuts, shared access, driveways, and internal circulation, comply with §155.510 and are designed to promote safe and efficient movement within and adjacent to the site.
4. Parking, Loading, and Screening. Required parking, loading, and screening are provided in accordance with §155.520 and related sections, and are designed to minimize adverse impacts on adjacent and nearby properties.

Article VI – Development Procedures

155.607 Vested Rights, Expiration, and Extensions.

A. Vesting of Approval.

1. An approval under this Article shall confer a vested right to proceed in accordance with the approved plans and conditions when:
 - a. All required approvals have become final; and
 - b. A valid building permit has been issued; and
 - c. Substantial construction has commenced in reasonable reliance on the approval and permit.
2. Vesting shall not exempt a development from subsequently adopted state or federal laws, or from amendments to this Ordinance that are expressly made retroactive by law.

B. Expiration of Approvals.

Unless a more specific time is stated elsewhere in this Ordinance, approvals under this Article shall automatically expire twenty-four (24) months after the date of the final decision if no building permit has been issued for any portion of the approved development.

C. Administrative Extensions.

1. The PCD or ZA may grant one (1) administrative extension of up to twelve (12) months upon a written finding that:
 - a. The approval remains in substantial compliance with the standards and policies of this Ordinance and the Inkster Master Plan; and
 - b. There have been no material changes in applicable regulations that would have required a different outcome if the application were being considered as new; and
 - c. The applicant has demonstrated good-faith efforts to proceed with the project.
2. Any request for an extension shall be submitted in writing prior to the expiration of the approval.

D. Effect of Expiration.

Upon expiration, the approval shall be null and void, and any subsequent development on the property shall require a new application that is subject to the regulations then in effect.

Article VI – Development Procedures

155.608 Article V Modification.

A. Purpose.

The Article V Modification process is intended to provide a flexible, but controlled, mechanism to adjust specific site and building standards in Article V where strict application of a standard would result in practical difficulties, and where a modification can be granted without undermining the purposes of this Ordinance.

B. Authority and Procedure.

1. Modifications that exceed the thresholds for Administrative Minor Modifications under Section 155.701(A)(3), but do not rise to the level of a variance, shall be processed as Article V Modifications.
2. The Planning Commission shall hold a public meeting or hearing, as required, and shall recommend approval, approval with conditions, or denial to the City Council.
3. The City Council shall make the final decision to approve, approve with conditions, or deny the requested modification, based on the standards in this Section and §155.606.

C. Standards for Approval.

In addition to the standards in 155.606, an Article V Modification shall not be approved unless the City Council finds that:

1. The modification is the minimum necessary to address the practical difficulty;
2. The project, with the modification, will provide an equal or greater level of public-realm quality, pedestrian comfort, and neighborhood compatibility than strict application of the standard; and
3. The modification will not result in a substantial detriment to adjacent properties or the public health, safety, or welfare.

155.609 Planned Unit Development (PUD) Rezoning and Approval.

A. Purpose.

The Planned Unit Development (PUD) process is intended to allow flexible, master-planned development that:

1. Implements the Inkster Master Plan and Future Land Use Map;
2. Provides public benefits, such as affordable housing, enhanced public space, sustainability features, or infrastructure improvements, beyond what could be required under conventional zoning; and
3. Ensures a clear, enforceable Regulating Plan and set of conditions governing future development.

B. Relationship to Zoning.

1. A PUD shall be processed as a rezoning to a PUD Overlay District, with an adopted Regulating Plan and associated conditions.
2. The PUD Overlay shall modify or supplement the underlying zoning district(s) as specifically approved by City Council.

Article VI – Development Procedures

C. Procedure.

1. Pre-Application Meeting. A pre-application meeting with PCD is strongly encouraged for all PUD proposals.
2. Application and Completeness. PUD applications shall include all materials required by this Ordinance and any supplemental submittal requirements adopted by the City. Completeness shall be determined in accordance with §155.602(B).
3. Planning Commission Review. Following completeness and required public notice and hearing, the Planning Commission shall consider the application, staff report, and public input, and shall recommend approval, approval with conditions, or denial to the City Council.
4. City Council Decision. Following receipt of the Planning Commission recommendation, the City Council shall approve, approve with conditions, or deny the PUD. The Council's decision shall be in writing and shall include findings of fact and any conditions of approval.

D. PUD Approval Criteria.

In addition to the standards in §155.606, a PUD shall not be approved unless the City Council finds that:

1. The PUD is consistent with the Inkster Master Plan and Future Land Use Map, or the applicant demonstrates that the PUD will better achieve the Plan's goals than strict conformity with the existing designations;
2. The PUD provides public benefits that would not be available through conventional development, which may include, but are not limited to: affordable housing, anti-displacement measures, enhanced public space, sustainability features, infrastructure improvements, or preservation of historic or environmental resources;
3. The proposed Regulating Plan and development standards are clear, enforceable, and sufficient to guide future development in a manner that is compatible with surrounding areas; and
4. The PUD will not result in a substantial detriment to adjacent properties or the public health, safety, or welfare.

E. Minor Amendments.

1. The PCD or ZA may approve minor amendments to an approved PUD, provided that the amendment does not:
 - a. Increase the total number of dwelling units or the maximum approved building height;
 - b. Reduce the amount of civic or open space;
 - c. Reduce or eliminate any approved Affordable Housing or Anti-Displacement commitment; or
 - d. Result in new or significantly greater off-site impacts than those originally approved.
2. In approving a minor amendment, the PCD or ZA shall make written findings that the amendment meets the thresholds in this subsection and that overall public-realm quality and public benefits are maintained.
3. All minor amendments shall be documented in the development file and provided to the Planning Commission and City Council for information.
4. Amendments that do not qualify as minor shall be processed as a new PUD or PUD amendment, following the procedures in this Section.

Article VI – Development Procedures

155.610 Text and Map Amendments.

A. Purpose.

Text and Map Amendments are intended to allow for the periodic updating of this Ordinance and Zoning Map to:

1. Implement the Inkster Master Plan;
2. Respond to changing conditions and community needs; and
3. Correct errors or clarify provisions.

B. Authority and Procedure.

1. Text and Map Amendments may be initiated by the City Council, Planning Commission, or by petition of a property owner or other eligible applicant as defined by the MZEA.
2. Following a complete application and required public notice and hearing, the Planning Commission shall recommend approval, approval with modifications, or denial to the City Council.
3. The City Council shall approve, approve with modifications, or deny the amendment, based on the standards in this Section and §155.606, and consistent with the MZEA.

C. Standards for Approval.

In addition to the standards in §155.606, a Text or Map Amendment shall not be approved unless the City Council finds that:

1. The amendment is consistent with the Inkster Master Plan, or, if not, that the Plan should be amended accordingly;
2. The amendment is necessary to correct an error, clarify language, or respond to changing conditions, community needs, or legislative changes; and
3. The amendment will not result in a substantial detriment to adjacent properties or the public health, safety, or welfare.

Article VI – Development Procedures

155.611 Development Agreements and Community Benefits

A. Purpose.

The purpose of this Section is to authorize the use of development agreements, consistent with the Michigan Zoning Enabling Act and other applicable law, to:

1. Coordinate the timing, phasing, and implementation of development projects;
2. Ensure that necessary on-site and off-site infrastructure and public-realm improvements are provided in a timely and equitable manner;
3. Secure community benefits reasonably related and proportional to the impacts of development; and
4. Provide clear, enforceable obligations that supplement but do not replace the standards of this Ordinance.

B. Authority.

1. The City Council is authorized to approve development agreements associated with approvals under this Ordinance, including but not limited to Tier 2 Major Site Plans, Special Land Uses, Planned Unit Developments (PUDs), and Text or Map Amendments, where appropriate.
2. The Planning Commission may recommend, and the Planning & Community Development Director or Zoning Administrator (PCD/ZA) may negotiate, proposed terms of a development agreement for consideration by the City Council, but only the City Council may approve and execute such agreements on behalf of the City.
3. Development agreements shall be consistent with the Michigan Zoning Enabling Act, this Ordinance, and other applicable law, and shall not contract away the City's police power or legislative authority.

C. Applicability.

1. A development agreement may be required as a condition of approval for:
 - a. Large or phased developments where coordination of infrastructure, access, and public-realm improvements is necessary;
 - b. Projects that impose significant new demand on public utilities or transportation systems, including, but not limited to, Data Centers and High-Intensity Computing Facilities regulated under §155.512(G);
 - c. PUDs, overlay rezonings, or other discretionary approvals that rely on tailored development standards or public benefits; or
 - d. Other projects where the City Council determines that a development agreement is reasonably necessary to address project-specific impacts or secure proportional mitigation and community benefits.
2. Nothing in this Section shall be construed to require a development agreement for every discretionary approval. The decision to require a development agreement shall be based on the scale, complexity, and impacts of the project.

Article VI – Development Procedures

D. Content. A development agreement may address, without limitation:

1. Phasing, timing, and coordination of development;
2. On-site and off-site public infrastructure or utility improvements reasonably related to the project, including electric, water, sanitary sewer, stormwater, transportation, and grid-capacity upgrades;
3. Transportation, traffic management, and multi-modal access improvements;
4. Environmental and sustainability measures, including energy, water, and stormwater management;
5. Public-realm improvements such as streetscape, open space, and trail connections; and
6. Community benefits reasonably related and proportional to the project’s impacts, which may include:
 - a. Local hiring and workforce development commitments;
 - b. Support for neighborhood amenities, public facilities, or digital-equity initiatives;
 - c. Mitigation funds or improvements to address documented noise, light, or environmental impacts; and
 - d. Other measures that advance adopted goals of the City’s Master Plan and strategic plans.

E. Cost Responsibility and Protection of Existing Residents.

1. Development agreements may require an Applicant to fund or construct, or to pay its proportionate share of the cost to fund or construct, public infrastructure, utility, or grid-capacity improvements that are:
 - a. Reasonably necessary to serve the approved development; and
 - b. Reasonably attributable to the development’s new or increased demand on those systems, as determined by the City Engineer and, where applicable, the relevant utility provider.
2. It is the policy of the City that development-related infrastructure costs reasonably attributable to a particular project shall not be shifted to existing residents or businesses through increased rates or general ratepayer subsidies, to the extent permitted by law and utility regulation. Development agreements may include terms to implement this policy, including allocation of capacity-related charges or capital-improvement costs to the Applicant in a manner consistent with applicable utility tariffs and regulations.

F. Relationship to Other Approvals.

1. A development agreement shall supplement, and not replace, the findings, conditions, and standards applicable to the underlying zoning approval.
2. All conditions of approval imposed under this Ordinance shall remain in full force and effect unless specifically modified in a development agreement approved by the City Council in accordance with this Section and applicable law.
3. Where a conflict exists between a duly approved development agreement and a general provision of this Ordinance, the specific terms of the agreement shall control for the subject property, to the extent permitted by law and expressly authorized by the City Council.

Article VI – Development Procedures

G. Form, Recording, and Enforcement.

1. Development agreements shall be in a form approved by the City Attorney and shall:
 - a. Identify the property subject to the agreement;
 - b. Identify the parties and their respective obligations;
 - c. Specify the duration of the agreement and any conditions for extension or termination;
and
 - d. Include enforcement, default, and remedy provisions consistent with this Ordinance and applicable law.

