



City of Pleasant Ridge  
23925 Woodward Avenue  
Pleasant Ridge, Michigan 48069

Regular Planning Commission Meeting  
Monday, December 14, 2015

Members of the Planning Commission, and Residents: This shall serve as your official notification of the Regular Meeting of the Planning Commission to be held Monday, December 14, 2015, 7:00 P.M., in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

**REGULAR PLANNING COMMISSION MEETING-7:00 P.M.**

1. Meeting Called to Order.
2. Roll Call.
3. Consideration of the following minutes:
  - a. Regular Planning Commission Meeting held Monday, October 26, 2015.
4. **PUBLIC DISCUSSION** – Items not on the Agenda.
5. **PUBLIC HEARING** – Solicitation of public comments on an amendment to the Pleasant Ridge Zoning Ordinance regarding the changes to M-Manufacturing District, Use Table Update, Map Update and proposed Exterior Design Standards.
6. Consideration of the recommendation to the City Commission regarding the amendment to the Pleasant Ridge Zoning Ordinance regarding the M-Manufacturing District, Use Table Update and Map Update.
7. Consideration of the recommendation to the City Commission regarding the amendment to the Pleasant Ridge Zoning Ordinance Section 82-166 regarding Exterior Design Standards.
8. Discussion regarding the Capital Improvement Plan.
9. Other Business.
10. Adjournment.

**In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.**



***City of Pleasant Ridge***  
*23925 Woodward Avenue*  
*Pleasant Ridge, Michigan 48069*

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**Regular Planning Commission Meeting**  
**Monday, October 26, 2015**

Having been duly publicized, Chairman Bolach called the meeting to order at 7:00 p.m.

Present: Bolach, Christensen, Decoster, Laidlaw, Lenko, McAuliffe, McCutcheon, O'Brien, and Schlesinger  
Also Present: City Manager Breuckman; Commissioner Ann Perry  
Absent: None

**Minutes**

**PC-2015-1515**

Motion by McAuliffe, second by McCutcheon, to approve the minutes of the Regular Planning Commission Meeting held Monday, September 28, 2015.

Adopted: Yeas: McAuliffe, McCutcheon, Christensen, Decoster, Laidlaw, Lenko, O'Brien, Schlesinger, Bolach.  
Nays: None

**Public Discussion**

(None.)

**Discussion of the November and December Planning Commission Meeting Dates**

City Manager Breuckman suggested that due to the holidays in both November and December the meetings of the PRCC/DDA should be combined. Discussion held; December 14, 2015 was selected as the next meeting date.

**Establish a Public Hearing to Solicit Public Comments on an Amendment to the Pleasant Ridge Zoning Ordinance Regarding Proposed Exterior Design Standards**

City Manager Breuckman explained that the proposed amendment to the Zoning Ordinance would eliminate the neighborhood compatibility language in Section 82-166 and replace it with a reference to the new Exterior Design Standards, along with amendments to the M Manufacturing district and restructuring of the zoning districts and permitted uses.

**PC-2015-1516**

Motion by Schlesinger, second by Lenko, that a public hearing be scheduled for Monday, December 14, 2015, at 7:00 p.m., to solicit public comments on an amendment to the Pleasant Ridge Zoning Ordinance.

Adopted: Yeas: Schlesinger, Lenko, Christensen, Decoster, Laidlaw, McAuliffe,  
McCutcheon, O'Brien, Bolach.  
Nays: None

Christensen would like the opportunity to review and discuss in detail the amendments to the M Manufacturing district.

Bolach expressed concerns on the grandfathering clause for residents that are planning on remodeling and wants to make sure the language is clear in the amendment.

**Woodward Avenue Complete Streets Plan Endorsement**

City Manager Breuckman explained that the WA3's Complete Streets Plan for Woodward is finalized and adopted by its board. WA3 is requesting that the local communities endorse the plan to demonstrate support to MDOT. Discussion held about having a link on the City's Website that will direct residents to the study that most affects the Pleasant Ridge area and the local intersections. Breuckman presented a PowerPoint on WA3's streets plan that includes bike lanes, express and local lanes modifications.

**PC-2015-1517**

Motion by Lenko, second by Schlesinger, that the Planning Commission request that the City Commission consider the endorsement of the Woodward Avenue Complete Streets Plan.

Adopted: Yeas: Lenko, Schlesinger, Christensen, Decoster, Laidlaw, McAuliffe,  
McCutcheon, O'Brien, Bolach  
Nays: None.

**Other Business**

City Manager Breuckman gave an update on the traffic study and reported that the final results are not in yet. Breuckman noticed that the movement of the barrels that reduced the lane size did cause traffic to slow down, but also did cause a slight stack-up of vehicles on Woodward. The merge lanes will have to be adjusted to get better results. Schlesinger indicated that Devonshire is a problem and needs to be reviewed for a better solution. O'Brien suggested that the alleys should be better marked as "one way." Breuckman reported that the Ridge study will be beginning this week.

With no further business Chairman Bolach adjourned the meeting at 7:39 p.m.

Submitted by:

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Amy M. Drealan, City Clerk  
/mat



# City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager  
 To: Planning Commission  
 Date: December 9, 2015  
 Re: Zoning Ordinance Amendment – Exterior Design Standards, M District, Use Table Update, Map Update

## Overview

Attached is a zoning amendment that would eliminate the neighborhood compatibility language in Section 82-166 and replace it with a reference to the new Exterior Design Standards. Also proposed are amendments to the M Manufacturing district and a restructuring of the zoning districts and permitted uses.

## Background

The proposed amendment includes the following:

- The proposed Exterior Design Standards amendment would provide legal standing for the Design Standards document we have been discussing.
- The amendments to the M district are intended to broaden the range of potential uses that could go in the area along ePrize Drive. As shown by ePrize/Hello World's choice of that location for over a decade, the area has the ability to attract uses that go far beyond manufacturing and industrial uses.
- The proposed revision that would eliminate the separate sections for each zoning district (Sections 82-133 through 82-140) is intended to eliminate duplicative effort within the Zoning Ordinance. Instead of having use standards and dimensional standards listed in multiple places, there will be one table of permitted uses in Section 82-133, a consolidated list of district purpose statements in Section 82-103, and dimensional standards will be found solely in Section 82-164.

The use table contained in Section 82-133 of the proposed amendment is substantially the same as existing with the following changes:

*Terminology updates - i.e. "Dwelling unit, attached" instead of "attached or clustered residential condominiums"*

*Elimination of duplicity - i.e. there is no need to define antique stores, apparel stores, flower shops, office supply stores, etc. in the C district. Instead, we can simply say "retail sales inside a completely enclosed building." Similarly, the manufacturing and assembly uses in the W district have been streamlined into one category instead of multiple ones.*



- Zoning Map Updates to rezone 99 Kensington from R-1D to PRM, to rezone Roosevelt School properties from R-1D to PRM, and to change the zoning designation from M Manufacturing to W Workplace for all properties currently zoned M.

## **Zoning Ordinance Numbering**

You may note that the numbering in the proposed amendments and that referenced above is different than what you may have in your paper copies of the Zoning Ordinance. This is because, for whatever reason, the Section numbering in the paper copies of the Zoning Ordinance written by Beckett & Raeder were different than the actual numbering and structure of the Zoning Ordinance in the City's Code of Ordinances. The content of the Ordinance was the same, but not the structure. This became apparent to me when the City re-codified its entire code of ordinances last winter.

I have reconstructed the Zoning Ordinance to match the Code of Ordinances. I have attached a digital copy to this packet, and we will provide updated paper copies once this amendment process is completed.

## **Requested Action**

Planning Commission recommendation of approval or denial to the City Commission.



City of Pleasant Ridge  
Ordinance No. 414

AN ORDINANCE TO AMEND THE PLEASANT RIDGE ZONING ORDINANCE, SECTION 82-3 DEFINITIONS, SECTION 82-98 DISTRICTS ESTABLISHED, SECTION 82-102 DISTRICT REQUIREMENTS, SECTION 82-103 ZONING DISTRICT PURPOSE STATEMENTS, SECTION 82-133 PERMITTED USES BY DISTRICT, SECTION 82-164 YARD AND BULK REQUIREMENTS, SECTION 82-166 NEIGHBORHOOD COMPATIBILITY, and ZONING MAP AMENDMENTS

THE CITY OF PLEASANT RIDGE HEREBY ORDAINS:

**Section 1.** Section 82-3. Definitions is amended to add the following definition:

Manufacturing Use. The processing of materials from pre-made components or materials that does not include the use of large quantities of toxic, hazardous, or explosive materials. This use category excludes uses that qualify as Hazardous Group H occupancy under the Michigan Building Code. This definition includes all uses or products in the following NAICS groups. Any use in a 31-33 Manufacturing NAICS group that is not listed below is not considered part of the group of defined allowable uses:

- a. 311 Food Manufacturing (except 311311 Sugercane Mills, 311312 Cane Sugar Refining , 311313 Beet Sugar Manufacturing, 311611 Animal (except poultry) Slaughtering, 311613 Rendering and Meat Byproduct Processing)
- b. 312111 Soft Drink Manufacturing
- c. 312112 Bottled Water Manufacturing
- d. 313 Textile Mills
- e. 314 Textile Product Mills
- f. 315 Apparel Manufacturing
- g. 316 Leather and Allied Product Manufacturing
- h. 321 Wood Product Manufacturing (except 321114 Wood Preservation)
- i. 322 Paper Manufacturing (except 32211 Pulp Mills, 322121 Paper (except newsprint) Mills, 322122 Newsprint Mills, and 32213 Paperboard Mills)
- j. 323 Printing and Related Support Activities
- k. 326 Plastics and Rubber Products Manufacturing (except 326211 Tire Manufacturing)

- l. 332 Fabricated Metal Product Manufacturing (except 332111 Iron and Steel Forging and 332112 Nonferrous Forging)
- m. 333 Machinery Manufacturing
- n. 334 Computer and Electronic Product Manufacturing
- o. 335 Electrical Equipment, Appliance, and Component Manufacturing
- p. 337 Furniture and Related Product Manufacturing
- q. 339 Miscellaneous Manufacturing

See: <http://www.census.gov/eos/www/naics/index.html> for a description of listed NAICS categories.

**Section 2.** Section 82-98. Districts Established, (2) Non-Residential Districts is hereby amended to delete M Manufacturing and replace it with W Workplace.

**Section 3.** Section 82-102. District Requirements is hereby amended to delete the Regulated Uses Table.

**Section 4.** Section 82-103. Zoning District Purpose Statements is added to read as follows:

- a. R-1 Single Family Districts. The Single Family Residential Districts are established as districts which the principal use of land is for single family dwellings and are intended to be the most restrictive of the residential districts. For the single family residential districts, promoting the general purpose of this ordinance, the specific intent of this Article is to encourage the construction of, and the continued use of, the land for single family dwellings and to prohibit business, commercial or industrial use of the land, and to promote any other use which would not significantly interfere with development or continuation of single family dwellings in the district.
- b. R-2 Two Family Residential District. The Two Family Residential District is established as a district in which the principal use of land is for single and two family dwellings. The general purpose of this Article is to encourage the construction, conversion and continued use of the land for single family and two family dwellings and to prohibit business, commercial or industrial use of the land, and to promote any other use which would not significantly interfere with development or continuation of single family or two family dwellings in the district.
- c. RM Multiple Family Residential District. The Two Family Residential District is established as a district in which the principal use of land is for single and two family dwellings. The general purpose of this Article is to encourage the construction, conversion and continued use of the land for single family and two family dwellings and to prohibit business, commercial or industrial use of the land, and to promote any other use which would not significantly interfere with development or continuation of single family or two family dwellings in the district.
- d. RO Restrictive Office District. The Restricted Office District is intended to provide sites for professional office structures and related uses, which will generally serve as

zones of transition between nonresidential districts and lower density single family districts and do not generate large volumes of traffic congestion and parking.

- e. PRM Parks, Recreation and Municipal. The Parks, Recreation and Municipal District is to provide areas for the placement of public facilities to serve the cultural, educational, and recreational needs of the community at large, as well as, individual neighborhoods.
- f. C Commercial. The Commercial District is intended to provide areas for the operation of business and retail establishments that principally serve the residents of the community. Further, due to the commercial development of property along Woodward Avenue and the property constraints associated with this location, the character of business and retail establishments along Woodward Avenue should accommodate uses that require minimal off-street parking.
- g. W Workplace. The W, Workplace District is intended to accommodate a mixture of uses that are increasingly attracted to legacy industrial areas in older communities. The W, Workplace District is situated such that a range of manufacturing, assembling and fabrication operations that do not involve the processing of raw materials to be used in an industrial operation at another location, and that do not involve the use of fire, explosions, toxic or noxious matter, radiation, and other hazards, can be operated in a manner that restricts the external physical effects of the uses to the area of the district without impacting surrounding areas in a detrimental way.

The district may also accommodate a range of adaptive re-uses of existing buildings to accommodate office, research, wholesale, retail, and potentially residential uses.

- h. P Vehicular Parking. This section shall apply to the P district. The vehicular parking district is intended to permit the establishment of areas to be used for off-street vehicular parking of private passenger cars only, so as to benefit and serve office and commercial areas. This district is designed to afford maximum protection to adjacent residential areas by providing landscape setbacks, screening walls, and well-designed parking facilities. It is also intended that this district act as a transitional area between office and commercial areas and residential areas, thereby permitting private person as well as public agencies to provide needed off-street parking.

**Section 5.** Sections 82-133 through 82-140 are deleted in their entirety and replaced by the following:

*Section 82-133. Permitted Uses by District*

The following table lists the permitted uses in each district.

- (a) Whenever a specific development standard is included for a particular use in the permitted uses table, any development must comply with the requirements of the referenced section or standard.

(b) Uses that are not expressly permitted by the following table are prohibited unless a positive finding is made by the Planning Commission that the use which is not expressly permitted is not listed in any other Zoning District, and that the use which is not expressly permitted has characteristics sufficiently similar to uses that are permitted uses or special land uses in the zoning district in question. If the Planning Commission determines that both of the preceding criteria are met, it shall then determine if the use is more similar to principal or special land uses.

Key:	■ Permitted Use			● Special Land Use					[blank] Use Not Permitted	
USE	R-1	R-2	RM	RO	PRM	C	W	P	DEVELOPMENT STANDARDS	
RESIDENTIAL USES										
Dwelling unit, attached			■				●		Each dwelling unit shall have its own direct entrance from the outside	
Dwelling unit, one family detached	■	■	■						Includes site condominiums	
Dwelling unit, two family		■	■							
Dwelling unit, apartment						■	●		Only allowed on 2nd floor or above in C district, shall meet minimum floor area requirement of RM district (footnote (7) of Section 82-164)	
Dwelling unit, multiple family building			●				●		Section 82-197(b)(8)	
Child care centers, nursery schools, day nurseries	●	●	●	●		●			Section 82-197(b)(2)	
Congregate housing for the elderly			●						Section 82-197(b)(5)	
Family child care home	■	■	■						Each dwelling unit shall have its own direct entrance from the outside	
PUBLIC and SEMI-PUBLIC USES										
Churches or places of worship	●	●							Section 82-197(b)(4)	
Group childcare homes	●	●		●		●			Section 82-197(b)(16)	
Publicly owned and operated libraries	■	■	■	■		■				
Recreation, indoor facilities					■		■			
Passive open space	■	■	■	■	■	■	■	■	I.e. greenways and wooded areas, memorials, gardens, and arboreta	
Recreation, outdoor public parks	●	●		●	■	●			Section 82-197(b)(13)	
Schools	■	■	■	■	■	■			Primary or secondary education and not operated for profit	
Schools, trade or industrial				●		●	■			
Utility and public service buildings	●	●		●	●	●	●		Section 82-197(b)(15)	
Utility yards, electrical transformer stations and substations, gas regulator stations.							●		Section 82-197(b)(11)	
RETAIL, OFFICE and INDUSTRIAL USES										
Automobile service station or oil change establishment						●			Section 82-197(b)(1)	
Funeral homes				■		■			Including living quarters for owner	
Manufacturing and processing							■		See definition of manufacturing and processing in Section 82-3	
Offices, governmental				●	●	●	■		Section 82-197(b)(14)	
Offices, medical and dental				●		●	■		Section 82-197(b)(7)	
Offices, professional				■		■	■		Section 82-197(b)(3)	
Open air business							●		Section 82-197(b)(10)	
Open storage facilities							●		Section 82-197(b)(11)	
Research and testing							■			

Key:	■ Permitted Use	● Special Land Use	[blank] Use Not Permitted						
USE	R-1	R-2	RM	RO	PRM	C	W	P	DEVELOPMENT STANDARDS
Restaurants						●	■		
Restaurant accessory outdoor dining area						●	■		Section 82-197(b)(17)
Retail sales						■	■		In a completely enclosed building
Retail sales, neighborhood with “SDM” and “SDD” sales						●			Section 82-197(b)(9)
Warehousing and wholesale							■		
ACCESSORY USES									
Accessory buildings and uses incidental to a permitted use	■	■	■	■	■	■	■		Includes swimming pools, subject to the standards of Section 82-197(b)(12)
Accessory off-street parking			■	■	■	■	■	■	Shall meet the requirements of Section 82-195
Home occupation (craft/fine arts)	■	■	■						
Home occupation (business)	●	●	●						Section 82-197(b)(6)

*Sections 82-134-82.163. Reserved*

**Section 6.** Section 82-164 Yard and Bulk Requirements is hereby amended to:

- change the M column heading to W,
- change the maximum height for a principal building in the W district from 40 to 60 feet,
- change the minimum front setback in the W district from 30 to 10 feet,
- change the minimum side (one) yard setback in the W district from 30 to 10 feet, and
- change the minimum side (total) setback in the W district from 60 to 40 feet.

**Section 7.** Section 82-166 Neighborhood Compatibility is deleted in its entirety and replaced by the following:

*Section 82-166 Exterior Design Standards*

The construction of any new structure requiring a building permit or modification to an existing structure that exceeds 25% of the area of the existing building shall conform to the requirements of the City's Exterior Design Standards as adopted by the City Commission.

**Section 8.** Zoning Map. The Zoning Map is amended to change the zoning designation of the following parcels:

Parcel	Address	Previous Zoning	Amended Zoning
25-271-26-038	99 Kensington	R-1D	PRM
25-271-27-009	404 E. 10 Mile Rd.	M	W
25-271-27-010	660 E. 10 Mile Rd.	M	W
25-271-27-012	400 E. 10 Mile Rd.	M	W
25-271-27-013	660 E. 10 Mile Rd.	M	W

25-282-79-001	2610 Pinecrest	R-1C	PRM
25-282-79-002	2610 Pinecrest	R-1C	PRM
25-282-79-003	2610 Pinecrest	R-1C	PRM
25-282-79-004	2610 Pinecrest	R-1C	PRM
25-282-79-005	2610 Pinecrest	R-1C	PRM
25-282-79-006	2610 Pinecrest	R-1C	PRM

**Section 9.** Severability – This ordinance and each article, section, subsection, paragraph, subparagraph, part, provision, sentence, word and portion thereof are hereby declared to be severable, and if they or any of them are declared to be invalid or unenforceable for any reason by a court of competent jurisdiction, it is hereby provided that the remainder of this ordinance shall not be affected thereby.

**Section 10.** Repeal and Effective Date

Repeal – All regulatory provisions contained in other City ordinances which are inconsistent with the provisions of this ordinance are hereby repealed.

Effective Date - This Ordinance shall be effective fifteen days after enactment and upon publication.

**Certificate**

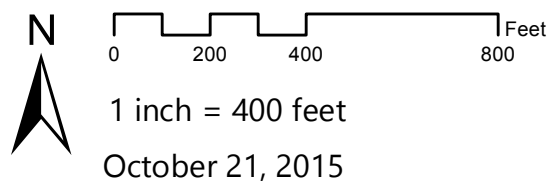
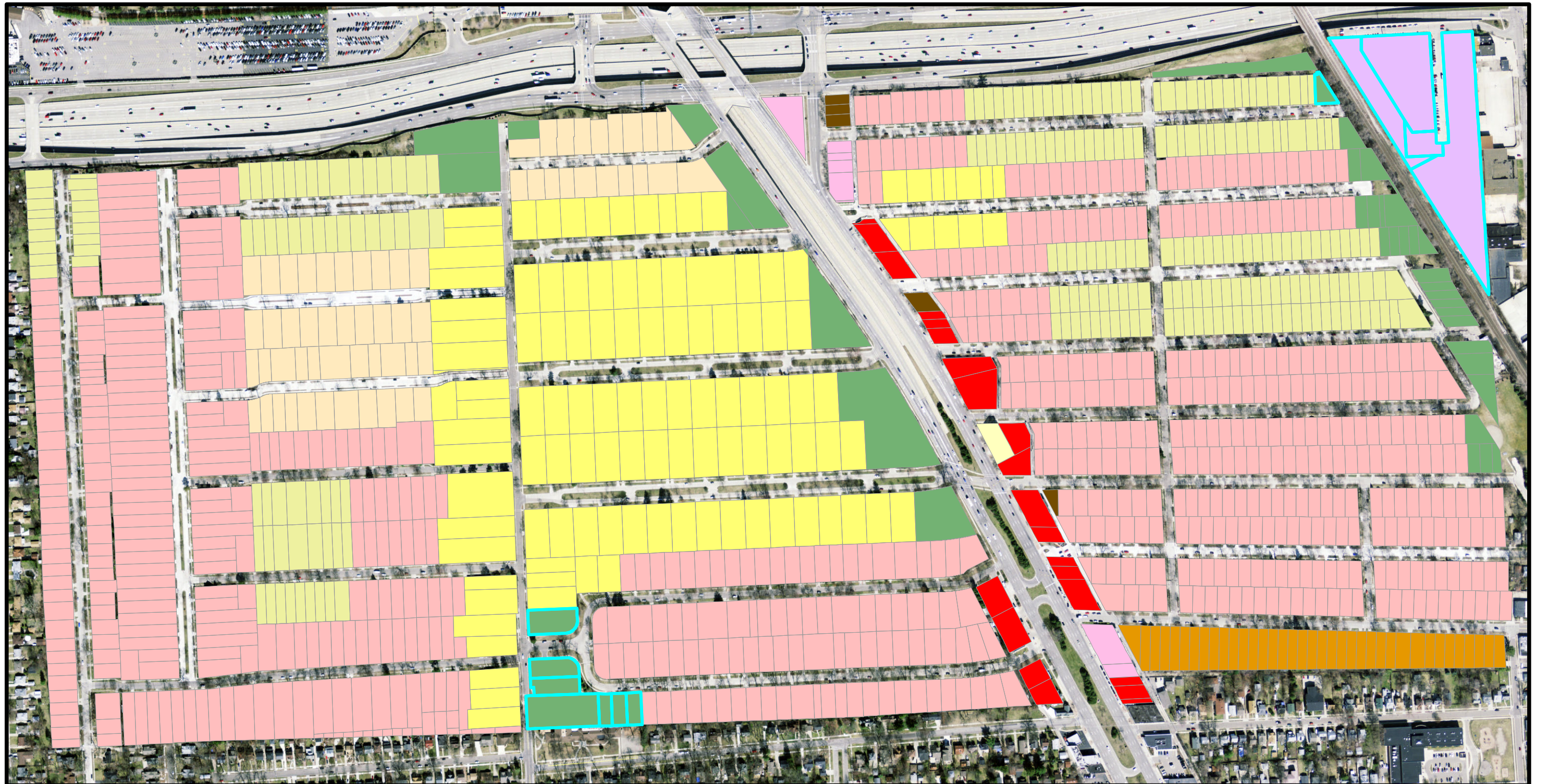
I hereby certify that the foregoing ordinance was adopted by the City Commission of the City of Pleasant Ridge at a meeting thereof on \_\_\_\_\_

\_\_\_\_\_  
Amy M. Drealan, City Clerk  
City of Pleasant Ridge

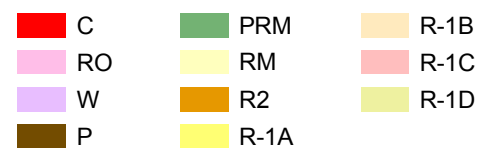
Planning Commission Public Hearing: .....Monday, \_\_\_\_\_  
Planning Commission Recommendation: .....Monday, \_\_\_\_\_  
City Commission Introduction: .....Tuesday, \_\_\_\_\_  
City Commission Public Hearing: .....Tuesday, \_\_\_\_\_  
City Commission Adoption:.....Tuesday, \_\_\_\_\_  
Published:.....Sunday, \_\_\_\_\_  
Effective:.....Tuesday, \_\_\_\_\_



# Zoning



## Zoning Districts





# City of Pleasant Ridge

## **ZONING ORDINANCE**



Adopted  
City of Pleasant Ridge City Commission  
July 14, 2009

Amended through January 28, 2015

## List of Amendments

Ordinance Number	Date Adopted	Date Effective	Section(s) Amended
395	3/8/11	3/23/11	82-195.(9) added, old sections 9-16 renumbered to 10-17
398	5/8/12	5/23/12	82-197.(b)(17) added
407	12/9/14	12/23/14	82-164, 82-164.(1), 82-164.(9) added, 82-164(10) added, 82-167 added. 82-133 through 82-136 amended to reflect the changes and additions made to 82-164.
409	1/13/15	1/28/15	82-165(b) amended, 82-193.(9) added

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## **Title**

AN ORDINANCE ENACTED UNDER ACT 110, PUBLIC ACTS OF 2006, AS AMENDED, GOVERNING THE CITY OF PLEASANT RIDGE, OAKLAND COUNTY, MICHIGAN, TO REGULATE AND RESTRICT THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE AND FOR PUBLIC AND SEMIPUBLIC OR OTHER SPECIFIED USES; AND TO REGULATE AND LIMIT THE HEIGHT AND BULK OF BUILDINGS, AND OTHER STRUCTURES; TO REGULATE AND TO DETERMINE THE SIZE OF YARDS AND OPEN SPACES; TO REGULATE AND LIMIT THE DENSITY OF POPULATION; AND FOR SAID PURPOSES TO DIVIDE THE MUNICIPALITY INTO DISTRICTS AND ESTABLISHING THE BOUNDARIES THEREOF; PROVIDING FOR CHANGES IN THE REGULATIONS, RESTRICTIONS AND BOUNDARIES OF SUCH DISTRICTS; DEFINING CERTAIN TERMS USED HEREIN; PROVIDING FOR ENFORCEMENT; ESTABLISHING A BOARD OF APPEALS; AND IMPOSING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE; AND TO REPEAL EXISTING CHAPTER 26 (ZONING) OF THE PLEASANT RIDGE CODE.

## **Preamble**

PURSUANT TO THE AUTHORITY CONFERRED BY THE PUBLIC ACTS OF THE STATE OF MICHIGAN IN SUCH CASE, MADE AND PROVIDED AND FOR THE PURPOSE OF PROMOTING AND PROTECTING THE PUBLIC HEALTH, SAFETY, PEACE, MORALS, COMFORT, CONVENIENCE, AND GENERAL WELFARE OF THE INHABITANTS OF THE CITY OF PLEASANT RIDGE BY PROTECTING AND CONSERVING THE CHARACTER AND SOCIAL AND ECONOMIC STABILITY OF THE RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER USE AREAS; BY SECURING THE MOST APPROPRIATE USE OF LAND; PREVENTING OVERCROWDING OF THE LAND AND UNDUE CONGESTION OF POPULATION; PROVIDING ADEQUATE LIGHT, AIR, AND REASONABLE ACCESS; AND FACILITATING ADEQUATE AND ECONOMICAL PROVISIONS OF TRANSPORTATION, WATER, SEWERS, SCHOOLS, RECREATION, AND OTHER PUBLIC REQUIREMENTS, AND BY OTHER MEANS, ALL IN ACCORDANCE WITH A COMPREHENSIVE MASTER PLAN NOW THEREFORE;

## **Enacting Clause**

THE CITY OF PLEASANT RIDGE ORDAINS:

## Article 1 **In General**

### Section 82-1. **Short Title**

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This Ordinance shall be known and may be cited as the City of Pleasant Ridge Zoning Ordinance.

### Section 82-2. **Construction of Language**

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The following rules of construction apply to the text of this Ordinance:

- (1) The particular shall control the general.
- (2) In case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control.
- (3) The word "shall" is always mandatory and not discretionary. The word "may" is permissive.
- (4) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- (5) A "building" or "structure": includes any part thereof.
- (6) The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for."
- (7) The word "person" includes an individual, a corporation, a partnership, and incorporated association, or any other entity.
- (8) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either.....or," the conjunction shall be interpreted as follows:
  - a. "And" indicates that all the connected items, conditions, provisions, or events shall apply.
  - b. "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
  - c. "Either.....or" indicates that the connected items, conditions, provisions or events shall apply singly, but not in combination.
- (9) Terms not defined shall have the meaning customarily assigned to them.

### Section 82-3. **Definitions**

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**ACCESSORY BUILDING.** Is subordinate to and serves a principal building or principal use and is subordinate in area, extent or purpose to the principal building or principal use served; and contributes to the comfort, convenience or necessity of occupants of the principal use served and is located on the same zoning lot as the principal building or principal use served.

**ACCESSORY USE OR ACCESSORY.** An "accessory use" is a use, which is clearly incidental to, customarily found in connection with, and (except in the case of accessory off-street parking spaces or loading) located on the same zoning lot as the principal use to which it is related. When "accessory" is used in the text, it

shall have the same meaning as accessory use. An accessory use includes, but is not limited to, the following:

- (1) Residential accommodations for servants and/or caretakers.
- (2) Swimming pools for the use of the occupants of a residence, or their guests.
- (3) Storage in a shed, tool room, or similar accessory building or other structure.
- (4) A newsstand primarily for the convenience of the occupants of a building, which is located wholly within such building and has no exterior signs or displays.
- (5) Storage of merchandise normally carried in stock in connection with a business or industrial use, unless such storage is excluded in the applicable district regulations.
- (6) Storage of goods used in, or produced by, industrial uses or related activities, unless such storage is excluded in the applicable district regulations.
- (7) Accessory off-street parking spaces, open or enclosed, subject to the accessory off-street parking regulations for the district in which the zoning lot is located.
- (8) Uses clearly incidental to a main use, such as but not limited to: offices of an industrial or commercial complex located on the site of the commercial or industrial complex.
- (9) Accessory off-street loading, subject to the off-street loading regulations for the district in which the zoning lot is located.
- (10) Accessory signs, subject to the sign regulations for the district in which the zoning lot is located.

**ADDITION.** An extension or increase in floor area or height of a building or structure.

**ALLEY.** Any dedicated public way affording a secondary means of access to abutting property, and not intended for general traffic circulation.

**ALTERATIONS.** Any change, addition, or modification in construction or type of occupancy, or in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed."

**APARTMENTS.** A room or suite of rooms in a multiple-family building used for a family.

**ARCHITECTURAL FEATURES.** Architectural features of a building or structure shall include cornices, eaves, gutters, belt courses, sills, lintels, bay windows, chimneys, and decorative ornaments.

**AUTOMOBILE SERVICE STATION.** A place for the dispensing, sale, or offering for sale of motor fuels directly to users of motor vehicles, together with the sale of minor accessories and services for motor vehicles, but not including major automobile repair. An automobile service station use shall not include the parking or storage of dismantled, wrecked, non-licensed, or non-mobile motor vehicles of any kind, unless ordered by a law-enforcement agency.

**BASEMENT.** That portion of a building, which is partly or wholly below grade, but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story.

**BED & BREAKFAST.** A dwelling where lodging and meals, are provided for compensation and where one (1) or more rooms are occupied by persons by prearrangement for definite periods of not greater than one (1)



week. A bed & breakfast is to be distinguished from a boarding house, a hotel, a motel, or a convalescent or nursing home.

**BLOCK.** The property abutting one side of a street and extending laterally between the two nearest intersecting streets, (crossing or terminating) or between the nearest intersecting streets, (crossing or terminating) or between the nearest such street and railroad right-of-way, or unsubdivided acreage; or between any of the foregoing and any other barrier to the continuity of development, or corporate boundary lines of the municipality.

**BOARD OF APPEALS.** The words "Board of Appeals" or "Board" shall mean the Zoning Board of Appeals for the City of Pleasant Ridge.

**BOARDING HOUSE.** A dwelling where lodging and meals, are provided for compensation and where one (1) or more rooms are occupied by persons by prearrangement for definite periods of not less than one (1) week. A boarding house is to be distinguished from a bed & breakfast, a hotel, a motel, or a convalescent or nursing home.

**BUILDING.** A structure having a roof supported by columns or walls for the shelter, support or enclosure of persons, animals, or chattels is a building. This shall include tent structures, awnings, greenhouses, and sheds including commercially manufactured and/or pre-fabricated sheds and buildings. When any portion thereof is completely separated from every other part by division of wall from the ground up, and without opening, each portion of such building shall be deemed a separate building.

**BUILDING HEIGHT.** The vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip, and gambrel roofs. Where a building is located on sloping terrain, the height may be measured from the crown of the street grade.

**BUILDING INSPECTOR (OFFICIAL).** The administrative official designated by the City Commission charged with the responsibility of administering and enforcing this Ordinance.

**BUILDING LINE.** A line formed by the face of the building, and for the purposes of this Ordinance, a minimum building line is the same as a front setback line.

**CHILD CARE ORGANIZATION.** A governmental or nongovernmental organization having as its principal function receiving minor children for care, maintenance, training, and supervision. Such organization shall be defined as follows:

**CHILD CARE CENTER or DAY CARE CENTER.** A facility, other than a private residence, receiving one (1) or more preschool or school age children for care for periods of less than twenty-four (24) hours a day and where the parents, guardians, family member, or court appointed fiduciary or care giver is not immediately available to the child or adult.

- (1) Childcare center or day care center includes a facility that provides care for not less than two (2) consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a childcare center, day care center, day nursery, nursery school, parent cooperative preschool, play group, before or after school program, or drop in center. Childcare center or day care center does not include any of the following:
  - a. Sunday school, a vacation bible school, or a religious instructional class that is conducted by a religious organization where children are attending for not more than three (3) hours per day for an indefinite period or for not more than eight (8) hours per day for a period not to exceed four (4) weeks during a 12-month period.

- b. A Facility operated by a religious organization where children are in the religious organization's care for not more than three (3) hours while persons responsible for the children are attending religious service.
  - c. A program that is primarily supervised, school-age-child-focused training in a specific subject, including, but not limited to dancing, drama, music, or religion. This exclusion applies only to the time a child is involved in supervised, school-age-child-focused training.
  - d. A program that is primarily an incident of group athletic or social activities for school-age-children sponsored by or under the supervision of an organized club or hobby group, including, but not limited to, youth clubs, scouting, and school-age recreational or supplementary education programs. This exclusion applies only to the time the school-age-child is engaged in the group athletic or social activities and if the school-age child can come and go at will.
- (2) Private Home. A private residence in which the licensee or registrant permanently resides as a member of the household, which residency is not contingent upon caring for children or employment by a licensed or approved child placing agency. Private home includes a full-time foster family home, a full-time foster family group home, a group childcare home, or a family child care home, as follows:
  - a. *Foster Family Home*: A private home in which one (1) but not more than four (4) minor children who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for twenty-four (24) hours a day for four (4) or more days a week, for two (2) or more consecutive weeks, unattended by a parent or legal guardian.
  - b. *Foster Family Group Home*: A private home in which more than four (4) but less than seven (7) minor children who are not related to an adult member of the household by blood, marriage, or adoption, are provided care for twenty-four (24) hours a day, for four (4) or more days a week, for two (2) or more consecutive weeks, unattended by a parent or legal guardian.
  - c. *Family Child Care Home*: A private home in which one (1) but fewer than seven (7) minor children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family Child Care Home includes a home that gives care to all unrelated minor children for more than four (4) weeks during a calendar year.
  - d. *Group Child Care Home*: A private home in which more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption, but including a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year.
- (3) Adult Foster Care. A facility for the care of adults, over eighteen (18) years of age, as licensed and regulated under the Adult Foster Care Facility Licensing Act, as amended, and the associated rules promulgated by the State of Michigan. Such organization shall be defined as follows:
  - a. *Adult Foster Care Family Home*: A private residence with capacity to receive not more than six (6) adults who shall be provided foster care for five (5) or more days a week and for two (2) or more consecutive weeks.

- b. *Adult Foster Care Small Group Home*: An adult foster care facility with capacity for not more than twelve (12) adults who are provided foster care.
- c. *Adult Foster Care Large Group Home*: An adult foster care facility with capacity for at least thirteen (13) but not more than twenty (20) adults who are provided foster care.

**CITY COMMISSION.** City of Pleasant Ridge City Commission.

**CLINIC.** An establishment where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians, dentists or similar professions.

**CLUB.** An organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, politics, or the like, but not operated for profit.

**COMMERCIAL VEHICLE.** Any vehicle used to generate income and which, by appearance, is anything other than usual and customary personal family transportation.

**COMMERCIAL VEHICLE: PICK-UP TRUCK.** A light truck, including one with an “extended cab” or a “crew cab”, manufactured with an open body, low sides, and a tailgate. Please figure below.



*Pickup (Standard)*



*Crew or Extended Cab*

**COMMERCIAL VEHICLE: PASSENGER/CARGO-STYLE VAN.** An enclosed truck manufactured with an unified body permitting unobstructed passenger movement throughout. See figure below.

**CONVENIENCE STORE.** Refer to the definition for Neighborhood Specialty Food Store

**CONVALESCENT OR NURSING HOME.** A structure with sleeping rooms where persons are housed or lodged and are furnished with meals, nursing and medical care.

**DEVELOPMENT.** The construction of a new building, reconstruction of an existing building or other structure, on a zoning lot, the relocation of an existing building on another zoning lot, or the use of open land for a new use.

**DISTRICT.** A portion of the Municipality within certain regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.

**DRIVE-IN.** A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicle so as to serve patrons while in the motor vehicle rather than within a building or structure.

**DWELLING UNIT.** A building, or portion thereof, designed for occupancy by one (1) family for residential purposes and having cooking facilities.

**DWELLING, MULTIPLE FAMILY.** A building, or a portion thereof, designed exclusively for occupancy by three (3) or more families living independently of each other.

**DWELLING, ONE-FAMILY.** A building used by one (1) family for a residence.

**DWELLING, TWO-FAMILY.** A building used by 2 (two) families for independent residence.

**EARTH BERM.** A mound of earth, planted with ground cover, grass, trees, or other landscaping material intended to minimize the view between land uses and to reduce noise and dust from adjacent uses and passersby.

**ENTRANCE RAMP.** A roadway connecting a feeder road with a limited access highway and used for access on to such limited access highway.

**ERECTED.** Any operations on the premises, which requires the construction, excavation, fill, drainage, and alteration of the physical site.

**ESSENTIAL SERVICES.** The erection, construction, alteration or maintenance by public utilities or municipal department of underground, surface, or overhead gas, electrical, steam, fuel or water transmission or distribution system, collection, communication, supply or disposal system, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar equipment in connection herewith, but not including, buildings which are necessary for the furnishings of adequate service by such utilities or municipal department for the general health, safety, or welfare.

**EXCAVATION.** Any breaking of ground, except common household gardening and ground care.

**EXIT RAMP.** A roadway connecting a limited access highway with a feeder road and used for access from such limited access highway to a feeder road.

**FAMILY.** One or more persons occupying a premises and living as a single housekeeping unit, in a domestic relationship, whether or not related to each other by birth or marriage, as distinguished from a group occupying a boarding house, lodging house, club, fraternity, or hotel.

**FEEDER ROAD.** A street or road intersecting with a limited access highway and having traffic interchange facilities with such limited access highway.

**FENCE.** Any permanent partition, structure, or gate erected as a dividing marker, barrier, or enclosure. A hedge row, landscape berm or other natural plant material used for screening or dividing land uses or properties shall not be considered a fence.

**FILLING.** The depositing or dumping of any matter onto or into the ground, except common household gardening and ground care.

**FLOOR AREA, GROSS.** The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. The "floor area" of a building shall not include the basement floor area except when more than one-half (1/2) of the basement height is above grade. "Floor-area" shall include elevator shafts and stairwells at each floor, floor space used for the mechanical equipment (except equipment, open or enclosed, located on the roof), attic space having headroom of seven (7) feet, ten (10) inches or more, interior balconies, and mezzanines. Any space devoted to off-street parking or loading shall not be included in "floor area."

**FLOOR AREA, RESIDENTIAL.** For the purpose of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages, breezeways, and enclosed and open porches.

**FLOOR AREA, USABLE.** That area used for, or intended to be used for, the sale of merchandise or services, or for use to serve patrons, clients, or customers. Such floor area, which is used, or intended to be used principally for the storage or processing of merchandise, hallways, or for utilities or sanitary facilities, shall be excluded from this computation of "usable floor area." Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

**GARAGE, PRIVATE.** A space or structure suitable for the storage of motor vehicles having no public shop or service in connection therewith, for the use solely of the owner or occupant of the principal building on a lot, or of his family or domestic employees not to exceed four (4) domestic passenger vehicles.

**GARAGE, SERVICE.** Any premises used for the storage or care of motor-driven vehicles, or where any such vehicles are equipped for operation, repaired, or kept for remuneration, hire, or sale.

**GEOHERMAL EXCHANGE SYSTEM.** A sealed, watertight loop of pipe buried outside of a building foundation, which is intended to recirculate a liquid solution through a heat exchanger. This includes but is not limited to vertical loop, horizontal loop and body of water loop systems.

**GEOHERMAL EXCHANGE SYSTEM CONTRACTOR.** Any individual who installs geothermal exchange systems except a geothermal exchange system excavator.

**GEOHERMAL EXCHANGE SYSTEM EXCAVATOR.** Any individual who excavates for the purpose of installing a geothermal exchange system this includes but is not limited to drilling, boring, jetting, or digging.

**GRADE.** The ground elevation established for the purpose of regulating the number of stories and the height of buildings and structures. The building grade shall be the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the dwelling.

**GREENBELT.** An open, landscaped area intended to act as a buffer for noise, and/or sight relief.

**HOME OCCUPATION.** An accessory use of a dwelling that constitutes either entirely or partly the livelihood of a person living in the dwelling, said use that is conducted entirely within the dwelling and carried on by the inhabitants.

**HOSPITAL.** An institution providing health services, primarily for in-patients and medical and surgical care of the sick or injured, including as an integral part of the institution such related facilities, central service facilities, and staff offices.

**INCOMBUSTIBLE MATERIAL.** Any material that will not ignite at or below a temperature of twelve hundred degrees (1,200) Fahrenheit and will not continue to burn or glow at that temperature.

**LOADING SPACE.** An off-street space on the same lot with a building, or group of buildings, for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

**LOT.** A parcel of land occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such yards and open spaces as are required under the provisions of this Ordinance. A lot may or may not be specifically designated as such on public records.

**LOT AREA.** The total horizontal area within the lot lines of the lot.

**LOT, CORNER.** A lot where the interior angle of two (2) adjacent sides at the intersection of two (2) streets is less than one hundred thirty-five degrees (135°). A lot abutting upon a curved street or streets shall be

considered a corner lot for the purposes of this Ordinance if the arc is of less radius than one hundred fifty (150) feet and the tangents to the curve, at the two (2) points where the lot lines meet the curve or the straight street line extended form an interior angle of less than one hundred thirty-five degrees (135°).

**LOT COVERAGE.** The part of a lot occupied by building and/or structures. This shall be deemed to include all buildings, above ground swimming pools, roofed structures, roof porches, arbor, breezeways, decks, and patios, but shall not include unroofed porches, decks, patios and swimming pools that do not project more than twenty-four (24) inches above grade.

**LOT DEPTH.** The horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.

**LOT, INTERIOR.** Any lot other than a corner lot.

**LOT LINES.** The lines bounding a lot as defined herein:

- (1) Front Lot Line. In the case of an interior lot, is that line separating said lot from the street. In the case of a corner lot, or double frontage lot, is that line separating said lot from either street.
- (2) Rear Lot Line. That lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front lot line and wholly within the lot.
- (3) Side Lot Line. Any lot line other than the front lot line or rear lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

**LOT OF RECORD.** A lot which actually exists in a subdivision plat as shown on the records of the County Register of Deeds, or a lot or parcel described by metes and bounds, the description of which has been so recorded. Whenever an owner has combined two (2) or more lots as contained on any recorded plat into a single building site, or combined two (2) or more lots contained on any recorded plat in the records of the Assessor, said combination of lots shall be deemed to be a single lot of record for the purposes of this Ordinance.

**LOT, THROUGH.** Any interior lot having frontage on two (2) more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all sides of said lots adjacent to streets shall be considered frontage, and front yards shall be provided as required.

**LOT WIDTH.** The horizontal distance between the side lot lines, measured at the two (2) points where the building line, or setback line intersects the side lot lines.

**LOT, ZONING.** A single tract of land, located within a single block, which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control.

A zoning lot shall satisfy this Ordinance with respect to area, size, dimensions, and frontage as required in the district in which the zoning lot is located. A zoning lot therefore, may not coincide with a lot of record as filed with the County Register of Deeds, but may include one (1) or more lots of record.

**MAIN BUILDING.** A building in which is conducted the principal use of the lot upon which it is situated.

**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, which is intended to serve as a large volume traffic way for both the immediate municipal area and the region beyond, and is designated as a major thoroughfare, parkway,



expressway, or equivalent term on the City's Street Classification Report as provided to the Michigan Department of Transportation.

**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 municipality, and includes any unit or part of such plan, and any amendment to such plan or parts thereof.

**MEZZANINE.** An intermediate floor in any story occupying not-to-exceed one-third (1/3) of the floor area of such story.

**MOTORIZED HOME.** A self-propelled motor vehicle, which provides the amenities of day-to-day living while, used as a means of transportation for recreational or travel purposes.

**MUNICIPAL BUILDING.** A building owned by the City of Pleasant Ridge and used in conjunction with the business and operation of the City.

**MUNICIPALITY.** The City of Pleasant Ridge.

**NEIGHBORHOOD SPECIALTY FOOD STORE.** A small retail store that sells a limited line of groceries, including the sale of "SDM" and "SDD" licensed beverages, and household items intended for the convenience of the adjacent residential neighborhoods.

**NONCONFORMING BUILDING.** A building or portion thereof lawfully existing at the effective date of this Ordinance, or amendments thereto and that does not conform to the provisions of the Ordinance in the district in which it is located.

**NONCONFORMING LOT.** Any lot, outlot, or other parcel of land which does not meet the land area or dimension requirements of this Ordinance.

**NONCONFORMING USE.** A use which lawfully occupied a building or land at the effective date of this Ordinance, or amendment thereto, and that does not conform to the use regulations of the district in which it is located.

**NUISANCE FACTORS.** An offensive, annoying, unpleasant, or obnoxious object or practice, a cause or source of annoyance, especially a continuing or repeating invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being, or the generation of an excessive or concentrated movement of people or things, such as: (1) noise, (2) dust, (3) smoke, (4) odor, (5) glare, (6) fumes, (7) flashes, (8) vibration, (9) shock waves, (10) heat, (11) electronic or atomic radiation, (12) objectionable effluent, (13) noise of congregation of people, particularly at night, (14) passenger traffic, (15) invasion of non-abutting street frontage by traffic.

**NURSERY, PLANT MATERIALS.** A space, building or structure, or combination thereof, for the storage of live trees, shrubs, or plants offered for retail sale on the premises including products used for gardening or landscaping. The definition of nursery within the meaning of this Ordinance does not include any space, building, or structure, used for the sale of fruits, vegetables, or Christmas trees.

**NURSERY SCHOOL (CHILD CARE CENTER).** A public or private school, kindergarten, or childcare facility wherein day care or day care and education, is provided for five (5) or more minors under the age of seven (7) years.

**OCCUPIED.** The word occupied includes arranged, designed, built, altered, converted to, rented or leased, or intended to be occupied.

**OFF-STREET PARKING LOT.** A facility providing vehicular parking spaces along with adequate drives and aisles for maneuvering so as to provide access for entrance and exit for the parking of more than three (3) vehicles.

**OPEN AIR BUSINESS USES.** Open air business uses as used herein shall be deemed to include any of the following businesses when said business is not conducted from a wholly enclosed building.

- (1) Bicycle, trailer, motor vehicle, boats or home equipment sale or rental services.
- (2) Outdoor display and sale of garages, swimming pools, and similar uses.
- (3) Retail sale of trees, fruits, vegetables, shrubbery, plants, seed, topsoil, humus, fertilizer, trellis, lawn furniture, playground equipment, and other home garden supplies and equipment.
- (4) Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving range, children's amusement park or similar recreation uses.

**OPEN FRONT STORE.** A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure. The term "Open Front Store" shall not include automobile repair stations or automobile service stations.

**OPEN STORAGE.** All outdoor storage of any kind whatsoever.

**PARKING SPACE.** An area of definite length and width, said area shall be exclusive of drives, aisles or entrances giving access thereto, and shall be fully accessible for the storage or parking of permitted vehicles.

**PLANNING COMMISSION.** City of Pleasant Ridge Planning Commission.

**PORCH, ENCLOSED.** A covered projection on a building or structure containing a floor which is totally enclosed with glass, solid material, or screening and projects out from the main wall of said building or structure, and has a separate roof or an integral roof with the principal building or structure to which it is attached.

**PORCH, OPEN.** A covered projection on a building or structure containing a floor which is open except for columns supporting the porch roof, and projects out from the main wall of said building or structure, and has a separate roof or an integral roof with the principal building or structure to which it is attached.

**POOLS.** Refer to Swimming Pools.

**PUBLIC UTILITY.** A person, firm or corporation, municipal department, board or commission duly authorized to furnish and furnishing under federal, state, or municipal regulations to the public: gas, steam, electricity, sewage disposal, communication, telegraph, transportation, or water.

**RECREATIONAL VEHICLE.** Boats, boat trailers, airplanes, dune buggies, dirt bikes, off road vehicles, snowmobiles, or racing automobiles, any vehicle equipped for camping, sleeping or living purposes or any part thereof and any other vehicles or equipment of a type principally used for recreational purposes. The classification includes:

- (1) Boats, which shall include boats, floats and rafts, plus the normal equipment to transport the same on the highway.
- (2) Folding tent trailer, which is a folding structure, mounted on wheels and designed for travel and vacation use.



- (3) Motorized home, which is a portable dwelling designed and constructed as an integral part of a self-propelled vehicles.
- (4) Pickup camper, which is a structure designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational and vacation uses.
- (5) Travel trailer, which is a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, and either licensed as a trailer or permanently identified “travel trailer” by the manufacturer or a movable portable dwelling, constructed to be towed on its own chassis and connected to utilities and designed without a permanent foundation for year-round living.
- (6) Utility trailer, which is a vehicle used to transport motorcycles, snowmobiles, go-carts or racing cars or equipment which is licensed as a trailer.

#### **RESTAURANT.**

- (1) Standard Restaurant. Any establishment whose principal business is the sale of foods, ice cream, yogurt, Italian ice, cakes, etc., or alcoholic and non-alcoholic beverages to the customer in a ready-to-consume state, and whose design or principal method of operation includes one (1) or both of the following characteristics:
  - a. Customers, normally provided with an individual menu, are served their foods, desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed.
  - b. A cafeteria type of operation where foods, desserts, or beverages generally are consumed within the restaurant building.
- (2) Carry-Out Restaurant. Any establishment whose principal business is the sale of foods, desserts, or beverages to the customer in a ready-to-consume state, and whose design or method of operation includes the following characteristics:
  - a. Foods, desserts, or beverages usually served in edible containers, or in paper, plastic, or other disposable containers.
  - b. The consumption of foods, desserts, or beverages within the restaurant building or within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, or off the premises.
- (3) Fast-Food Restaurant. Any establishment whose principal business is the sale of foods, desserts, or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, and whose design or principal method of operation includes the following characteristics:
  - a. Foods, desserts, or beverages are usually served in edible containers or in paper, plastic, or other disposable containers.
  - b. The consumption of foods, desserts, or beverages within a motor vehicle parked upon the premises is posted as being prohibited and such prohibition is strictly enforced by the restaurateur.
- (4) Drive-in Restaurant. A drive-in restaurant is any establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design, method of operation, includes one or both of the following characteristics:

- a. Foods, desserts, or beverages are served directly to the customer in a motor vehicle, either by a carhop, or by other means which eliminate the need for the customer to exit the motor vehicle.
- b. The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is permitted.

**ROOM.** For the purpose of determining lot area requirements and density in a multiple-family district, a living room, dining room, and bedroom, equal to at least eighty (80) square feet in area. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways, and storage. Plans presented showing one (1), two (2), or three (3) bedroom units and including a "den," "library," or other extra room shall count such extra room as a bedroom for the purpose of computing density.

**RUBBISH.** The miscellaneous waste material resulting from housekeeping, mercantile enterprises, trades, manufacturing and offices, including ashes, tin cans, glass, scrap metals, rubber, paper, and rags.

**SETBACK.** The distance required to obtain front, side, or rear yard open space provisions of this Ordinance.

**SIGN.** Any announcement, declaration, display, billboard, illustration, and insignia when designed and placed so as to attract general public attention and shall include the use of any words, numerals, figures, devices, designs, or trademarks by which anything is made known and visible to the general public such as are used to show an individual firm, profession, or business and also any banner, bulbs or other lighting devices, streamer, pennant, balloon, propeller, flag (other than the official flag of any nation or state) and any similar device of any type or kind whether bearing lettering or not. The following definitions shall apply to specific types and surface areas of signs:

- (1) Billboard sign shall mean a sign upon which a display is posted, installed, painted or otherwise affixed in a manner which may be readily changed and the face of which is greater than fifty (50) square feet but no more than three hundred (300) square feet. A billboard sign is to be distinguished from a freestanding sign.
- (2) Display area shall mean the area that is bounded by a series of curved or straight lines that are tangent to the outer boundaries of the sign.
- (3) Flashing lighted sign shall mean a sign, which is illuminated, and which intermittently and repeatedly flashes on and off, or creates an illusion of a flow of lights.
- (4) Freestanding sign shall mean a freestanding sign completely or principally supported by and anchored directly to the ground. A freestanding sign is to be distinguished from a billboard sign.
- (5) Marquee or Canopy sign shall mean a sign attached to or hung from a marquee, canopy, or other structure projecting from and supported by the building and extending beyond the building wall, building line, or street lot line.
- (6) Political sign shall mean a sign solely for the purpose of providing information relating to the election of a person to a public office, or relating to a political party, or relating to a matter to be voted upon at an election called by a public body, or any other public issue.
- (7) Portable sign shall mean any sign freestanding sign not permanently anchored or secured to either a building or the ground, such as, but not limited to, "A" frames, "T" shaped, inverted "T" shaped signs and signs that are inflated and temporarily anchored to a building.
- (8) Projecting sign shall mean any sign attached to or erected on the exterior wall or surface of any building that projects twelve (12) inches or more from the wall or surface.

- (9) Roof sign shall mean any sign mounted on or over the roof of a building that is wholly or partially supported by such building.
- (10) Sign erector shall mean a person, firm, corporation or association permitted by the city to install, attach or erect a permissible sign under the provisions of this chapter.
- (11) Temporary sign shall mean a display, sign, banner, or other advertising device constructed of cloth, canvas, fabric, plastic, or other light temporary material, with or without a structural frame, or any other sign, intended for a limited period of display
- (12) Wall sign shall mean a sign which is in any manner affixed to or placed flat against the exterior wall or surface of a building or structure, no portion of which projects more than twelve (12) inches from the building or structure wall.

**SIGN, ACCESSORY.** A sign that is accessory to the principal use of the premises.

**SIGN, NONACCESSORY (OFF PREMISE).** A sign that is not accessory to the principal uses of the premises.

**SOIL REMOVAL.** The removal of any kind of soil or earth matter, including top soil, sand or other type of soil matter or combination thereof, except common household gardening and ground care.

**SPECIAL LAND USES.** Uses which are reasonably compatible with the permitted primary uses and structures within a zoning district, but which require special consideration in relation to the health, safety, convenience and general welfare of the City's inhabitants.

**STATE EQUALIZED VALUATION.** The value shown on the City Assessment Roll as equalized through the process of state and county equalization.

**STORY.** That part of a building, except a mezzanine as defined herein, included between the surface of one (1) floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. A story thus defined shall not be counted as a story when more than fifty (50) percent, by cubic content, is below the height level of the adjoining ground.

**STORY, HALF.** An uppermost story lying under a sloping roof having an area of at least two hundred (200) square feet with a clear height of seven (7) feet six (6) inches. For the purpose of this Ordinance, the usable floor area is only that area having at least four (4) feet clear height between floor and ceiling.

**STREET.** A public dedicated right-of-way, other than an alley, which affords the principal means of access to abutting property.

**STRUCTURAL ALTERATION.** Any change in the supporting members of a building or structure, such as bearing walls, partitions, columns, beams, girders, or any change in the width or number of exits, or any substantial change in the roof.

**STRUCTURE.** Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

**SUBDIVISION.** The division of a lot, tract, or parcel of land into five (5) or more lots, tracts, or parcels of land for the purpose, whether immediate or future, of sale or of building development. The meaning of the term "subdivision" shall not, however, apply to the partitioning or dividing of land into tracts or parcels of land wherein the resultant parcels are ten (10) acres or more in area.

**SWIMMING POOL.** An artificially constructed portable or nonportable pool or container designed for swimming, wading, or bathing or any combination thereof, and not located entirely within a permanently enclosed and roofed building, and designed to hold two thousand five hundred (2,500) gallons or more of

water or to have a depth of two (2) feet or more at any point. This definition shall include all outside hot tubs, jacuzzis, and spas.

**TEMPORARY USE OR BUILDING.** A use or building permitted by the Board of Appeals to exist during periods of construction of the main building or use, or for special events.

**TENTS.** Tents as used in this Ordinance shall mean a shelter of canvas or the like, supported by poles and fastened by cords or legs driven into the ground, and shall not include those types of tents used solely for children's recreational purposes.

**TOWNHOUSES.** A multiple dwelling in which each dwelling unit shares a common wall with at least one (1) other dwelling unit and in which each dwelling unit has living space on the ground floor and has a separate ground floor entrance.

**USE.** The principal purpose, for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied.

**WALL, SCREENING.** A wall used to screen such uses as parking lots, incompatible land uses, and certain activities on a specific property. A screening wall shall be constructed of solid masonry with face brick on both sides or a hollow clay load-bearing brick with a width that exceeds five (5") inches.

**WASTE MATTER, OTHER.** Slag, stone, or broken concrete, or any combination thereof.

**YARDS.** The open spaces on the same lot with a main building, unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance, and as defined herein:

- (1) Front Yard. An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building. In the case of a corner lot, the front yard may be opposite either street frontage.
- (2) Rear Yard. An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building. In the case of a corner lot, the rear yard may be opposite either street frontage.
- (3) Side Yard. An open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point on the side lot line to the nearest point of the main building.

**ZONING DISTRICT.** A zoning district is a portion of the City of Pleasant Ridge within which, on a uniform basis, certain uses of land and buildings are permitted and within which certain yards, open spaces, lot areas, and other requirements are established by this Ordinance.

#### **ZONING EXCEPTIONS AND VARIANCES.**

- (1) The terms "exception" and "variance" shall have the following meanings:
  - a. Exception. An exception is a use permitted only after review of an application by the Board of Appeals other than the Administrative Official (Building Inspector), such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation, and such review is required by this Ordinance.
  - b. Variance. A modification of the literal provisions of the Zoning Ordinance granted by the Board of Appeals pursuant to [Section 82-74](#).

- (2) The exceptions that are found in this Ordinance appear as "special approval" by City Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another, or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one (1) or more of the following:
- a. They require large areas,
  - b. They are infrequent,
  - c. They sometimes create an unusual amount of traffic,
  - d. They are sometimes obnoxious or hazardous,
  - e. They are required for public safety and convenience.

**ZONING INSPECTOR.** The City Manager of the City of Pleasant Ridge or his duly authorized agent shall serve as Zoning Inspector of the City of Pleasant Ridge.

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#### **Section 82-4. Interpretation**

In the interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, morals, safety, comfort, convenience, or general welfare. It is not intended by this Ordinance to repeal, abrogate, annul, or in any way to impair or interfere with any existing provision of law or ordinance other than the above described Zoning Ordinance, or with any rules, regulations, or permits previously adopted or issued or which shall be adopted or issued pursuant to the law relating to the use of buildings or premises; provided, however, that where this Ordinance imposes a greater restriction than is required by existing Ordinance or by rules, regulations or permits, the provisions of this Ordinance shall control.

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#### **Section 82-5. Vested Right**

Nothing in this Ordinance shall be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district, zoning classification or any permissible activities therein, and, they are hereby declared to be subject to subsequent amendment, change or modification as may be necessary to the preservation or protection of public health, safety, and welfare.

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#### **Section 82-6. Violations**

Any person, firm, or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof, shall be subject to a fine of not more than five hundred (\$500) dollars and the costs of prosecution or, in default of the payment thereof, shall be punished by imprisonment in the County Jail for a period not-to-exceed ninety (90) days for each offense, or by both such fine and imprisonment in the discretion of the court, together with the costs of such prosecution.

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#### **Section 82-7. Public Nuisance Per Se**

Any building or structure which is erected, altered or converted, or any use of premises or land which is begun or changed subsequent to the time of passage of this Ordinance and in violation of any of the provisions thereof, is hereby declared to be a public nuisance per se, and may be abated by order of any court of competent jurisdiction.

### **Section 82-8. Fines, Imprisonment**

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The owner of any building, structure or premises or part thereof, where any condition in violation of this Ordinance shall exist or shall be created, and who has assisted knowingly in the commission of such violation shall be guilty of a separate offense and, upon conviction thereof, shall be liable to the fines and imprisonment herein provided.

### **Section 82-9. Rights and Remedies Are Cumulative**

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The rights and remedies provided herein are cumulative and in addition to any other remedies provided by law.

### **Section 82-10. Relationship to Other Ordinances or Agreements**

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- (a) This Ordinance is not intended to abrogate or annul any ordinance, rule, regulation, permit, easement, covenant, or other private agreement previously adopted, issued, or entered into and not in conflict with the provisions of this Ordinance.
- (b) However, where the regulations of this Ordinance are more restrictive or impose higher standards or requirements than other such ordinances, rules, regulations, permits, easements, covenants, or other private agreements, the requirements of this Ordinance shall govern.

### **Section 82-11–82.38. Reserved**

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## Article 2 **Administration and Enforcement**

### **Division 1 - Generally**

#### Section 82-39. **Enforcement**

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The provisions of this ordinance shall be administered and enforced by the Zoning Inspector or by such deputies of his department as the Zoning Inspector may delegate to enforce the provisions of this Ordinance.

#### Section 82-40. **Duties of Zoning Inspector**

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- (a) The Zoning Inspector shall have the power to grant zoning compliance and occupancy permits, and to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance. It shall be unlawful for the Zoning Inspector to approve any plans or issue any permits or certificates of occupancy for any excavation or construction until he has inspected such plans in detail and found them to conform to this ordinance.
- (b) The Zoning Inspector shall record all nonconforming uses existing at the effective date of this Ordinance for the purpose of carrying out the provisions of [Section 82-194](#).
- (c) Under no circumstances is the Zoning Inspector permitted neither to make changes to this Ordinance nor to vary the terms of this Ordinance in carrying out his duties as Zoning Inspector.
- (d) The Zoning Inspector shall not refuse to issue a permit when conditions imposed by this Ordinance are complied with by the applicant despite violations of contracts, such as covenants or private agreements that may occur upon the granting of said permit.

#### Section 82-41. **Plot Plan**

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The Zoning Inspector shall require that all applications for building permits shall be accompanied by plans and specifications including a plot plan, in triplicate, drawn to scale, showing the following:

- (1) The actual shape, location, and dimensions of the lot.
- (2) The shape, size, and location of all buildings or other structures to be erected, altered or moved, and of any building or other structures already on the lot.
- (3) The existing and intended use of the lot and of all such structures upon it, including, in residential areas, the number of dwelling units the building is intended to accommodate.
- (4) Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this Ordinance are being observed.

#### Section 82-42. **Permits**

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The following shall apply in the issuance of any permit:

- (1) **Permits Not To Be Issued.** No building permit shall be issued for the erection, alteration, or use of any building or structure, or part thereof, or for the use of any land which is not in accordance with all provisions of this Ordinance.



- (2) **Permits for New Use of Land.** No land heretofore vacant shall hereafter be used, or an existing use of land be hereafter changed to a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.
- (3) **Permits for New Use of Buildings.** No building or structure, or part thereof, shall be changed to or occupied by a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.
- (4) **Permits Required.** No building or structure, or part thereof, shall be hereafter erected, altered, moved, or repaired unless a building permit shall have been first issued for such work. The terms "altered" and "repaired" shall include any changes in structural parts, stairways, type of construction, type, class or kind of occupancy, light or ventilation, means of egress and ingress, or other changes affecting or regulated by the City of Pleasant Ridge Building Code, Housing Law, or this Ordinance, except for minor repairs or changes not involving any of the aforesaid features.
- (5) **Permits for Wrecking Buildings.** Before a building or structure can be wrecked, the owner, wrecking company, or person who secures the permit shall notify all utilities having service connections within the building such as water, electric, gas, sewer, and other connections. A permit to wreck a building shall not be issued unless a release is obtained from the utilities stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed and/or sealed and plugged in a safe manner; nor shall a wrecking permit be issued until a report has been received from the public utility companies concerned, that said wrecking operations may be accomplished in such a manner as not to create a hazardous condition as a result of the proximity of such public utility installations.
  - a. Before a permit is issued for the wrecking of any building, such application for permit shall be referred to the Building Inspector for examination of the premises to determine whether or not rodent and/or insect extermination procedures are necessary.
  - b. The wrecking company, or person who secures the permit for the razing of the structure, will be held responsible for the compliance with these regulations and other laws and ordinances covering this subject. He will also be held responsible and liable for the acts of subcontractors or other persons who do any work of removal or destruction in the wrecking of the building. The methods to be used in wrecking shall not involve undue hazards to the public or unnecessary danger to the workmen and shall be in accordance with good practice. Crane, back hoe, bulldozer, high loader, ball, clam-bucket, chain, cable, and other similar mechanical devices shall not be used to wreck buildings or structures except in individual cases wherein detailed plans and proposed procedures are submitted with the application for wrecking permit and are approved by the building official. Suitable provision shall be made for the disposal of materials that are accumulated during the wrecking operations. No part of the structure shall be overloaded by excessive storage of materials or debris. Chutes, scaffolds, derricks, and hoists shall be strong and substantial, and safe for the purpose for which they are intended. Materials, which in their removal would cause an excessive amount of dust, shall be well wet down to prevent the creation of a nuisance. No open fires or other sources of flame except necessary cutting torches will be permitted on the inside of the building which is being wrecked, not in close proximity to flammable materials outside of the building, and every precaution shall be taken to prevent the possibility of fire.
  - c. Blasting and use of explosives shall be done only by a person licensed by the Fire Marshall to perform such work and notification shall be given to the City of Pleasant Ridge and surrounding property owners within three hundred (300) feet of the site and within five (5) calendar days of the work.