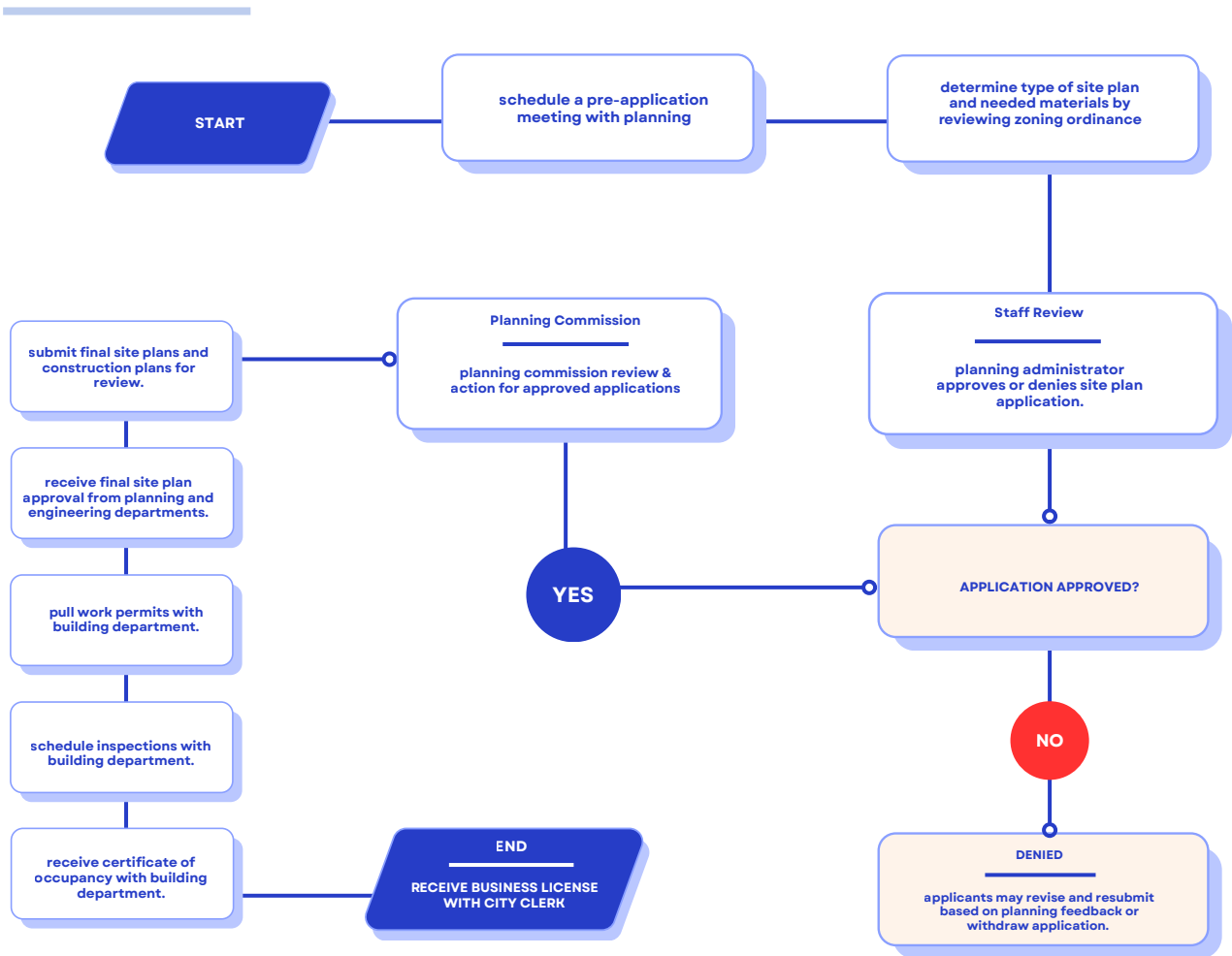
 2. A development agreement that imposes obligations running with the land shall be recorded with the Wayne County Register of Deeds, and its terms shall be binding on successors and assigns to the extent provided in the agreement and permitted by law.

 3. Failure to comply with a material term of a development agreement shall constitute a violation of this Ordinance and may be enforced under Article VII (Administration & Enforcement), in addition to any contractual remedies available to the City under the agreement and any remedies available under other City codes, ordinances, or applicable state or federal law.
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ARTICLE VI – DEVELOPMENT PROCEDURES

Flowcharts & Checklists

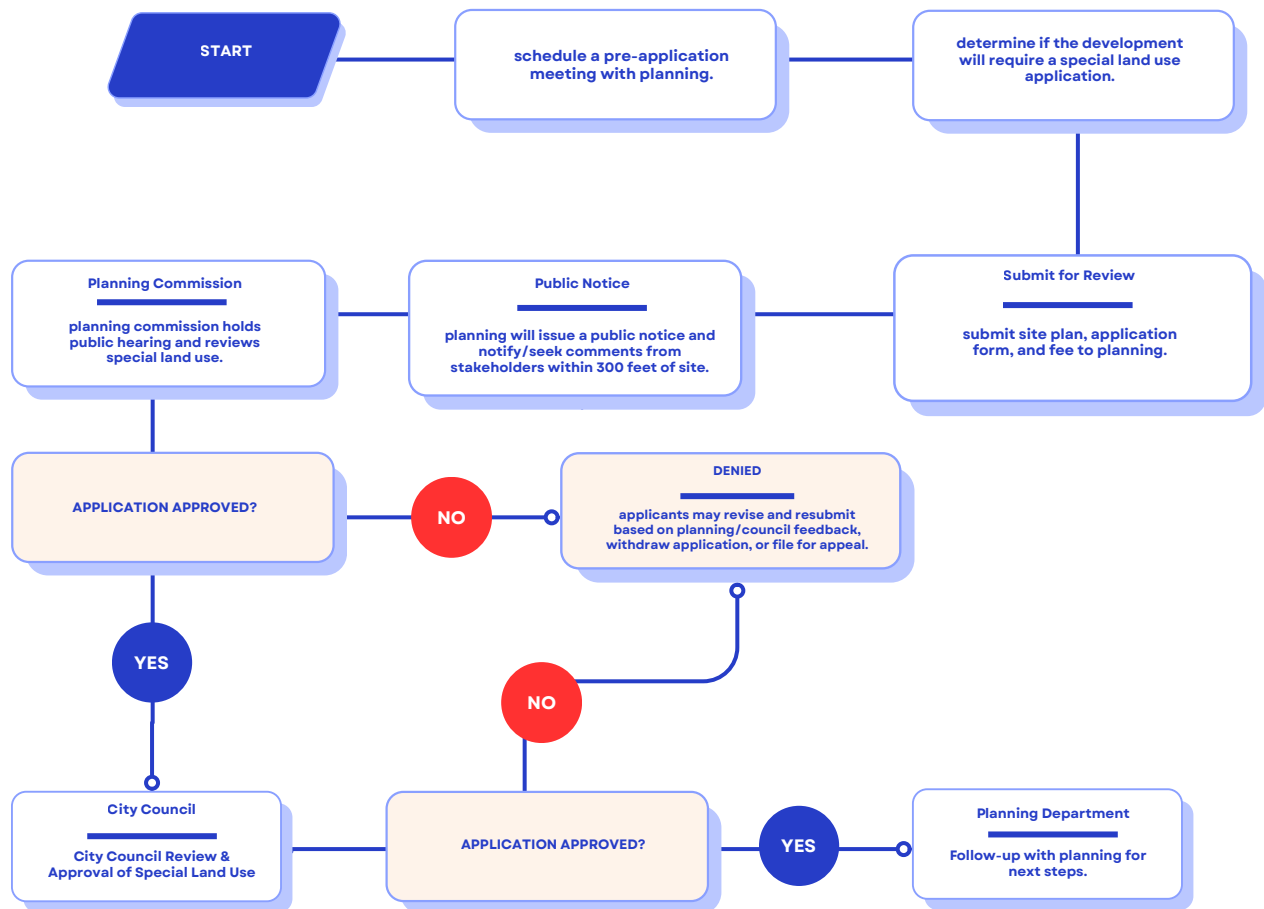
Site Plan Application & Review Flowchart



ARTICLE VI – DEVELOPMENT PROCEDURES

Flowcharts & Checklists

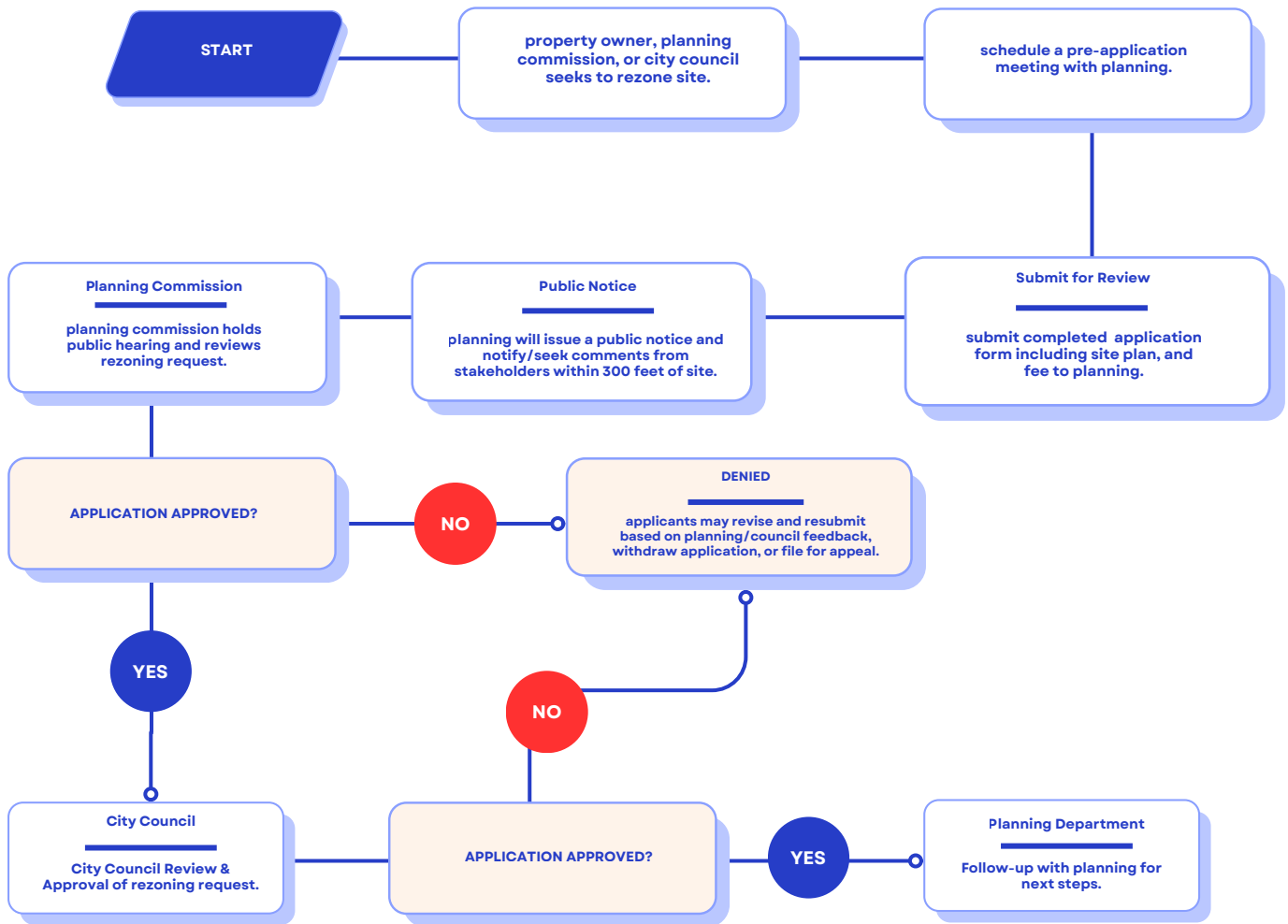
Special Land Use Application & Review Flowchart