- d. The requirements of this section are designated as the minimum necessary for average conditions and, in the case of unusual or dangerous situations, adequate provision shall be made and every precaution taken to protect the safety of the public and workmen. All abandoned basements or cellars and holes shall be filled to grade, and all excess materials, rubbish, and debris shall not be permitted to remain on the premises above grade. The Fire Department shall be notified before removing standpipes, sprinklers, or fire protection water supplies.
- (6) **Expiration of Building Permit.** If the work described in any building permit has not begun with twelve (12) months from the date of issuance thereof, said permit shall expire; it shall be canceled by the Building Inspector, and written notice thereof shall be given to the persons affected. If the work described in any building permit has not been substantially completed within two (2) years of the date of issuance thereof, said permit shall expire and be canceled by the Building Inspector, and written notice thereof shall be given to the persons affected, together with notice that further work, as described in the canceled permit, shall not proceed unless, and until, a new building permit has been obtained.
- (7) **Timing of Permits.**
- a. The Zoning Inspector or appropriate governing body has the power to require a permit to be obtained on a promptly basis.
  - b. The Zoning Inspector or appropriate governing body may require construction to commence within a specified date from the date of issuance of the permit, that the construction be pursued in a diligent manner, and that the construction be completed by a specified date.
  - c. Any time periods specified in the ordinance for the start and completion of a project may be modified by the applicable body as a condition of project approval.

## Section 82-43. Certificates

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No land, building, or part thereof, shall be occupied by, or for any use, unless and until a certificate of occupancy shall have been issued for such use. The following shall apply in the issuance of any certificate:

- (1) **Certificates Not To Be Issued.** No certificates of occupancy shall be issued for any building, structure or part thereof, or for the use of any land which is not in accordance with all the provisions of this Ordinance or for which a variance has been granted.
- (2) **Certificates Required.** No building or structure, or parts thereof, which is hereafter erected, or altered, shall be occupied or used or the same caused to be done, unless and until a certificate of occupancy shall have been issued for such building or structure.
- (3) **Certificates Including Zoning.** Certificates of occupancy as required by the City of Pleasant Ridge Building Code for new buildings or structures, or parts thereof, or for alterations to or changes of, use of existing buildings or structures, shall also constitute certificates of occupancy as required by this Ordinance.
- (4) **Certificates for Existing Buildings.** Certificates of occupancy shall be issued for existing buildings, structures, or parts thereof, or existing uses of land if, after inspection, it is found that such buildings, structures, or parts thereof, or such use of land, are in conformity with the provisions of this Ordinance.
- (5) **Record of Certificates.** A record of all certificates issued shall be kept on file in the office of the Zoning Inspector, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the property involved.

- (6) **Certificates for Dwelling Accessory Buildings.** Buildings or structures accessory to dwellings shall not require separate certificates of occupancy, but may be included in the certificate of occupancy for the same dwelling when shown on the plot plan, and when completed at the same time as such dwellings.
- (7) **Application for Certificates.** Application for certificates of occupancy shall be made, in writing, to the Zoning Inspector on forms furnished by that Department, and such certificates shall be issued within five (5) days after receipt of such application if it is found that the building or structure, or part thereof, or the use of land is in accordance with the provisions of this Ordinance.

If such certificate is refused for cause, the applicant therefore shall be notified of such refusal and cause thereof, within the aforesaid five (5) day period.

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## Section 82-44. **Final Inspection**

The holder of every building permit for the construction, erection, alteration, repair, or moving of any building, structure, or part thereof, shall notify the Zoning Inspector immediately upon the completion of the work authorized by such permit for a final inspection.

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## Section 82-45. **Fees**

Fees for inspection and the issuance of permits or certificates of copies thereof, required or issued under the provisions of this Ordinance, may be collected by the Zoning Inspector in advance of issuance. The amount of such fees shall be established by resolution of the City of Pleasant Ridge City Commission and shall cover the cost of inspection and supervision resulting from enforcement of this Ordinance.

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## Section 82-46. **Public Notice**

All applicants for development approval requiring a public hearing, regardless of whether or not action to be taken is by the City Commission, Planning Commission, or Zoning Board of Appeals shall comply with the Michigan Zoning Enabling Act, PA 110 of 2006 and the other provisions of this Section with regard to public notification.

- (1) **Responsibility.** When the provisions of this Ordinance or the Michigan Zoning Enabling Act require that notice be published, the City Zoning Inspector shall be responsible for preparing the content of the notice and the City Clerk having it published in a newspaper of general circulation in the City and mailed or delivered as provided in this Section.
- (2) **Content.** All mail, personal and newspaper notices for public hearings shall:
  - a. Describe nature of the request. Identify whether the request is for a rezoning, text amendment, special land use, variance, appeal, ordinance interpretation or other purpose.
  - b. Location. Indicate the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the subject property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used such as a tax parcel identification number, identifying the nearest cross street, or including a map showing the location of the property. No street addresses must be listed when eleven (11) or more adjacent properties are proposed for rezoning, or when the request is for an ordinance interpretation not involving a specific property.

- c. When and where the request will be considered. Indicate the date, time and place of the public hearing(s).
- d. Written comments. Include a statement describing when and where written comments will be received concerning the request. Include a statement that the public may appear at the public hearing in person or by counsel.
- e. Handicap access. Information concerning how handicap access will be accommodated if the meeting facility is not handicap accessible.

**(3) Personal and Mailed Notice.**

- a. General. When the provisions of this Ordinance or state law require that personal or mailed notice be provided, notice shall be provided to:
  - 1. The owners of property for which approval is being considered, and the applicant, if different than the owner(s) of the property.
  - 2. Except for rezoning requests involving eleven (11) or more adjacent properties or an ordinance interpretation request that does not involve a specific property to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the property subject to the request, regardless of whether the property or occupant is located within the boundaries of the City of Pleasant Ridge. If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one (1) occupant of a structure, except that if a structure contains more than one (1) dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations, one (1) occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four (4) dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses or organizations, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.
  - 3. All neighborhood organizations, public utility companies, railroads and other persons, which have requested to receive notice pursuant to Subsection 4, of this Section, "Registration to Receive Notice by Mail."
  - 4. Other governmental units or infrastructure agencies within one mile of the property involved in the application.
- b. Notice by Mail/Affidavit. Notice shall be deemed mailed by its deposit in the United States mail, first class, properly addressed, postage paid. The City Zoning Inspector shall prepare a list of property owners and registrants to whom notice was mailed, as well as of anyone to whom personal notice was delivered.
- c. Timing of Notice. Unless otherwise provided in the Public Act 110 of 2006, or this Ordinance where applicable, notice of public hearing shall be provided as follows:
  - 1. For a public hearing on an application for a rezoning, text amendment, special land use, planned unit development, variance, appeal, or ordinance interpretation: not less than fifteen (15) days before the date the application will be considered for approval.
  - 2. Any other public hearing required by this Ordinance will be followed.
- d. Registration to Receive Notice by Mail.

1. *General:* Any neighborhood organization, public utility company, railroad or any other person may register with the City Zoning Inspector to receive written notice of all applications for all applications for development approval within the zoning district in which they are located. The City Zoning Inspector shall be responsible for providing this notification. Fees may be assessed for the provision of this notice, as established by resolution of the City Commission.
2. *Requirements:* The requesting party must provide the City Zoning Inspector information on an official form to ensure notification can be made. All registered persons must re-register bi-annually to continue to receive notification pursuant to this section.

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### Section 82-47. **City Commission Approval**

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- (a) In cases where the City Commission is empowered to approve certain use of premises under the provisions of this Ordinance, the applicant shall furnish such surveys, plans, or other information as may be reasonably required by said Commission for the proper consideration of the matter.
- (b) The City Commission shall investigate the circumstance of each such case and shall notify such parties who may, in its opinion, be affected thereby, of the time and place of any hearing which may be held relative thereto as required under its rules of procedure.
- (c) The City Commission may impose such conditions or limitations in granting approval as, in its judgment, are necessary to fulfill the spirit and purpose of this Ordinance.

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### Section 82-48. **Changes and Amendments**

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The city commission may from time-to-time, on recommendation from the planning commission, its own initiative or on petition, amend, supplement or change the district boundaries or the regulations herein, or subsequently established herein pursuant to the authority and procedure established in the Michigan Zoning Enabling Act (MCL 125.3101 et seq.).

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### Section 82-49. **Petition for Amendments**

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An amendment to this chapter which is the object of a petition shall be passed only by a majority vote of the city commission, unless a larger vote, but not to exceed three-fourths vote, if required by ordinance or charter. The protest petition shall be presented to the city commission before final legislative action on the amendment, and shall be signed by one of the following:

- (1) The owners of at least 20 percent of the area of land included in the proposed change.
- (2) The owners of at least 20 percent of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change.

For the purposes of this section publicly owned land shall be excluded in calculating the 20 percent land area requirement.

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### Section 82-50. **Conditional Rezoning**

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- (a) **Intent.** It is recognized that there are certain instances where it would be in the best interests of the city, as well as advantageous to property owners seeking a change in zoning boundaries, if certain conditions could be proposed by property owners as part of a request for rezoning. It is the intent of

this Section to provide a process consistent with the provisions of section 405 of the Michigan Zoning Enabling Act (MCL 125.3101 et seq.) by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

(b) **Application and offer of conditions.**

- (1) An owner of land may voluntarily offer in writing conditions relating to the use and/or development of land for which a rezoning is requested. This offer may be made either at the time the application for rezoning is filed, or may be made at a later time during the rezoning process.
- (2) The required application and process for considering a rezoning request with conditions shall be the same as that for considering rezoning requests made without any offer of conditions, except as modified by the requirements of this section.
- (3) The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.
- (4) The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
- (5) Any use of development proposed as part of an offer of conditions that would require a special land use permit under the terms of this chapter may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this chapter.
- (6) Any use or development proposed as part of an offer of conditions that require variance under the terms of this chapter may only be commenced if the zoning board of appeals in accordance with the provisions of this chapter ultimately grants a variance for such use or development.
- (7) Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this chapter may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this chapter.
- (8) The offer of conditions may be amended during the process of rezoning consideration provided that any amended or additional conditions are entered voluntarily by the owner. An owner may withdraw all or part of its offer of conditions any time prior to final rezoning action provided that, if such withdrawal occurs subsequent to the planning commission's public hearing on the original rezoning request, then the rezoning application shall be referred to the planning commission for a new public hearing with appropriate notice and a new recommendation.

(c) **Planning Commission review.** The planning commission, after public hearing and consideration of the factors for rezoning, shall recommend approval, approval with recommended changes, or denial of the rezoning, provided, however, that any recommended changes to the offer of conditions are acceptable to and thereafter offered by the owner.

(d) **City Commission review.** After receipt of the planning commission's recommendations, the city commission shall deliberate upon the requested rezoning and may approve or deny the conditional rezoning request. The city commission's deliberations shall include, but not be limited to, a consideration of the factors for rezoning of this chapter. Should the city commission consider amendments to the proposed conditional rezoning advisable and if such a contemplated amendments to the offer of conditions are acceptable to and thereafter offered by the owner, then the commission shall, in accordance with section 405 of the Michigan Zoning Enabling Act (MCL 125.3405), refer such amendments to the planning commission for a report thereon within a time specified by the city commission and proceed thereafter in accordance with said statute to deny or approve the conditional rezoning with or without amendments.

(e) **Approval.**

- (1) If the city commission finds the rezoning request and offer of conditions acceptable, the offered conditions shall be incorporated into a formal written statement of conditions acceptable to the owner and conforming in form to the provisions of this section. The statement of conditions shall be incorporated by attachment or otherwise as an inseparable part of the ordinance adopted by the city commission to accomplish the requested zoning.
  - (2) The statement of conditions shall:
    - a. Be in a form recordable with the register of deeds of the county or, in the alternative, be accompanied by a recordable affidavit, or memorandum prepared and signed by the owner giving notice of the statement of conditions in a manner acceptable to the city.
    - b. Contain a legal description of the land to which it pertains.
    - c. Contain a statement acknowledging that the statement of conditions runs with the land and is binding upon successor owners of the land.
    - d. Incorporate by attachment or reference any diagram, plans or other documents submitted or approved by the owner that are necessary to illustrate the implementation of the statement of conditions. If any such documents are incorporated by reference, the reference shall specify where the document may be examined.
    - e. Contain a statement acknowledging that the statement of conditions or an affidavit or memorandum giving notice thereof may be recorded by the city with the register of deeds of the county.
    - f. Contain the notarized signatures of all of the owners of the subject land preceded by a statement attesting to the fact that they voluntarily offer and consent to the provisions contained within the statement of conditions.
  - (3) Upon rezoning taking effect, the zoning map shall be amended to reflect the new zoning classification along with a designation that the land was rezoned with a statement of conditions. The city clerk shall maintain a listing of all lands rezoned with a statement of conditions.
  - (4) The approved statement of conditions or an affidavit or memorandum giving notice thereof shall be filed by the city with the registrar of deeds of the county. The city shall have authority to waive this requirement if it determines that, given the nature of the conditions and/or the time frame within which the conditions are to be satisfied, the recording of such a document would be of no material benefit to the city or to any subsequent owner of the land.
  - (5) Upon the rezoning taking effect, the use of the land so rezoned shall conform thereafter to all of the requirements regulating use and development within the new zoning district as modified by any more restrictive provisions contained in the statement of conditions.
- (f) **Compliance with conditions.**
- (1) Any person who establishes a development or commences a use upon land that has been rezoned with conditions shall continuously operate and maintain the development or use in compliance with all of the conditions set forth in the statement of conditions. Any failure to comply with a condition contained within the statement of conditions shall constitute a violation of this chapter and be punishable accordingly. Additionally, any such violation shall be deemed a nuisance per se and subject to judicial abatement as provided by law.
  - (2) No permit or approval shall be granted under this chapter for any uses or development that is contrary to an applicable statement of conditions.



- (g) **Time period for establishing development or use.** Unless another time period is specified in the ordinance rezoning the subject land, the approved development and/or use of the land pursuant to building and other required permits must be commenced upon the land within 18 months after the rezoning took effect and shall be substantially complete within one year from commencement of project. This time limitation may upon written request be extended by the city if:
- (1) It is demonstrated to the city's reasonable satisfaction that there is a strong likelihood that the development and/or use will commence within the period of extension and proceed diligently thereafter to completion; and
  - (2) The city finds that there has not been a change in circumstances that would render the current zoning with statement of conditions incompatible with other zones and uses in the surrounding area or otherwise inconsistent with sound zoning policy.
- (h) **Reversion of zoning.** If approved development and/or use of the rezoned land does not occur within the time frame specified under subsection (g) of this section, then the land shall revert to its former zoning classification as set forth in the Michigan Zoning Enabling Act (MCL 125.3405). The reversion process shall be initiated by the city requesting that the planning commission proceed with consideration of rezoning of the land to its former zoning classification. The procedure for considering and making this reversionary rezoning shall thereafter be the same as applies to all other rezoning requests.
- (i) **Subsequent rezoning of land.** When land that is rezoned with a statement of conditions is thereafter rezoned to a different zoning classification or to the same zoning classification but with a different or no statement of conditions, whether as a result of a reversion of zoning pursuant to the subsection (h) of this section or otherwise, the statement of conditions imposed under the former zoning classification shall cease to be in effect. Upon the owner's written request, the city clerk shall record with the register of deeds of the county that the statement of conditions is no longer in effect.
- (j) **Amendment of conditions.** During the time period for commencement of an approved development or use specified pursuant to subsection (g) of this section or during any extension thereof granted by the city, the city shall not add to or alter the conditions in the statement of conditions.
- (k) **City right to rezone.** Nothing in the statement of conditions or in the provisions of this section shall be deemed to prohibit the city from rezoning all or any portion of land that is subject to a statement of conditions to another zoning classification. Any rezoning shall be conducted in compliance with this chapter and the Michigan Zoning Enabling Act, Public Act. No. 110 of 2006.
- (l) **Failure to offer conditions.** The city shall not require an owner to offer conditions as a requirement for rezoning. The lack of an offer of conditions shall not affect an owner's rights under this chapter.

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Section 82-51–82-69. **Reserved**

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## **Division 2 - Board of Appeals; Appeals and Variances**

### **Section 82-70. Creation and Membership**

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There is hereby created a Board of Zoning Appeals, which shall perform its duties and exercise its powers as provided in Article VI of the Michigan Zoning Enabling Act (MCL 125.3610 et seq.) and in such a way that the objectives of this chapter shall be observed, public safety secured, and substantial justice done. The Board shall consist of the Mayor and City Commission.

### **Section 82-71. Meetings**

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All meetings of the Board of Appeals shall be held at the call of the Chairman and at other times as the Board, in its rules of procedure, may specify in accordance with the Open Meetings Act. All hearings conducted by said Board shall be open to the public. The Board of Appeals shall adopt its own rules of procedure and keep a record of its proceedings in the office of the City Clerk and shall be public record. The concurring vote of two-thirds of the members of the Board of Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Inspector, or to decide in favor of an applicant any matter upon which they are required to pass under this Ordinance or to effect any variation in this Ordinance. The Board shall have the power to subpoena and require the attendance or witnesses, administer oaths, compel testimony, and the production of books, papers, files, and other evidence pertinent to the matters before it.

### **Section 82-72. Appeal**

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- (a) An appeal may be taken to the Board of Appeals by any person, firm or corporation, or by any officer, department, board, or bureau affected by a decision of the Zoning Inspector or by the Planning Commission. Such appeal shall be taken within such time as shall be prescribed by the Board of Appeals by general rule, by filing with the Zoning Inspector and with the Board of Appeals, a Notice of Appeal, specifying the grounds thereof. The Zoning Inspector shall forthwith transmit to the Board; all of the papers constituting the record upon which the action appealed from was taken. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Zoning Inspector certifies to the Board of Appeals, after notice of appeal has been filed with him, that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property, in which case, the proceedings shall not be stayed, otherwise than by a restraining order which may be granted by a court of record.
- (b) The Board shall select a reasonable time and place for the hearing of the appeal and give due notice in accordance with [Section 82-46](#) thereof to the parties, and shall render a decision on the appeal without unreasonable delay. Any person may appear and testify at the hearing, either in person or by duly authorized agent or attorney or testify in writing if the transmittal is received prior to the meeting.
- (c) The Board shall select a reasonable time and place for the hearing of the appeal and give due notice thereof to the parties, and shall render a decision on the appeal without unreasonable delay. Any person may appear and testify at the hearing, either in person or by duly authorized agent or attorney.
- (d) No appeal shall be taken to the Board of Appeals from a decision of the Planning Commission in connection with an approved site plan unless the Planning Commission has first reviewed such appeal and the Planning Commission provides a recommendation on the variance.

### **Section 82-73. Fees**

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The City Commission may, from time to time, prescribe and amend by resolution, a reasonable schedule of fees to be charged to applicants for appeals to the Zoning Board of Appeals. At the time the Notice for



Appeal is filed, said fee shall be paid to the City Treasurer to the credit of the general revenue fund of the City of Pleasant Ridge.

## Section 82-74. Jurisdiction

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- (a) The Zoning Board of Appeals shall not have the power to alter or change the zoning district classification of any property, nor to make any change in the terms of this Ordinance, but does have power to act on those matters where this Ordinance provides for an administrative review, interpretation, exception or special approval permit, and to authorize a variance as defined in this section and laws of the State of Michigan. Said powers include:
- (1) Administrative Review. To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision, or refusal made by the Zoning Inspector or any other administrative official in carrying out or enforcing any provisions of this Ordinance.
  - (2) Variance. To authorize, upon an appeal, a variance from the strict application of the provisions of this Ordinance where, by reason of narrowness, shallowness, shape or area of a specific piece of property at the time of enactment of this Ordinance or by reason of exception, topographic conditions or other conditions of such property, the strict application of the regulations enacted would result in practical difficulties to, or undue hardship upon, the owner of such property provided such relief may be granted without detriment to the public good, and without impairing the intent and purpose of this Ordinance. In granting a variance, the Board may attach thereto such conditions regarding the location, character, and other features of the proposed uses, as it may deem reasonable in furtherance of the purpose of this Ordinance. In granting or denying a variance, the Board shall state the grounds upon which it justifies the granting or denial of a variance.
  - (3) Exceptions and Special Approvals. To hear and decide in accordance with the provisions of this Ordinance, request for exceptions, for interpretations of the Zoning Map, and for decisions on special approval situations on which this Ordinance specifically authorizes the Board to pass. Any exception or special approval shall be subject to such conditions as the Board may require preserving and promoting the character of the zoning district in question and otherwise promoting the purpose of this Ordinance, including the following:
    - a. Interpret the provisions of this Ordinance in such a way as to carry out the intent and purpose of the plan, as shown upon the Zoning Map, fixing the use districts, accompanying and made part of this Ordinance, where street layout actually on the ground varies from the street layout as shown on the map aforesaid.
    - b. Permit the erection and use of a building or use of premises for public utility purposes, upon recommendation of the Planning Commission.
    - c. Permit the modification of the automobile parking space or loading space requirements where, in the particular instance, such modification will not be inconsistent with the purpose and intent of such requirements.
    - d. Permits such modification of the height and area regulations as may be necessary to secure an appropriate improvement of a lot which is of such shape, or so located with relation to surrounding development or physical characteristics, that it cannot otherwise be appropriately improved without such modification.
    - e. Permit modification of screening wall requirements only when such modification will not adversely affect, or be detrimental to, surrounding or adjacent development.
- (b) In consideration of all appeals and all proposed variations to this Ordinance, the Board shall, before making any variations from the Ordinance in a specific case, first determine that the proposed

variation will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Pleasant Ridge. Nothing herein contained shall be construed to give or grant to the Board, the power or authority to alter or change this Ordinance or the Zoning Map, such power and authority being reserved to the City of Pleasant Ridge City Commission, in the manner provided by law.

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### Section 82-75. **Orders**

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In exercising the above powers, the Board may reverse or affirm wholly or partly, or may modify the orders, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made and, to that end, shall have all the powers of the Zoning Inspector from whom the appeal is taken.

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### Section 82-76. **Notice**

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The Board shall make no recommendations except in a specific case. Public Hearings shall be conducted when specifically required herein, or when the Board deems such hearing to be advisable. Notice of public hearings shall be in accordance with [Article 2, Section 82-46](#) of this ordinance.

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### Section 82-77. **Miscellaneous**

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- (a) No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period, and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.
- (b) No order of the Board permitting a use of a building or premises shall be valid for a period longer than one (1) year unless such a use is established within such period; however, that where such use permitted is dependent upon the erection or alteration of a building, such order shall contain in force and effect if a building permit for said erection or alteration is obtained within such period, and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

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### Sections 82-78–82-97. **Reserved**

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## Article 3 **Zoning Districts and Map**

### Section 82-98. **Districts Established**

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For the purpose of this Ordinance, the City of Pleasant Ridge is hereby divided into the following districts:

(1) **Residential Districts**

- R-1A One-Family Residential
- R-1B One-Family Residential
- R-1C One-Family Residential
- R-1D One-Family Residential
- R-2 Two Family Residential
- RM Multiple Family Residential

(2) **Non-Residential Districts**

- PRM Parks, Recreation and Municipal Uses
- RO Restricted Office
- C Commercial
- M Manufacturing
- P Vehicular Parking

### Section 82-99. **District Boundaries**

---

- (a) The boundaries of these districts are hereby designated as shown on the Zoning Map which accompanies this ordinance, and which map with all notations, references, and other information shown thereon shall be as much a part of this ordinance as if fully described herein.
- (b) The official Zoning Map shall be identified by the signature of the Mayor of the City of Pleasant Ridge and attested by the City Clerk, under the following words:

*This is to certify that this is the Official Zoning Map referred to in Article III of the Zoning Ordinance of the City of Pleasant Ridge adopted (date).*

- (c) If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map after the amendment has been approved by the City of Pleasant Ridge together with an entry on the Official Zoning Map as follows:

*On (date), by official action of the City of Pleasant Ridge, the following change(s) were made (brief description with ordinance reference number).*

- (d) One (1) copy of the Official Zoning Map is to be maintained and kept up to date in the City of Pleasant Ridge Clerk's office, accessible to the public and shall be final authority as to the current zoning status of lands, buildings, and other structures in the City of Pleasant Ridge.

### Section 82-100. **District Boundaries Interpreted**

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Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

- (1) Boundaries indicated as approximately following the centerlines of streets, highways, or alleys, shall be construed to follow such centerlines;
- (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- (3) Boundaries indicated as approximately following City jurisdictional lines shall be construed as following jurisdictional limits;
- (4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- (5) Where physical or natural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 1 through 4 above, the Board of Zoning Appeals shall interpret the district boundaries.

### Section 82-101. **Zoning of Vacated Areas**

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Whenever any street, alley, or other public way, within the City of Pleasant Ridge shall be vacated such street, alley, or other public way, or portion thereof, shall automatically be classified in the same Zoning District as the property to which it attaches.

### Section 82-102. **District Requirements**

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All buildings and uses in any district shall be subject to the provisions of [Article 6](#), "Supplemental District Regulations."

## Regulated Uses Table

### ZONING DISTRICTS

R-1A R-1B R-1C R-1D R-2 RM RO PRM C M

#### RESIDENTIAL LAND USES

Single Family Detached  
Two Family Dwelling  
Condominiums (Attached or Detached)  
Multiple Family Dwellings  
Accessory Buildings  
Public Libraries  
Public, Parochial and Private Schools  
Family Child Care Home  
Home Occupation (Craft / Fine Art)  
Home Occupation (Business)  
Churches  
Utility and Public Service Buildings  
Parks and Recreation Facilities  
Group Child Care Homes  
Child Care Centers and Nursery Schools  
Congregate Housing for the Elderly

P	P	P	P	P	P				
				P	P				
					P				
					S				
P	P	P	P	P	P				
P	P	P	P	P	P	P			
P	P	P	P	P	P	P			
P	P	P	P	P	P				
S	S	S	S	S	S				
S	S	S	S	S					
S	S	S	S	S			S		
S	S	S	S	S			S		
S	S	S	S	S		S			
S	S	S	S	S	S	S			
					S				

#### PARKS AND RECREATION LAND USES

Indoor Public Recreation Facilities  
Natural Open Space  
Botanical Gardens, Memorials, Arboreta

							P		
							P		
							P		

#### COMMERCIAL / OFFICE LAND USES

Accessory Off-Street Parking  
Antique Stores  
Apartments (2nd & 3rd Floor)  
Apparel Stores  
Art Galleries  
Automobile Service and Gas Stations  
Bakeries  
Corporate Offices Lending Institutions  
Drug Stores  
Florist and Flower Shop  
Funeral Homes  
Gift and Greeting Card  
Grocery (Neighborhood) Store  
Home Electronics  
Household Furnishings  
Ice Cream Parlors  
Medical and Dental Offices  
Office Supply  
Printing and Photocopies  
Professional Offices  
Restaurant (Standard)  
State and Federal Government Offices

						P			
								P	
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#### MANUFACTURING LAND USE

Research & Development  
Warehousing & Wholesale  
Manufacturing & Packaging  
Manufacturing Pottery and Ceramics  
Manufacturing Musical Instruments  
Trade and Industrial Schools  
Metal Plating and Polishing  
Electric & Gas Service Buildings

									P
									P
									P
									P
									P
									P
									P
									P

Permitted Use  
Special Land Use (Section 26-13.5)

P
S

Official Zoning Map



Sections 82-103-82-132. **Reserved**

## Article 4 District Regulations

### Section 82-133. R-1A, R-1B, R-1C, and R-1D Single Family Residential Districts

- (a) **Purpose.** The Single Family Residential Districts are established as districts which the principal use of land is for single family dwellings and are intended to be the most restrictive of the residential districts. For the single family residential districts, promoting the general purpose of this ordinance, the specific intent of this Article is to encourage the construction of, and the continued use of, the land for single family dwellings and to prohibit business, commercial or industrial use of the land, and to promote any other use which would not significantly interfere with development or continuation of single family dwellings in the district.

**(b) Permitted Uses**

- (1) One-Family detached dwellings, including detached condominiums units developed pursuant to the "Condominium Act", Act 59 of the Public Acts of 1978, as amended, utilized for residential purposes.
- (2) Family Child Care Home
- (3) Home Occupations (Craft/ Fine Arts)
- (4) Accessory buildings and uses, including swimming pools, customarily incident to any of the above permitted uses.
- (5) Publicly owned and operated libraries.
- (6) Public, parochial and other private schools offering courses in general education and not operated for profit.

**(c) Special Land Uses**

- (1) Home occupation (Business)
- (2) Churches
- (3) Utility and public service buildings
- (4) Publicly owned and operated parks, parkways and recreation facilities
- (5) Group childcare homes
- (6) Child care centers, nursery schools, day nurseries

**(d) Applicable Provisions**

- *Section 82-164, Yard and Bulk Requirements*
- *Section 82-165, General Requirements*
- *Section 82-166, Neighborhood Compatibility*
- *Section 82-193, Accessory Uses*
- *Section 82-194, Non-Conforming Uses*
- *Section 82-195, Off-Street Parking Requirements*
- *Section 82-196, Signs*
- *Section 82-197, Special Land Uses*
- *Section 82-198, Site Plan Review*
- *Section 82-199, Unlawful Buildings, Structures, Site Designs, and Uses*
- *Section 82-200, Voting Places*
- *Section 82-201, Trash Dumpsters*
- *Section 82-202, Essential Services*
- *Section 82-203, Satellite Dish Antenna*
- *Section 82-204, Solar Panels*
- *Section 82-205, Geothermal Exchange Systems*



(e) Yard and Bulk Requirements

	R-1A	R-1B	R-1C	R-1D
Minimum Lot Area (square feet)	14,000	9,500	5,500	4,500
Minimum Lot Width	80	65	50	40
Maximum Height (in feet)				
Principal	35*	35*	35*	30*
Accessory	15	15	15	15
Minimum Setbacks				
Front	**	**	**	**
Rear	25	25	25	25
Side (one)	5	5	5	5
Side (total)	13	13	13	13
Minimum Floor Area per Dwelling Unit				
1 Floor	1,700	1,300	900	750
2 Floors	1,900	1,500	1,100	900
3 Floors	--	--	--	--
Maximum Lot Coverage (%)	30%	30%	35%	35%

\* Refer to [Section 82-167](#) for side yard sky plane building height requirements.

\*\* The front yard setback requirement is based on the established building line. See [Section 82-164.\(9\)](#) for established building line setback requirements.



## Section 82-134. **R-2, Two Family Residential Districts**

- (a) **Purpose.** The Two Family Residential District is established as a district in which the principal use of land is for single and two family dwellings. The general purpose of this Article is to encourage the construction, conversion and continued use of the land for single family and two family dwellings and to prohibit business, commercial or industrial use of the land, and to promote any other use which would not significantly interfere with development or continuation of single family or two family dwellings in the district.

**(b) Permitted Uses**

- (1) One-Family detached dwellings, including detached condominiums units developed pursuant to the "Condominium Act", Act 59 of the Public Acts of 1978, as amended, utilized for residential purposes.
- (2) Two-Family dwellings including condominiums units developed pursuant to the "Condominium Act", Act 59 of the Public Acts of 1978, as amended.
- (3) Family Child Care Home
- (4) Home Occupations (Craft / Fine Arts)
- (5) Accessory buildings and uses, including swimming pools, customarily incident to any of the above permitted uses.
- (6) Publicly owned and operated libraries.
- (7) Public, parochial and other private schools offering courses in general education and not operated for profit.

**(c) Special Land Uses**

- (1) Home occupation (Business)
- (2) Churches
- (3) Utility and public service buildings
- (4) Publicly owned and operated parks, parkways and recreation facilities
- (5) Group childcare homes
- (6) Child care centers, nursery schools, day nurseries

**(d) Applicable Provisions**

- [Section 82-164, Yard and Bulk Requirements](#)
- [Section 82-165, General Requirements](#)
- [Section 82-166, Neighborhood Compatibility](#)
- [Section 82-193, Accessory Uses](#)
- [Section 82-194, Non-Conforming Uses](#)
- [Section 82-195, Off-Street Parking Requirements](#)
- [Section 82-196, Signs](#)
- [Section 82-197, Special Land Uses](#)
- [Section 82-198, Site Plan Review](#)
- [Section 82-199, Unlawful Buildings, Structures, Site Designs, and Uses](#)
- [Section 82-200, Voting Places](#)
- [Section 82-201, Trash Dumpsters](#)
- [Section 82-202, Essential Services](#)
- [Section 82-203, Satellite Dish Antenna](#)
- [Section 82-204, Solar Panels](#)
- [Section 82-205, Geothermal Exchange Systems](#)

(e) Yard and Bulk Requirements

	R-2
Minimum Lot Area (square feet)	4,500
Minimum Lot Width	40
Maximum Height (in feet)	
Principal	30*
Accessory	18
Minimum Setbacks	
Front	**
Rear	25
Side (one)	5
Side (total)	13
Minimum Floor Area per Dwelling Unit	850
Maximum Lot Coverage (%)	30%

\* Refer to [Section 82-167](#) for side yard sky plane building height requirements.

\*\* The front yard setback requirement is based on the established building line. See [Section 82-164.\(9\)](#) for established building line setback requirements.



## Section 82-135. **RM – Multiple Family Residential Districts – Low Rise**

- (a) **Purpose.** The Two Family Residential District is established as a district in which the principal use of land is for single and two family dwellings. The general purpose of this Article is to encourage the construction, conversion and continued use of the land for single family and two family dwellings and to prohibit business, commercial or industrial use of the land, and to promote any other use which would not significantly interfere with development or continuation of single family or two family dwellings in the district.

**(b) Permitted Uses**

- (1) One-Family detached dwellings, including detached condominiums units developed pursuant to the "Condominium Act", Act 59 of the Public Acts of 1978, as amended, utilized for residential purposes
- (2) Two-Family dwellings including condominiums units developed pursuant to the "Condominium Act", Act 59 of the Public Acts of 1978, as amended
- (3) Attached or clustered residential condominiums units developed pursuant to the "Condominium Act", Act 59 of the Public Acts of 1978, as amended
- (4) Family Child Care Home
- (5) Home Occupations (Craft / Fine Arts)
- (6) Accessory buildings and uses, including swimming pools, customarily incident to any of the above permitted uses.
- (7) Publicly owned and operated libraries.
- (8) Public, parochial and other private schools offering courses in general education and not operated for profit.

**(c) Special Land Uses**

- (1) Multiple family dwellings (three stories or less) in accordance with Section 26-13.5.h.
- (2) Home Occupations (Business)
- (3) Congregate housing for the elderly.
- (4) Child care centers, nursery schools, day nurseries

**(d) Applicable Provisions**

- [\*Section 82-164, Yard and Bulk Requirements\*](#)
- [\*Section 82-165, General Requirements\*](#)
- [\*Section 82-166, Neighborhood Compatibility\*](#)
- [\*Section 82-193, Accessory Uses\*](#)
- [\*Section 82-194, Non-Conforming Uses\*](#)
- [\*Section 82-195, Off-Street Parking Requirements\*](#)
- [\*Section 82-196, Signs\*](#)
- [\*Section 82-197, Special Land Uses\*](#)
- [\*Section 82-198, Site Plan Review\*](#)
- [\*Section 82-199, Unlawful Buildings, Structures, Site Designs, and Uses\*](#)
- [\*Section 82-200, Voting Places\*](#)
- [\*Section 82-201, Trash Dumpsters\*](#)
- [\*Section 82-202, Essential Services\*](#)
- [\*Section 82-203, Satellite Dish Antenna\*](#)
- [\*Section 82-204, Solar Panels\*](#)
- [\*Section 82-205, Geothermal Exchange Systems\*](#)

(e) **Yard and Bulk Requirements**

	<b>RM</b>
Minimum Lot Area (square feet)	8,000
Minimum Lot Width	80
Maximum Height (in feet)	
Principal	35
Accessory	15
Minimum Setbacks	
Front	30
Rear	25
Side (one)	5
Side (total)	13
Minimum Floor Area per Dwelling Unit	
Efficiency/Studio	500
One-Bedroom	650
Two-Bedroom	850
Three-Bedroom	1,000
Four-Bedroom	1,200
Maximum Lot Coverage (%)	30%

## Section 82-136. RO – Restrictive Office

- (a) **Purpose.** The Restricted Office District is intended to provide sites for professional office structures and related uses, which will generally serve as zones of transition between nonresidential districts and lower density single family districts and do not generate large volumes of traffic congestion and parking.

**(b) Permitted Uses**

- (1) Professional offices for accountants, architects, attorneys, engineers, insurance brokers, real estate brokers, title and abstract firms, and other service professions.
- (2) Accessory Off-street parking in accordance with the requirements of [Section 82-195](#).
- (3) Publicly owned and operated libraries.
- (4) Public, parochial and other private schools offering courses in general education and not operated for profit.
- (5) Funeral homes including living quarters for the owner.

**(c) Special Land Uses**

- (1) Corporate offices of lending institutions including banks, credit unions, savings and loans associations and mortgage companies.
- (2) Medical and dental offices, non-emergency primary care medical facilities, and medical laboratories and diagnostic facilities.
- (3) State and federal government offices.
- (4) Utility and public service buildings.
- (5) Publicly owned and operated parks, parkways, and recreational facilities.
- (6) Child care center - nursery schools.
- (7) Group Child Care Center.

**(d) Applicable Provisions**

- [Section 82-164, Yard and Bulk Requirements](#)
- [Section 82-165, General Requirements](#)
- [Section 82-166, Neighborhood Compatibility](#)
- [Section 82-193, Accessory Uses](#)
- [Section 82-194, Non-Conforming Uses](#)
- [Section 82-195, Off-Street Parking Requirements](#)
- [Section 82-196, Signs](#)
- [Section 82-197, Special Land Uses](#)
- [Section 82-198, Site Plan Review](#)
- [Section 82-199, Unlawful Buildings, Structures, Site Designs, and Uses](#)
- [Section 82-200, Voting Places](#)
- [Section 82-201, Trash Dumpsters](#)
- [Section 82-202, Essential Services](#)
- [Section 82-203, Satellite Dish Antenna](#)
- [Section 82-204, Solar Panels](#)
- [Section 82-205, Geothermal Exchange Systems](#)

(e) Yard and Bulk Requirements

	RO
Minimum Lot Area (square feet)	5,000
Minimum Lot Width	50
Maximum Height (in feet)	
Principal	35
Accessory	15
Minimum Setbacks	
Front	20
Rear	25
Side (one)	5
Side (total)	13
Maximum Lot Coverage (%)	40%



---

## Section 82-137. **PRM - Parks, Recreation and Municipal**

---

- (a) **Purpose.** The Parks, Recreation and Municipal District is to provide areas for the placement of public facilities to serve the cultural, educational, and recreational needs of the community at large, as well as, individual neighborhoods.

(b) **Permitted Uses**

- (1) Indoor public recreation facilities.
- (2) Natural open space such as greenways and wooded areas.
- (3) Developed open space such as botanical gardens, memorials, and arboreta.

(c) **Special Land Uses**

- (1) Outdoor recreation uses such as playgrounds, playfields, parks, and ballfields.
- (2) Government offices.
- (3) Utility and public service buildings.

(d) **Applicable Provisions**

- [\*Section 82-164, Yard and Bulk Requirements\*](#)
- [\*Section 82-165, General Requirements\*](#)
- [\*Section 82-166, Neighborhood Compatibility\*](#)
- [\*Section 82-193, Accessory Uses\*](#)
- [\*Section 82-194, Non-Conforming Uses\*](#)
- [\*Section 82-195, Off-Street Parking Requirements\*](#)
- [\*Section 82-196, Signs\*](#)
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- [\*Section 82-199, Unlawful Buildings, Structures, Site Designs, and Uses\*](#)
- [\*Section 82-200, Voting Places\*](#)
- [\*Section 82-201, Trash Dumpsters\*](#)
- [\*Section 82-202, Essential Services\*](#)
- [\*Section 82-203, Satellite Dish Antenna\*](#)
- [\*Section 82-204, Solar Panels\*](#)
- [\*Section 82-205, Geothermal Exchange Systems\*](#)

(e) Yard and Bulk Requirements.

3	PRM
Minimum Lot Area (square feet)	--
Minimum Lot Width	--
Maximum Height (in feet)	
Principal	30
Accessory	18
Minimum Setbacks	
Front	20
Rear	15
Side (one)	5
Side (total)	13
Maximum Lot Coverage (%)	--

## Section 82-138. **C – Commercial**

- (a) **Purpose.** The Commercial District is intended to provide areas for the operation of business and retail establishments that principally serve the residents of the community. Further, due to the commercial development of property along Woodward Avenue and the property constraints associated with this location, the character of business and retail establishments along Woodward Avenue should accommodate uses that require minimal off-street parking.

**(b) Permitted Uses**

- (1) All uses permitted and regulated in the RO Restricted Office District.
- (2) Antique Stores but not including those operations that involve the refinishing or refurbishing of furniture.
- (3) Apartment dwellings when restricted to the second and third floor and meeting the minimum floor area requirements specified under Article VI for RM Multiple Family Districts.
- (4) Apparel Stores.
- (5) Art Galleries including those that provide exhibition space and retail sale of art work.
- (6) Bakeries and confectionery establishments.
- (7) Drug stores where the principal use of the business is the sale of prescription medicines and non-prescription medications.
- (8) Standard restaurant.
- (9) Florist and flower shops.
- (10) Gift and Greeting Card Shops
- (11) Household furnishing establishments including furniture and interior decorating stores.
- (12) Ice Cream Parlors.
- (13) Office Supply stores.
- (14) Printing businesses.
- (15) Video and home electronic appliance stores including computer sales and service.
- (16) Similar and related retail uses as determined by the Board of Zoning Appeals.
- (17) Off-street parking.

**(c) Special Land Uses**

- (1) Automotive Service Stations and Oil Change Establishments
- (2) Neighborhood Retail Stores with “SDM” and “SDD” sales.

**(d) Applicable Provisions**

- [Section 82-164, Yard and Bulk Requirements](#)
- [Section 82-165, General Requirements](#)
- [Section 82-166, Neighborhood Compatibility](#)
- [Section 82-193, Accessory Uses](#)
- [Section 82-194, Non-Conforming Uses](#)
- [Section 82-195, Off-Street Parking Requirements](#)
- [Section 82-196, Signs](#)
- [Section 82-197, Special Land Uses](#)
- [Section 82-198, Site Plan Review](#)
- [Section 82-199, Unlawful Buildings, Structures, Site Designs, and Uses](#)
- [Section 82-200, Voting Places](#)
- [Section 82-201, Trash Dumpsters](#)
- [Section 82-202, Essential Services](#)
- [Section 82-203, Satellite Dish Antenna](#)
- [Section 82-204, Solar Panels](#)
- [Section 82-205, Geothermal Exchange Systems](#)

(e) Yard and Bulk Requirements

	<b>C</b>
Minimum Lot Area (square feet)	--
Minimum Lot Width	--
Maximum Height (in feet)	
Principal	40
Accessory	18
Minimum Setbacks	
Front	10
Rear	10
Side (one)	0
Side (total)	0
Minimum Floor Area Per Dwelling Unit (above 1 <sup>st</sup> Floor)	
Efficiency/Studio	500
One-Bedroom	650
Two-Bedroom	850
Three-Bedroom	1,000
Four-Bedroom	1,200
Maximum Lot Coverage (%)	40%

## Section 82-139. M - Manufacturing

- (a) **Purpose.** The M, Manufacturing District, is intended to primarily accommodate manufacturing, assembling and fabrication operations whose external physical effects are restricted to the area of the district and in no manner effect, in a detrimental way, any of the surrounding districts. The M District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared materials. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted. The general goals of this use district include, among others, the protection of abutting residential districts by separating them from manufacturing activities, and by prohibiting the use of such industrial areas for residential development and to promote manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation and other hazards, and from offensive noise, vibration, smoke, odor, and other objectionable influences

### (b) Permitted Uses

- (1) Any use whose principal function is basic research, design, and experimental product development when conducted within a completely enclosed building.
- (2) Warehousing and wholesale establishments.
- (3) The manufacture, compounding, processing, packaging, or treatment of products such as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool, die, gauge, and machine shops.
- (4) The manufacture, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials: canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, textiles, wax, wire, wood and yarns.
- (5) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- (6) Manufacture of musical instruments, toys, novelties, and metal, rubber or plastic stamps, or other molded rubber or plastic products.
- (7) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios, and stereo, and other audio visual equipment.
- (8) Trade or industrial schools.
- (9) Other uses of a similar and no more objectionable character to the above uses.
- (10) Accessory buildings and uses customarily incident to any of the above permitted uses.
- (11) Metal plating, buffing, and polishing subject to appropriate measures to control the type of process to prevent environmental contamination, noxious results and/or nuisances.
- (12) Electric and gas service buildings and yards, public utility buildings, telephone exchange buildings, electrical transformer stations and substations, gas regulator stations, and water and gas tank holders.

### (c) Applicable Provisions

- [Section 82-164, Yard and Bulk Requirements](#)
- [Section 82-165, General Requirements](#)
- [Section 82-166, Neighborhood Compatibility](#)
- [Section 82-193, Accessory Uses](#)
- [Section 82-194, Non-Conforming Uses](#)
- [Section 82-195, Off-Street Parking Requirements](#)
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- [Section 82-199, Unlawful Buildings, Structures, Site Designs, and Uses](#)
- [Section 82-200, Voting Places](#)
- [Section 82-201, Trash Dumpsters](#)
- [Section 82-202, Essential Services](#)
- [Section 82-203, Satellite Dish Antenna](#)
- [Section 82-204, Solar Panels](#)
- [Section 82-205, Geothermal Exchange Systems](#)

(d) Yard and Bulk Requirements.

	M
Minimum Lot Area (square feet)	--
Minimum Lot Width	--
Maximum Height (in feet)	
Principal	40
Accessory	18
Minimum Setbacks	
Front	30
Rear	30
Side (one)	60
Side (total)	30
Maximum Lot Coverage (%)	50%

## Section 82-140. **P – Vehicular Parking**

- (a) **Purpose.** This section shall apply to the P district. The vehicular parking district is intended to permit the establishment of areas to be used for off-street vehicular parking of private passenger cars only, so as to benefit and serve office and commercial areas. This district is designed to afford maximum protection to adjacent residential areas by providing landscape setbacks, screening walls, and well-designed parking facilities. It is also intended that this district act as a transitional area between office and commercial areas and residential areas, thereby permitting private person as well as public agencies to provide needed off-street parking.

**(b) Permitted Uses**

In all P Districts, no land shall be used and no building shall be thereafter erected, converted or structurally altered for any use other than vehicular parking.

- (1) Parking area shall be used for parking of private passenger vehicles. Storage of permitted vehicles is not permitted for periods of 24 hours or more. No business involving repairs or services to vehicles permitted thereon, or sale, display or storage thereof, shall be conducted from such premises.
- (2) No building shall be erected on the site, except for a pedestrian overpass over Woodward Avenue.
- (3) Landscaping and screening walls must conform with design guidelines contained in the Woodward Avenue Design Plan.

**(c) Special Land Uses**

None

**(d) Applicable Provisions**

- [Section 82-164, Yard and Bulk Requirements](#)
- [Section 82-165, General Requirements](#)
- [Section 82-166, Neighborhood Compatibility](#)
- [Section 82-193, Accessory Uses](#)
- [Section 82-194, Non-Conforming Uses](#)
- [Section 82-195, Off-Street Parking Requirements](#)
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- [Section 82-200, Voting Places](#)
- [Section 82-201, Trash Dumpsters](#)
- [Section 82-202, Essential Services](#)
- [Section 82-203, Satellite Dish Antenna](#)
- [Section 82-204, Solar Panels](#)
- [Section 82-205, Geothermal Exchange Systems](#)



(e) Yard and Bulk Requirements.

	P
Minimum Lot Area (square feet)	--
Minimum Lot Width	--
Maximum Height (in feet)	
Principal	--
Accessory	--
Minimum Setbacks	
Front	10
Rear	0
Side (one)	0
Side (total)	0
Maximum Lot Coverage (%)	--

Sections 82-141–82-163. **Reserved**

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## Article 5 Schedule of Regulations

### Section 82-164. Yard and Bulk Requirements

All lots, buildings, and structures shall comply with the following schedule of general yard and bulk regulations unless specifically stated otherwise in this Ordinance.

	R-1A	R-1B	R-1C	R-1D	R2	RM	RO	C	M	P
Minimum Lot Area (sq. ft.)	14,000	9,500	5,500	4,500	4,500	8,000	5,000	--	--	--
Minimum Lot Width (ft.)	80	65	50	40	40	80	50	--	--	--
Maximum Building Height (ft.)										
Principal Building	35 <sup>(10)</sup>	35 <sup>(10)</sup>	35 <sup>(10)</sup>	30 <sup>(10)</sup>	30 <sup>(10)</sup>	35	35	40	40	--
Accessory Building <sup>(1)</sup>	15	15	15	15	15	15	15	--	--	--
Minimum Setback (ft.)										
Front <sup>(2)</sup>	<sup>(9)</sup>	<sup>(9)</sup>	<sup>(9)</sup>	<sup>(9)</sup>	<sup>(9)</sup>	30	20	10	30	10
Rear <sup>(3)</sup>	5	25	25	25	25	25	25	10	30	0
Side (one) <sup>(4)</sup>	13	5	5	5	5	5	5	0	60	0
Side (total)		13	13	13	13	13	13	0	30	0
Minimum Floor Area (sq. ft.) <sup>(5)</sup>										
One story	1,700	1,300	900	750	<sup>(6)</sup>	<sup>(7)</sup>	--	800	--	--
Two stories	1,900	1,500	1,100	900	--	--	--	2,000	--	--
Three stories	--	--	--	--	--	--	--	3,500	--	--
Maximum Lot Coverage	30%	30%	35%	35%	30%	30%	40%	40%	50%	--
Neighborhood Compatibility	Refer to Footnote (8)									

#### Footnotes:

- (1) In all districts, one (1) accessory buildings per zoning lot is permitted and shall not exceed a height of fifteen (15) feet or occupy an area more than 30% of the established rear yard or 750 square feet whichever is less. The peak roof elevation of any accessory building may not exceed the peak roof elevation of the principal structure.
- (2) In all districts, the required front yard setback shall not be used for off-street parking, loading or unloading, and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials or vehicle access drives.
- (3) No rear yard is required in the RO and C districts where the rear property line abuts upon a public alley.
- (4) For every lot on which a multiple, row or terrace dwelling is erected, there shall be provided a side yard on each side of the lot as indicated in the Schedule. Each side yard shall be increased beyond the yard setbacks indicated by one (1) foot for every ten (10) feet or part thereof by which length of the multiple, row or terrace dwelling exceeds forty (40) feet in overall length along the adjoining lot line.  
Garages or other accessory buildings whether the same be attached to the dwelling or not, except where the front line of the garage or accessory building extends no closer to the front line or street line than the rear main wall of the dwelling, in which case the side yard shall be not less than three (3) feet.
- (5) The main floor area per dwelling unit shall not include areas of basement, breezeways, open porches, terraces, attached garages, attached accessory buildings or utility rooms.

- (6) The required minimum floor area for each unit of a two family dwelling shall be 850 square feet.
- (7) Required minimum floor area for each dwelling unit shall include 500 square feet for an efficiency/studio, 650 square feet for a one bedroom, 850 square feet for a two bedroom, 1,000 square feet for a three bedroom and 1,200 for a four bedroom.
- (8) New construction and modification to an existing building where the floor area of the existing building is increased by 25% shall comply with the provisions of [Section 82-166](#).
- (9) When an established building line exists, the minimum required front yard setback shall be the average setback of homes within 250 feet and on the same block. The front building wall of any new construction may not be set back more than 5 feet from the established building line. If no established building line exists, the minimum front yard setback shall be 30 feet.
- (10) Refer to [Section 82-167](#) for sky plane side yard building height requirements.

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## Section 82-165. **General Requirements**

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- (a) **Minimum Lot Size.** Every building hereafter erected on a lot or parcel of land created subsequent to the effective date of this Ordinance shall comply with the lot size, lot coverage, and setback requirements for the district it is located in.

No yards in existence on the effective date of this Ordinance, shall subsequently be reduced below, or further reduced if already less than, the minimum requirements of this Ordinance.

- (b) **Number of Principal Uses per Lot.** Only one principal building shall be placed on a lot of record, and only one dwelling unit shall be permitted per lot of record in single-family residential districts.
- (c) **Projections into Required Yards.** Outside stairways, fire escapes, fire towers, chimneys, platforms, balconies, boiler flues, and other projections shall be considered part of the building, subject to the setback requirements for the district in which the building is located. The following projections shall be permitted when located in the required yards as specified:

- (1) In All Yards:

- a. Awnings
- b. Approved freestanding signs, upon issuance of a permit
- c. Arbors and trellises
- d. Flagpoles
- e. Window air conditioner units
- f. Fences and walls
- g. Bay windows, window sills, cornices, eaves, overhanging eaves, and other architectural features may project into the required side yard, front or rear yard not more than twenty-four (24") inches.
- h. Porches not enclosed with screens, storm windows or other materials may not extend more than eight (8') feet into the front yard.

- (2) In Rear Yards: Open paved terraces and open porches may occupy required rear yard provided that the unoccupied portion of the rear yard furnishes a depth of not less than twenty (20) feet.

- (d) **Unobstructed Sight Distance.** No fence, wall, structure, or planting shall be erected, established, or maintained on any lot which will obstruct the view of drivers in vehicles approaching an intersection of two roads or the intersection of a road, alley and a driveway. Fences, walls, structures, or plantings located in the unobstructed sight area described below shall not be permitted to obstruct cross-visibility between a height of thirty-six (36) inches and seventy-two (72) inches above the lowest point of the intersecting road(s).

Trees shall be permitted in the unobstructed sight area provided that limbs and foliage are trimmed so that they do not extend into the cross-visibility area or otherwise create a traffic hazard. Landscaping, except required grass or ground cover, shall not be located closer than three (3) feet from the edge of any driveway or road pavement within the unobstructed sight area.

- (e) **Unobstructed Sight Area.** The unobstructed sight area is described as follows:

- (1) The area formed at the corner intersection of two public right-of-way lines, the two (2) sides of the triangular area being twenty-five (25) feet in length measured along abutting public right-of-way lines, and third side being a line connecting these two lines, or
- (2) The area formed at the corner intersection of a public right-of-way and a driveway, the two (2) sides of the triangular area being ten (10) feet in length measured along the right-of-way line and edge of the driveway, and the third side being a line connecting these two sides.

## Section 82-166. **Neighborhood Compatibility**

---

Any new construction or modification to an existing structure, which exceeds 25% of the principle building, shall conform in size, bulk, and dimensional characteristics of adjacent properties within 500 feet of the subject property. The review shall be limited to:

- (1) Building height.
- (2) Lot frontage and size.
- (3) Lot width at the right-of-way.
- (4) Building entrances.
- (5) Building placement on the lot, including setbacks and distances between buildings.
- (6) Architecturally compatibility with surrounding properties in the same neighborhood.
- (7) Intensity and dimensional characteristics compatible with surrounding properties in the same neighborhood.
- (8) Utilization of similar materials.

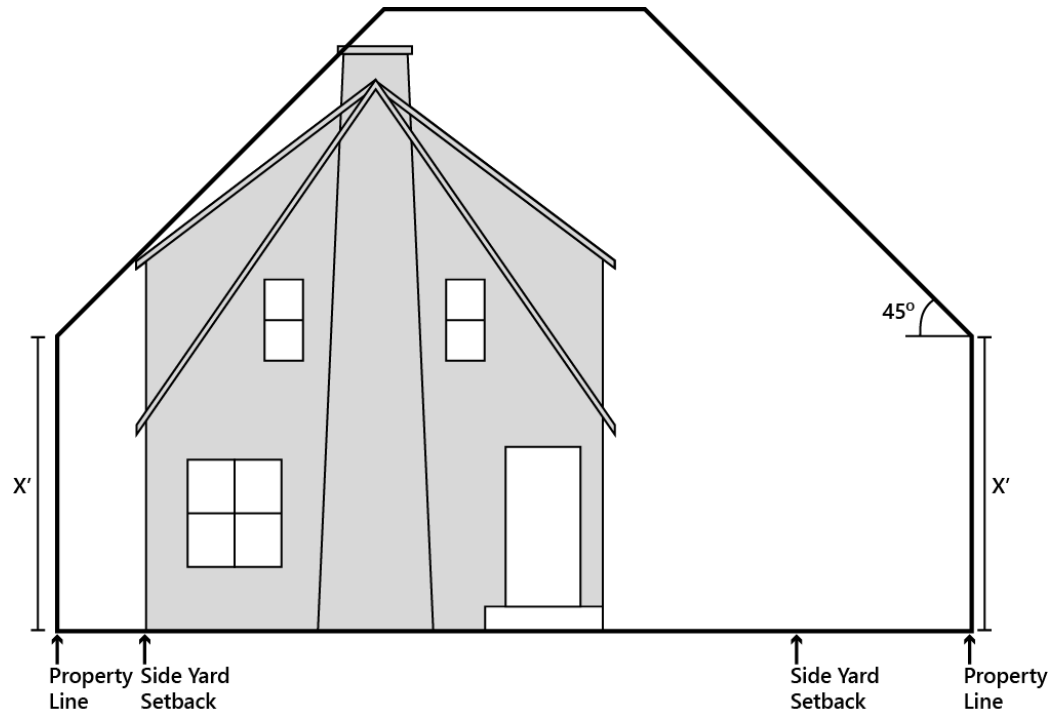
The Zoning Inspector shall conduct the review. The determination of compliance rendered by the Zoning Inspector may be appealed to the Board of Appeals.

## Section 82-167. **Sky Plane Side Yard Building Height Requirement**

---

- (a) **Purpose.** Buildings with tall side walls may impact privacy, views or visual access to the sky on neighboring properties. The purpose of the sky plane height standards is to ensure that buildings step down towards neighboring properties in order to enhance privacy, and to preserve views and visual access to the sky on lots or parcels that are adjacent to new development.

- (b) **Scope.** This section shall apply to any new construction, addition to an existing building, or modification of an existing building, inclusive of both principal and accessory buildings. Such activities shall comply with the requirements of this section, in addition to the maximum permitted height for the zoning district. Existing buildings which do not comply with the sky plane setback requirement may be maintained so long as the nonconformity is not increased. Alterations which reduce but do not eliminate the nonconformity are permitted.



*Figure 1. The sky plane begins at a point above the side yard property line and then angles inwards towards the center of the lot at a 45 degree angle until the sky plane meets the maximum building height or intersects with the sky plane that extends inwards from the lot line on the opposite side of the lot or parcel. In the above illustration, X equals either 10 or 17 feet.*

- (c) **Measurement Standards.**
- (1) Any proposed addition, reconstruction, or new construction shall not penetrate the sky plane.
  - (2) The sky plane for portions of a lot that are adjacent to an existing house or within 10 feet of the rear building wall of an adjacent house (measured at a 90 degree angle from the back of the existing adjacent house), the sky plane shall be measured at a 45 degree angle from a point 17 feet above the existing grade along the side yard property line or the top of wall elevation of the existing house plus two feet, whichever is lower. For portions of a lot that are not located adjacent to or within 10 feet of an existing adjacent house, the sky plane shall be measured at a 45 degree angle from a point 10 feet above the existing grade along the side property line.
- (d) **Encroachments.** Permitted encroachments into the sky plane include:
- (1) Roof overhangs or eaves for the primary roof, provided that the overhang or eaves do not project more than 30 inches horizontally beyond the sky plane.
  - (2) A rooftop solar system.
  - (3) The gable end of a sloping roof form, provided that:
    - a. The roof ridge of the gable end does not extend more than eight feet beyond the sky plane, including any roof overhang.

- b. The portion of the gable end that extends beyond the sky plane has a maximum width of 40 feet, including any roof overhang.
- (4) Dormers, provided that:
  - a. The highest point of any dormer is at or below the height of the primary roof ridge.
  - b. The portion of any dormer that extends beyond the sky plane limit has a maximum width of eight feet, including any roof overhang.
  - c. The maximum height of any dormer is six feet or less, as measured from the surface of the roof on which it is located to the top of the dormer roof.
  - d. The combined width of all dormers does not exceed fifty percent of the length of the roof on which they are located.
  - e. The space between dormers is not less than one-half the width of the adjacent dormer or the average of the two if they are different sizes, whichever is greater.
- (5) Chimneys.
- (6) Insubstantial encroachments that are small and do not substantially increase the bulk of the building, including antennae, small architectural details, sculptural elements, decorations, etc.

Sections 82-168–82.185. **Reserved**

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## Article 6 **Supplemental District Regulations**

### Section 82-186. **Location Restricted**

---

Pet shops shall be permitted only in commercial areas in the City. Animal shelters shall be permitted only in areas zoned M. Dog pounds shall be permitted only on city property at the department of public works complex.

### Section 82-187. **Location**

---

Dog kennels may be maintained and operated in the M zoning district.

### Section 82-188. **Building Area Required**

---

- (a) No kennel shall be operated with less than 2,000 square feet of closed building available and used for dogs.
- (b) If more than four dogs are maintained or kept in a kennel, the ground area required under subsection (a) of this section shall be increased by 400 square feet for each addition of a dog over six months of age.

### Section 82-189. **Requirements for Construction near Residential Property**

---

All kennels which are located within 1,000 feet of any dwelling house or within 1,000 feet of any property known as residential property under this chapter, shall have provided a completely enclosed building within which such dogs shall be confined. Such enclosed building shall be constructed or maintained as nearly soundproof as may be through ordinary building construction.

### Section 82-190. **Maintenance of Dogs in Separate Compartments; Exceptions**

---

All kennel dogs shall be fed, maintained, and housed in separate compartments and separate runways so that each dog may not come in physical contact with the other dogs, except when breeding is taking place and further excepted in case of mother and young.

### Section 82-191. **Sanitation**

---

All compartments and runways in kennels shall be completely and entirely cleaned of all refuse matter at least twice daily.

### Section 82-192. **Control of Dogs Required**

---

No dog kept in a kennel shall be permitted off such premises except on a leash or in a crate under safe control.



## Section 82-193. **Accessory Uses**

---

In residential districts, accessory buildings, except as otherwise permitted in other Sections, shall be subject to the following regulations.

- (1) Where the Accessory Building is structurally attached to a main building, it shall be subject to and must conform to all regulations of this Ordinance applicable to main or principal buildings. An attached private garage shall be considered part of the main building and not an accessory building.
- (2) Accessory Buildings shall not be erected in any required yard except a rear yard, providing further that in no instance shall such a building be nearer than three (3) feet to any side or rear lot line.
- (3) An Accessory Building shall not exceed one (1) story or eighteen (18') feet in height, and may not occupy more than thirty (30%) percent of a required rear yard, plus forty (40%) percent of any non-required rear yard; provided that in no instance shall the Accessory Building exceed the ground floor area of the main building or seven hundred fifty (750) square feet whichever is less.
- (4) An Accessory Building shall be located behind the rear building line and no closer than ten (10) feet to the principal building on the lot except when structurally attached to the main building, and except in multiple family dwellings, parking area location in the form of covered bays may be permitted in the rear of the main buildings if the location is approved by the Board of Zoning Appeals.
- (5) When an Accessory Building is located on a corner lot, the side lot of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard line required on the lot in rear of such corner lot.
- (6) In the case of double frontage lots, Accessory Buildings shall observe front yard requirements on both street frontages whenever there are any principal buildings fronting on said streets in the same block or adjacent blocks.
- (7) Accessory buildings shall be limited to one (1) per zoning lot.
- (8) An attached garage shall not extend beyond the front building façade and shall not occupy or be wider than thirty (30%) percent of the front building façade. The front building façade is defined as those portions of a facade, which face and are most closely parallel to the front property line.
- (9) Residential occupancy of an accessory building is prohibited. Any accessory structure that contains a combination of services that would allow it to be used as an accessory dwelling unit requires approval as an accessory dwelling unit. A combination of services (which may include water, sewer, gas, and/or electric) which would make an accessory building easily convertible to habitable space, as determined by the Zoning Inspector, is prohibited.

## Section 82-194. **Non-Conforming Uses**

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- (a) **Intent.** It is the intent of this Ordinance to permit legal nonconforming lots, structures, or uses to continue until they are removed.
  - (1) It is recognized that there exists within the districts established by this Ordinance and subsequent amendments, lots, structures, and uses of land and structures which were lawful before this Ordinance was passed or amended which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendments.

- (2) Such uses are declared by this Ordinance, to be incompatible with permitted uses in the districts involved. It is further the intent of this Ordinance that nonconformity's shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.
  - (3) A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of a structure and land shall not be extended or enlarged after passage of this Ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by addition of other uses of a nature which would not be permitted generally in the district involved
  - (4) To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designed use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance, and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.
- (b) **Nonconforming Lots.** In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Ordinance, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Ordinance. This provision shall apply even though such lot fails to meet requirements for area or width, or both, that are generally applicable in the district; provided that yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Yard requirements variances may be obtained through approval of the Zoning Board of Appeals.
- (c) **Nonconforming Uses of Land.** Where, at the effective date of adoption or amendment of this Ordinance, lawful use of land exists that is made no longer permissible under the terms of this Ordinance as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:
- (1) No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance;
  - (2) No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Ordinance;
  - (3) If such nonconforming use of land ceases for any reason for a period of more than thirty (30) days, any subsequent use of such land must conform to the regulations specified by this Ordinance for the district in which such land is located.
- (d) **Nonconforming Structures.** Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restriction on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
- (1) No such structure may be enlarged, or altered in a way which increases its nonconformity.

- (2) Should such structure be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost, exclusive of the foundation, it shall be reconstructed only in conformity with the provisions of this Ordinance.
- (3) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is removed.
- (e) **Nonconforming Uses of Structures and Land.** If a lawful use of a structure, or of structure and land in combination, exists at the effective date of adoption or amendment of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:
  - (1) No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
  - (2) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use, and which existed at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.
  - (3) Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use may not thereafter be resumed.
  - (4) If such nonconforming use of the combination of land and structure(s) ceases for a period of more than six (6) months, any subsequent use of such land and structure combination shall conform to the regulations specified by this Ordinance for the district in which such land is located.
  - (5) Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.
- (f) **Repairs and Maintenance.** On any building devoted in whole or in part to any nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair replacement of nonbearing walls, fixtures, wiring, or plumbing to an extent not exceeding fifty (50) percent of the assessed value of the building, provided that the cubic content of the building, as it existed at the time of passage or amendment of this Ordinance, shall not be increased.
- (g) **Restoration/strengthening of Unsafe Building.** Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by an official charged with protecting the public safety, upon order of such official.
- (h) **Uses Under Exception Provisions Not Nonconforming Uses.** Any use for which a special exception is permitted as provided in this Ordinance shall not be deemed a nonconforming use, but shall, without further action, be deemed a conforming use in such district.
- (i) **Change of Tenancy or Ownership.** There may be a change of tenancy, ownership or management of any existing nonconforming uses of land structures, and premises provided there is no change in the nature or character of such nonconforming uses except in conformity with the provisions of this Ordinance.