ARTICLE VI – DEVELOPMENT PROCEDURES

Flowcharts & Checklists

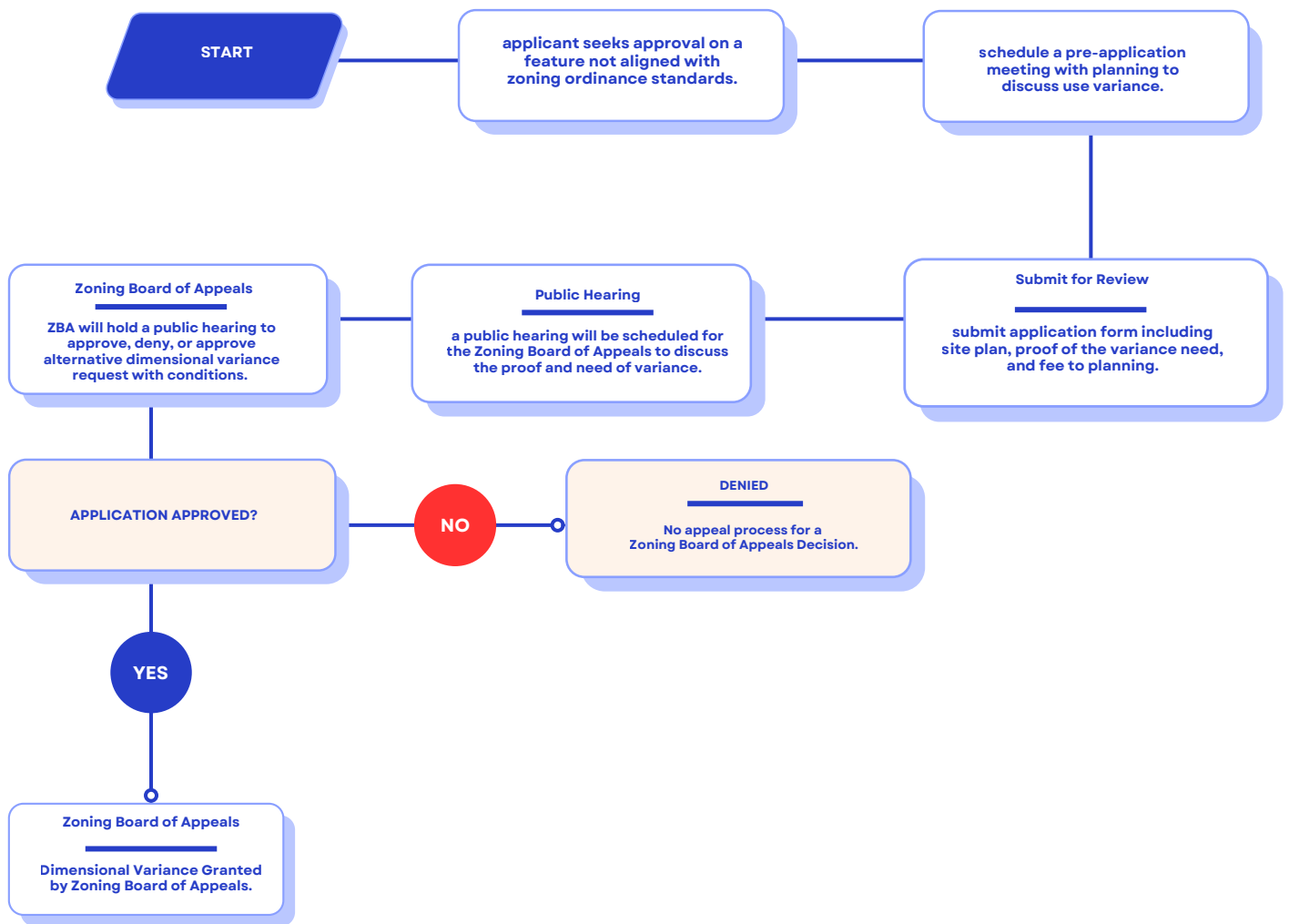
Rezoning Flowchart



ARTICLE VI – DEVELOPMENT PROCEDURES

Flowcharts & Checklists

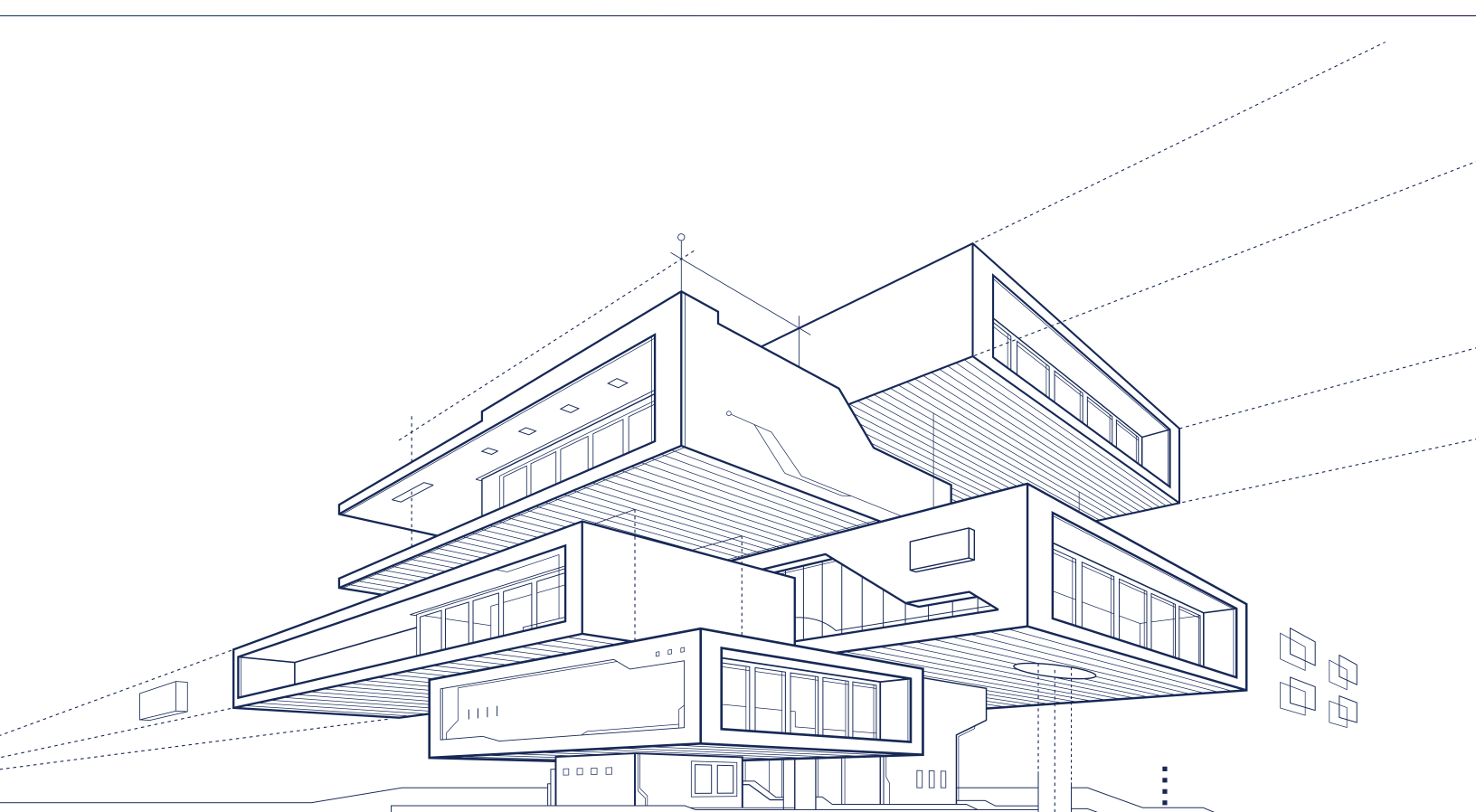
Variance Request Flowchart



■ The City of Inkster

ARTICLE VII

Administration & Enforcement



Article VII – Administration & Enforcement

155.701 Roles & Responsibilities

A. Planning & Community Development Director / Zoning Administrator (PCD/ZA).

1. **Administrative Authority.** The PCD/ZA is the primary administrative official responsible for:

- a. Interpreting and enforcing this Ordinance;
- b. Determining application completeness under Article VI; and
- c. Issuing zoning compliance decisions, including zoning approvals associated with building permits and certificates of occupancy.

2. **Administrative Site Plan Approval.** The PCD/ZA is the final decision-maker for **Administrative (Tier 1) Site Plans** as provided in Article VI.

3. Administrative Minor Modifications.

- a. **Authority.** The PCD/ZA may approve **Administrative Minor Modifications** of up to ten percent (10%) from a single numerical form standard in Articles III or V where all of the following are met:
 - i. The deviation is the minimum necessary to address a specific site constraint or design objective;
 - ii. The deviation does not increase the number or width of curb cuts beyond what is allowed in §155.504;
 - iii. The deviation does not introduce new drive aisles, lanes, or parking areas on designated A-Frontages contrary to Article III;
 - iv. The deviation does not reduce the required buffer type or buffer depth under §155.506(G) or reduce any required ground-floor clear height below the minimum specified in Article III; and
 - v. The required frontage type is maintained and the **façade-in-BTZ** percentage remains within ten (10) percentage points of the minimum required.
- b. **Examples.** Eligible Administrative Minor Modifications may include, but are not limited to: (1) A transparency shortfall of up to ten percent (10%); (2) A Build-To Zone (BTZ) shift of up to five (5) feet; or (3) A façade-in-BTZ shortfall of up to ten (10) percentage points, where other frontage and public-realm objectives are still met.
- c. **Record & Findings.** The PCD/ZA shall issue a written decision for each Administrative Minor Modification, identifying: (1) The numerical standard being modified; (2) The percentage and direction of deviation; (3) The applicable code section; and (4) Findings stating how the modification satisfies the criteria of subsection (A)(3)(a).

4. **Enforcement.** The PCD/ZA is authorized to issue notices of violation, civil citations, and stop-work or stop-use orders, and to initiate enforcement actions under this Article and other applicable City codes.

Article VII – Administration & Enforcement

B. Planning Commission (PC).

1. The Planning Commission is the recommending body for:
 - a. Major (Tier 2) Site Plans;
 - b. Special Land Uses; and
 - c. Article V Modifications, where applicable under Article VI.

2. The PC shall:
 - a. Hold public hearings where required by this Ordinance or state law;
 - b. Review the application, plans, and staff reports;
 - c. Apply the applicable **Standards for Approval** in this Ordinance; and
 - d. Forward to the City Council written **Findings of Fact** and a recommendation to approve, approve with conditions, or deny.

C. City Council.

1. The City Council serves as the City’s legislative body and final decision-making authority. In addition to its general powers provided by Charter and Law, the Council is the final decision-maker for:
 - a. Major (Tier 2) Site Plans;
 - b. Special Land Uses;
 - c. Article V Modifications as provided in Article VI;
 - d. Zoning Map and Text Amendments; and
 - e. Any other matters required by this Ordinance or State Law.

2. In exercising its authority, the Council shall consider the administrative record and recommendations from the Planning Commission, but may also consider additional public testimony and evidence presented during its proceedings. If the Council determines the record is insufficient, it may remand the matter back to the Planning Commission for further review. The Council shall adopt written Findings of Fact or a statement of its rationale to support its final decision.

D. Zoning Board of Appeals (ZBA).

1. **Powers & Duties.** The ZBA shall exercise the powers and duties established by the **Michigan Zoning Enabling Act (MZEA)** and this Ordinance, including:
 - a. Hearing and deciding **appeals** from administrative decisions made in the enforcement or interpretation of this Ordinance;
 - b. Granting **variances** from numerical standards in Articles III and V where relief is not otherwise available through an Administrative Minor Modification or Article V Modification and where the variance standards are met; and
 - c. Performing any other duties expressly assigned by this Ordinance or state law.

2. **Legislative Decisions Not Appealable.** The ZBA shall not hear appeals from legislative decisions of the City Council, including text and map amendments, which are subject to judicial review as provided by law and §155.611.