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## Section 82-195. **Off-Street Parking Requirements**

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There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The number of off-street

parking spaces, in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed.

- (1) Off-street parking spaces may be located within a non-required side or rear yard and within the rear yard setback unless otherwise provided in this Ordinance. Off-street parking shall not be permitted within a front yard setback or a side yard setback unless otherwise provided in Paragraph 6 of this section.
- (2) Outdoor parking of commercial vehicles is prohibited in Residential Districts, with the following exceptions:
  - a. A commercial vehicle pick-up truck, as defined in [Section 82-3](#) or
  - b. A commercial vehicle passenger/cargo-style van as defined in [Section 82-3](#).
- (3) Parking for vehicles in the amount specified in this section shall be provided on the same parcel as the principal use or on a separate parcel within 300 feet of the principal building, on the same side of Woodward Avenue, if zoned for the same uses as allowed on the property of the principal use.
- (4) If two (2) or more buildings or land uses are under common ownership, or if said ownership is not common and the respective owners thereof have acquired recordable easements appurtenant for off-street parking, said buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.
- (5) In the instance of dual function of off-street parking spaces where operating hours of buildings do not overlap, the Zoning Board of Appeals may grant an exception.
- (6) Residential off-street parking spaces shall consist of a parking bay, driveway, garage approach or garage, or combination thereof, and shall be located on the premises they are intended to serve and constructed from asphalt, concrete, concrete pavers or brick pavers. The parking spaces shall not be located in the front yard setback or required front yard except on paved access drives or driveways having access to a public street or alley.

If the premises has a garage or accessory building that is used to park or store motor vehicles, the driveway or access drive shall be located on the same side yard as the garage or accessory building and shall be no wider than the width of the garage or accessory building.
- (7) Any area once designated as required off-street parking shall never be changed to any other use unless, and until, equal facilities are provided elsewhere.
- (8) Off-street parking existing at the effective date of this Ordinance, in connection with the operation of any existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
- (9) Bicycle Parking.
  - a. *Purpose.* It is the desire of the City of Pleasant Ridge to reduce the number of parking spaces within the commercial district by allowing a reduction in total spaces by supplementing said spaces with bicycle rack parking. The regulations and requirements are designed to promote and encourage the safety and general welfare of the community by:
    1. Promoting an alternative and energy efficient mode of transportation.

2. Encouraging a healthy lifestyle by promoting and accommodating the use of bicycles.
  3. Providing adequate and safe facilities for the temporary placement of bicycles.
- b. *Definition.* A bicycle rack means a device or apparatus that permits a bicycle to be supported in an upright position, prevents a bicycle from being tipped over and permits the bicycle to be temporarily secured or locked to the rack.
- c. *Requirements.*
1. Parking requirements in the commercial district may be reduced by one (1) space for every six (6) bicycle parking spaces provided the following criteria are met:
    - (i) No more than twenty (20%) of the required parking spaces may be reduced (rounded to the nearest whole number.)
    - (ii) Adequate on-street or public parking exists within three hundred (300') linear feet of the primary entrance of the main building.
    - (iii) The intensity of the use and its parking requirements shall not substantially adversely impact surrounding uses.
    - (iv) There is no negative impact to existing or planned traffic circulation patterns.
    - (v) Bicycle parking racks shall be properly maintained by the Owner of the business up to and including replacement of the bicycle stand/rack if deemed necessary by the City's Zoning Inspector.
    - (vi) Location of a bike rack must be approved by the Zoning Inspector or Planning Commission if a Site Plan Review is required.
  2. The bicycle rack shall be of a type and model specified by the City of Pleasant Ridge consistent with the model, make, color and style of bike rack installed on other public improvement projects and in other public places.
  3. The bicycle rack shall be located in a convenient, accessible, and visible place where it does not interfere with pedestrian or vehicular circulation.
- (10) Commercial buildings within three hundred (300) feet of a municipal parking lot may reduce the amount of required off-street parking provided under this section by subtracting from their total required off-street parking one (1) parking space for each seven hundred and fifty (750) gross square feet of floor area. All other commercial buildings may reduce the amount of required off-street parking provided under this section by subtracting from their total required off-street parking one (1) parking space for each fifteen hundred (1,500) gross square feet of floor area.
- (11) The storage of merchandise, motor vehicles for sale, trucks, recreational vehicles or the repair of vehicles in areas designated for parking, including the maneuvering lane, is prohibited.
- (12) For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use, which the Planning Commission considers is similar in type.
- (13) When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space. In instances where usable floor area is not known at the time of the site plan submittal, eighty (80) percent of the total floor area shall be used for usable floor area for parking computations.

- (14) For the purpose of computing the number of parking spaces required, the definition of "Usable Floor Area" shall govern.
- (15) The minimum number of off-street parking spaces, by type of use, shall be determined in accordance with the following schedule:

## Off-Street Parking Requirements

Use		Required Parking Spaces
<b>RESIDENTIAL</b>		
(1)	Convalescent Homes	1 space per 6 beds
(2)	Multiple Family Dwellings	1.5 spaces per dwelling unit
(3)	Single Family Dwellings	2 spaces per dwelling unit
(4)	Two Family Dwelling	1.5 spaces per dwelling unit
(5)	Townhouse Dwellings	2 spaces per dwelling unit
<b>COMMERCIAL</b>		
(6)	Auto Washes - Self Serve	1 space per bay
(7)	Branch Banks and Similar Financial Institutions	1 space per 150 sq. ft. of floor area
(8)	Barber, Beauty Shops	1 space per 100 sq. ft. of floor area
(9)	Furniture, Home Furnishings and Appliance Stores	1 space per 600 sq. ft. of floor area
(10)	Automobile Services (Combined Totals)	
	a. Gas	1 space per side of pump island
	b. Repair Service	2 spaces per stall
	c. Retail Service	1 space per 200 sq. ft. of floor area
	d. Collision Service	1 space per 200 sq. ft. of floor area
	e. Stacking for lubrication stall, rack, or pit	2 spaces for each
(11)	Mortuaries and Funeral Homes	10 spaces per chapel or parlor room
(12)	Restaurants (Standard)	1 space per 100 sq. ft. of floor area
(13)	Retail Stores Not Elsewhere Listed	1 space per 200 sq. ft. of floor area
(14)	Storage and Warehousing (not including Outlets)	1 space per 2,000 sq. ft. of floor area
(15)	Adult Entertainment Facilities (Combined Totals)	
	a. Retail areas such as book store, video store, retail, and novelty items	1 space per 100 sq. ft. of floor area
	b. Theater or performing area	1 space per 3 seats
<b>OFFICE</b>		
(16)	Business or Professional	1 Space per 250 Sq.Ft. Floor Area
(17)	Dental Offices	1 Space per 150 Sq.Ft. Floor Area
(18)	Physician and Allied Health Office	
	a. Family practice and/or general practice	1 space per 75 sq. ft. of floor area
	b. Obstetricians	1 space per 100 sq. ft. of floor area
	c. Specialty (internal, cardiology, etc.)	1 space per 150 sq. ft. of floor area
	d. Psychiatrists and Psychologists	1 space per 150 sq. ft. of floor area
	e. Others not listed	1 space per 150 sq. ft. of floor area
<b>EDUCATIONAL/INSTITUTIONAL</b>		
(19)	Churches	1 space per 3 seats or 1 space per 6 feet of pew
(20)	Elementary and Junior High Schools	3 spaces per classroom
(21)	High School	5 spaces per classroom
<b>MANUFACTURING AND RESEARCH</b>		
(22)	Manufacturing and Research Establishments	1 space per 1,500 sq. ft. of floor area + 1 space per 200 sq. ft. of floor area used for general office
(23)	Business Offices for Commercial and Industrial Firms	1 Space per 400 sq. ft. of floor area
(24)	Other Uses Not Listed	Parking requirements will be determined by the Planning Commission



(16) Off-street Parking Space and Lot Layout, Standards, Construction, and Maintenance for R-2, RM, RO, PRM, C, M, and P Zoning Districts. Whenever the off-street parking requirements in the Section above, require the building of an off-street parking facility, or the addition of parking spaces to an existing parking facility, such off-street parking lots shall be laid out, constructed, and maintained in accordance with the following standards and regulations.

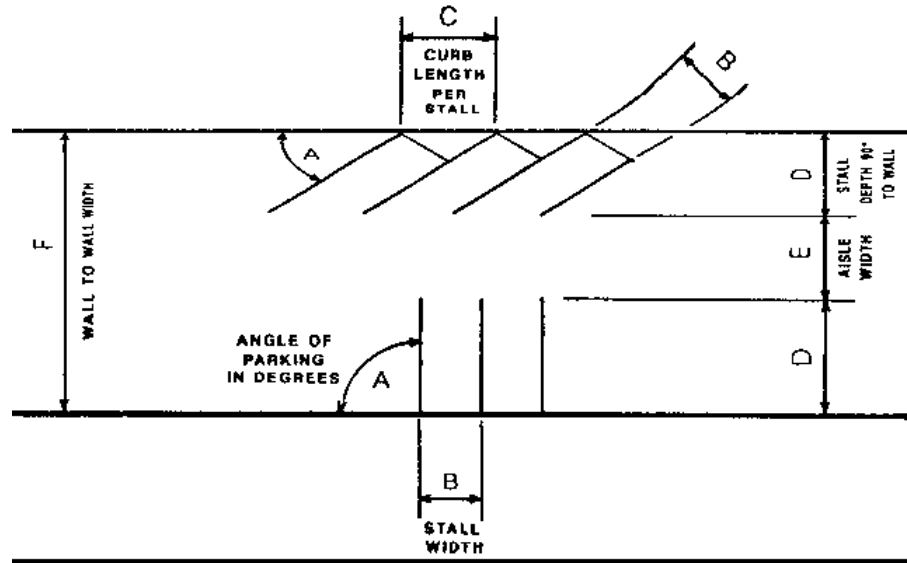
- a. No parking lot shall be constructed unless and until a permit therefore is issued by the Zoning Inspector after Site Plan approval. Applications for a permit shall be submitted to the Building Department in such form as may be determined by the Zoning Inspector and shall be accompanied by site plans for the development and construction of the parking lot showing that the provisions of this section will be fully complied with.
- b. Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements:

<b>A</b> Angle of Parking	<b>B</b> Stall Width (1)	<b>C</b> Curb Length per Stall	<b>D</b> Stall Depth 90° to Wall (2)	<b>E</b> Aisle Width (3)	<b>F</b> Wall to Wall Width
0	9 feet	18 feet	9 feet	12 feet	
45	9 feet	12 feet, 7 inches	19 feet, 5 inches	12 feet	51 feet
60	9 feet	10 feet, 4 inches	20 feet, 5 inches	16 feet	57 feet
75	9 feet	9 feet, 3 inches	20 feet	23 feet	63 feet
90	9 feet	9 feet	18 feet	26 feet	62 feet

Footnotes:

1. Stall width shall be increased by one foot for those spaces which are adjacent to a fence, wall or enclosure. Handicapped spaces shall be consistent with ADA Standards.
  2. Stalls which allow for vehicle overhang (next to curbs) can be reduced in depth by 2 feet.
  3. In lots that are designed for both regular and small cars, the regular size aisle width shall be used.
- c. All spaces shall provide adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.
  - d. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles. Ingress and egress to a parking lot lying in an area zoned for other than single-family residential use shall not be across land zoned for single-family residential use.
  - e. All maneuvering lane widths shall permit one-way traffic movement, except that the ninety-degree (90) pattern may permit two-way movement.
  - f. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be at least twenty-five (25) feet distant from adjacent property and any single-family residential district.

### Illustration - Stall and Aisle Standards



- g. Whenever a parking area is located in a block which is adjacent to Woodward Avenue, the accessways shall be located as follows:
1. Through the principal user's property where the same fronts onto Woodward Avenue.
  2. By means of a side street or alley where fifty (50) percent or more of the abutting uses are non-residential in nature. Non-residential uses shall be defined as parking lots, public buildings or property, commercial and industrial zoned property.
- h. Off-street parking areas shall provide screening in the following manner:
1. Rear Yards: A screening wall shall be seven (7') feet in height. If the rear yard is across an alley from residential zoned or occupied property the screening wall shall be located on the residential side of the alley within the public right-of-way. Where a rear yard screening wall extends into an adjoining front yard setback the screening wall shall be reduced to thirty-six (36") inches in height above top of paving.
  2. Side Yards: Any portion of the parking facility that abuts a side street shall be screened by a screen wall four (4') feet in height above top of paving. All land between said wall and the side yard property line or street right-of-way shall be kept free from refuse and debris and shall be landscaped in conformity with the Woodward Avenue Design Plan adopted by the City of Pleasant Ridge.
  3. Front Yards: Any portion of the parking facility that abuts the front yard shall be screened by a screen wall thirty-six (36") inches in height above top of paving. All land between said wall and the front property line or street right-of-way shall be kept free from refuse and debris and shall be landscaped in conformity with the Woodward Avenue Design Plan adopted by the City of Pleasant Ridge. All screening walls shall be maintained by the owner of record.
- i. The entire parking area, including parking spaces and maneuvering lanes, required under this section, shall be provided with asphalt or concrete surfacing in accordance with

specifications approved by the City Engineer. Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.

- j. All lighting used to illuminate any off-street parking area shall be so installed as to be confined within, and directed onto, the parking area only.
- k. In all cases where a wall extends to an alley which is a means of ingress and egress to an off-street parking area, it shall be permissible to end the wall not more than ten (10) feet from such alley line in order to permit a wider means of access to the parking area.
- l. The Zoning Board of Appeals, upon application by the property owner of the off-street parking area, may modify the yard or wall requirements where, in unusual circumstances, no good purpose would be served by compliance with the requirements of this section.
- m. All parking spaces shall be striped with paint, and such striping shall be at least four (4) inches in width. The striping shall be maintained at all times.
- n. Where one-way drives for access abut buildings, the minimum width shall be twenty (20') feet.
- o. No signs shall be erected on the paved parking area except for one (1) directional sign at each point of ingress and egress which may also bear some designation of the purpose of the lot. Such signs shall not exceed two (2) square feet in area. Within the lot, certain regulatory signs not exceeding four (4) square feet may be placed, provided that they are placed inconspicuously at low levels inside parking areas and on or adjacent to the required screening. All signs shall conform to minimum standards pursuant to the current revised "Michigan Manual of Uniform Traffic Control Devices."
- p. Off-street parking areas shall be landscaped as follows:
  - 1. In off-street parking areas containing greater than twenty (20) spaces, an area equal to at least five (5) percent of the total parking area shall be used for interior lot landscaping. Whenever possible, parking lot landscaping shall be arranged to improve the safety of pedestrian and vehicular traffic, guide traffic movement, and improve the appearance of the parking area though the even distribution of the landscaped effort across the total off-street parking area, rather than to concentrate all efforts in one location.
  - 2. The landscape plan shall designate the sizes, quantities, and types of plant material to be used in parking lot landscaping.
  - 3. Required landscaping elsewhere on the parcel shall not be counted in meeting the parking lot landscaping requirements.
  - 4. A minimum of one (1) deciduous tree shall be planted in each landscaped area.
  - 5. The parking interior landscaping area shall be curbed and shall contain grass, ground cover, four (4) inch deep wood chips, or four (4) inch deep crushed stone.

(17) Recreation Vehicles or Utility Vehicles Parking in Residential Districts

- a. One year after adoption of this Ordinance, outdoor parking or outdoor storage of recreation vehicles not exceeding the following dimensions shall be limited to one (1) vehicle per residential lot.
  - 1. The height of the recreation vehicle shall not exceed six (6') feet.

2. The length of the recreation vehicle shall not exceed twenty (20') feet.
  3. The width of the recreation vehicle shall not exceed eight (8') feet.
- b. Any boat, trailer and recreational vehicle may be parked on any residential street or within a residentially zoned district for up to forty-eight (48) hours of each calendar week for the sole purpose of loading or unloading. However, such vehicle shall be parked in a manner so as not to obstruct vision or impede vehicular or pedestrian traffic.

## Section 82-196. Signs

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- (a) **Findings.** It is hereby determined that proliferation of signs in the City is unduly distracting to motorists and pedestrians, creates a traffic hazard, and reduces the effectiveness of signs needed to direct and warn the public. It is also determined that the appearance of the City is marred by proliferation of signs. It is also determined that proliferation of signs restricts light and air. It is also determined that the proliferation of signs negatively affects property values. It is also determined that proliferation of signs results in an inappropriate use of land. The purpose of this Ordinance is to control the occurrence and size of signs in order to reduce the aforementioned negative effects. It is also determined that the regulations contained in this Ordinance are the minimum amount of regulation necessary to achieve its purposes. It is also determined that the restrictions in this Ordinance on the size of signs, their height and placement on real estate, are the minimum amount necessary to achieve its purpose.
- (b) **Purpose.** The purpose of this Ordinance is to permit such signs as will advance these findings and purposes and will not, by reason of their size, location, construction, or manner of display, endanger life and limb, confuse or mislead traffic, obstruct vision necessary for traffic safety, or otherwise endanger the public morals, health or safety; and further, to regulate such permitted signs in such a way as to create land use patterns compatible with other major land use objectives, to promote and preserve the aesthetic character of the City, and to prevent such signs from causing annoyance or disturbance to the citizens and residents of the City.
- (c) **Sign Removal for Failure to Obtain Permit.**
- (1) It shall be unlawful for any person to erect, alter, relocate, reassemble or post any sign governed by the provisions of this chapter within the City without first having obtained a permit therefore from the City, and making payment of any fee required by this article.
  - (2) Failure to obtain a permit under this article or to pay a required fee shall subject a sign to removal under the provisions of this chapter.
- (d) **Exceptions.**
- (1) A permit will not be required for a sign to be placed or repaired on a vacant lot or building advertising the sale or renting of such lot or building, provided such sign does not exceed six (6) square feet in area on any one lot or building nor violate the zoning regulations of the City.
  - (2) A permit will not be required for a political sign.
  - (3) A permit will not be required of a school, civic or charitable organization erecting a temporary sign. However, prior approval must be obtained from the Zoning Inspector who will deem the organization a school, civic, or charitable organization.
- (e) **Application; Insurance; Use Change.**
- (1) Application. An application for a permit under this article shall be made on a form provided by the city, and shall contain or have attached thereto the following information:

- a. Name, address and telephone number of the applicant.
- b. A brief description of the type of proposed sign.
- c. Location of building, structure, or lot to which the sign is to be attached or erected.
- d. Name and address of the person, firm, corporation, or association erecting or attaching the sign.
- e. Written consent of the owner of the property on which any sign is to be located.
- f. A drawing or sketch of the proposed sign, indicating specific dimensions, plans and specifications of the material to be used in its construction, as well as the method of construction and attachment:
  1. If the sign is to be electrically illuminated, name, address and electrician's license number or the electrician who is to connect the wiring to the supply line, an approved Underwriters' Laboratory label number for the sign, and electrical permit number.
  2. If the sign is to be constructed with or attached by plastic materials, manufacturer's trade name and the common name of the plastic material and a certification either that the plastic material is noncombustible or that the plastic material has been tested by a recognized testing laboratory and rated as an "approved noncombustible plastic."

(2) Insurance.

- a. *Insurance certificates.* Before a permit is issued for the erection of a sign, the sign erector shall submit for filing with the city clerk a certificate of insurance, with a hold harmless agreement made out to the city for public liability and property damage in the amounts set forth by the city commission from time to time for damage to any person or property due to actions of himself or any of his agents or employees. Such certificate shall be reviewed and approved by the city manager before the issuance of a permit.
- b. *Lapsing of insurance.* If at any time, the insurance of any sign erector is permitted to lapse, the permit shall automatically be revoked.
- c. *Notification of change.* A sign erector shall notify the city of any change in address and, if a firm or corporation, any change in ownership or management if other than that indicated on the insurance certificates.

(3) Use change.

- a. *Use change.* Any sign which has been erected for a particular purpose shall not have its use changed without first making a new application and having a permit issued therefore pursuant to the provisions of this article.
  - b. *Servicing and maintenance.* The provisions of this section shall not apply to the ordinary servicing or repainting of existing signs, altering of sign messages, cleaning of a sign, nor to the changing of advertising on a sign specifically designed for periodic change of message without change in sign structure, such as a bulletin board or similar type sign.
- (f) **Fee.** A Fee shall be paid for the issuance of sign erection permits in accordance with a fee schedule which shall be adopted and amended from time to time by the City Commission. Such schedule of fees shall be designed to reimburse the City all of its direct costs incurred in the inspection and regulation of signs and issuance of permits.

- (g) **Approval; Issuance.** The application for a permit under this article, together with all plans and specifications in connection therewith, shall be approved by the Zoning Inspector. Such approval shall not be given unless and until such application shall comply with all of the provisions of this Article. If such application complies with this Article, a permit to erect, alter, relocate, reassemble or post the sign shall be issued for a period not to exceed ninety (90) days.
- (h) **Sign to Bear Permit Number.** Every sign permit shall bear a number, which number shall be inscribed upon a suitable metal tag and fastened to the sign in a conspicuous location, and the sign hanger shall have a valid permit in his possession at the time the sign is being placed or erected.
- (i) **General Prohibitions.**
  - (1) Any sign not expressly permitted herein is prohibited.
  - (2) It shall be unlawful for any sign in any district to be attached to a door, window casing or tree or for any sign to obstruct any fire escape or building entrance, passageway or window or to be located a distance the horizontal projection of which is less than ten (10) feet from any fire hydrant, traffic light, or on any pole or column on public property, or to be erected in any location where by reason of traffic conditions, fire or other hazard, it would imperil public safety or interfere with the duties of the police or fire departments. Signs shall not be attached to any utility pole or be located within any public right-of-way.
  - (3) All signs shall be securely and adequately fastened and anchored. Single strand wires, wood plugs or other structurally unsafe materials are prohibited in the erection or maintenance of any sign.
  - (4) It shall be unlawful to own, possess, or construct an accessory sign unless such sign shall be designed and constructed to withstand a wind pressure of not less than forty (40) pounds per square foot of area; and shall be constructed to receive dead loads as required in the building code or other ordinances of the City.
- (j) **Permitted Accessory Signs.** The following types of signs (illuminated or non-illuminated) are permitted in the following districts:
  - (1) Billboards. Permitted in District M with a minimum setback of one hundred (100) feet of any sidewalk or public highway, and a minimum distance of one hundred fifty (150) feet of any residential or business building, and at a minimum distance from adjoining property of no less than twice height of the billboard; and at a maximum distance from the ground to the highest point of the sign of no more than twenty-five (25) feet. The above notwithstanding, billboards are permitted in District M if they are roof signs and otherwise comply with the provisions regarding roof signs.
  - (2) Freestanding signs. Permitted in District RO, C and M with no more than one sign per business frontage (where a business is located on a corner lot, or has direct access to two (2) or more streets, or a street or alley, all regulations shall apply to each of the frontages) up to three hundred (300) feet, and two (2) signs for frontage between three hundred (300) and six hundred (600) feet, and three (3) signs for frontage in excess of seven hundred (700) feet, except that no freestanding sign is permitted if a projecting or roof sign exists on the same frontage:
    - a. *Maximum area of sign:* Fifty (50) square feet.
    - b. *Maximum height of sign:* Twenty-Five (25) feet at minimum setback line and one foot per each one foot additional setback up to thirty five (35) feet maximum, except that in no event shall the sign be taller than two (2) feet above the roof line of the building.
    - c. *Location of sign:* Signs shall not extend over the public right-of way, and shall conform to the setback requirements for structures in the applicable districts.

- (3) Projecting signs. Permitted in Districts RO, C and M, with a maximum of one per eligible advertiser, except that no accessory projecting sign is permitted if an accessory freestanding or roof sign exists on the same frontage, nor is an accessory projecting sign allowed by an upper level business. Projecting signs shall be limited in area as follows:
- a. Vertical or horizontal projecting sign may not project above the roof line of the building and may be a maximum of forty (40) square feet each side.
  - b. *Maximum height and projection:* Nine (9) feet minimum clearance above ground. No sign shall extend above that portion of the roof immediately adjacent to the sign. No sign shall project more than five (5) feet from the face of the building to which it is attached.
  - c. *Location of sign:* Not to extend over any public right of way.
  - d. *Maximum weight and required means of attachments:* Projecting signs exceeding ten (10) square feet in area or fifty (50) pounds in weight shall not be attached to nor supported by frame buildings nor the wooden framework of a building. Such signs shall be attached to masonry walls with galvanized expansion bolts of an appropriate diameter, shall be fixed in the wall by means of bolts, extending through the wall, shall contain proper size metal washer or plate on the inside wall and shall comply otherwise herewith. No projecting sign shall be secured with wire, strips of wood or nails, nor shall any projecting sign be hung or secured to any other sign.
- (4) Roof signs. Permitted in District M subject to the following:
- a. No roof sign shall be constructed nearer any edge of the roof of the building on which it is located than a distance equal to the distance between the roof of the building and the top of the sign.
  - b. Every roof sign shall be thoroughly secured to the building by iron or other metal anchors, bolts, supports, rods or braces. When erected upon buildings which are not constructed entirely of fireproof material, the bearing plates of the sign shall bear directly upon masonry walls and intermediate stall columns in the building. No roof sign shall be supported or anchored to the framework of a building.
  - c. The square feet area of any side of a roof sign shall not exceed twenty-five (25) percent of the square foot area of the roof upon which it is located or the wall from which it is hung or attached, nor more than three hundred (300) square feet.
  - d. No roof signs shall be placed on the roof of any building or structure in such manner as to prevent free passage from one part of the roof to any other part thereof, or interfere with openings in the roof and shall otherwise comply herewith.
  - e. All roof signs and any supporting structures shall be designated and constructed to withstand a wind pressure of not less than forty (40) pounds per square foot of area; and shall be constructed to receive dead loads as required in the building code or other ordinance of the city.
- (5) Wall signs. Permitted in Districts RO, C, and M, with no maximum number.
- a. *Maximum area of sign:* Fifteen (15) per cent of building facade area upon which the sign is placed, not to exceed two hundred (200) square feet maximum (maximum area of signs to include the sum of the building facade area of all wall signs per frontage).
  - b. *Maximum height and location:* Signs shall not extend beyond the top or ends of the wall surface on which they are placed, nor project more than twelve (12) inches from building facade.



- (k) **Signs Permitted in All Districts.** Signs specified in this Section are permitted in addition to the signs permitted in the respective use districts, but are subject to the conditions and limitations set forth herein. Permits are unnecessary unless required by the particular subsection.
- (1) House or Building Address. Any sign which sets forth the house or building address, provided that the individual characters of the signs do not exceed eighteen (18) inches in height.
  - (2) Integral Signs. Names of buildings, dates of construction, commemorative tablets and the like, when carved into stone, concrete, or similar material or made of bronze, aluminum, or other permanent type of construction and made an integral part of the building or structure.
  - (3) Public Signs. Signs of a public, noncommercial nature, to include safety signs, danger signs, trespassing signs, traffic signs, signs indicating scenic or historical points of interest, memorial plaques, and the like, and all signs erected by or on order of a public officer in the performance of a public duty.
  - (4) Institutional Bulletin Boards. One per eligible advertiser, but no such sign shall exceed neither a height of six (6) feet nor an area of twenty-four (24) square feet. A permit is required.
  - (5) Private Traffic Direction Signs and Related Signs. Signs directing traffic movements onto a premises or within a premises, when such sign are located on the premises, shall conform in size and location to the Michigan Manual of Uniform Traffic Control Devices. Such signs are considered to include parking directions, exit or entrance signs, drive-up window signs, restroom signs and the like. Horizontal directional signs on and flush with paved areas shall also conform the standards of the Michigan Manual of Uniform Traffic Control Devices.
  - (6) Community Event Signs. Signs advertising community events or public entertainment, subject to the following conditions:
    - a. If located on public property, such signs shall not exceed thirty-two (32) square feet in area. Placement and location must be approved by the Zoning Inspector and any such sign must be removed within seven (7) days after the event is over.
    - b. Banners over public streets must be approved by the City Commission, and must be removed within ten (10) days after the event is over.
    - c. Banners attached to street light poles shall be approved by the Zoning Inspector and must be removed within ten (10) days after the event is over and shall be only allowed in District C and RO.
  - (7) Political Signs. Signs or posters announcing the candidates seeking public political office and/or political issues, and data pertinent thereto must be removed within ten (10) days after the election is over.
  - (8) Time and Temperature. No such sign shall exceed the height of the building to which it is accessory, nor an area of forty (40) square feet. A permit is required.
  - (9) Underground Public Utility Warning Signs. Standard types of warning signs marking the routes of underground public utility pipes, conduits and cables.
  - (10) Signs Painted on or Attached to Vehicles. Vehicles which are licensed and normally used upon the highways for transportation of persons, goods or equipment, but no person shall cause or allow any vehicle to be parked on a public thoroughfare, street or highway, or on private property for the principal purpose of advertising any business or activity being conducted upon nearby private property, by means of a sign or signs painted upon, supported or attached to such vehicle.

- (11) Individual Property Sale or Rental Signs. Any accessory sign announcing the name of the owner, manager, Realtor or other person directly involved in the sale or rental of the property or announcing the purpose for which it is being offered.
  - a. Signs may be freestanding or wall mounted only. Signs may not emit direct illumination and must be removed within seven (7) days after the rental of the property or after the closing of the sale.
  - b. Signs shall conform to the following standards:
    1. Maximum Number: One sign per eligible advertiser.
    2. Maximum Area of Sign: Six (6) square feet for District R-1, R-2, and RM; twenty (20) square feet for Districts RO and C; forty (40) square feet for District M.
    3. Maximum Height of Sign: Five (5) feet in Districts R-1, R-2, and RM; ten (10) feet in Districts RO and C; twenty-five (25) feet in District M.
    4. Location of Sign: In all districts, ten (10) feet minimum setback from curb line but wholly upon the premises.
- (12) Construction Signs. Any sign announcing the names of architects, engineers, contractors, or other individuals or firms involved with the construction, alteration, or repair of a building (but not including any advertisement of any product) or announcing the character of the building enterprise or the purpose for which the building is intended, or to indicate the presence of underground public utility structures to avoid damage to structures by excavation.
  - a. Such signs shall be confined to the site of the construction, alteration, or repair and shall be removed within seven (7) days after completion of work.
  - b. Signs shall conform to the standards provided for individual property sale or rental signs.
- (l) **Prohibited Signs.** The following signs shall not be permitted, erected, or maintained in any district, notwithstanding any other provision of this chapter:
  - (1) Signs that incorporate in any manner any flashing or moving lights.
  - (2) Banners, pennants, spinners, and streamers except as permitted section above.
  - (3) String lights used in connection with commercial premises for commercial purposes, other than holiday decorations.
  - (4) Any sign which has any visible moving parts, visible revolving parts or visible mechanical movements or any description, or other apparent visible movement achieved by electrical, electronic or mechanical means, including intermittent electrical pulsation's, or by action of normal wind currents, but automatic time and temperature signs with a cycle time or not less than five (5) seconds are permissible.
  - (5) Any sign or sign structure which:
    - a. Is structurally unsafe;
    - b. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment;
  - (6) Any sign, which by reason of its size, location, content, coloring or manner illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or by obstructing or detracting from the visibility of any traffic sign or control device on public streets and roads.

- (7) Any sign that obstructs free ingress to or egress from a required door, window, fire escape or other required exit way.
- (8) Signs which make use of words such as "Stop," "Look," "Danger," or any characters or shapes generally used as public safety symbols, or other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.
- (9) Any sign unlawfully installed, erected or maintained.
- (10) Any sign now or hereafter existing, which no longer advertises a bona fide business, conducted, or a product sold on the premises unless such sign is in District M.
- (11) Portable signs.
- (12) Any sign painted upon the wall of a building.

(m) **Miscellaneous Requirements.**

- (1) Hours of Illumination. Illumination of all outdoor lighted advertising signs shall be terminated and discontinued each night between the hours of 11:00 p.m. and 6:00 a.m., unless the place of business where such signs are located is open during such hours for business and such signs are adequately shielded against all premises used or zoned for residential purposes.
- (2) Periodic Painting. The owner of any sign regulated by this section shall be required to have such sign properly painted at least once every two (2) years all parts and supports of the sign, unless the same are galvanized or otherwise treated to prevent rust, or constructed of a material which, by its nature, shows no deterioration.
- (3) Dangerous or Unsafe Signs Prohibited. No sign shall be maintained or permitted in the city which the Zoning Inspector determines is dangerous or unsafe.

(n) **Nonconforming Signs.**

- (1) Intent. It is the legislative intent to recognize that the eventual elimination of existing signs that are not in conformity with the provisions of this section is a valid objective of the police power, but it is also the legislative intent that such elimination of nonconforming signs shall be brought about over a period of time and in such a manner as to avoid the invasion of vested rights of owners of nonconforming signs and the infliction of unnecessary hardship. The provisions of this Section shall be construed to that end.
- (2) Maintenance of Nonconforming Signs. Signs rendered nonconforming by the provisions of this section shall be maintained in a condition of good repair until removed pursuant to the provisions of this section, but no such nonconforming sign shall:
  - a. Be changed to another nonconforming sign.
  - b. Have any changes made in the words or symbols used or the message displayed on the sign, unless the sign is a changeable copy panel, bulletin board sign, or substantially similar type of sign specifically designed for periodic change of sign message.
  - c. Be structurally altered so as to prolong the life of the sign, or changed in shape, size, type or design.
  - d. Continue to be used or allowed to remain in place after the activity, business or usage to which it relates has been discontinued for sixty (60) days or longer.
  - e. Be re-established after its removal, or repaired or replaced after damage or destruction if the expenses of repair exceeds fifty (50) percent of the cost of replacement.