Article VII – Administration & Enforcement

3. **Conditions on Variances.** In granting a variance, the ZBA may impose reasonable conditions and safeguards related to the size, character, location, and use of buildings or land as necessary to ensure that the variance:
 - a. Will not be injurious to adjacent property or the public health, safety, or welfare; and
 - b. Will remain consistent with the intent of this Ordinance and the standards for variances. Any condition made a part of a variance approval shall have the same force and effect as the variance itself. Failure to comply with such conditions shall constitute a violation of this Ordinance.
4. Findings of Fact for Variances & Appeals.
 - a. For each variance or appeal decision, the ZBA shall adopt written **Findings of Fact** that:
 - i. Identify the specific standards and sections of this Ordinance at issue; and
 - ii. Explain how the evidence in the record satisfies (or fails to satisfy) the applicable standards for approval.
 - b. The findings shall be included in the minutes or written decision and shall constitute the basis for any approval, denial, or conditional approval.
5. **Limitations on Authority.** The ZBA has no authority to amend, alter, or change the text of this Ordinance or the Official Zoning Map. Such powers are reserved to the City Council in accordance with the MZEA and §155.611 (Text and Map Amendments).
6. **Violations.** Any use, structure, or improvement that does not conform to the terms of an approved variance, including any attached conditions or safeguards, shall be deemed a violation of this Ordinance and subject to enforcement under §155.703.

E. Relationship to Other Relief.

1. **Administrative Minor Modifications** under subsection (A)(3) are intended as a limited, staff-level tool for adjusting form standards within a ten percent (10%) range and shall not be used to:
 - a. Authorize a prohibited use; or
 - b. Circumvent required review procedures or public hearings.
2. Larger deviations from Article V standards shall be processed either as:
 - a. Article V Modifications under Article VI; or
 - b. **Variances** under this Article and the MZEA, as applicable.

155.702 Appeals Process

A. Who May Appeal.

Any person aggrieved, or any officer, department, or board of the City affected by a decision of an administrative official or body charged with enforcement or administration of this Ordinance, may file an appeal to the ZBA in accordance with this Section and the MZEA.

B. Appealable Decisions.

1. Appeals may be taken from any final order, requirement, decision, or determination made by the PCD/ZA or other administrative official or body charged with the enforcement or administration of this Ordinance, consistent with the MZEA.
2. Legislative decisions of the City Council, including text and map amendments, are not appealable to the ZBA and are subject to judicial review as provided by law.

Article VII – Administration & Enforcement

C. Time to Appeal.

An appeal shall be filed within twenty-one (21) calendar days after the date of the written decision being appealed, unless a different time period is expressly required by state law.

D. Record and Standard of Review.

1. Appeals shall be based on the existing administrative record, including the application, plans, staff reports, minutes, findings, exhibits, and written decision.
2. In deciding an appeal, the ZBA shall determine whether the appealed decision:
 - a. Was based on a correct interpretation of this Ordinance; and
 - b. Is supported by competent, material, and substantial evidence on the record.
3. The ZBA may affirm, reverse, or modify the appealed decision, in whole or in part, and shall state its decision and Findings of Fact in writing.

E. Timing of Decision.

The ZBA shall schedule and decide an appeal within a reasonable time, generally within forty-five (45) days of accepting a complete appeal filing or at the next available regular meeting thereafter, subject to applicable public-notice requirements in Article VI and the MZEA.

155.703 Enforcement, Violations & Penalties

A. Violation Defined. Each of the following constitutes a violation of this Ordinance and a nuisance per se:

1. Failure to comply with any applicable standard, requirement, or prohibition of this Ordinance;
2. Failure to comply with any approved plan or condition of approval imposed under this Ordinance; or
3. Failure to maintain required buildings, structures, or site improvements in accordance with this Ordinance.

B. Civil Enforcement.

1. Violations of this Ordinance are municipal civil infractions.
2. The PCD/ZA, City Attorney, or other authorized City official may pursue enforcement through one (1) or more of the following:
 - a. Notices of violation and corrective orders;
 - b. Municipal civil infraction citations;
 - c. Stop-work or stop-use orders; and
 - d. Actions for injunctive or other appropriate relief in a court of competent jurisdiction.
3. Each day that a violation continues after notice has been given shall constitute a separate offense, to the extent permitted by law.

C. Correction Periods.

1. For first-time, minor violations that do not involve life-safety issues or significant off-site impacts, the PCD/ZA may provide a reasonable correction period, generally not to exceed ten (10) days, before issuing a citation.
2. For violations involving life-safety, public health, or significant off-site impacts (including, but not limited to, unsafe structures, hazardous site conditions, or substantial lighting, noise, or drainage impacts on neighboring properties), the City may require immediate corrective action or issue a stop-work or stop-use order without a prior correction period.

Article VII – Administration & Enforcement

D. Revocation or Suspension of Approvals.

1. A Site Plan, Special Land Use, Article V Modification, or similar development approval may be revoked or suspended by the same body that granted the approval, after notice and an opportunity to be heard, where the City finds that:
 - a. The approved use or development has materially departed from the approved plans or conditions; or
 - b. Required improvements, such as landscaping, buffers, or screening, have not been installed or maintained and the violation has not been corrected within a reasonable time after notice.
2. Revocation or suspension shall follow written notice to the property owner and/or Applicant and a public meeting or hearing, as applicable under Article VI.
3. The decision to revoke or suspend an approval shall include written Findings of Fact describing the nature of the violation, the steps (if any) taken to correct it, and the reasons why revocation or suspension is warranted.

E. Inspections.

1. The City is authorized to conduct inspections, at reasonable times and upon reasonable notice where practicable, to verify compliance with this Ordinance, approved plans, and conditions of approval.
 2. Prior to issuance of a final certificate of occupancy, the City may verify, as applicable, that required Article III and Article V standards have been met, including but not limited to:
 - a. Building placement and BTZ compliance;
 - b. Frontage type and transparency;
 - c. Parking and access;
 - d. Lighting;
 - e. Landscaping and buffer installation; and
 - f. Mechanical screening.
 3. Where an approved plan or applicable engineering or building codes require specific facilities such as EV charging stations or green-infrastructure features, those facilities shall also be verified for installation and basic operability prior to final occupancy.
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Article VII – Administration & Enforcement

155.704 Certifications, Closeout & Performance Guarantees

A. Final Compliance Documentation.

1. As part of final inspection and close-out for projects subject to Site Plan Review, the PCD/ZA may require submittal of documentation demonstrating compliance with key Article III and Article V standards, such as:
 - a. An updated Code Compliance Matrix and/or Frontage Compliance Sheet;
 - b. As-built drawings or field measurements confirming BTZ, building height, transparency, and parking and access layout; and
 - c. Confirmation that required landscaping, buffers, fences or walls, and mechanical screening have been installed.
2. Where required by an approved plan or separate engineering standards, documentation of stormwater facilities or other infrastructure shall be submitted to the appropriate City department.

B. Performance Guarantees.

1. Where seasonal conditions prevent completion of required landscaping or similar site improvements at the time of occupancy, the City may accept a performance guarantee in a form acceptable to the City, in an amount not to exceed one hundred twenty-five percent (125%) of the estimated cost of the remaining work.
2. The performance guarantee shall be released upon verified installation of the required improvements in compliance with this Ordinance and the approved plans.

155.705 Fees

The City Council may adopt, and from time to time amend, a fee schedule by resolution to recover all or a portion of the reasonable costs associated with the administration, review, inspection, and enforcement of this Ordinance, including but not limited to Site Plan, Special Land Use, variance, appeal, and enforcement activities.

Article VIII – Nonconformities

155.801 Nonconforming Lots of Record

A. Single Buildable Lot.

In a district where a single-household dwelling is permitted, a lot of record that does not meet the minimum lot area and/or width of the district may be used for one principal dwelling and customary accessory structures if all of the following are met:

1. The lot has legal frontage on, and access to, a public street or an approved private road.
2. All applicable yard, height, coverage, frontage, transparency, and performance standards are met, or side-yard relief is available under subsection (C).
3. Utilities, access, and drainage can be provided in accordance with applicable City standards.

B. Adjacent Substandard Lots Under the Same Ownership.

Where two or more contiguous lots of record are under common ownership on the effective date of this Ordinance, and one or more are nonconforming as to area or width, they shall be considered separately for development unless:

1. A recorded restriction, plat note, or prior approval requires that they be combined; or
2. Combination is required as part of an approved land division, plat, or Site Plan.
3. No lot combination shall create or increase a nonconformity with respect to any standard of this Ordinance.

C. Objective Side-Setback Relief for Narrow Lots.

On a nonconforming lot of record that is narrower than the minimum lot width required in the district:

1. Each required side-yard setback may be reduced in proportion to the lot-width shortfall, but not below three (3) feet on any side, and only to the extent necessary to establish a buildable envelope for a conforming principal dwelling.
2. For purposes of applying this provision, the reduced side-yard may be calculated by multiplying the required side-yard setback by the ratio of the actual lot width to the required lot width, but in no case less than three (3) feet.
3. This relief does not authorize any encroachment into public rights-of-way or easements and does not modify any fire, building, or life-safety code requirements.

D. Other Dimensional Relief.

No relief is provided by this Section from maximum building height, maximum lot coverage, frontage or transparency requirements, parking placement, Build-To Zone standards, or other Article V standards, except as expressly stated in this Article or as otherwise approved through Administrative Minor Modifications, Article V Modifications, or variances under Articles VI and VII.

Article VIII – Nonconformities

155.802 Nonconforming Structures (Dimensional Nonconformities)

A. Routine Repair and Maintenance.

Ordinary repairs and interior alterations to a lawful nonconforming structure are permitted, provided they do not increase the degree of nonconformity or create any new nonconformity.

B. Additions and Alterations.

1. No addition or alteration shall reduce any existing yard, height, frontage, transparency, or other dimensional compliance or increase any existing nonconforming encroachment.
2. Additions or alterations that are fully compliant with Articles III and V and that do not increase the degree of any existing nonconformity are permitted.

C. Voluntary Reduction of Nonconformity.

A lawful nonconforming structure may be altered, relocated on its lot, or partially reconstructed to decrease or eliminate one or more nonconformities (for example, bringing a façade into the Build-To Zone, removing a nonconforming encroachment, or increasing required transparency), provided the resulting structure complies with this Ordinance to the greatest extent practicable.

D. Damage or Destruction.

1. **Rebuild in Place (No Greater Nonconformity).** If a lawful nonconforming structure is damaged or destroyed by fire, flood, or other casualty, it may be restored to the same footprint, height, and floor area that existed immediately prior to damage, provided that:
 - a. The restoration does not increase the degree of any nonconformity;
 - b. All applicable life-safety and performance standards of Article V and applicable building codes are met; and
 - c. A complete building permit application is submitted within twelve (12) months of the damaging event. The Zoning Administrator may grant one (1) written extension, not to exceed twelve (12) additional months, upon a showing of good cause.
 - d.
2. **Rebuild with Compliance.** Any restoration or expansion that proposes to increase footprint, height, floor area, or the extent of any nonconforming element shall bring the structure into full conformity with the applicable standards of Articles III and V, unless otherwise permitted by variance.

E. Relocation. A nonconforming structure shall not be moved on its lot or to another lot unless, after relocation, the structure fully conforms to this Ordinance.

155.803 Nonconforming Uses (Use Nonconformities)

A. Continuation.

A lawful nonconforming use may continue within the building, structure, or land area it lawfully occupied on the effective date it became nonconforming, subject to the limitations of this Section.

B. No Expansion or Relocation.

A nonconforming use shall not be:

1. Expanded to additional floor area, acreage, structures, or outdoor areas;
2. Extended to other portions of a building or site not previously occupied by the use; or
3. Moved in whole or in part to any other location on the lot or to another lot.

Article VIII – Nonconformities

C. Change of Use.

1. **To a Conforming Use.** A nonconforming use may be changed to a conforming use at any time. Once changed to a conforming use, it shall not be re-established as a nonconforming use.
2. **To Another Nonconforming Use.** A nonconforming use shall not be changed to a different nonconforming use.

D. Abandonment or Discontinuation.

1. If a nonconforming use is discontinued, inactive, or ceases operations for twelve (12) consecutive months, the nonconforming status shall be deemed lost and any subsequent use shall conform to this Ordinance.
2. Evidence of discontinuation may include, but is not limited to, utility shutoff, removal of business fixtures or equipment, prolonged vacancy or board-up, cessation of required licenses or permits, or other objective indicators of nonuse.

E. Damage to Structures Containing Nonconforming Uses.

1. Where a structure containing a lawful nonconforming use is damaged or destroyed, the structure may be restored in accordance with Section 155.804(D)(1), and the nonconforming use may resume only:
 - a. Within the same floor area that it lawfully occupied immediately prior to damage; and
 - b. If recommenced within twelve (12) months of the damaging event, with one (1) possible written extension of up to twelve (12) additional months granted by the PCD/ZA for good cause.
2. Any increase in floor area or change in layout that would expand or intensify the nonconforming use is prohibited. Any expansion beyond the previously occupied area shall comply as a conforming use.

F. Nonconforming Signs. A *Nonconforming Sign* that was lawfully erected may remain, subject to the following:

1. No nonconforming sign shall be enlarged, expanded, increased in height, relocated, structurally altered, or otherwise modified in any manner that increases the degree of nonconformity, including any change that increases sign area, adds sign faces, increases illumination impacts, or converts the sign to a prohibited sign type.
2. Routine maintenance and repair, including replacement of non-structural components, shall be permitted provided such work does not increase the degree of nonconformity and the sign is maintained in a safe, structurally sound condition.
3. Replacement of sign copy or sign faces (refacing) may be permitted only where the sign's location, type, height, area, and number of faces remain unchanged and the sign is otherwise brought into compliance with current illumination and safety requirements to the maximum extent practicable.
4. If a nonconforming sign is removed, abandoned, destroyed, or damaged such that repair would require replacement of the supporting structure or would constitute structural alteration, any replacement shall comply with this Ordinance and §155.510.
5. A nonconforming sign associated with a use or tenant space that has ceased operations shall be removed or handled in accordance with §155.514 (Vacant Commercial Structure Maintenance), and failure to do so shall constitute a violation of this Ordinance.
6. **Change of business/tenancy.** Upon any change in business name, use, tenancy, or occupancy of the premises or tenant space to which a nonconforming sign relates, the nonconforming sign shall be removed prior to, or concurrently with, the change; a change in ownership without a change in tenancy or occupancy shall not, by itself, require removal.

Article VIII – Nonconformities

155.804 Nonconforming Site Features

Nonconforming site features—including, but not limited to, parking placement or quantity, access points, driveways, screening, landscaping, lighting, and signs—that were lawfully established may remain, subject to the following:

1. Such features shall not be altered in a manner that increases the degree of nonconformity.
2. Any site change that requires Site Plan Review under Article VI shall bring the feature(s) being modified into conformity with the applicable standards of Article V, to the extent reasonably practicable, unless a waiver, modification, or variance is approved.
3. Other site features that are not being changed are not required to be brought into conformity solely because Site Plan Review is triggered, unless specifically required by Article V or a condition of approval.
4. **Flood Hazard Compliance.** Notwithstanding any provision of this Article, a lawful nonconforming lot, structure, use, or site feature located within a Special Flood Hazard Area (SFHA), floodway, or floodplain shall not be altered, expanded, repaired, reconstructed, or otherwise continued in a manner that conflicts with §155.517 (Flood Hazard Resilience Standards) or any applicable floodplain regulations adopted by the City; flood hazard requirements shall apply to the fullest extent permitted by law, including to work constituting Substantial Improvement or repair of Substantial Damage.

155.805 Determinations & Documentation

A. PCD/ZA Determination.

The Planning & Community Development Director or Zoning Administrator (PCD/ZA) is authorized to issue written determinations as to whether a use, structure, lot, or site feature is lawful and nonconforming under this Article, based on objective evidence and the standards of this Ordinance.

B. Record-Keeping.

To establish the area, intensity, and nature of a nonconforming use or structure, the City may require submission of floor plans, Site Plans, photographs, dated permits, licenses, assessor records, or other relevant documentation.

C. Appeals.

Determinations of nonconforming status by the PCD/ZA may be appealed to the Zoning Board of Appeals (ZBA) in accordance with Section 155.702.

155.806 Unlawful Situations (Not Lawful Nonconformities)

A use, structure, lot, or site feature that was established:

1. Without required approvals; or
2. In violation of the law or regulations in effect at the time of establishment, is not a lawful nonconformity and shall be deemed a violation of this Ordinance, subject to enforcement under Article VII.

155.807 Conflicts

Where any provision of this Article conflicts with a more restrictive standard elsewhere in this Ordinance, including but not limited to floodplain regulations, overlay districts, or applicable building and life-safety codes, the more restrictive provision shall control, consistent with Section 155.103 (Conflicting Regulations).



MEMO

TO: Honorable Mayor and City Council Members

FROM: Derek Dowdell, Community Development Director

DATE: March 27, 2026

RE: Recommendation for Adoption of Chapter 155 Zoning Ordinance Update

Executive Summary

The purpose of this memo is to formally recommend that the City Council adopt the proposed updates to Chapter **155 Zoning Ordinance**. This comprehensive update is designed to align our local land-use regulations with the city's current Master Plan, promote sustainable economic development, and streamline the administrative process for residents and developers alike.

Planning Commission Recommendation

At the regularly scheduled meeting held on **March 23, 2026**, the Inkster Planning Commission conducted a final review and public hearing regarding the proposed changes. Following a thorough discussion of the ordinance's impact on community growth and modernization:

- **Action:** The Planning Commission Board voted **unanimously** to recommend the adoption of the Chapter 155 Zoning Ordinance update to the City Council.
- **Rationale:** The Board noted that the updated ordinance addresses previous ambiguities, encourages mixed-use development in key corridors, and modernizes standards for the zoning ordinance.

Key Benefits of the Update

Adopting the revised Chapter 155 will provide several strategic advantages for the City of Inkster:

1. **Consistency:** Ensures all zoning regulations are legally defensible and consistent with state statutes.
2. **Economic Growth:** Simplifies the "red tape" for new businesses, making Inkster a more attractive destination for investment.
3. **Community Character:** Includes updated design standards that protect the aesthetic value and integrity of our residential neighborhoods.
4. **Modern Standards:** Incorporates contemporary land-use trends, such as missing middle housing.

Next Steps

The Planning Commission encourages the Council to review the attached final draft of the ordinance after the required two readings.



Staff Note: The unanimous support from the Planning Commission reflects a strong consensus that these changes are vital for the long-term prosperity of our community.

155.205 Definitions (A-Z)

M

Mixed Use Building: A building that contains two or more distinct use categories (such as residential, office, retail, service, or civic) in vertical or horizontal combination within the same structure. For purposes of Article IV, any building meeting this definition is classified as a Mixed-Use Building.

Mobile Food Court or Park: A site or lot designed and approved for two or more mobile food vendors operating in a shared location, which may include common seating areas, restrooms, utilities, and accessory amenities for patrons.

Mobile Food Vendor: A business that prepares and sells food or beverages from a movable vehicle, trailer, or cart that is temporarily parked or operated on public or private property, including food trucks and pushcarts.

Mobile Home: A dwelling constructed prior to the HUD Code (pre-1976), which is built on a chassis and with or without a permanent foundation when connected to required utilities. Excludes travel trailers, modular homes, recreational vehicles, converted buses, and other temporary structures.

Mobile Home Park: A tract of land subdivided into lots for the placement of multiple mobile homes, with streets, utilities, and any common facilities necessary for residential use.

Mobile Storage Unit (Portable Storage Container):

A fully enclosed container used for the temporary storage of personal property, delivered to and removed from a site, and not permanently affixed to the ground or designed for human occupancy.

Modular Home: A factory-built dwelling constructed in sections according to local and state building codes, transported to the site, and assembled on a permanent foundation for long-term residential use; distinct from manufactured homes and mobile homes.

Monument (Ground) Sign: A freestanding sign in which the sign face is attached to a solid base or pedestal that is in continuous contact with the ground, and where the distance between the bottom of the sign face and the grade does not exceed 6 feet including base, as specified in 155.509.

Motel: A building, part of a building, or group of buildings containing ten (10) or more dwelling units with twenty-five percent (25%) or more having exterior entrances, primarily used for transient occupancy by the public. It is not a multiple-family dwelling, transient housing facility, or rooming house.

Multiplex: A building with three to four dwelling units, designed to resemble a large house.

Mural: A work of graphic art or painting applied directly to, or mounted on, an exterior building wall surface, intended primarily for aesthetic or placemaking purposes. A Mural is not a Wall Sign unless it meets the definition of Sign by primarily identifying, advertising, or directing attention to a business, product, service, or activity.

Museum: A building or structure open to the public for collecting, preserving, and exhibiting objects of historical, cultural, scientific, or artistic value, including incidental accessory uses such as classrooms, auditoriums, gift shops, and cafés.



REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: April 15, 2026

From:

Date for Council's Consideration: April 20, 2026

ACTION REQUESTED: Consider Street Closure/Block Party 4th Annual Princeton Street Block Party

TYPE OF ACTION:

FUNDS BUDGETED:

ACCOUNT #:

APPROVERS:

Date: April 16, 2026

Byron Nolen, Mayor

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

PROJECT IMPROVEMENTS:

PROJECTED TIMELINE:

RESOLUTION:

Resolved By: None

Seconded By: None

Yes: None

No: None

Absent:

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: April 13, 2026

From: Georgina L. Holliday, City Clerk

Date for Council's Consideration: April 20, 2026

ACTION REQUESTED: Consider approval Street Closure/Block Party; 4th annual Princeton Street block party. Date: June 27, 2026; Event Hours: 2pm-10pm Street to be closed: Princeton; Cross Streets: Meadowdale/Bayhan. Block Party Coordinator: Corey Joe Riley

Current Action X Emergency _____ Future _____

Funds Budgeted: _____ Account # _____ No _____ N/A _____

Mayor 's Approval _____

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

4th annual Princeton Street Block Party to be held June 27, 2026; 2pm-10pm; street to be closed: Princeton; cross streets Meadowdale/Bayhan

PROJECT IMPROVEMENTS:

PROJECTED TIMETABLE:

RESOLUTION:

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Name: Corey Joe Riley Phone Number: 313.433.2853
Applicant Address: 26137 Princeton Email (Optional): N/A

REQUEST:

Street To Be Closed: Princeton Cross Streets: Meadowdale Bayhan
Date(s) To Be Closed: June 27, 2026
Event Hours: 2 am/pm To 10 am/pm (EVENTS MUST CONCLUDE BY 10PM)
Type Of Event: 4th annual Princeton Street Block party

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

Furthermore, the undersigned will be liable for the replacement costs of the barricades/cones in the event of loss or damage. The replacement cost is \$20.00 (Twenty Dollars) per item. If the matter is adjudicated in court, attorney fees and court costs will be assessed.