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## Section 82-197. **Special Land Uses**

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- (a) **Generally.** The formulation and enactment of this section is based upon the division of the City into districts in each of which may be permitted specific uses which are mutually compatible and special land uses. Special land uses are those uses of land which are not essentially incompatible with the uses permitted in a zoning district, but possess characteristics or locational qualities which require individual review and restriction in order to avoid incompatibility with the natural environment of the site, the character of the surrounding area, public services and facilities, and adjacent uses of land. The purpose of this section is to establish equitable procedures and criteria that shall be applied in the determination of requests to establish special land uses. The standards for approval and requirements provided for under the provisions of this section shall be in addition to others required elsewhere in this Ordinance and at the same time provide to the City and the developer some latitude to address site issues in an innovative manner.
- (1) Authority to Grant Permits. The Planning Commission as hereinafter provided shall have the authority to approve, deny, or approve with conditions as specified in subsection (c) of this section.
- (2) Application. Application for any special land use permit permissible under the provision of this Ordinance shall be made to the Planning Commission through the City Clerk by filing an official special land use permit application form and submitting a site plan in accordance with [Section 82-198](#).
- (3) Public Hearing for Special Land Uses. After a preliminary review of the site plan and an application for a special land use permit, the Planning Commission shall hold a hearing on the site plan and special land use permit in accord with [Section 82-19](#).
- a. Describe the nature of the request;
  - b. Indicate the property which is the subject of the request;
  - c. State when, where and at what time the public hearing on the request will be considered; and
  - d. Indicate when and where written comments will be received concerning the request.
- (4) Required Standards and Findings for Making Determinations. The Planning Commission shall review the particular circumstances of the special land use request under consideration in accordance with the requirements of [Section 82-198](#), Site Plan Review, and shall approve the special land use request only upon approval of the site plan and finding of compliance with the following standards:
- a. The use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
  - b. The use shall not inappropriately change the essential character of the surrounding area.
  - c. The establishment of the special land use will not impede the normal and orderly development and improvements of the surrounding property for uses permitted in the district.
  - d. The use shall not interfere with the general enjoyment of adjacent property.
  - e. The use shall represent an improvement to the use or character of the property under consideration and the surrounding area in general, yet also is in keeping with the natural environment of the site.

- f. The use shall not be hazardous to adjacent properties, or involve uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes, glare, or dust.
  - g. The use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed use shall be able to continually provide adequately for the services and facilities deemed essential to the use under consideration.
  - h. Adequate utilities, access roads, drainage, parking, lighting, storage, refuse removal, easements, play areas, open space, landscaping and snow removal and all necessary facilities as determined by the City have been or are being provided.
  - i. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
  - j. The use shall not place demands on public services and facilities in excess of current capacity.
  - k. The use shall meet the provisions of the zoning district provisions in which said special land use is located and other applicable standards contained in provisions of this or other applicable ordinances or laws.
- (5) Determination and Imposition of Conditions. A review of an application and site plan requesting a special land use permit shall be made by the Planning Commission in accordance with the procedures and standards specified in this Ordinance. If a submitted application and site plan does not meet the requirements of the Ordinance, they shall not be approved. However, if the applicant agrees to make changes to the site plan and application in order to bring them into compliance with the Ordinance, such changes shall be allowed and shall be either noted on the application or site plan itself, or attached to it, or these documents shall be resubmitted incorporating said changes.

If the facts in the case do not establish competent material and substantial evidence that the standards set forth in this Ordinance will apply to the proposed special land use, the Planning Commission shall not grant a special land use permit. The Planning Commission may impose conditions with the approval of a special land use permit application and site plan which are necessary to ensure compliance with the standards for approval stated in this section and any other applicable standards contained in this or other applicable ordinances and regulations. Such conditions shall be considered an integral part of the special land use permit and approved site plan and shall be enforced by the Zoning Inspector.

These conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.

- (6) Approval, Granting of Permit. Upon holding a public hearing and the finding that the requirements of this Ordinance have been satisfactorily met by the applicant, the Planning Commission shall within 30 days approve, disapprove, or approve with conditions the special land use permit. Approval and issuance of a special land use permit by the Planning Commission shall signify prior approval of the application and site plan, therefore including any modifications and any conditions imposed where necessary to comply with this Ordinance. The site plan, as approved, and any statements of conditions and modifications shall become part of the special land use permit and shall be enforceable as such.

The decision to approve or deny a request for a special land use permit shall be retained as a part of the record of action on the request and shall incorporate a statement of conclusions which specify: the basis for the decision, any changes to the originally submitted application and site plan necessary to ensure compliance with the ordinance, and any conditions imposed with approval. Once a special land use permit is issued, all site development and use of land on the property affected shall be consistent with the approved special land use permit, unless a change conforming to Ordinance requirements receives the mutual agreement of the landowner and the Planning Commission and is documented as such. When the Planning Commission gives final approval, a special land use permit shall be issued to the applicant. The Planning Commission shall forward a copy of the permit to the applicant, Clerk, Zoning inspector, and the City Commission. The Zoning Inspector shall not issue a zoning compliance permit until he has received a copy of the special land use permit approved by the Planning Commission.

- (7) Voiding of Special Land Use Permit. Any special land use permit granted under this Ordinance shall become null and void and fees forfeited unless construction and/or use is commenced within 210 days and completed within 575 days of the date of issuance. The Planning Commission may give extension of these time limits if conditions can be shown to justify an extension. A violation of requirement, condition, or safeguard shall be considered a violation of this Ordinance and grounds for the Planning Commission to terminate and cancel such special land use permit.
- (8) Appeal. The property owner may appeal any decision by the Planning Commission granting or denying a special land use permit to the City Commission. The Appeal may be taken by any person, firm or corporation and must be in writing and filed with the City Clerk within seven days of any decision of the Planning Commission. The City Commission shall schedule an appeal hearing within 21 days of receipt of any appeal, with notice as provided in subsection (3) of this section.

(b) **Requirements for Specific Uses.**

- (1) Automobile Service Stations and Oil Change Establishments:
  - a. Minimum lot area shall be fifteen thousand (15,000) square feet for an automobile service station, repair garage or maintenance garage such as oil change and engine tune-up businesses, twenty thousand (20,000) square feet for a gasoline/convenience store facility, and thirty thousand (30,000) square feet for a gasoline/convenience facility with a car wash operation.
  - b. Minimum lot width shall be not less than one hundred and twenty (120) feet.
  - c. An automobile service station building shall be located not less than forty (40) feet from any right-of-way line and not less than twenty-five (25) feet from any side or rear lot line abutting residentially zoned property or alley.
  - d. Ingress and egress drives shall not be more than thirty (30) feet in width.
  - e. No more than one (1) curb opening shall be permitted for every fifty (50) feet of frontage (or major fraction thereof) along any street.
  - f. No drive or curb opening shall be located nearer than twenty-five (25) feet to any intersection or adjacent residential property line. No drive shall be located nearer than thirty (30) feet, as measured along the property line, to any other drive on the premises. Curb cuts shall not be permitted where, in the opinion of the Planning Commission, it may produce a safety hazard to adjacent pedestrian or vehicular traffic.



- g. A raised curb of six (6) inches in height shall be constructed along all street frontages at the right-of-way line, except for drive openings, in such areas where public roadways meet the same standard.
- h. The entire lot, excluding the area occupied by a building, shall be hard-surfaced with concrete or a plant-mixed bituminous material except desirable landscaped areas which shall be separated from all paved areas by a low barrier or curb.
- i. All lubrication equipment, motor vehicle washing equipment, hydraulic hoists and pits shall be enclosed entirely within a building. All gasoline pumps shall be located not less than fifteen (15) feet from any lot line, and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or encroaching upon any public sidewalk, street or right-of-way.
- j. When adjoining residentially zoned property or across an alley from residential property, a seven (7') foot high screen wall shall be erected and maintained along the connecting interior lot line, or if separated by an alley, then along the residential side of alley lot line if consistent with adjacent commercial screening walls. All screening walls shall be protected by a fixed curb or similar barrier to prevent contact by vehicles. Such walls may be eliminated or gradually stepped down in height within twenty-five (25) feet of any right-of-way line, subject to approval by the Planning Commission.
- k. All outside storage areas for trash, used tires, auto parts and similar items shall be enclosed by a six (6) foot brick wall and shall comply with requirements for location of accessory buildings. Outside storage or parking of disabled, wrecked, or partially dismantled vehicles shall not be permitted for a period exceeding five (5) days. Any stored items may not be stacked higher than the perimeter screen fence.
- l. The sale of new or used cars, trucks, trailers, and any other vehicles on the premises is expressly prohibited.
- m. The sale of alcoholic beverages on the premises is expressly prohibited.
- n. All exterior lighting, including signs, shall be erected and hooded so as to shield the glare of such lights from view by adjacent properties.
- o. Only one (1) free-standing sign shall be permitted, not exceeding one hundred and fifty (150) square feet in area per
- p. On a corner lot, both street frontage sides shall be subject to all the applicable front yard provisions of this Ordinance.

(2) Child Care Center, Nursery Schools, Day Nurseries:

- a. Nursery schools and day nurseries for children of preschool age shall provide a lot area of not less than seven hundred (700) square feet for each child enrolled therein.
- b. For each child cared for, there shall be provided, equipped and maintained, on the premises, a minimum of one hundred and fifty (150) square feet of usable outdoor play area (minimum total area of five thousand (5,000) square feet per facility).
- c. The outdoor play area shall be suitably fenced and screened by a heavily planted green belt from any abutting residential uses.

(3) Corporate, Business, and Professional Offices:

- a. New buildings shall be situated on the site to minimize its impact on adjoining residential property. Factors that determine an impact, include but are not limited to, building



height, type and appearance of exterior building materials, location and placement of off-street parking lots, screening and landscaping, access, and hours of operation.

- b. Hours of operation shall be limited to 7:30 a.m. to 9:00 p.m. unless an extension of hours is approved by the Zoning Board of Appeals.
- c. When adjoining residentially zoned property or across an alley from residential property, a six (6) foot brick wall shall be erected and maintained along the connecting interior lot line, or if separated by an alley, then along the residential side of alley lot line. All brick walls shall be protected by a fixed curb or similar barrier to prevent contact by vehicles. Such walls may be eliminated or gradually stepped down in height within twenty-five (25) feet of any right-of-way line, subject to approval by the Planning Commission.
- d. All exterior lighting, including signs, shall be erected and hooded so as to shield the glare of such lights from view by adjacent properties.

(4) Churches:

- a. Minimum lot width shall be one hundred and fifty (150) feet.
- b. Minimum lot area shall be one (1) acre.
- c. Off-street parking shall be prohibited within the front and side yard setback areas as required in [Article 5](#) Schedule of Regulations and within fifteen (15) feet of the rear property line.

(5) Congregate Housing for the Elderly: Not-to-exceed a height of two (2) stories, when the following conditions are met:

- a. All housing for the elderly shall be provided as a planned development consisting of at least one acre and may provide for the following:
  - 1. Cottage type dwellings and/or apartment type dwelling units.
  - 2. Common services containing, but not limited to, central dining rooms, recreational rooms, central lounge, and workshops.
- b. All dwellings shall consist of at least three hundred and fifty (350) square feet per unit (not including kitchen and sanitary facilities).
- c. The maximum extent of development shall not exceed fifteen (15) dwelling units per acre.
- d. Total coverage of all buildings (including dwelling units and related service buildings) shall not exceed thirty (30%) percent of the total site exclusive of any dedicated public right-of-way.

(6) Home Occupations: An accessory use of a dwelling unit for gainful employment which:

- a. Is clearly incidental and subordinate to the use of the dwelling unit as a residence. Examples of home occupations are tailoring, sculpturing, writing, telephone answering, lapidary work, computer programming, and instruction in a craft or fine art. Examples of those occupations not permitted are beauty parlors, repair shops, nursery schools, dancing studios, kennels, or private clubs.
- b. Are carried on solely within the main dwelling unit and does not alter or change the exterior character or appearance of the dwelling;
- c. Is located in a residential district; and

- d. Does not generate traffic, parking, or utility usage in excess of what is normal for the residential neighborhood, and does not result in the outside storage or display of any product.

(7) Medical and Dental Offices:

- a. Primary medical care shall include family practice, obstetrical care, and internal medicine. Emergency care services shall be prohibited.
- b. Laboratories and diagnostic facilities may include non-invasive diagnostic procedures except magnetic image resonance procedures.

(8) Multiple-Family Dwellings:

- a. The entire area of the site shall be treated to service the residents of the multiple-dwelling units located thereon, and any accessory buildings, uses, or services shall be developed solely for the use of residents of the main buildings. Uses considered herein as accessory uses include: swimming pools, cabanas, parking, recreation areas, off-street parking areas, and other similar uses.
- b. The site plan shall be so planned as to recognize yard and general development relationships with adjacent land uses. The Planning Commission may recommend physical features be provided which will insure harmony in these relationships.
- c. The site plan shall be so planned as to provide ingress and egress directly onto a major or secondary thoroughfare, except when the Planning Commission finds, upon review of the site plan, that ingress and egress directly onto an adjacent minor street will not be detrimental to the harmonious development of adjacent properties.
- d. Access drives, parking areas and maneuvering lanes shall be so located to minimize their conflict with buildings and outdoor living areas so as to encourage pedestrian and vehicular safety and convenience. The Planning Commission in reviewing the site plan shall consider the following requirements:
  - 1. Drives, maneuvering lanes and open parking spaces shall be a distance of at least fifteen (15) feet from any residential building wall or portion thereof with a window and/or door penetration at the ground floor level.
  - 2. The required parking spaces shall be well related to the building they are intended to serve.
  - 3. The Planning Commission shall review the floor plans of each building to insure convenient pedestrian flow between dwelling units, parking areas, and outdoor living areas.

(9) Neighborhood Specialty Food Store:

- a. The outdoor storage of goods or materials shall be prohibited.
- b. Warehousing or indoor storage of goods or materials beyond that normally incidental to the above permitted uses shall be prohibited.
- c. Hours of operation shall be between 9 a.m. and 10 p.m.
- d. Store signage shall be limited to that provided through this ordinance. Signs advertising products or promotions are prohibited from display on store windows or walls having exposure to public rights-of-way or residential property.
- e. Off-street parking shall comply with retail store parking requirements.

- f. At least 60% of the useable floor area shall be used for the sale of non-beverage (unlicensed or licensed) items.
  - g. The store gross floor area shall not exceed two thousand (2,000) square feet.
- (10) Open-Air Business. In the case of sales of cut trees intended to be displayed during the Christmas season, a temporary permit shall be obtained from the Building Inspector which shall require that all Christmas trees as well as any poles, lights, wires, or other items incidental to this use shall be removed from the premises by December 31, and no trees shall be stored or displayed nearer the street than the front property line, furthermore, that off-street parking shall be provided in accordance with the regulations for open air business uses. The Zoning Inspector shall require a performance bond or other surety in an amount not to exceed the cost of removing all articles covered under the temporary permit. The performance bond will be given to City of Pleasant Ridge prior to the issuance of the temporary permit.
- (11) Open Storage Facilities. That portion of the land used for open storage facilities for materials or equipment use in the manufacturing, compounding or processing shall be totally obscured by a wall on those sides abutting R-1, R-2, RM, RO Districts, and on any front yard abutting a public thoroughfare. In M Districts, the Planning Commission on the basis of usage may determine the extent of such a wall. Such a wall shall not be less than six feet (6') in height and may, depending upon land usage, be required to be eight (8) feet in height, and shall be subject further to the requirements of Article XIII "General Provisions."
- (12) Swimming Pools. Private pools, above or below grade, shall be permitted as an accessory use within the rear yard only, provided they meet the following requirements:
  - a. There shall be a distance of not less than six (6) feet, between the adjoining property line and the outside of the pool wall.
  - b. There shall be a distance of not less than six (6) feet, between the outside pool wall and side and/or rear lot line and any accessory building.
  - c. No swimming pool shall be located in the front yard area.
  - d. There shall be a horizontal distance of not less than ten (10) feet from any overhead lines.
  - e. Swimming pools as any other accessory structures shall be located at least one (1) foot away from any easement.
  - f. The swimming pool area or yard in which the swimming pool is located shall be enclosed by a fence with a minimum height of four (4') feet.
- (13) Publicly Owned and Operated Parks: Publicly owned and operated parks, parkways, and recreation facilities when developed in accordance with the City's Recreation Plan, as may be amended.
- (14) State and Federal Government Offices: Occupancy shall be limited to governmental offices. Governmental uses that require overnight parking, generate service deliveries by semi-trucks, or provide emergency services are prohibited.
- (15) Utility and Public Service Buildings:
  - a. Storage yards not permitted.
  - b. All buildings shall be compatible in appearance and design with the development of the area and with zoning classifications in which they are located, and are not physically larger than other buildings in such areas.

(16) Group childcare home:

- a. Group childcare homes shall not be located closer than one thousand five hundred (1,500) feet to any of the following facilities as measured along a street, road, or other public thoroughfare, excluding an alley:
  1. Another licensed group child care home.
  2. A licensed adult foster care small or large group home
  3. A facility offering substance abuse treatment and rehabilitation services to seven (7) or more people, which is licensed by the State of Michigan.
  4. A community correction center, resident home, halfway house or other similar facility, which houses an inmate population under the jurisdiction of the Department of Corrections.
- b. All outdoor play areas shall be enclosed with fencing, a minimum of four (4) feet high.
- c. The property, including landscape and structural elements, shall be maintained in a manner that is consistent with the character of the neighborhood. A group childcare home should not require exterior modifications to the dwelling nor should the front yard be the location of play equipment, except on a corner lot.
- d. At least one (1) off-street parking space shall be provided for each non-family employee of the group childcare home in addition to the parking normally required for the residence. A driveway may be used for this purpose.
- e. Hours of operation shall not exceed sixteen (16) hours in a twenty-four (24) hour period.

(17) Accessory Outdoor Dining Areas. Accessory outdoor dining areas are permitted by right when accessory to a permitted or special land use subject to the following:

- a. Outdoor dining may be permitted as an accessory to another permitted dining use, and shall at no time be used for retail or display or sales.
- b. Outdoor dining requests shall require site plan review by the planning commission in compliance with Section 82-198 Site Plan Review, impact assessment and must also comply with the provision of Chapter 18, Businesses, Article 2, Licenses, Division 1, Accessory Outdoor Dining Areas, of the Pleasant Ridge City Code.

Once initial approval has been granted by the planning commission, it shall be valid for one year and may be renewed annually by the Zoning Inspector, provided that it continues to comply with the original planning commission approval. The Zoning Inspector may defer decision to the planning commission; if they feel additional review is needed due to existing or reoccurring violations, or the existence of other unforeseen conditions.

- c. Outdoor dining is permitted between April 15 and October 31. All furniture and fixtures must be removed immediately after October 31.
- d. Outdoor dining areas shall not be the primary seating of the restaurant.
- e. Outdoor dining areas shall be located in a manner to maintain a minimum pathway width of five feet (clear of structures such as light poles, trees, and hydrants) along the sidewalk so as not to interfere with pedestrian traffic.
- f. Chairs and tables shall be of quality durable material such as metal or wood.

- g. Waste receptacles shall be provided in instances where wait staff does not clear all tables.
- h. Outdoor dining areas shall be required to be enclosed in instances where there is wait staff or alcohol service. Enclosures shall consist of metal railing, wood railing, brick walls or other suitable material approved by the planning commission.
- i. Outdoor dining that extends into areas located within the public right-of-way shall require approval by City Commission. Such variance requests may be permitted in the Commercial (C) zoning district only, and shall adhere to the following:
  - 1. Commercial general liability insurance must be procured and maintained on an "occurrence basis" with limits of liability not less than \$1,000,000.00 per occurrence combined single limit, personal injury, bodily injury and property damage. This coverage shall include an endorsement naming the city, including all elected and appointed officials, all employees, all boards, commissions and/or authorities and board members, as an additional insured. This coverage must be primary and any other insurance maintained by the additional insured's shall be considered to be excess and noncontributing with this insurance, and shall include an endorsement providing for a 30-day advance written notice of cancellation or non-renewal to be sent to the Zoning Inspector.
  - 2. A license agreement in a form deemed acceptable to the City attorney's office shall be required.
  - 3. An elevated, ADA compliant platform may be erected on a street adjacent to an eating establishment to create an outdoor dining area if the planning commission determines there is sufficient space available for this purpose given parking and traffic conditions. Such platform shall be constructed according to the following:
    - (i) Platforms shall be enclosed by a metal railing, wood railing or other suitable material approved by the planning commission. Railing height must be at least 42 inches in height.
    - (ii) All platforms must be removed no later than November 7th and may not be stored outdoors during the winter months.
    - (iii) Platform edges closest to the travel portion of the roadway shall include reflective surfaces or other elements to draw attention to motorists.

## Section 82-198. **Site Plan Review**

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The provisions of this Section require site Plan Review and approval of all development proposals listed below. The intent of this Section is to provide for consultation and cooperation between the developer and the City of Pleasant Ridge so that both parties might realize maximum utilization of land and minimum adverse effects upon the surrounding land uses consistent with the requirements and purposes of this Ordinance.

- (1) **Site Plan Review In Use Districts Required.** A site plan shall be submitted to the City Planning Commission for approval of any use in RM, RO, C, M and P zoning districts, and all special uses in all districts shall be required in the following situations:
  - a. Any use or development for which the submission of a site plan is required by any provision of this Ordinance.

- b. Any development, except single-family platted residential, for which off-street parking areas are provided as required in this Ordinance.
  - c. Any change of use in a nonresidential district (Districts RM, RO, C, & M), lying contiguous to or across a street from a single-family residential district and/or use that affects internal traffic circulation or requires an increase in off-street parking.
  - d. Any use except single-family residential which lies contiguous to a major thoroughfare or collector street that affects internal traffic circulation or requires an increase in off-street parking.
  - e. All Special Land Uses permissible on appeal in single-family districts such as, but not limited to: churches, schools, public facilities, and similar uses.
  - f. All site condo and condominium subdivisions developed pursuant to the Condominium Act (MCLA 559.101 et seq).
  - g. All other developments in which ownership interests in land are transferred for the purpose of development of a physical structure and which do not fall under the requirements of the Subdivision Control Act of 1967 as amended (MCLA 560.101 et seq).
  - h. Change in the zoning classification of the parcel.
  - i. Increase in floor space of an existing building that requires an increase in off-street parking to satisfy the zoning requirements.
  - j. Any site change that affects internal traffic circulation of the property or affects traffic circulation for properties surrounding the property.
- (2) **Application for Site Plan Review.** An application for Site Plan Review shall be submitted to the City Planning Commission. The detailed site plan presented for consideration shall contain all information required in this Ordinance.
- a. Each submittal for Site Plan Review shall be accompanied by an application and site plan in the quantities specified in subsection 5 below. The application shall, at a minimum, include the following information:
    - 1. The applicant's name, address, and phone number in full.
    - 2. Proof of property ownership, and whether there are any options on the property, or any liens against it.
    - 3. A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf.
    - 4. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land), and the signature of the owner(s).
    - 5. The address and or parcel number of the property.
    - 6. Name and address of the developer (if different from the applicant).
    - 7. Name and address of the engineer, architect and/or land surveyor.
    - 8. Project title.
    - 9. Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or

garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided, and related information as pertinent or otherwise required by the ordinance.

10. A vicinity map drawn at a scale of 1" = 200' with north point indicated.
  11. The gross and net acreage of all parcels in the project.
  12. Land uses, zoning classification and existing structures on the subject parcel and adjoining parcels.
  13. Project completion schedule/development phases.
  14. Written statements and/or engineering documentation that addresses project influences on existing infrastructure (including traffic capacity of streets, schools, and existing utilities) and on the natural environment of the site and adjoining lands.
- b. The site plan shall consist of an accurate, reproducible drawing at a scale of 1" = 20' or less, showing the site and all land within 150' of the site. If multiple sheets are used, each shall be labeled and the preparer identified. Each site plan shall depict the following:
1. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.
  2. Existing topographic elevations and proposed grades, at a maximum of fifty (50') feet intervals sufficient to determine the direction of drainage flows.
  3. Location and type of significant existing vegetation as determined by a registered landscape architect.
  4. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways.
  5. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building.
  6. Proposed location of accessory structures, buildings and uses, including but not limited to, all flagpoles, light poles, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.
  7. Location of existing public roads, rights-of-way and private easements of record and abutting streets.
  8. Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development.
  9. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
  10. Location, size, and characteristics of all loading and unloading areas.
  11. Location and design of all sidewalks, walkways, bicycle paths and areas for public use.



12. Location of water supply lines and/or wells, including fire hydrants and shut off valves, and the location and design of storm sewers, retention or detention ponds, waste water lines, cleanout locations, connection points and treatment systems, including septic systems if applicable.
13. Location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam.
14. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.
15. Location, size and specifications of all signs and advertising features.
16. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
17. Location and specifications for all fences, walls, and other screening features with cross sections.
18. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate.
19. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
20. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by government authorities.
21. Identification of any significant site amenities or unique natural features.
22. Identification of any significant views onto or from the site to or from adjoining areas.
23. North arrow, scale and date of original submittal and last revision.
24. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan.

**(3) Site Plan Review And Approval Authorized.**

- a. The Planning Commission as specified in this Section, shall review and approve, review and conditionally approve per [Section 26-13.6.7](#), or review and deny all site plans submitted under this Ordinance. Each site plan shall comply with the "Standards for Granting a Site Plan Approval" as described in subsection 6 of this Ordinance. Each action taken with reference to site plan review shall be duly recorded in the official record of action in the minutes of the Planning Commission. Those site plans which require Planning Commission review will then be submitted to the Planning Commission for action along with the recommendation of the City Manager or representative as to conformity or nonconformity with Ordinance requirements and what revisions or conditions, if any, would be necessary in order to be in conformance. Prior to any final decision, the Planning Commission may seek the recommendations of the City of Pleasant Ridge Building Inspector, Public Work Department, Planning Consultant, Engineer, Fire Department, Police Department, the Oakland County Road Commission,

Oakland County Health Department, Oakland County Drain Commission, the Michigan Department of Transportation, and the Michigan Department of Natural Resources where applicable.

- b. All site plans shall be acted upon within sixty (60) days of receipt by the City of Pleasant Ridge Planning Commission of a complete application and site plan meeting the requirements of subsection 2 above. Following approval of a site plan, the petitioner shall apply for the appropriate City of Pleasant Ridge, County and/or State permits as may be required by said agencies and present appropriate plans and specifications as may be required by such agencies.
- c. Any building seeking LEED (Leadership in Energy and Environmental Design) Green Building Rating System certification shall be acted upon within thirty (30) days of receipt by the City of Pleasant Ridge Planning Commission of a complete application and site plan meeting the requirements of subsection 2 above. Following approval of a site plan, the petitioner shall apply for the appropriate LEED certification, and City of Pleasant Ridge, County and/or State permits as may be required by said agencies and present appropriate plans and specifications as may be required by such agencies.
- d. Upon notification of LEED certification and submittal of same to the City, the owner of the building shall receive the following permit fee reimbursement:

Silver	= 5%
Gold	= 10%
Platinum	= 15%

**(4) Procedures for Submission and Review of Application.**

- a. Submission Requirement. The applicant shall complete and submit the required number of copies of an application for Site Plan Approval, site plans, and other information where applicable. Compliance with the requirements of the Zoning Ordinance is mandatory. The applicant or his/her representative must be present at each scheduled review or the matter will be tabled for a maximum of two consecutive meetings due to lack of representation. The procedure for processing major project site plans includes three phases: conceptual review via a pre-application conference, preliminary site plan review, and final site plan review.
- b. Pre-application Conference. During this conceptual review phase, a generalized site plan is presented by a prospective applicant for consideration of the overall idea of the development. Basic questions of use, density, integration with existing development in the area and impacts on and the availability of public infrastructure are discussed. This conference is scheduled by a prospective applicant with the City Manager, representative of the Planning Commission and such other City of Pleasant Ridge representatives as appropriate. At this meeting the applicant or his/her representative is also presented with the applicable procedures required by the Ordinance for approval of the proposed development and with any special problems or steps that might have to be followed, such as requests to the Board of Appeals for a variance. There is no charge or fee to the applicant for this meeting.
- c. Preliminary Site Plan Review. The second phase is called Preliminary Site Plan Approval. At this step a preliminary site plan meeting the submittal requirements of this Ordinance is reviewed by the Planning Commission, and the changes necessary, if any, for final site plan approval are indicated in writing to the applicant. A public hearing pursuant to the requirements of [Section 82-198\(5\)c](#), below is held.

- d. Final Site Plan Review. Final Site Plan approval shall be by the Planning Commission if requested by the Applicant. The approving body or official shall indicate in writing that all requirements of the Ordinance including those of other reviewing agencies within the City of Pleasant Ridge have been met including any conditions that may be necessary. Where the applicant is dependent upon the grant of any variances by the Zoning Board of Appeals, said favorable action by the Zoning Board of Appeals is necessary before final site plan approval can be granted. An approved site plan shall include a note referencing the case number and date of all variances granted.
- (5) **Distribution Copies and Action Alternatives.** Where Site Plan Review is required by this Ordinance, an applicant for Site Plan Approval shall complete and submit the number of copies required below of a Site Plan Review Package, which shall consist of a copy of the Site Plan Application, and Checklist, Site Plan, and other information were applicable. The Application for Site Plan Review Package must be obtained from the City Manager. Application fees as found in the City of Pleasant Ridge Fee Resolution must be paid when the application is submitted and sufficient escrow accounts must be established to cover the projected review costs. The applicant is asked to keep one copy for his/her records. The following Site Plan Review Packages shall be submitted for review at least thirty (30) days prior to the next regularly scheduled meeting of the Planning Commission
- a. The original and twelve (12) copies for the City of Pleasant Ridge Planning Commission and City Departments.
  - b. If required, the applicant shall take one additional copy of the Site Plan Review Package to the following agencies: one (1) package to the Oakland County Road Commission; one (1) package to the Oakland County Drain Commission; and one (1) package to the Oakland County Health Department. Upon delivery of the site plan review package, the applicant shall obtain a receipt from the agencies as proof of delivery or a stamped, signed site plan indicating no comment. Comments from each agency, if any, should be returned to the City Manager. Without these copies, the site plan will not be processed.
  - c. An application for site plan review will be placed on the agenda of a meeting of the Planning Commission for discussion and action only after receipt of comments from the State, County, and/or City of Pleasant Ridge agencies, unless the site plan has been in possession of the reviewing agencies for thirty (30) days without review and/or comment. The Planning Commission shall hold a public hearing, one (1) notice of which shall be published not less than five (5) nor more than fifteen (15) days prior to the public hearing date in a newspaper of general circulation in the City and sent by first class mail to the owners of the property for which site plan approval is being considered, to the owners of record of all real property, to the occupants of all structures located within 300 feet of the boundaries of the property in question and the Planning Commission. The notice shall:
    - 1. Describe the nature of the site plan request.
    - 2. Adequately describe the property in question.
    - 3. State the date, time, and place of the public hearing.
    - 4. Indicate when and where written comments concerning the request will be received.
  - d. The Planning Commission will consider all applications for site plan review submitted to it for approval, revision, or disapproval at a scheduled meeting:

1. Upon determination of the Planning Commission that a site plan is in compliance with the Zoning Ordinance and other plans or regulations, it shall be so indicated on the site plan.
  2. Upon determination of the Planning Commission that a site plan is in compliance, except with minor revisions, said changes shall be so indicated. When these changes have been adequately provided, the petitioner shall resubmit the site plan to the Planning Commission for Final Site Plan Review.
  3. If extensive revisions to the site plan are necessary to comply with the Zoning Ordinance, and other applicable plans and regulations, the site plan shall be disapproved and the applicant requested to prepare an alternate site plan. In this case, "DISAPPROVAL" shall be written on the plan and reasons for disapproval indicated in the Planning Commission's resolution.
- e. When a site plan is reviewed and approved or disapproved by the Planning Commission and all steps completed, three (3) copies of the site plan, including any conditions of approval, will be marked by the Planning Commission for the following distribution:
1. One (1) copy returned to the applicant signed by the Chairperson of the Planning Commission.
  2. One (1) copy forwarded to the City Manager for filing.
  3. One (1) copy to the City Clerk for filing.
- f. Upon Final Site Plan Approval by the Planning Commission, a building permit may be obtained subject to review and approval of the engineering plans by the City of Pleasant Ridge Engineer.
- g. Failure to initiate construction of an approved site plan within 365 days and annually thereafter of approval shall require the applicant to appear before the Planning Commission and demonstrate why the approval should not be revoked. After a hearing the Planning Commission may revoke a previously approved site plan for property on which no physical development activity has occurred upon making written findings that one or more of the following circumstances exist:
1. An error in the original approval is discovered either because of inaccurate information supplied by the applicant or administrative error by a staff member or other agency;
  2. Zoning regulations applicable to the project have been changed and the previously approved site plan does not comply with them;
  3. A change in state law, local charter, or other local ordinance affecting the previous approval has occurred;
  4. Pollution, impairment or destruction of the environment or to another legally protected public interest would occur if the project were to be constructed as previously approved.
- h. Thirty days prior to expiration of an approved site plan, an applicant may make application for a one year extension of the site plan at no fee. The applicant shall explain in writing why the development has not proceeded, what the current time frame is and why an extension should be granted. The applicant shall present his/her case in person or by representative at the next meeting of the Planning Commission.