The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. **Call to make arrangements: 313-563-9773**

Applicant Signature: Corey Joe Riley Date: 4/10/26

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police _____ Fire _____ DPS _____ BLDG _____

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____



Street Closure/Block Party Petition

We the undersigned acknowledge and support the request for a Block Party on

Princeton between Bay Han
(Street) (Street)

and Meadowdale for the date and time of June 27, 2026
(Street) (Event date & time)

Block Party Coordinator: Corey Joe Riley
(Contact Person)

Daytime Number: 313.433.2853 Evening Number: _____
313.433.2853

Name	Address
GARY MERRITT	26147
Brona Tisby	26187 Princeton
Kristen Boyd	26195 Princeton
Timothy Ross Jr	26201 Princeton
Joy Riley	26209 Princeton
KATRINA KELLY	26288 Princeton
Brooklyn Lynch	26280 Princeton
Eleanor Aeff	26212 Princeton
Amber Cogley	26204 Princeton St
Mikhail Lloyd	26174 Princeton
Darian Mason	26176 Princeton
Regina Waks	26168 Princeton
Tom Walker	26177 Princeton
Loada Walker	26177 Princeton
B. Smith	26152
B. Rali	26144 Princeton
Admire Far	26128 Princeton
John Filler	26104 Princeton
Jaime Filler	26104 Princeton

emailed
4/10/26



STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Corey Joe Riley
Name

313.433.2853
Phone Number

26137 Princeton
Applicant Address

N/A
Email (Optional)

REQUEST:

Street To Be Closed: Princeton Cross Streets: Meadowdale Bayhan

Date(s) To Be Closed: June 27, 2026

Event Hours: 2 am To 10 am (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: 4th annual Princeton Street Block party

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

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The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements: 313-563-9773

Applicant Signature: Corey Joe Riley

Date: 6/10/26

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police _____ Fire _____ DPS _____ BLDG DR -approved 04.14.202

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: Georgina L. Holliday Date: 6/10/26



STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Corey Joe Riley
Name

313.433.2853
Phone Number

26137 Princeton
Applicant Address

N/A
Email (Optional)

REQUEST:

Street To Be Closed: Princeton Cross Streets: Meadowdale, Bayhan

Date(s) To Be Closed: June 27, 2026

Event Hours: 2 am pm To 10 am pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: 4th annual Princeton Street Block party

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

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The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements: 313-563-9773

Applicant Signature: Corey Joe Riley

Date: 6/10/26

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police JK Fire JK DPS LT BLDG _____

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: Gebrgina L. Holliday Date: 6/10/26



REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: April 15, 2026

From:

Date for Council's Consideration: April 20, 2026

ACTION REQUESTED: Consider Replacement of Mobile and Prep Radios for Police and Fire

TYPE OF ACTION:

FUNDS BUDGETED:

ACCOUNT #:

APPROVERS:

Date: April 16, 2026

Byron Nolen, Mayor

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

PROJECT IMPROVEMENTS:

PROJECTED TIMELINE:

RESOLUTION:

Resolved By: None

Seconded By: None

Yes: None

No: None

Absent:

REQUEST FOR COUNCIL ACTION

To: Mrs. Georgina Holliday, City Clerk

Date: 04/15/2026

From: Tamika L. Jenkins, Chief

Date for Council’s Consideration: 4-20-2026

ACTION REQUESTED: Replacement of Mobil and Prep Radios for Police & Fire

Current Action Emergency Future

Funds Budgeted: Yes Account # _____ No N/A

Mayor ‘s Approval _____

BACKGROUND:

Replacement of Mobil and Prep Radios for Police & Fire

SCOPE OF SERVICES:

JUSTIFICATION:

The current radio equipment used by the Police and Fire Departments is outdated and no longer meets operational or safety standards. Personnel frequently experience poor reception in certain areas of the city, which creates communication gaps during critical incidents and poses a risk to both responders and the public. Additionally, federal and state requirements mandate that all public safety radios be fully encrypted by October 2026. Replacing the existing radios will ensure reliable, secure communication, enhance officer and firefighter safety, and bring the department into compliance with mandated encryption standards.

PROJECT IMPROVEMENTS:

PROJECTED TIMETABLE:

RESOLUTION:

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

CITY OF INKSTER COUNCIL RESOLUTION

RECOMMENDATION:

Adopt a Resolution authorizing the Chief of Police to enter an initial seven-year lease and any future amendments with seven (7) annual payments estimated at \$133,008.28 and not to exceed \$772,713.11 plus interest at 4.89% per year for a total of \$931,057.96 with Motorola Solutions. At the conclusion of the seven payments or the payment of the balance on \$772,713.11 the radios become the property of The City of Inkster. Additionally, there will be a one-time Michigan Public Safety Communication System (MPSCS) activation fee of 29,000.00.

FISCAL IMPACTS OF RECOMMENDATION:

In order to secure this critical communications equipment with the minimal annual impact on the City's limited budget resources, a seven-year lease was selected to stretch the investment period and develop manageable annual payments. The resulting lease will require an annual fund allocation of \$133,008.28 on a seven-year lease not to exceed \$931,057.96 which includes interest. This represents the combined Lease Agreement for Police and Fire Department Radios.

CURRENT SITUATION AND ITS EFFECTS:

The lease agreement with Motorola Solutions for Public Safety Radios is a strategic plan, advancing our goal to create a resilient, safe, connected, and prepared city. Both the Police and Fire Departments' radio systems are obsolete, and the current models are not compliant with the Department of Justice (CJIS) encryption mandates. By combining both Police and Fire Departments' radio requirements we were able to secure manufacturer discounts of \$430,064.57 dollars as outlined in Motorola's MiDeal State Contract #190000001544 and avoid equipment price increases which would result in additional cost savings moving forward. These discounts resulted in significant savings to the City.

During our ongoing lease and equipment discussions, the Fire Department determined their existing radio equipment was of the same vintage as the Police radios and would require encryption to share radio frequencies with the Police Department, which is an operational necessity, as well as their interoperable communications with surrounding fire departments. The Fire Department also has a time-sensitive business need to expand the number of radios assigned to support the department redesign. These radios will be used to support enhanced operations in fire prevention. To address their critical

communications equipment, need and realize the discounts available, the Fire Department was included in the purchase of Motorola Radios.

BACKGROUND:

The Police and Fire Department Radios were acquired from a variety of manufacturers over the last 10-15 years, making it logistically difficult to know whom to contact when assistance is required and most of the radios have exceeded their useful life. Additionally, out of warranty repair fees, when available, are quite costly. The new radios will comply with the Department of Justice unfunded mandate that all transmissions of confidential personal information be encrypted to reduce the unauthorized use of confidential information over MPSCS Public Safety Radio systems statewide.

RATIONALE FOR RECOMMENDATION:

Many of the existing Public Safety Radios have exceeded their useful life and replacement parts are becoming difficult to acquire. The new Motorola Solutions radios have mandated encryption, enhanced operability between the Police and Fire Departments, and will ensure reliable communications between the City Call Center and personnel responding to in-progress emergencies and requests for services. The seven-year lease agreement with Motorola Solutions represents the best solution to address the deficiencies in the existing radio system at the least possible annual allocation of resources.

ALTERNATIVE ACTIONS CONSIDERED:

The Police and Fire Departments weighed the upfront purchase of the radios and compared the budget impacts to have smaller annual payments of less than \$135,000.00 dollars versus a one-time purchase cost of over \$772,713.11 dollars. The lower annual payments are more easily supported by the available on-going revenue streams and have significant impact on the lease decision.

Resolution

WHEREAS both the Police and Fire Departments require mobile radio communications to provide service to the Community; and

WHEREAS, the Police and Fire Departments' current mobile radios are obsolete and do not meet Department of Justice encryption standards; and

WHEREAS, the Police and Fire Departments require new mobile radios to provide essential emergency services to the City of Inkster's, regional partners; and

WHEREAS the Police and Fire Departments essential need for updated equipment can be addressed by securing a lease agreement with Motorola Solutions for radio equipment, and associated services; and

Whereas the funding for the lease for the new mobile radios will be with annual payments at \$ 133,008.28 for seven years for a total not to exceed \$931,057.96.

NOW THEREFORE, BE IT RESOLVED by the Council of the City that the Chief of Police is authorized to sign, including any amendments to, the lease agreement with Motorola Solutions, for radios and necessary radio equipment to support the Police and Fire Departments radio systems identified as Police and Fire Department Radios over the entire term of the lease agreement, with seven annual payments estimated at \$133,008.28 and not to exceed \$931,057.96 total for Police and Fire Department radios with Motorola Solutions.



INKSTER POLICE DEPT, CITY OF

PD & FD RADIO REFRESH

04/03/2026

The design, technical, pricing, and other information ("Information") furnished with this submission is confidential proprietary information of Motorola Solutions, Inc. or the Motorola Solutions entity providing this quote ("Motorola") and is submitted with the restriction that it is to be used for evaluation purposes only. To the fullest extent allowed by applicable law, the Information is not to be disclosed publicly or in any manner to anyone other than those required to evaluate the Information without the express written permission of Motorola. MOTOROLA, MOTO, MOTOROLA SOLUTIONS, and the Stylized M Logo are trademarks or registered trademarks of Motorola Trademark Holdings, LLC and are used under license. All other trademarks are the property of their respective owners. © 2020 Motorola Solutions, Inc. All rights reserved.

04/03/2026

INKSTER POLICE DEPT, CITY OF
27301 S RIVER PARK DR
INKSTER, MI 48141

RE: Motorola Quote for PD & FD RADIO REFRESH

Dear Tamika Jenkins,

Motorola Solutions is pleased to present INKSTER POLICE DEPT, CITY OF with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide INKSTER POLICE DEPT, CITY OF with the best products and services available in the communications industry. Please direct any questions to Ed Horvath at EdHorvath@callmc.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Ed Horvath
Sr. Account Executive

Motorola Solutions Manufacturer's Representative

Billing Address:
 INKSTER POLICE DEPT, CITY OF
 27301 S RIVER PARK DR
 INKSTER, MI 48141
 US

Shipping Address:
 INKSTER POLICE DEPT, CITY OF
 27301 S RIVER PARK DR
 INKSTER, MI 48141
 US

Quote Date:04/03/2026
Expiration Date:06/02/2026
Quote Created By:
 Ed Horvath
 Sr. Account Executive
 EdHorvath@callmc.com
 3132183450

End Customer:
 INKSTER POLICE DEPT, CITY OF
 Tamika Jenkins
 tjenkins@cityofinkster.com
 313-563-9850 x 3104

Contract: 35115 - STATE OF MICHIGAN,
 MA# 190000001544
AGREEMENT: STATE OF MICHIGAN
Payment Terms:30 NET

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	List Price	Disc %	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX6000					
1	H98UCF9PW6BN	PORTABLE RADIO APX6000 700/800 MODEL 2.5	45	\$3,924.00	40.0%	\$2,354.40	\$105,948.00
1a	H869BZ	SOFTWARE LICENSE ENH: MULTIKEY	45	\$388.00	40.0%	\$232.80	\$10,476.00
1b	HA00690AA	ADD: 7Y ESSENTIAL SERVICE HTP	45	\$386.00	0.0%	\$386.00	\$17,370.00
1c	Q361AR	ADD: P25 9600 BAUD TRUNKING	45	\$353.00	40.0%	\$211.80	\$9,531.00
1d	H38BT	ADD: SMARTZONE OPERATION	45	\$1,412.00	40.0%	\$847.20	\$38,124.00
1e	QA00580AC	ADD: TDMA OPERATION	45	\$530.00	40.0%	\$318.00	\$14,310.00
1f	Q15AK	ADD: AES/DES-XL/DES-OFB ENCRYPTION AND ADP	45	\$941.00	40.0%	\$564.60	\$25,407.00
1g	QA09113AB	ADD: BASELINE RELEASE SW	45	\$0.00	0.0%	\$0.00	\$0.00



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Disc %	Sale Price	Ext. Sale Price
1h	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	45	\$607.00	40.0%	\$364.20	\$16,389.00
1i	H122BR	ALT: 1/4 WAVE 7/8 STUBBY (NAR6595)	45	\$28.00	40.0%	\$16.80	\$756.00
2	PMNN4485A	PORTABLE RADIO BATTERY IMPRES 2 LI-ION R IP68 2550T	50	\$185.49	25.0%	\$139.12	\$6,956.00
3	NNTN8860B	CHARGER, DESKTOP SINGLE UNIT IMPRES 2, FAST US/NA	15	\$199.56	25.0%	\$149.67	\$2,245.05
4	NNTN8844B	CHARGER, DESKTOP MULTI UNIT 6 W/DISPL, IMPRES 2 US	5	\$1,824.56	25.0%	\$1,368.42	\$6,842.10
5	PMMN4135BTAA	XVP850 REMOTE SPEAKER MICROPHONE, WITH CHANNEL KNOB, TAA	50	\$597.00	25.0%	\$447.75	\$22,387.50
6	NAR6595A	PORTABLE ANTENNA, STUBBY, 700/800	5	\$33.51	25.01%	\$25.13	\$125.65
Product Services							
7	LSV00Q00202A	DEVICE PROGRAMMING Program 45 APX6000 radios with MPSCS provided code plugs.	45	\$71.43	0.0%	\$71.43	\$3,214.35
	APX™ 6500 / Enh Series	ENHANCEDAPX6500					
8	M25URS9PW1BN	MOBILE RADIO APX6500 ENHANCED 7/800 MHZ	27	\$3,764.00	40.0%	\$2,258.40	\$60,976.80
8a	G851AG	ADD: AES/DES-XL/DES-OFB ENCRYP APX AND ADP	27	\$941.00	40.0%	\$564.60	\$15,244.20
8b	HA00694AA	ADD: 7Y ESSENTIAL SERVICE HTM	27	\$604.80	0.0%	\$604.80	\$16,329.60
8c	GA00580AA	ADD: TDMA OPERATION	27	\$530.00	40.0%	\$318.00	\$8,586.00
8d	G51AU	SOFTWARE LICENSE ENH: SMARTZONE OPERATION APX6500	27	\$1,412.00	40.0%	\$847.20	\$22,874.40
8e	G67DT	ADD: REMOTE MOUNT E5 APXM	27	\$350.00	40.0%	\$210.00	\$5,670.00
8f	GA01606AA	ADD: NO BLUETOOTH/WIFI/GPS ANTENNA NEEDED	27	\$0.00	0.0%	\$0.00	\$0.00
8g	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX	27	\$71.00	40.0%	\$42.60	\$1,150.20