- i. Revocation of an approved site plan shall be communicated in writing by certified mail to the applicant. The Building Inspector shall also be notified to withhold any building permit until a new site plan is approved.
  - j. Any subsequent submittal shall be processed as a new request with new fees, except for minor amendments pursuant to [Section 82-198\(10\)](#) below.
- (6) **Standards for Granting Site Plan Approval.** Each site plan shall conform to all applicable provisions of this Zoning Ordinance and the standards listed below:
- a. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
  - b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.
  - c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
  - d. The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Fences, walks, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
  - e. All new buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means to all sides, unless approved by the Fire Marshall.
  - f. Every structure or dwelling unit shall have access to public street, walkway or other area dedicated to common use.
  - g. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.
  - h. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened, by a vertical screen consisting of structural materials no less than six feet in height.
  - i. Exterior lighting shall be arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.
  - j. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Comprehensive Plan.
  - k. All streets shall be developed in accordance with the Subdivision Control Ordinance and the County Road Commission specifications.
- (7) **Conditional Approval.**

- a. The Planning Commission may condition approval of a site plan on conformance with the standards of another local, county or state agency, such as but not limited to a Public Works Department, County Drain Commission, County Road Commission, State Highway Commission or Natural Resources Department. They may do so when such conditions:
    - 1. Would insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity,
    - 2. Would protect the natural environment and conserve natural resources and energy,
    - 3. Would insure compatibility with adjacent uses of land, and,
    - 4. Would promote the use of land in a socially and economically desirable manner.
  - b. The Planning Commission may conditionally approve a site plan on conformance with fencing, screening, buffering or landscaping requirements and may collect a performance guarantee consistent with the requirements of Subsection 9 to insure conformance. When so doing, the following finding shall be made and documented as part of the review process:
    - 1. That such fencing, screening, buffering or landscaping would mitigate negative effects of noise, dust, lighting, vehicular or pedestrian traffic, loading or unloading, parking or other similar impact on adjoining parcels;
    - 2. That absent such conditions, the development would adversely affect the reasonable use, enjoyment and value of adjoining lands in light of similar benefits enjoyed by other properties in the area.
- (8) **Conformity to Approved Site Plan Required.** Following Final Approval of a site plan by the Planning Commission, the applicant shall construct the site plan in complete conformity with the approved plan. Failure to do so is a violation of this ordinance and subject to the sanctions of [Section 82-6](#).
- (9) **Performance Guarantee Required.** In the interest of insuring compliance with the Zoning Ordinance provisions, protecting the natural resources and the health, safety and welfare of the residents of the City of Pleasant Ridge and future users or inhabitants of an area for which a site plan for a proposed use has been submitted, the Planning Commission shall require the applicant to deposit a performance guarantee for site improvements as set forth herein. The purpose of the performance guarantee is to insure completion of improvements connected with the proposed use as required by this Ordinance, including but not limited to, roadways, lighting, utilities, sidewalks, drainage, fences, screens, walls, landscaping, and widening strips.
- a. Performance guarantee as used herein shall mean a cash deposit, certified check, irrevocable bank letter of credit or corporate surety bond in the amount of the estimated cost of site improvements to be made as determined by the applicant and verified by the City of Pleasant Ridge City Manager.
  - b. Where the Planning Commission requires a performance guarantee, said performance guarantee shall be deposited with the City Treasurer prior to the issuance of a building permit by the Building Inspector for the development and use of the land. Upon the deposit of the performance guarantee, the City of Pleasant Ridge shall deposit the performance guarantee, if in the form of a cash deposit or certified check, in an interest-bearing account for the applicant.



- c. An approved site plan shall also prescribe the period of time within which the improvements for which the performance guarantee has been required are to be completed. The period will begin from the date of the issuance of the building permit.
- d. In the event the performance guarantee deposited is a cash deposit or certified check, the City of Pleasant Ridge shall rebate to the applicant fifty (50) percent of the deposited funds plus any interest earned thereon when sixty (60) percent of the required improvements are completed as confirmed by the Building Inspector and the remaining fifty (50) percent of the deposited funds when one hundred (100) percent of the required improvements are completed as confirmed by the Building Inspector. If a request is made by the applicant for a temporary certificate of occupancy without completion of required exterior improvements, the performance guarantee herein required may be applied by said applicant to assure compliance with the Zoning Ordinance standards and the specifications of the approved site plan.
- e. In the event the applicant defaults in making the improvements for which the performance guarantee was required within the time period established by the City of Pleasant Ridge, the City of Pleasant Ridge shall have the right to use the performance guarantee deposited and any interest earned thereon to complete the improvements through contract or otherwise, including specifically the right to enter upon the subject property to make the improvements. If the performance guarantee is not sufficient to allow the City of Pleasant Ridge to complete the improvements for which it was posted, the applicant shall be required to pay the City of Pleasant Ridge the amounts by which the costs of completing the improvements exceeds the amount of the performance guarantee deposited. Should the City of Pleasant Ridge use the performance guarantee or a portion thereof, to complete the required improvements, any amounts remaining after said completion shall be applied first to the City of Pleasant Ridge administrative costs in completing the improvement with any balance remaining being refunded to the applicant. If the applicant has been required to post a performance guarantee or bond with another governmental agency other than the City of Pleasant Ridge to insure completion of an improvement associated with the proposed use prior to the City of Pleasant Ridge conditional approval, the applicant shall not be required to deposit with the City of Pleasant Ridge performance guarantee for that specific improvement and prior to the issuance of a building permit, the applicant shall enter an agreement incorporating the provisions hereof with the City of Pleasant Ridge regarding the performance guarantee.

**(10) Amendments to Approved Site Plans.**

- a. Amendments to an approved site plan may be made by the Planning Commission provided that such changes conform to the Zoning Ordinance and the landowner agrees. Minor changes to an approved site plan may be approved by the City Manager after construction has begun provided no such change results in any of the following:
  - 1. A significant change in the use or character of the development.
  - 2. An increase in overall coverage of structures.
  - 3. A significant increase in the intensity of use.
  - 4. A reduction in required open space.
  - 5. A reduction in required off-street parking and loading.
  - 6. A reduction in required pavement widths or utility pipe sizes.
  - 7. A significant increase in traffic on public streets or an increase in the burden on public utilities or services.



- b. No fees shall be required for the following minor amendments:
1. Moving building walls within the confines of the smallest rectangle that would have enclosed each original approved building(s). Relocation of building entrances or exits, or shortening of building canopies.
  2. Changing to a more restricted use provided there is no reduction in the amount of off-street parking as originally provided.
  3. Changing the angle of parking or aisle width provided there is no reduction in the amount of required off-street parking or in reduction of aisle width below ordinance requirements.
  4. Moving of ingress and egress drives a distance of not more than 10 feet if required by the appropriate state, county or other local road authority with jurisdiction.
  5. Substituting landscape plan species provided a landscape architect certifies the substituted species is similar in nature and screening effects.
  6. Change type and design of lighting fixtures provided an engineer or architect certifies there will be no change in the intensity of light at the property boundary.
  7. Increase peripheral yards.
  8. Changing the location of an exterior building wall or location not more than 10 feet because of a natural impediment or hazard such as bedrock or muck soils, provided that in so doing no setback requirement of the Ordinance is violated and no significant reduction in safety or in the amount of open space is thereby affected.
- c. If the City Manager finds that a proposed amendment to an approved site plan does not qualify as a minor change, he or she shall immediately notify the permit holder, the Building Inspector, and the Planning Commission in writing that site plan approval has been suspended pending approval by the Planning Commission, as applicable, of the proposed amendment. The permit holder's notice shall be delivered by certified mail. If construction has begun, a stop work order shall be issued by the Building Inspector for that portion of the project that is not in compliance with the Ordinance. Once site plan approval for a project has been suspended, the permit holder has the option of changing the project plans to conform with the Ordinance requirements, or of restarting the Site Plan Review process. When the issue has been resolved, the City Manager shall send a written notice to the permit holder, the Building Inspector, and the Planning Commission that the project's site plan has again been approved. This provision is not to be construed to prohibit phased development of a project, provided that each phase is developed in accordance with an approved site plan.

**(11) Appeals of Final Site Plans.**

- a. Any applicant aggrieved by a decision of the Planning Commission in granting or denying approval of a final site plan may appeal the decision to the Zoning Board of Appeals. The appeal must be filed within thirty (30) days of the decision and shall state the factual basis for the appeal. An appeal shall stay action on the issuance of any permit pursuant to an approved site plan.
- b. The Zoning Board of Appeals shall review the record of action taken on the final site plan and shall determine whether the record supports the action taken. No new evidence shall be presented. The Zoning Board of Appeals shall approve the final site plan if the requirements of this Section and other applicable ordinance requirements are met. The

Zoning Board of Appeals shall make written findings in support of its opinion on the appeal.

- (12) **Waiver.** Either on request of the applicant or on request of the Planning Commission, one or more of the requirements set out under this section may be waived on the ground that such requirement(s) is inappropriate, irrelevant, or unnecessary in connection with the matter at hand.

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### Section 82-199. **Unlawful Buildings, Structures, Site Designs, and Uses**

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A building, structures, or other use, which did not lawfully exist at the time of adoption of this Ordinance, shall not become or be made lawful solely by reason of the adoption of this Ordinance. In case any building, or part thereof, is used, erected, occupied or altered contrary to law or the provisions of this Ordinance, such building shall be deemed an unlawful structure and a nuisance and be required to be vacated, torn down or abated by any legal means, and shall not be used or occupied until it has been made to conform to the provisions of this Ordinance. Public expenditures toward abating any such nuisance shall become a lien upon the land.

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### Section 82-200. **Voting Places**

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The provisions of this Ordinance shall not be so construed as to interfere with the temporary uses of any property as a voting place in connection with a public election.

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### Section 82-201. **Siting and Screening of Trash Dumpsters**

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Dumpsters may be permitted or required as accessory to any use, other than single family residential uses, subject to the following conditions:

- (1) Location. Dumpsters shall be located on a concrete pad in a rear or side yard, provided any such dumpster shall not encroach on required parking area, is clearly accessible to servicing vehicles. Dumpsters shall be located as far as practicable from any adjoining residential district or use but shall in no instance be located within ten (10) feet of any residential property line or district.
- (2) Screening. Dumpsters shall be screened from view from adjoining property and public streets and thoroughfares. Dumpsters shall be screened on three sides with a permanent wall not less than six (6) feet in height or at least two (2) feet above the enclosed dumpster, whichever is higher. The fourth side of the dumpster screening shall be equipped with an opaque lockable gate that is the same height as the enclosure around the other three sides.
- (3) Site Plan Requirements. The location and method of screening of dumpsters shall be shown on all site plans and shall be subject to the approval of the Planning Commission.

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### Section 82-202. **Essential Services**

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- (a) Essential services shall be permitted as authorized and regulated by Federal, State, and local ordinances and laws, it being the intention hereof to exempt such essential services from those regulations governing area, height, placement, and use of land in the City which would not be practical or feasible to comply with. Essential services shall not include storage yards, sales or business offices, or commercial buildings or activities.

- (b) Although exempt from certain regulations, proposals for construction of essential services shall be subject to site plan review, it being the intention of the City to achieve efficient use of land and alleviate adverse impact on nearby uses or land. Essential services shall comply with all applicable regulations that do not affect the basic design or nature of operation of said services.

## Section 82-203. **Satellite Dish Antenna**

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Satellite antennas shall be permitted in all districts as an accessory use to a principal building.

(1) **Definitions**

- a. Satellite television antenna is an apparatus capable to receiving communications from a transmitter or a transmitter relay located in a planetary orbit.
- b. Usable satellite signal is a satellite signal which, when viewed on a conventional television set, is at least equal in picture quality to that received from local commercial television stations or by way of cable television.

- (2) **Procedure.** The mounting of satellite antennas, greater than thirty-nine (39") inches in diameter, attached directly to any building located in all zoning districts and the location or placement of satellite antennas on any property located in a residential district is prohibited, unless a site plan thereof is approved by the Planning Commission and subject to compliance with the standards contained in [Section 82-198 Site Plan Review](#).

- (3) **Limitation.** Only one satellite antenna per lot shall be permitted.

- (4) **Grounding.** All such antennas shall be bonded to a grounding rod. No antenna shall be installed on a portable or movable structure.

- (5) **Code Enforcement.** All satellite antennas and the construction and installation thereof shall conform to the city building code and electrical code.

- (6) **Restrictions.** No satellite antenna shall be:

- a. Located in any front open space or side yard open space;
- b. Constructed closer to a lot line than five (5) feet including its base;
- c. Linked physically to or with any structure which is not on the same lot;
- d. In excess of an overall diameter of twelve (12) feet or an overall height of ten (10) feet above the highest point of a roof;
- e. Supported by structural supports other than corrosion-resistant metal;
- f. Wired to a receiver, except by wires located at least four (4) inches beneath the ground in a rigid conduit or other wiring configuration approved under the City's Building and/or Electrical Code.
- g. Located within any required parking area.

- (7) **Roofs.** Satellite antennas are prohibited on the roof of any garage or residential dwelling in residential zoned districts. Roof-mounted satellite antennas are permitted in all commercial zoned districts. Roof-mounted antennas attached to a commercial building shall not extend more than four (4') feet above the highest point of a roof, and shall not be located closer to the edge of the roof than the height of the antenna. Satellite dish antennas shall be mounted

directly upon the roof of a principal building and shall not be mounted upon appurtenances such as chimneys, towers, poles or spires.

- (8) **Wind load.** All such antennas shall be designed to meet wind load standards of the City Building and/or Electrical code.
- (9) **Screening.** All satellite antennas shall be screened from view of adjacent properties or public rights-of-way by a berm, wall, evergreen plantings, camouflage device or a combination thereof.
- (10) **Glare.** The surface of the antenna shall be painted or treated so as not to reflect glare from sunlight.
- (11) The provisions of this section shall be applicable except as may be limited by federal law.

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## Section 82-204. **Solar Panels**

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Solar panels shall be permitted in all districts as a special use subject to the following:

- (1) Placement of ground mounted solar energy equipment is not permitted within the required front yard setback.
- (2) Ground mounted solar panels shall only be located in a side or rear yard and shall meet or exceed required yard setbacks and shall be located to minimize any glare to adjacent properties.
- (3) Roof mounted solar energy equipment shall be located so as not to increase the total height of the structure above the maximum allowable height of the structure on which it is located, in accordance with the applicable zoning regulations.
- (4) Solar panels, requiring a frame and/or brackets for mounting on the roof, shall not be visible from the public right-of-way.

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## Section 82-205. **Geothermal Exchange Systems**

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No geothermal exchange system shall be constructed or modified in the City of Pleasant Ridge, except in accordance with these regulations.

- (1) **Application for Registration.** Application for registration for a geothermal exchange system shall be in writing and in such form that shall be prescribed by the City of Pleasant Ridge.
  - a. Every application shall be signed by the geothermal exchange system contractor.
  - b. The application shall be accompanied by a plan showing the location of all existing structures on the applicant's property and on neighboring properties, if they are within 200 feet of the proposed geothermal exchange systems.
  - c. Prior to the approval of the registration, the City of Pleasant Ridge, at its discretion, may require additional information, and/or inspect the property and neighboring properties.
- (2) **Plan Review and Inspection Fee.** A fee of \$100.00 payable to the City of Pleasant Ridge shall accompany each application for the registration of a geothermal exchange system. This fee shall not be refundable in the event that an individual decides not to construct or modify the geothermal exchange system.

- (3) **Approval of Registration.** If upon receipt of the application and fee the City of Pleasant Ridge finds that the requirements of this Ordinance have been satisfied, the registration shall be issued.
  - a. The registration is valid for a period of 12 months from the date of issuance.
  - b. If construction or modification of the geothermal exchange system has not started within this period, the registration is void.
- (4) **Modification.** Any modification from the submitted plan approved with the registration application must be submitted to the City of Pleasant Ridge in writing before construction begins.

## Section 82-206. **Flag Poles**

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Flagpoles shall be permitted as an accessory use in all districts subject to the following:

- (1) The height of a flagpole shall not exceed the maximum permitted height of the zoning district in which they are located.
- (2) Flagpoles shall follow the setback requirements of the district in which they are located.

## Section 82-207. **Outdoor Works of Art**

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- (a) **Purpose.** The regulations of this section establish a public review process for the approval of outdoor works of art and will ensure that such works of art are constructed, situated and installed in a manner that protects the public safety.
- (b) **Applicability.** This section shall apply to any work of art, which is to be installed in an outdoor location, and which will be visible from a public street or from another property. Customary holiday decorations and lighting shall not be subject to the provisions of this section.
- (c) **Building Permit Requirement.** Except artwork, which is composed exclusively of landscaping, every outdoor work of art shall be classified as a "structure" under the Zoning Code and shall be subject to Building Permit requirements applicable to structures pursuant to the City of Pleasant Ridge Codified Ordinances.
- (d) **Art Work in Residential Districts.** In residential zoning districts, an outdoor work of art which is not more than four (4) feet in height and three (3) feet in width or which is not more than six (6) feet in height and two (2) feet in width shall not be subject to the provisions of this section, but shall be subject to all otherwise applicable sections of City of Pleasant Ridge Codified Ordinances. The setback shall be the front yard setback or one-half (1/2) the distance of the main dwelling and the front property line, whichever is greater. For a corner lot the side yard setback abutting the street shall have a setback equal to the front yard setback requirements for properties along the side street.
- (e) **Issuance of Building Permit.** The Building Official shall issue a permit for an outdoor work of art only, after approval by the City Planning Commission, if such approval is required, and only after determining that the work of art will not create safety hazards and that it meets all applicable provisions of the Building, Fire and Zoning Codes.



**Notes:**





# City of Pleasant Ridge

James Breuckman, City Manager

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From: Jim Breuckman, City Manager  
To: Planning Commission  
Date: December 9, 2015  
Re: Exterior Design Standards

## Summary

Pleasant Ridge has a strong architectural character. The City was developed largely between 1910 and 1930, which was a period of architectural transition. During that time, new construction methods and materials were changing how buildings were built, and also opening up new possibilities for architecture.

The City has long recognized that preserving our traditional architectural character is an important task. For this reason the Neighborhood Compatibility requirements were adopted into Section 82-166 of the Zoning Ordinance. However, the neighborhood compatibility standards are subjective, and do not offer specific guidance on what it is that Pleasant Ridge expects for the design and construction of new buildings.

Attached is a new style-neutral set of exterior design standards that would regulate new construction and significant additions to ensure that new buildings are compatible in scale and design with the established character of Pleasant Ridge.

The reason for proposing the attached design standards is not to expand regulation, but rather to make our existing method of regulation more clear, objective, and easily understood.

## Current Standards

The current method for regulating exterior design is the Neighborhood Compatibility requirements of Section 82-166 of the Zoning Ordinance. That section reads as follows:

**Section 82-166. Neighborhood Compatibility.** Any new construction or modification to an existing structure, which exceeds 25% of the principal building, shall conform in size, bulk, and dimensional characteristics of adjacent properties within 500 feet of the subject property. The review shall be limited to:

- (1) Building height.
- (2) Lot frontage and size.
- (3) Lot width at the right-of-way.
- (4) Building entrances.

- (5) Building placement on the lot, including setbacks and distances between buildings.
- (6) Architectural compatibility with surrounding properties in the same neighborhood.
- (7) Intensity and dimensional characteristics compatible with surrounding properties in the same neighborhood.
- (8) Utilization of similar materials.

The Zoning Inspector shall conduct the review. The determination of compliance rendered by the Zoning Inspector may be appealed to the Board of Appeals.

## Comparison of Current to Proposed Standards

### **Applicability**

The same applicability requirement was kept in the new design standards - any new construction or modification to an existing structure which exceeds 25% of the principal building triggers compliance. Activities which fall below this threshold are exempted from compliance. This ensures that the design standards do not expand the scope of regulation. Homeowners who are doing maintenance to their homes will not be required to do anything except what they so choose as a result of these design standards, just as they are not required to do so today.

### **Subjective vs. Objective**

The proposed standards run to about 13 pages long. However, this is because the new standards endeavor to objectively lay out the City's expectations and requirements rather than using subjective language. Currently it is up to the designer and the Zoning Inspector to determine what constitutes compatibility in terms of *"building entrances,"* or *"architectural compatibility with surrounding properties in the same neighborhood,"* or *"intensity and dimensional characteristics compatible with surrounding properties in the same neighborhood,"* or *"utilization of similar materials."*

As a thought exercise, I ask that you take a moment and try to define what exactly "architectural compatibility with surrounding properties" means. I would hazard a guess that there would be 9 different answers from 9 different Planning Commissioners. This means that the determination is left to the judgment of the reviewing official without sufficient basis for how to make the determination.

Actually going through the exercise of setting forth our expectations for the many and varied elements of building design requires that the standards be comprehensive. It also means that the standards have to account for all of the common elements that go into a building, even though not every building will have all of the elements that are included in the design standards. For instance, we have standards for dormer windows, even though not every building has dormer windows. There is also page and a half dealing with headers over building openings with masonry veneer walls, which will not apply to buildings which are finished in stucco or wood siding.

### **Clarity of Expectations**

The purpose of these design standards is to create a clear, objective, written set of standards so that the City can have a consistency of expectations, regulatory decisions, and results.

The objectives of this process are to ensure that buildings constructed here are compatible with what exists; that new buildings contribute positively to the established character of Pleasant Ridge;

that designers who will be working in town know up front what is expected of them rather than having to guess what the City will deem compatible or not, and being forced through time consuming and costly rounds of revisions to building plans; and to provide a clear basis for regulatory decisions that is based on objective, adopted standards.

### **Building Materials**

Perhaps the most notable requirement of the proposed design standards is limited vinyl siding to being an accent material on new construction or additions, although there is a mechanism to allow for building materials used on additions to match the existing material of the principal structure, which may allow for vinyl to be used on some additions which expand the size of the building by more than 25%.

In practice, the vast majority of houses in Pleasant Ridge were constructed before aluminum siding was introduced in the 1940s and vinyl siding was introduced in the 1950s. This means that the original siding material used on most non-masonry houses in Pleasant Ridge was wood. Many homes in Pleasant Ridge still have wood siding.

Today there are synthetic materials that convincingly replicate wood, and that have a similar tactile feel as wood. Cementitious fiber board products can be painted, do not rot, and “knock” the same as wood. These products should be used on new construction. While they do cost more up-front, the life-cycle cost will be equivalent to vinyl as they last longer and are more durable than vinyl. There is also the community benefit of a higher-quality visual and tactile feel to these products.

I acknowledge that requiring new construction to use these products represents a cost impact, however, as a practical matter most new construction in the City is already using these products instead of vinyl. At the price point necessary to build in Pleasant Ridge, it is typically an expectation that the house will not be finished in vinyl. For this reason I am confident that the prohibition on the use of vinyl siding except as an accent material on new construction will not have a material impact, and in the long run will better uphold the concept of neighborhood compatibility than would allowing vinyl siding.

It is important to note that these design standards will not require any existing homeowner who wishes to replace existing aluminum or vinyl siding with vinyl siding. The standards as written would prohibit a homeowner from replacing existing wood siding with vinyl siding.

### **Appeals**

The new design standards establish the Planning Commission as the appeals body for any decision of the Zoning Inspector, and the Zoning Board of Appeals as the appeals body for any decision of the Planning Commission. This ensures that there are appeals routes available to any applicant should they disagree with a decision of the City.

### **Requested Action**

Recommendation that the City Commission adopt the attached Exterior Design Standards as the standards referenced in Section 82-166 of the Pleasant Ridge Zoning Ordinance, subject to approval of the amendment to that section in the proposed Ordinance 414.





# **City of Pleasant Ridge Exterior Design Standards**

Adopted , 2016



# City of Pleasant Ridge Exterior Design Standards

Recommended by the Planning Commission \_\_\_\_\_, 2015

Adopted by the City Commission \_\_\_\_\_, 2015

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## Resolution of Recommendation

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, the Pleasant Ridge Planning Commission decrees:

**WHEREAS**, on \_\_\_\_\_ the Planning Commission of the City of Pleasant Ridge recommended approval of amendments to Section 82-166 of the Zoning Ordinance to the City Commission.

**WHEREAS**, Section 82-166 references building design standards establishing criteria for the review of building design and architecture. The adoption of the ordinance amendment creates the need for comprehensive guidelines by which to evaluate development and design proposals.

**NOW THEREFORE BE IT RESOLVED** that the Pleasant Ridge Planning Commission hereby recommends at its meeting on \_\_\_\_\_ that the Pleasant Ridge City Commission adopt the Exterior Design Standards.

## Resolution of Adoption

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, the Pleasant Ridge City Commission decrees:

**WHEREAS**, on \_\_\_\_\_ the City Commission of the City of Pleasant Ridge adopted amendments to Section 82-166 of the Zoning Ordinance.

**WHEREAS**, Section 82-166 references exterior design standards establishing criteria for the review of building design. The adoption of the ordinance amendment creates the need for comprehensive guidelines by which to evaluate development and design proposals.

**WHEREAS**, that the Planning Commission of the City of Pleasant Ridge recommended approval of the Exterior Design Standards effective at its meeting on \_\_\_\_\_

**NOW THEREFORE BE IT RESOLVED** that the Pleasant Ridge City Commission hereby adopts the Exterior Design Standards at its meeting on \_\_\_\_\_, effective \_\_\_\_\_.

Voice vote:

Ayes:

Nays:

Absent:

**MOTION CARRIED**



## 1. Introduction

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### 1.1 Purpose

The purpose of these design standards is to provide for harmonious and aesthetically pleasing development within the City of Pleasant Ridge. Nearly the entire City is located in a Federal Historic District. The City has not created a State Historic District which would allow for the creation of a Historic District Commission with review powers. Instead, these Design Standards serve as the City's regulatory document to ensure that new construction is compatible with the City's existing and historic character. These design standards are intended to provide clear guidance to developers and architects working in the City as to the level of design expected for new and substantially renovated buildings.

### 1.2 Style Neutrality

These design standards are style-neutral and explicitly allow for the expression of individual creativity in architectural style. While the majority of buildings in Pleasant Ridge are designed in the classical tradition, modern styles do exist within the City and are permitted, so long as they are true representatives of the style and conform to the requirements of these design standards that universally apply.

### 1.3 Neighborhood Compatibility: Basis of the Design Standards

The City of Pleasant Ridge is defined by its traditional architectural character. The predominant styles in Pleasant Ridge are revival styles that were popular in the first decades of the 20<sup>th</sup> Century when over 95% of buildings were built here. For that reason, and in the interest of compatibility with Pleasant Ridge's existing character, these design standards include basic standards for all buildings to ensure that every building fits into the established neighborhood character, with a larger number of standards that apply to buildings that are designed in a traditional manner.

The limited number of requirements that are applicable to all buildings, regardless of style, are intended to ensure that all new buildings have a human scale and respect the fabric of Pleasant Ridge's urban neighborhood character. Most lots in the City are 50 feet wide or less, meaning that houses must be respectful of the context of the neighborhood and the streetscape to which they contribute.

The remainder of the design standards are focused on traditional design details. The core principle of this document is that if a building is designed in a traditional manner, the details should be executed properly. Anything worth doing is worth doing well.

### 1.4 Foundations of Traditional Design

Traditional design styles and details evolved for one of two purposes: structural or decorative. Contemporary building practices have taken many elements which used to be structural and turned them into decorative elements. For example, structural masonry has been replaced by decorative masonry veneer over a wood or metal sub-frame, and steel lintels have replaced arches or stone lintels as load bearing structural elements that frame openings in building walls. This means that many traditional design elements are now merely decoration applied to the shell of a building in an attempt to mimic traditional styles.

However, today it is often the case that traditional design elements are poorly done. The core principle of these design guidelines is that traditional design elements should be done well, even if they are decorative due to the use of modern construction methods.

*Contemporary building methods eliminated the structural purpose of many traditional design details. Today, traditional details are most often used as decoration without a structural purpose, or worse, omitted entirely. While they may not have a structural purpose, traditional details should be accurately portrayed to signal solidity and value, and to respect architectural tradition. Accurate details are easily distinguished from poor imitations. For this reason, if a*

Getting traditional design details right is important because those details provide a sense of *apparent structure* to a building. Apparent structure is created when design details accurately reproduce building elements that used to be structural elements, but are now cosmetic. It is precisely these visible structural elements such as headers over wall openings that provide a traditional building with an air of permanence and solidity. On the other hand, inauthentic or poorly executed decorative versions of traditional design elements clearly distinguish many contemporary buildings as a poor reproduction of traditional buildings. Finally, contemporary traditionally-styled buildings without apparent structure are perceived as being less permanent and of lower quality than a comparable building with authentic design details that provide apparent structure. Anything worth doing is worth doing properly.

It is the intent of these design standards to ensure that traditional design details are executed properly within the context of contemporary building practices to ensure a more authentic representation of traditional styles and design elements.

## 1.5 Principles

These design standards are based in the following three principles:

- 1.5.1. Human Scale. Traditional design typically emphasizes symmetry and vertical orientation, both of which reflect the form of the human figure. Vertical openings also limit the width in relation to the area of an opening, which was important because it reduced the length and strength of the load-bearing lintel or arch required to span the opening. Vertically proportioned openings made aesthetic, structural, and economic sense.
- 1.5.2. Apparent Structure. In an age before hidden structural solutions and modern synthetic materials, each element of a building had to serve a specific and crucial function. Each element of classical, or traditional, architecture derived from a building's most basic requirements: to stand up and to shed water.

The width of openings, roof pitch, depth of eave projections, and details of drip moldings are all examples of details that have a practical basis. Traditional buildings were true to the limitations of their materials, but modern construction methods have freed us from many of the constraints that shaped traditional building elements in the past.

No longer bound by the structural limits of stone, masonry, or wood, we can span long distances with thin members or cantilever large platforms out from a wall using modern materials. This is good and appropriate for architectural styles that celebrate the possibilities of modern materials and construction methods in an authentic and honest manner. When traditionally-styled buildings are built with modern structural elements, however, it remains important to use accurate design details that reflect the structural capabilities of the traditional materials that decorate the outside of the structure.

When modern buildings are given a traditional style without proper use of traditional details, buildings look fake and inauthentic. Inappropriately detailed traditional design elements make a building appear off, and it is clear that the building is inauthentic. The greatest test for a traditionally-styled building that uses modern construction methods is: is it believable? Does the building look like it would stand up if it were built using traditional materials and construction methods instead of modern underpinnings with traditional style draped over it?

- 1.5.3. Details. Traditional buildings rarely had architectural details that did not serve a purpose. Form follows function is not a new concept – it has been the basis for traditional building design for millennia. For this reason, many traditional building elements have a few very specific ways to be correctly built. Much of the architectural expression in traditional buildings comes from the details – for instance, the elaborate bracket forms that supported projections

or the column capitals of the classical building orders. These functional details were then elevated to a higher level of design and expression with additional flourishes. On the other hand, modernist buildings were based explicitly on a machine aesthetic and adopted very little in the way of decoration or detailing.

- 1.5.4. Build For The Long Term. A well-built building can last for centuries, while a poorly built one may last for decades. When constructing a new house, durability and permanence should have higher preference than economy. A well-built building with a higher initial cost has a lower lifetime cost compared to an economy building that will not last as long or be as durable over the years. It is a tenet of these design standards that it is better to build simply but well.

## 2. Administrative Procedures

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### 2.1 Basis

These architectural design standards are the “building design guidelines” referred to in Section 82-166 of the Zoning Ordinance, and are thereby adopted by reference as part of the Zoning Ordinance. These design standards were recommended by the Planning Commission on \_\_\_\_\_, 2015 and adopted by the City Commission on \_\_\_\_\_, 2015 and may be updated from time to time by the City Commission upon recommendation by the Planning Commission.

### 2.2 Interrelation with Other Laws or Codes

In case of contradiction with applicable state or federal laws rules or regulations, including without limitation building codes or life safety codes, the applicable state and federal laws rules and regulations shall govern. In no way does compliance with these design standards exempt a structure from conformance with other applicable laws, rules or regulations.

### 2.3 Applicability of Standards

2.3.1. Minimum Standards. These design standards are the minimum standards that shall be applied. The reviewing authority may require higher standards depending on the character and context of the site to ensure a harmonious relationship with neighboring sites and to ensure a high level of aesthetic quality throughout the community.

2.3.2. Required, Recommended, and Optional Provisions. Provisions herein are activated by the terms “shall” or “must” when required; “should” when recommended; and “may” when optional.

2.3.3. When These Requirements Apply.

- a. *New Construction.* Compliance with these design standards is required for all new construction.
- b. *Additions or Substantial Renovations.* Compliance with these design standards is required for additions to or substantial renovations of existing buildings which expand the structure’s floor area by 25% or more. Only the portion(s) of the building being added or renovated shall be subject to compliance with these standards. Portions of an existing building that are not being modified may remain as-is.

The reviewing authority may in its discretion allow for limited modifications to or departures from these design standards for the purpose of consistency between a proposed addition or substantial renovation and the existing portion of the building.