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Line #	Item Number	Description	Qty	List Price	Disc %	Sale Price	Ext. Sale Price
8h	G444AH	ADD: APX CONTROL HEAD SOFTWARE	27	\$0.00	0.0%	\$0.00	\$0.00
8i	G806BL	SOFTWARE LICENSE ENH: ASTRO DIGITAL CAI OP APX	27	\$607.00	40.0%	\$364.20	\$9,833.40
8j	GA01670AA	ADD: APX E5 CONTROL HEAD	27	\$767.00	40.0%	\$460.20	\$12,425.40
8k	W22BA	ADD: STD PALM MICROPHONE APX	27	\$85.00	40.0%	\$51.00	\$1,377.00
8l	QA09113AB	ADD: BASELINE RELEASE SW	27	\$0.00	0.0%	\$0.00	\$0.00
8m	W969BG	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	27	\$388.00	40.0%	\$232.80	\$6,285.60
8n	G174AD	ADD: ANT 3DB LOW-PROFILE 762-870	27	\$50.00	40.0%	\$30.00	\$810.00
8o	G361AH	SOFTWARE LICENSE ENH: P25 TRUNKING SOFTWARE APX	27	\$353.00	40.0%	\$211.80	\$5,718.60
Product Services							
9	LSV00Q00202A	DEVICE PROGRAMMING Program 27 APX6500 mobile radios using the MPSCS supplied code plugs.	27	\$71.43	0.0%	\$71.43	\$1,928.61
10	LSV00Q00203A	DEVICE INSTALLATION Install 27 APX6500 mobile radios in customer's vehicles.	27	\$785.71	0.0%	\$785.71	\$21,214.17
APX™ 6500 / Enh Series ENHANCEDAPX6500							
11	M25URS9PW1BN	MOBILE RADIO APX6500 ENHANCED 7/800 MHZ	8	\$3,764.00	40.0%	\$2,258.40	\$18,067.20
11a	W665BF	ADD: BASE STATION OP APX	8	\$82.00	40.0%	\$49.20	\$393.60
11b	G851AG	ADD: AES/DES-XL/DES-OFB ENCRYP APX AND ADP	8	\$941.00	40.0%	\$564.60	\$4,516.80
11c	GA00235AA	ADD: NO GPS ANTENNA NEEDED APX	8	\$0.00	0.0%	\$0.00	\$0.00
11d	HA00694AA	ADD: 7Y ESSENTIAL SERVICE HTM	8	\$604.80	0.0%	\$604.80	\$4,838.40
11e	GA00580AA	ADD: TDMA OPERATION	8	\$530.00	40.0%	\$318.00	\$2,544.00
11f	G66BJ	ADD: DASH MOUNT E5 APXM	8	\$148.00	40.0%	\$88.80	\$710.40



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 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Disc %	Sale Price	Ext. Sale Price
11g	G51AU	SOFTWARE LICENSE ENH: SMARTZONE OPERATION APX6500	8	\$1,412.00	40.0%	\$847.20	\$6,777.60
11h	G142AD	ADD: NO SPEAKER APX	8	\$0.00	0.0%	\$0.00	\$0.00
11i	G89AC	ADD: NO RF ANTENNA NEEDED	8	\$0.00	0.0%	\$0.00	\$0.00
11j	G444AH	ADD: APX CONTROL HEAD SOFTWARE	8	\$0.00	0.0%	\$0.00	\$0.00
11k	G806BL	SOFTWARE LICENSE ENH: ASTRO DIGITAL CAI OP APX	8	\$607.00	40.0%	\$364.20	\$2,913.60
11l	GA01670AA	ADD: APX E5 CONTROL HEAD	8	\$767.00	40.0%	\$460.20	\$3,681.60
11m	QA09113AB	ADD: BASELINE RELEASE SW	8	\$0.00	0.0%	\$0.00	\$0.00
11n	W969BG	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	8	\$388.00	40.0%	\$232.80	\$1,862.40
11o	W382AM	ADD: CONTROL STATION DESK GCAI MIC	8	\$199.00	40.0%	\$119.40	\$955.20
11p	G361AH	SOFTWARE LICENSE ENH: P25 TRUNKING SOFTWARE APX	8	\$353.00	40.0%	\$211.80	\$1,694.40
Product Services							
12	LSV00Q00202A	DEVICE PROGRAMMING Program 8 APX6500 base radios with the MPSCS supplied code plugs.	8	\$71.43	0.0%	\$71.43	\$571.44
13	LSV00Q00203A	DEVICE INSTALLATION Program 8 APX6500 base radios with the MPSCS supplied code plugs.	8	\$642.86	0.0%	\$642.86	\$5,142.88
After Market Encryption Upgrades							
14	T7936A	SOFTWARE LICENSE APX UCM UPGRADE CD	1	\$61.53	40.0%	\$36.92	\$36.92
14a	CA00182AR	ADD: AES ENCRYPTION SOFTWARE	2	\$745.00	40.0%	\$447.00	\$894.00
After Market Encryption Upgrades							
15	T7936A	SOFTWARE LICENSE APX UCM UPGRADE CD	1	\$61.53	40.0%	\$36.92	\$36.92
15a	CA00840AK	ADD:DES,DES-XL,DES-OFB	2	\$811.00	40.0%	\$486.60	\$973.20



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 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Disc %	Sale Price	Ext. Sale Price
Product Services							
16	LSV00Q00202A	DEVICE PROGRAMMING Flash upgrade and reprogram 2 existing APX6000 portable radios.	2	\$142.86	0.0%	\$142.86	\$285.72
APX™ 6000 Series							
17	H98UCF9PW6BN	APX6000 XE PORTABLE RADIO APX6000 700/800 MODEL 2.5	30	\$3,924.00	40.0%	\$2,354.40	\$70,632.00
17a	H869BZ	SOFTWARE LICENSE ENH: MULTIKEY	30	\$388.00	40.0%	\$232.80	\$6,984.00
17b	HA00690AA	ADD: 7Y ESSENTIAL SERVICE HTP	30	\$386.00	0.0%	\$386.00	\$11,580.00
17c	Q361AR	ADD: P25 9600 BAUD TRUNKING	30	\$353.00	40.0%	\$211.80	\$6,354.00
17d	QA02006AA	PORTABLE RADIO ENH: APX6000XE RUGGED RADIO	30	\$942.00	40.0%	\$565.20	\$16,956.00
17e	QA00580AC	ADD: TDMA OPERATION	30	\$530.00	40.0%	\$318.00	\$9,540.00
17f	Q15AK	ADD: AES/DES-XL/DES-OFB ENCRYPTION AND ADP	30	\$941.00	40.0%	\$564.60	\$16,938.00
17g	H122BR	ALT: 1/4 WAVE 7/8 STUBBY (NAR6595)	30	\$28.00	40.0%	\$16.80	\$504.00
17h	H38BT	ADD: SMARTZONE OPERATION	30	\$1,412.00	40.0%	\$847.20	\$25,416.00
17i	QA09113AB	ADD: BASELINE RELEASE SW	30	\$0.00	0.0%	\$0.00	\$0.00
17j	QA01427AB	ALT: IMPACT GREEN HOUSING	30	\$30.00	40.0%	\$18.00	\$540.00
17k	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	30	\$607.00	40.0%	\$364.20	\$10,926.00
18	PMNN4547A	PORTABLE RADIO BATTERY IMPRES 2 LI-ION TIA4950 R IP68 3100T	30	\$213.15	25.0%	\$159.86	\$4,795.80
19	NNTN8863B	CHARGER, DESKTOP SINGLE UNIT IMPRES 2, US/NA/LACR	6	\$199.56	25.0%	\$149.67	\$898.02
20	NNTN8844B	CHARGER, DESKTOP MULTI UNIT 6 W/DISPL, IMPRES 2 US	4	\$1,824.56	25.0%	\$1,368.42	\$5,473.68
21	PMMN4152B	XVE500 DIV 1 REMOTE SPEAKER MIC, HIGH	30	\$756.00	25.0%	\$567.00	\$17,010.00



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 Motorola Solutions, Inc.: 500 West Monroe, United States - #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Disc %	Sale Price	Ext. Sale Price
		IMPACT GREEN WITHOUT KNOB, UL					
		Product Services					
22	LSV00Q00202A	DEVICE PROGRAMMING Program 30 APX6000XE portable radios with the MPSCS supplied code plugs	30	\$71.43	0.0%	\$71.43	\$2,142.90
		APX™ 6500 / Enh Series					
23	M25URS9PW1BN	ENHANCEDAPX6500 MOBILE RADIO APX6500 ENHANCED 7/800 MHZ	2	\$3,764.00	40.0%	\$2,258.40	\$4,516.80
23a	G851AG	ADD: AES/DES-XL/DES-OFB ENCRYP APX AND ADP	2	\$941.00	40.0%	\$564.60	\$1,129.20
23b	HA00694AA	ADD: 7Y ESSENTIAL SERVICE HTM	2	\$604.80	0.0%	\$604.80	\$1,209.60
23c	GA00580AA	ADD: TDMA OPERATION	2	\$530.00	40.0%	\$318.00	\$636.00
23d	G628AC	ADD: REMOTE MOUNT CABLE 17 FT APX	4	\$18.00	40.0%	\$10.80	\$43.20
23e	G51AU	SOFTWARE LICENSE ENH: SMARTZONE OPERATION APX6500	2	\$1,412.00	40.0%	\$847.20	\$1,694.40
23f	G67DT	ADD: REMOTE MOUNT E5 APXM	2	\$350.00	40.0%	\$210.00	\$420.00
23g	GA00092AU	ADD: APXM DUAL E5 CH	2	\$671.00	40.0%	\$402.60	\$805.20
23h	GA01606AA	ADD: NO BLUETOOTH/ WIFI/GPS ANTENNA NEEDED	2	\$0.00	0.0%	\$0.00	\$0.00
23i	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX	4	\$71.00	40.0%	\$42.60	\$170.40
23j	G444AH	ADD: APX CONTROL HEAD SOFTWARE	2	\$0.00	0.0%	\$0.00	\$0.00
23k	G806BL	SOFTWARE LICENSE ENH: ASTRO DIGITAL CAI OP APX	2	\$607.00	40.0%	\$364.20	\$728.40
23l	GA01670AA	ADD: APX E5 CONTROL HEAD	2	\$767.00	40.0%	\$460.20	\$920.40
23m	W22BA	ADD: STD PALM MICROPHONE APX	4	\$85.00	40.0%	\$51.00	\$204.00
23n	QA09113AB	ADD: BASELINE RELEASE SW	2	\$0.00	0.0%	\$0.00	\$0.00
23o	W969BG	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	2	\$388.00	40.0%	\$232.80	\$465.60



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 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Disc %	Sale Price	Ext. Sale Price
23p	G174AD	ADD: ANT 3DB LOW-PROFILE 762-870	2	\$50.00	40.0%	\$30.00	\$60.00
23q	G361AH	SOFTWARE LICENSE ENH: P25 TRUNKING SOFTWARE APX	2	\$353.00	40.0%	\$211.80	\$423.60
	APX™ 6500 / Enh Series	ENHANCEDAPX6500					
24	M25URS9PW1BN	MOBILE RADIO APX6500 ENHANCED 7/800 MHZ	3	\$3,764.00	40.0%	\$2,258.40	\$6,775.20
24a	G851AG	ADD: AES/DES-XL/DES-OFB ENCRYP APX AND ADP	3	\$941.00	40.0%	\$564.60	\$1,693.80
24b	HA00694AA	ADD: 7Y ESSENTIAL SERVICE HTM	3	\$604.80	0.0%	\$604.80	\$1,814.40
24c	GA00580AA	ADD: TDMA OPERATION	3	\$530.00	40.0%	\$318.00	\$954.00
24d	G51AU	SOFTWARE LICENSE ENH: SMARTZONE OPERATION APX6500	3	\$1,412.00	40.0%	\$847.20	\$2,541.60
24e	G67DT	ADD: REMOTE MOUNT E5 APXM	3	\$350.00	40.0%	\$210.00	\$630.00
24f	GA01606AA	ADD: NO BLUETOOTH/WIFI/GPS ANTENNA NEEDED	3	\$0.00	0.0%	\$0.00	\$0.00
24g	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX	3	\$71.00	40.0%	\$42.60	\$127.80
24h	G444AH	ADD: APX CONTROL HEAD SOFTWARE	3	\$0.00	0.0%	\$0.00	\$0.00
24i	G806BL	SOFTWARE LICENSE ENH: ASTRO DIGITAL CAI OP APX	3	\$607.00	40.0%	\$364.20	\$1,092.60
24j	GA01670AA	ADD: APX E5 CONTROL HEAD	3	\$767.00	40.0%	\$460.20	\$1,380.60
24k	W22BA	ADD: STD PALM MICROPHONE APX	3	\$85.00	40.0%	\$51.00	\$153.00
24l	QA09113AB	ADD: BASELINE RELEASE SW	3	\$0.00	0.0%	\$0.00	\$0.00
24m	W969BG	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	3	\$388.00	40.0%	\$232.80	\$698.40
24n	G174AD	ADD: ANT 3DB LOW-PROFILE 762-870	3	\$50.00	40.0%	\$30.00	\$90.00
24o	G361AH	SOFTWARE LICENSE ENH: P25 TRUNKING SOFTWARE APX	3	\$353.00	40.0%	\$211.80	\$635.40

Product Services


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 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Disc %	Sale Price	Ext. Sale Price
25	LSV00Q00202A	DEVICE PROGRAMMING Program 35 APX series radios using the MPSCS provided code plugs	35	\$71.43	0.0%	\$71.43	\$2,500.05
26	LSV00Q00203A	DEVICE INSTALLATION Install 5 APX6500 mobile radios at customer's location.	5	\$821.43	0.0%	\$821.43	\$4,107.15
Subtotal							\$1,202,777.68
Total Discount Amount							\$430,064.57
Grand Total							\$772,713.11(USD)

Notes:

- The pricing contained herein does not include the one-time MPSCS activation fee of \$250.00 per radio. The total for this quote would be \$28,750.00 invoiced by MPSCS directly to your department. The apportioned fees would be \$20,000.00 for the Police Department and \$8,750.00 for the Fire Department.
- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Parametric Data
14	T7936A	SERIALNO = 201CBT3107
15	T7936A	SERIALNO = 201CBT3107



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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800



Purchase Order Checklist NA OM

Marked as PO/ Contract/ Notice to Proceed on Company Letterhead (PO will not be processed without this)
PO Number/ Contract Number
PO Date
Vendor = Motorola Solutions, Inc.
Payment (Billing) Terms/ State Contract Number
Bill-To Name on PO must be equal to the Legal Bill-To Name
Bill-To Address
Ship-To Address (If we are shipping to a MR location, it must be documented on PO)
Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO)
PO Amount must be equal to or greater than Order Total
Non-Editable Format (Word/ Excel templates cannot be accepted)
Tax Exemption Status
Signatures (As required)

NOTE: When an email order is submitted a confirmation is sent from Motorola AutoNotify referencing a case number.
Once checklist is complete, order still must go through **Order Validation/Credit Approval**

Date: April 3, 2026

Financing proposal for: **City of Inkster, MI / Attn: Police Dept**

Motorola Customer Financing recognizes that each opportunity presents unique issues and characteristics. Therefore, our approach involves understanding our customer's operational goals and financial objectives. **Should you feel another financing structure is required, Motorola Customer Financing would welcome the opportunity to work with you.**

Transaction Type: Municipal Lease-Purchase Agreement / Tax Exempt Financing

Lessor: Motorola Solutions, Inc. (or its Assignee)

Lessee: **City of Inkster, MI / Attn: Police Dept**

Amount: \$772,713.11

Down Payment: \$0.00

Balance to Finance: \$772,713.11

Equipment: As per the Motorola Solutions equipment proposal.

Title, Insurance, & Maintenance: Title to the equipment will vest with the Lessee, and the Lessee will be responsible to insure & maintain the equipment as outlined in the lease contract.

Taxes: Personal property, sales, leasing, use, stamp, or other taxes are for the account of the Lessee.

Lease Term: Seven Years

Payment Frequency: Annual

Lease Rate: 4.89%

Lease Factor: 0.172132

Lease Payment: \$133,008.28

Payment Structure: Arrears

Payment Commencement: First payment due one year after contract execution.

Please be advised the rates and payment streams above are valid for lease purchase contracts executed and returned NO LATER than: **6/26/2026**

Program Highlights: Lease Payments are subject to annual appropriation, so the Lessee **DOES NOT** pledge its full faith and credit.

Low, tax exempt financing interest rates...the most **cost effective & convenient** way for State & Locals to raise cash.

No pre-payment penalties provided payment is made in-full on a regularly scheduled lease payment date.

Eliminate miscellaneous financing costs associated with bonding...**NO** special counsel fees, underwriter's fees, origination costs, or reserve fund requirements. **Every dollar you borrow gets allocated towards your project.**

Qualifications: Receipt of a properly executed documentation package.

The interest portion of the Lease Payments shall be excludable from the Lessor's gross income pursuant to Section 103 of the Internal Revenue Code.

Receipt of a copy of the last 2 year's audited financial statements and current year's budget from the Lessee.

This proposal should not be construed as a commitment to finance. It is subject to final credit approval.

For questions concerning this quote, please contact: Paul Mecaskey
Motorola Solutions Credit Company LLC
847-538-3707
pjm@motorolasolutions.com

INKSTER PD EQUIPMENT SUMMARY

4/3/2026

APX6000 PORTABLE RADIO

Forty Five (45) APX6000 radios configured to comply with MPSCS, WCDHSEM and CJIS recommendations.
Seven (7) year factory depot warranty.
Forty Five (45) spare batteries.
Five (5) six slot multi unit rack charger.
Fifteen (15) single unit desk top chargers.
Fifty (50) XVP850 remote speaker microphones.
Five (5) spare stub antennas
Radio programming with MPSCS provided code plugs.

APX6000 FLASH UPGRADES

Two (2) Flash upgrades to add AES and DES encryption capability

APX6500 MOBILE AND DESK TOP CONTROL STATION RADIOS

Twenty seven (27) APX6500 remote mount mobile radios configured to comply with MPSCS, WCDHSEM and CJIS recommendations.
Seven (7) year factory depot warranty.
Eight (8) APX6500 desk top control stations configured to comply with MPSCS, WCDHSEM and CJIS recommendations.
Radio programming with MPSCS provided code plugs.
Installation of thirty five (35) APX6500 radios.

Equipment and related services total is \$521,731.91

ADDITIONAL EXPENDITURE

MPSCS one-time activation fee of \$250.00 per radio. Total for 80 radios would be \$20,000.00 invoiced by MPSCS directly to your department.

INKSTER FD EQUIPMENT SUMMARY

APX6000XE PORTABLE RADIO

Thirty (30) APX6000XE-Green radios configured to comply with MPSCS and WCDHSEM recommendations.
Seven (7) year factory depot warranty.
Thirty (30) spare batteries.
Four (4) six slot multi unit rack charger.
Six (6) single unit desk top chargers.
Thirty (30) XVE500-Green remote speaker microphones.
Radio programming with MPSCS provided code plugs.

APX6500 MOBILE RADIOS

Two (2) APX6500 Dual Control Head mobile radios configured to comply with MPSCS and WCDHSEM recommendations.
Seven (7) year factory depot warranty.
Three (3) APX6500 mobile radios configured to comply with MPSCS, WCDHSEM and CJIS recommendations.
Seven (7) year factory depot warranty.
Radio programming with MPSCS provided code plugs.
Installation of twenty five (5) APX6500 radios.

Equipment and related services total is \$250,981.20

ADDITIONAL EXPENDITURE

MPSCS one-time activation fee of \$250.00 per radio. Total for 35 radios would be \$8,750.00.00 invoiced by MPSCS directly to your department.

COMBINED TOTALS

Equipment and related services total is \$772,713.11

ADDITIONAL EXPENDITURE

MPSCS one-time activation fee of \$250.00 per radio. Total for 115 radios would be \$28,750.00.00 invoiced by MPSCS directly to your department.

ms.



REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: April 16, 2026

From:

Date for Council's Consideration: April 20, 2026

ACTION REQUESTED: Consider Approval of Adopting Resolution—LWV

TYPE OF ACTION:

FUNDS BUDGETED:

ACCOUNT #:

APPROVERS:

Date: April 16, 2026

Byron Nolen, Mayor

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

PROJECT IMPROVEMENTS:

PROJECTED TIMELINE:

RESOLUTION:

Resolved By: None

Seconded By: None

Yes: None

No: None

Absent:

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: April 15, 2026

From: Georgina L. Holliday, City Clerk

Date for Council's Consideration: April 20, 2026

ACTION REQUESTED: Consider approval of adopting the resolution from (LWV) League of Women Voters.

Current Action Emergency _____ Future _____

Funds Budgeted: _____ Account # _____ No _____ N/A _____

Mayor 's Approval _____

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

PROJECT IMPROVEMENTS:

PROJECTED TIMETABLE:

RESOLUTION:

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

RESOLUTION

COUNTY/MUNICIPALITY GOVERNING BODY

DATE

WHEREAS, [county/municipality] has a strong history of protecting the right to vote and ensuring that voting is safe and accessible for the [number] active registered voters residing in the [county/municipality]; and

WHEREAS, Michigan voters overwhelmingly passed Ballot Proposal 2 of 2022, a slate of pro-voter reforms that provided voters with access to same-day registration, no-excuse absentee voting, and in-person early voting; and

WHEREAS, Michigan's investment in pro-voter policies and the commitment of our election officials to implement these changes have made our elections a point of national recognition and statewide pride, earning the state an A+ grade from the Institute for Responsive Government's Election Progress Report in both 2023 and 2024; and

WHEREAS, Americans for Citizen Voting submitted 750,000 petition signatures for a ballot initiative aiming to change the Michigan constitution and require documentary proof of citizenship when Michigan citizens register to vote; and

WHEREAS, by requiring voters to show a birth certificate or passport when registering to vote and requiring additional documents when casting one's ballot, this ballot initiative would create red tape, increase confusion about the voter registration process, and create cost barriers for the more than 680,000 Michiganders who do not possess or who lack easy access to these documents; and

WHEREAS, similar proposals in other states have stolen the vote from many U.S. citizens, with documentary proof of citizenship laws in Kansas blocking more than 30,000 residents from voting over the course of two years, despite the state's admission that over 99 percent of those blocked from voting were U.S. citizens; and

WHEREAS, this initiative would disproportionately impact married women, rural voters, people experiencing homelessness, and low-income voters.

NOW THEREFORE BE IT RESOLVED that the [County/Municipality Governing Board] strongly opposes the ballot initiative submitted by Americans for Citizen Voting and urges voters to carefully consider the impacts of unnecessary Documentary Proof of Citizenship requirements before they vote this year.