- c. *Minor Improvements, Changes, and Alterations to Existing Buildings.* Such activities that do not increase the structure’s floor area by 25% or more need not comply with these design standards, but are encouraged to meet the design standards where feasible.
- d. *Maintenance Activities.* Maintenance activities that are part of the normal upkeep of an existing building, and that are a direct replacement of existing elements of the building and that do not change the design of the building or a building element do not need to comply with these design standards so long as the materials being used are equal to or better than the materials being replaced. Example: a house that has existing vinyl siding may be re-sided in vinyl, but a house that has cementitious siding shall use equivalent or better materials and may not use vinyl siding.

- 2.3.4. Not All Sections Apply To Every Building. The design standards contained herein that address specific building elements, such as shutters, dormers, headers over openings in masonry walls, etc. shall only apply if that building element is being proposed. For instance, if no shutters or dormers are being proposed, then those sections will not apply.

Unless explicitly stated, nothing herein should be construed as requiring buildings to have specific or particular design elements. The purpose of the standards for specific design elements is to ensure that they are properly detailed if they are proposed.

The following table summarizes sections of these design guidelines that, when compliance is required by Section 2.3.3, apply in any case and which sections apply only when a particular building element is used.

<b>Sections that apply in all cases</b>	<b>Sections that apply in some cases</b>
3.1 – Massing and Composition	3.3 – Header Elements for Openings in Masonry Walls
3.2 – Walls	3.5 – Eaves and Gable Ends
3.4 – Windows	3.6 – Roofs
	3.7 – Columns and Column Spacing
	3.8 – Dormers
	3.9 – Attachments

- 2.3.5. Non-Traditional Buildings. Buildings that clearly and accurately use non-traditional styles (including Art Deco, Modernist, Mid-Century Modern, Contemporary, LEED, etc.) may be exempted from specific requirements of these design standards as is appropriate. Buildings that purport to use non-traditional styles but that, in the opinion of the reviewing authority, are simply utilitarian shall comply with all of the requirements herein. Buildings that wish to claim an exemption from any section shall include a statement identifying the style and why each requested exemption is warranted. The reviewing authority shall determine if an exemption is warranted.

## 2.4 Review Procedure and Authority

- 2.4.1. Reviewing Authority. Exterior design review shall occur simultaneously with site plan review when it is required, or simultaneously with building permit review when site plan review is not required. The review authority shall be the Planning Commission whenever building design review occurs in conjunction with an application requiring Planning Commission approval, and the City Manager in all other instances.
- 2.4.2. Appeal. Applicants may appeal a decision of the City Manager to the Planning Commission, and may appeal a decision of the Planning Commission to the Zoning Board of Appeals. An applicant requesting an appeal shall submit the request in writing, specifying the basis for the appeal and why the applicant believes the appeal is justified. The City shall place the appeal on the next available Planning Commission or Zoning Board of Appeals agenda. The City shall provide notice of the appeal using the procedures for a public hearing set forth in Section 82-46 of the Zoning Ordinance.

## 2.5 References

These design guidelines are based on the application of traditional design conventions. These conventions are derived from a number of sources. Where approvals, interpretations and judgments are left to the discretion of the approving authority, he/she/the body may use the following texts for guidance as to best practices:

- a. Marianne Cusato, Get Your House Right: Architectural Elements to Use & Avoid (Sterling 2007);
- b. Werner Hegemann and Elbert Peets, The American Vitruvius: An Architects' Handbook of Civic Art (Princeton Architectural Press, 1988);
- c. Stephen Mouzon, Traditional Construction Patterns: Design and Detail Rules of Thumb (McGraw-Hill, Inc. 2004);
- d. William Ware, The American Vignola: A Guide to the Making of Classical Architecture (W.W. Norton and Company, 1977);
- e. Local or regional examples on file with the City.

The above list is not exclusive; additional texts and illustrations may be used for reference and the list may be updated periodically. The above texts and illustrations will be available at City Hall for applicants to review. Applications for development in Pleasant Ridge are not required to comply with the design specifics of the recommended texts and illustrations; the texts and illustrations are for reference and guidance only.

Many graphic illustrations of concepts used in this document are reproduced from Stephen Mouzon's Traditional Construction Patterns and Marianne Cusato's Get Your House Right.

### 3. Architectural Design Standards

#### 3.1 Massing and Composition

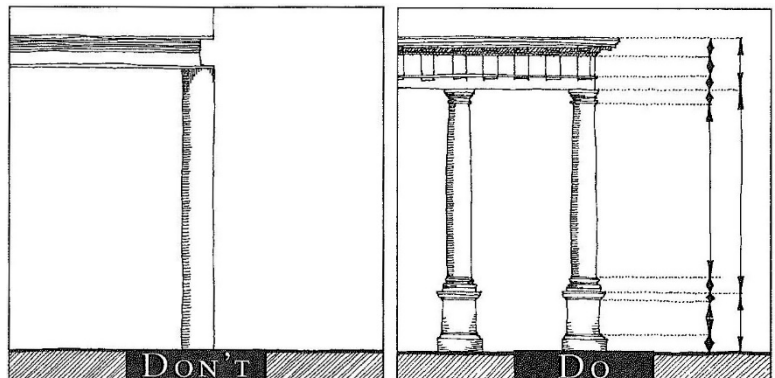
- 3.1.1. Neighborhood Compatibility. Pleasant Ridge is a traditional neighborhood. In traditional neighborhoods, houses work together to create streetscapes. Rather than each building generating all its own interest, traditional buildings work together to create outdoor rooms. Every building does not need to be a focal point. When designing new houses or additions to existing houses, designers shall consider how the new house will fit into and complement the existing streetscape.
- 3.1.2. Simplicity of Massing. Simple masses of one or a few boxes are characteristic of Pleasant Ridge's existing traditional architectural character. Similar massing shall be used for new construction. Complicated masses that require complex roof forms and breaks are expensive to build and may only be permitted if specific to a particular identifiable style being used for new construction.
- 3.1.3. Hierarchy of Massing. The location of the main body of the house and the human entrance shall be easily distinguished. The car entry shall not be the most notable element of the building massing.
- 3.1.4. Composition. Composition refers to the arrangement of elements on the building. Elements include the size and location of openings (doors and windows), building details, roof design, and massing of the main bodies of the structure. Houses are generally composed in a symmetrical or asymmetrical manner. In either type of composition, a well-composed building will be balanced around a focal point.

- a. *Symmetrical Composition.* In a symmetrical composition, the building entrance is in the center of the front façade and building elements are repeated in mirror image on either side of the façade surrounding the central entrance. The entrance serves as the focal point and the visual weight of the building is equal on each side of the central point. Being the focal point of the structure, the entrance should be detailed accordingly.

Symmetrical design on non-front facades may lack a centrally located entrance as a focal point, and instead may consist of repeated, equal elements.

- b. *Asymmetrical Composition.* Asymmetrical buildings must be carefully composed to ensure that the visual composition of the building is in balance. When composing an asymmetrical building, the massing of volumes should be balanced around the focal point (such as a chimney, the front door, or other notable element).

- 3.1.5. Base, Middle, Top. Nearly every element of traditional architecture reflects the head/body/feet arrangement of the human body. For instance, traditional buildings are composed of a visible roof or entablature (head), wall (body), and foundation (feet). Traditional columns consist of the capital (head), shaft (body), and the base (feet).





Buildings shall be appropriately detailed to follow the base/middle/top pattern throughout their composition.

- 3.1.6. Large Wall Composition. Large blank walls are discouraged. The mass of large building walls shall be reduced by the inclusion of windows, vertical elements with a plane change from the wall surface, shadow-casting elements, material changes, or other methods.

## 3.2 Walls

- 3.2.1. Entrances. The street facing façade of any building shall be detailed as the front façade and should contain an operable entrance. If an operable entrance does not exist, design elements that replicate the form and mass of a front entrance and that could be converted to an operable entrance shall be provided.
- 3.2.2. Transparency. Transparency is defined as the percentage of the front façade area that contains door or window openings.
- a. Residential. Residential structures shall have 15-35% transparency on the front façade.
- b. Non-residential. Non-residential structures shall have at least 40% transparency on the first floor front façade and at least 25% transparency on upper-story facades.
- 3.2.3. Building Materials.

- a. *Building Materials.* Building materials used for all buildings shall be durable, natural materials or synthetic materials that realistically reproduce the look and feel of natural materials.

Approvable building materials for traditionally-styled buildings include brick, wood (does not include T-111 or particle board products), fiber cement siding that are paintable and that realistically replicate wood (Hardiplank or similar), decorative masonry block, and stucco (true cement plaster stucco using lime, aggregate/cement, sand, and water – EIFS does not qualify).

Metal sheeting or panels can be appropriate as an accent material, but should not be a primary exterior material.

When fiber cement siding products are used, smooth boards without a raised grain shall be specified. This more closely replicates the historical appearance of real wood siding.

- b. *Number of materials.* No more than two building materials should be used on any façade to avoid a cluttered or overly complex appearance, not including foundation walls or piers.
- c. *Building materials on non-street facing facades.* Higher-quality cladding materials should be used in consistent proportions on all visible facades and not just on the street face to avoid creating a false-front image. Any material used on a front façade shall be continued in equal proportions no less than 3 feet along adjacent side walls.
- d. *EIFS.* No more than 10% of any façade on any building style shall be covered by EIFS systems (EIFS used for cornices shall not be counted towards the 10% maximum), and EIFS may not be used on the first floor of a building. Stone-dash, pebble-dash, and

maximum textured stucco with adequate detailing such as recessed bands or integral half-timbering are not subject to the 10% EIFS maximum.

- e. *Vinyl Siding.* No more than 15% of a front façade or 40% of any other façade shall be covered by vinyl siding. Vinyl is best used as an accent material, for instance in gable ends.

Garages located at the rear of the lot may be clad in vinyl siding.

- f. *Vinyl Siding Trim Details.* Wherever vinyl siding is used, efforts shall be taken to minimize the appearance of the siding disappearing underneath a j-channel. Traditional wood siding terminated into, not under a trim board, and so trim materials other than j-channels shall be used that replicate the same appearance of vinyl siding terminating into a trim board rather than underneath it.

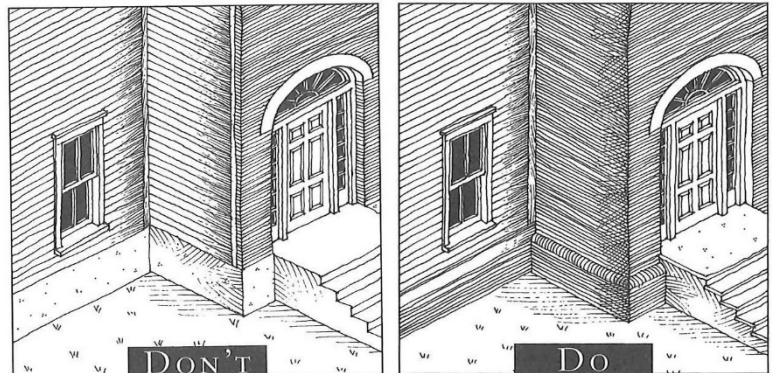
Vinyl trim pieces shall have a width of at least 3 inches to provide a more visually accurate reproduction of the detailing used for wood siding, which is the material that vinyl siding is intended to replicate.

- g. *Façade Percentage Calculation.* For the purposes of calculating façade coverage, the percentage of façade area shall be determined by the area covered by the material divided by the total wall surface area of the façade. Openings such as doors and windows and gable ends shall be included in the total wall surface area.

#### 3.2.4. Arrangement and Transition of Multiple Building Materials.

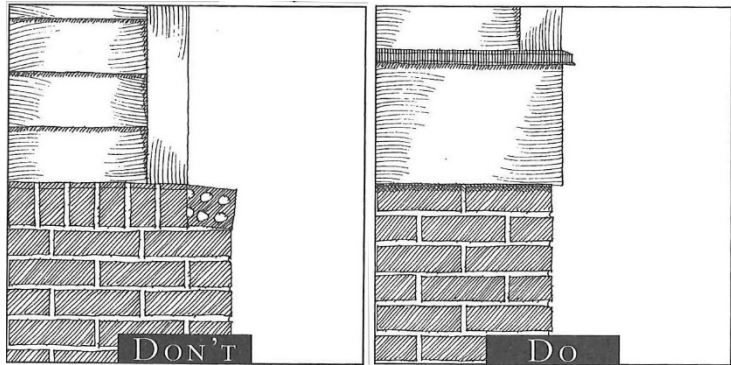
- a. *Horizontal Arrangement.* When multiple materials are used on a façade, the heavier or heavier appearing material shall be located under the lighter or lighter appearing material. For instance, masonry or stone elements should not be located above wood elements.

- b. *Vertical Arrangement.* Vertical joints between different materials shall not occur at outside corners, but shall occur at inside corners. At a minimum, vertical material transitions shall wrap at least 3 feet around an outside corner (see 3.2.2.c).



3.2.5. Height. Exterior walls should have a minimum height of at least 9 feet on the first floor.

3.2.6. Frame Wall/Masonry Base Alignment. The face of stud of the frame wall should align with the face of the masonry or stone foundation wall below. A horizontal masonry ledge should not be used.

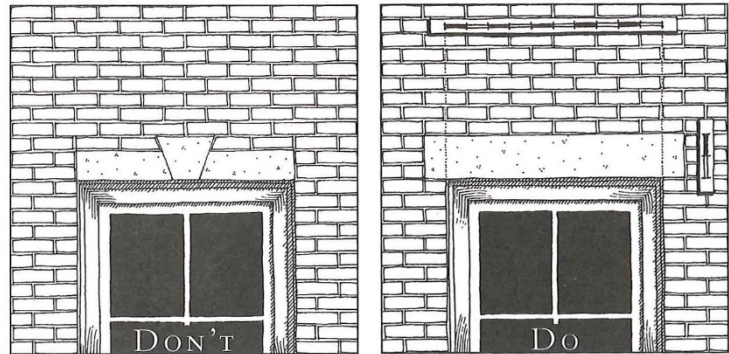


### 3.3 Header Elements for Openings in Masonry Walls

3.3.1. Header Required. Masonry veneer walls (brick or block) shall be detailed as if they were structural masonry walls. This means that openings in masonry or stone veneer walls shall have a stone header, masonry arch, or other visually self-supporting element to visually carry the weight of the wall above the opening. Wood window or door heads may be used to decoratively cap an opening in a masonry wall.

3.3.2. Masonry or Stone Lintel Proportion.

- a. The height of the lintel or header should be equal to  $1/5$  of the width of the opening it spans.
- b. The header element shall be wider than the opening to accurately portray that it is supported by the masonry or stone on either side of the opening. The header element should extend beyond the opening a distance equal to  $1/2$  of the height of the lintel. If an 8 inch tall lintel is used, it should extend 4 inches on either side of the opening.



3.3.3. Arches. Arches work for one reason: their parts, whether brick or stone, are tapered like wedges toward a radius point. Without this characteristic they would collapse, and it is this characteristic that veneer arches must realistically portray.

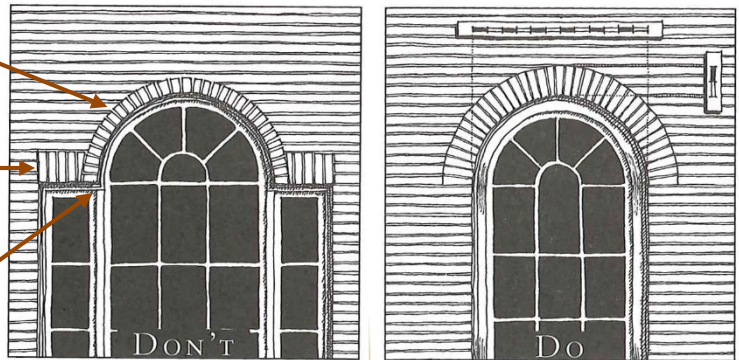
- a. The thickness of the arch should not be less than  $1/6$  of the width of the opening it spans.

- b. All arches must be supported by masonry or other building element that convincingly appears as if it could carry the weight of the arch.

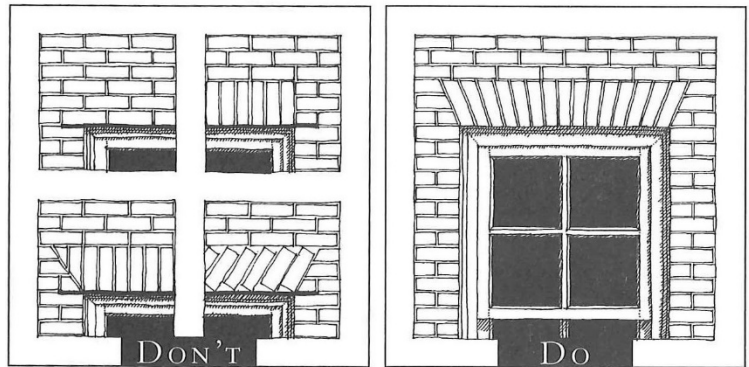
*Arch is not thick enough to visually carry the weight of the wall above*

*Guillotine header without vertical support*

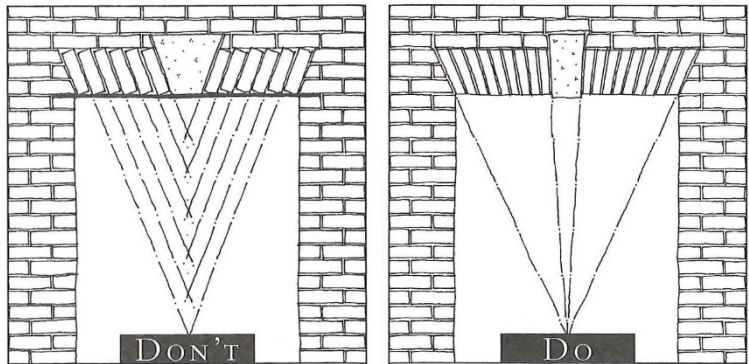
*No vertical support for arch – window is carrying the visual weight of the arch*



- 3.3.4. Jack Arches. Jack arches should be constructed of gauged (tapered, non-rectangular) brick, rather than simply leaning the bricks to either side at the same angle. Brick or masonry jack arch details should be constructed in a manner that they could carry their own weight, with all joints converging on a single radius point.



- 3.3.5. Keystones. Keystones should not be used as part of a picture-framed window casing, and keystones should only be used in lintels with tapered (not square) ends.

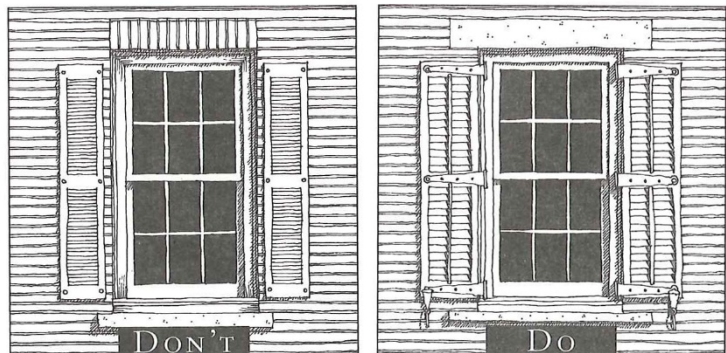




### 3.4 Windows

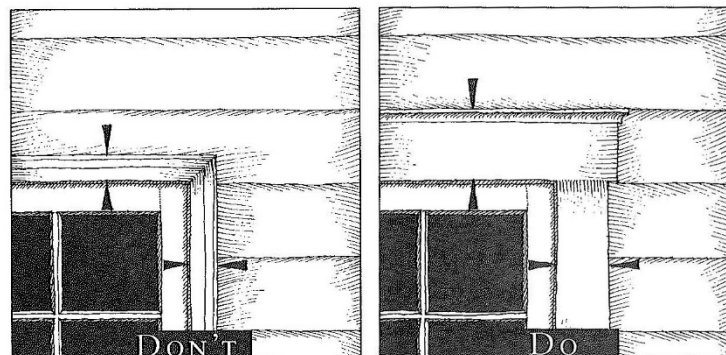
- 3.4.1. Window Proportion. Windows and individual window panes shall be square or vertically proportioned. It is acceptable to mull individual vertically-proportioned windows together to create an overall opening with a horizontal proportion if there are vertical divisions such as mullion casings within the overall horizontal span.
- 3.4.2. First Floor Window Alignment. Windows on the first floor should be set not more than 2.5 feet above the floor in primary rooms on the first floor. Window head heights should match the head height of the primary entrance on the first floor.
- 3.4.3. Reveal. Windows should not be mounted flush with the face of the wall material. Rather, they should be set back to create a reveal.
- 3.4.4. Shutters.

- a. Shutters should be one-half of the width of the sash they are covering to replicate the appearance of functional shutters.
- b. Shutters should have apparent hinges and dogs to accurately portray functional shutters.



3.4.5. Window Casing.

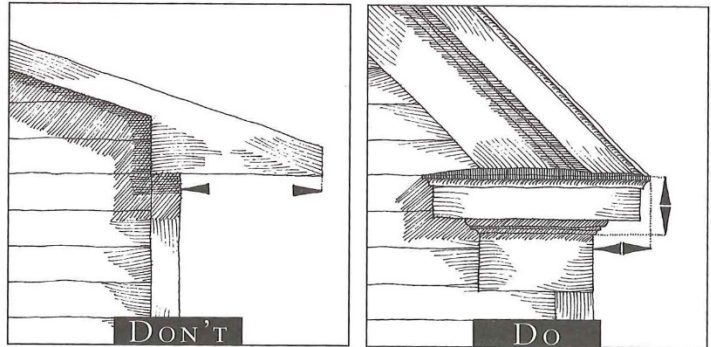
- a. Door and window casing shall be at least 3.5 inches wide except on brick walls.
- b. Head casing shall be equal to or wider than jamb casing, and should have a height of not less than  $\frac{1}{6}$ th the width of the opening. Head casing should not be used if there is no jamb casing to match to it.
- c. When windows are mull together, mullion casing shall have a minimum width of 3.5 inches.



### 3.5 Eaves and Gable Ends

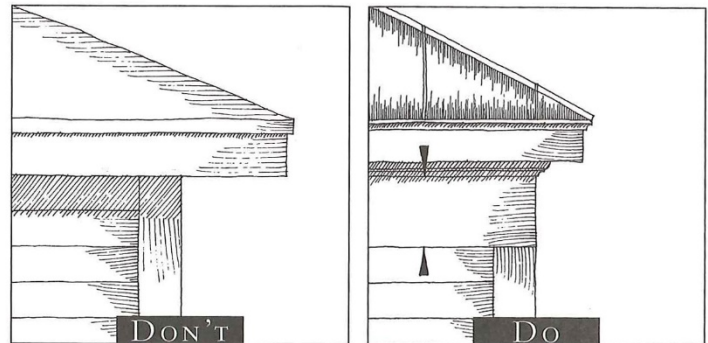
3.5.1. Eave Lines. Eaves should be as continuous as possible, both horizontally and vertically.

3.5.2. Eave Return. Eaves should be trimmed in such a manner that the fascia returns around the corner and dies into the wall without the excess triangle attached to the raking cornice. The projection of the eave away from the wall should equal the height of the cornice. Eave returns should be capped with simple trim with a slope of 1/12. Shingled caps with steeper slopes are not recommended.



Vernacular eaves constructed without a return should not be detailed with a pork chop eave (as shown in the “don’t” illustration).

3.5.3. Friezes. A frieze board of some sort should occur below almost every eave, regardless of wall material. The frieze should never be picture-framed around an eave return.



### 3.6 Roofs

3.6.1. Overlapping Gables. Overlapping gables should only be used if they are appropriate to the style, or when the smaller gable is part of a balcony, porch, or entrance.

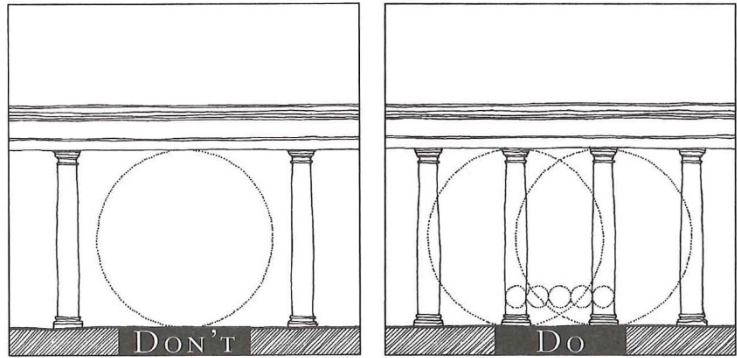
### 3.7 Columns and Column Spacing

3.7.1. Entablature. Whenever columns are used to visually support an entablature, the entablature should be equal to at least 15-25% of the height of the columns. The entablature shall consist of a cornice, frieze, and architrave. The cornice should project a dimension equal to its height, and the architrave should be a height equal to or less than the height of the frieze. The architrave and the frieze should be distinguished by a narrow band.

3.7.2. Intercolumniation. Columns shall not be horizontally separated a distance greater than their height unless appropriate to the style.

3.7.3. Roof or overhang Projection.

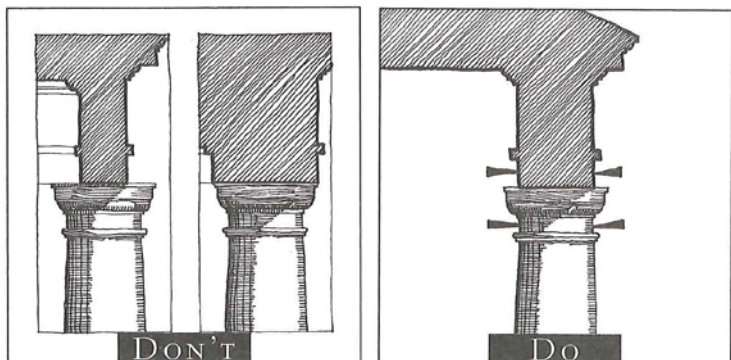
- a. *Beam*. When columns are used to support a porch roof or overhang, the beam at the top of the porch columns should be visible to visually support the mass of the building.
- b. *Support where a projection meets a wall*. When a canopy or porch overhang projects from the building, it should be visually supported where it meets the wall by a pilaster or engaged column. Pilasters shall project away from the building a depth of  $\frac{1}{5}$  to  $\frac{1}{4}$  of their width, while engaged columns shall project  $\frac{5}{8}$  to  $\frac{3}{4}$  of its diameter from the wall.



3.7.4. Column Proportion. Columns used to support one-story loads should have the following dimensions:

Column Height	Width at Base	Width at Neck
8 feet	10 inches	8 inches
9 feet	11 inches	9 inches
10 feet	12 inches	10 inches

3.7.5. Column-Beam Alignment. The neck of the column should align with the face of the beam it is supporting. In other words, the capital element of the column should extend farther out than the beam.



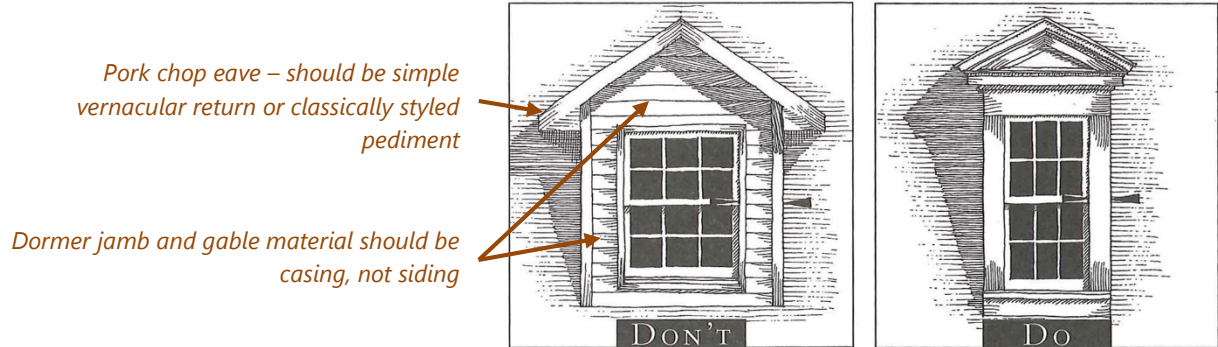
3.7.6. Base and Capital Elements. Columns and posts, which are square columns, shall have base and capital elements. Generally, the base and capital should have a height roughly equal to the width of the column or post. Base and capital elements for a post may be ornate or



simple, with a simple detailing consisting of casing moldings, with a cove molding used to connect the capital to the beam the post is supporting.

### 3.8 Dormers

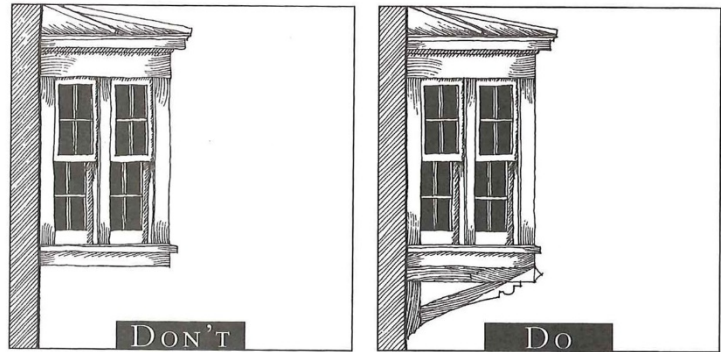
- 3.8.1. Dormer Jamb Material. Dormer jamb materials should not include siding, but rather should be a solid casing assembly from the window to the corner of the dormer wall.
- 3.8.2. Dormer Body Proportion. The body of a single-window dormer shall be vertically proportioned or square. Dormer windows should be proportioned similarly to or slightly shorter than windows in the floor below.
- 3.8.3. Dormer Body/Roof Proportion. Dormer roofs should be between 25 and 40 percent larger than the width of the dormer body. Classical eaves will be closer to 25%, while vernacular open eaves are the only ones that should approach the 40% limit.
- 3.8.4. Brick Dormer Face. Brick should be used for a dormer face only when the brick forms a parapet at the top of the dormer.



### 3.9 Attachments

#### 3.9.1. Visible Support for Projections.

Balconies, bay windows, deep roof overhangs, and other similar projections shall sit atop a base that extends to the ground, or be visually supported by brackets, corbels, or other appropriate support elements of an appropriate size.

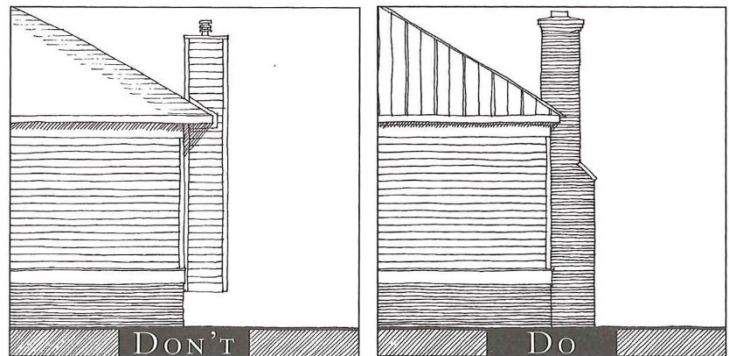


#### 3.9.2. Chimneys.

- a. *Materials.* When visible, chimneys shall be sheathed in brick, stone, or stucco and must have a base that extends to the ground. Where a masonry chimney is not feasible, gas vents should simply be extended out through the wall or through the roof like a plumbing vent.

- b. *Chimney Configuration.* Box detailed chimney structures or protrusions that are not brick and/or do not extend to the ground are not permitted.

Chimneys shall include a projecting cap that may be as simple as a stone or concrete cap or projecting brick header course.



## 4. Definitions

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All terms herein shall have their common and accepted meaning. When the meaning of an architectural term is disputed or unclear, it shall be as defined in Traditional Construction Patterns: Design and Detail Rules of Thumb by Stephen A. Mouzon. A reference copy is available at the City of Pleasant Ridge City Hall.



# City of Pleasant Ridge

James Breuckman, City Manager

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From: Jim Breuckman, City Manager  
To: Planning Commission  
Date: December 9, 2015  
Re: 2016-2022 Capital Improvements Plan

## Overview

Attached to this memo is the adopted 2015-2021 City of Pleasant Ridge Capital Improvements Plan (CIP). The CIP presents planned capital projects for the City to complete over the coming 6 years, in compliance with the requirements of State Law.

The 2016-2022 Capital Improvements Plan will be presented to the Planning Commission for consideration of adoption at the January meeting.

## Background

By law, the Planning Commission is the approving body for this plan. Once you have approved it, the City Commission will use this plan in the budget process as they determine which projects the City can and should fund.

The CIP is a living document, and it is entirely common for projects to be pushed back or moved forward by the City Commission as needs change and as financial resources become more or less available. However, a well-crafted CIP is a valuable tool to help the City plan for future capital projects and to prioritize spending over successive budget years.

The adopted current-year CIP is attached for your review.

## Requested Action

Please review the current-year adopted CIP. If you have suggestions for capital projects costing more than \$10,000 that could be included in the plan, please forward those to me over the coming month. We will review the proposed 2016-2022 CIP at the January meeting.



City of Pleasant Ridge

## **2015-2020 Capital Improvement Plan**

Adopted by the Planning Commission: January 26, 2015



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## **A. Purpose and Overview**

### **1. Purpose of a Capital Improvement Plan**

A Capital Improvement Plan (CIP) is a multi-year planning instrument used to identify needs and financing sources for public infrastructure improvements. The purpose of a CIP is to facilitate the orderly planning of infrastructure improvements; to maintain, preserve and protect the City's existing infrastructure system; and to provide for the acquisition or scheduled replacement of equipment in order to ensure the efficient delivery of services to the community. The CIP is also used to ensure that capital improvements are fiscally sound and consistent with the goals and policies of the City Council and residents of Pleasant Ridge.

### **2. CIP Process**

Preparation of the CIP is done under the authority of the Michigan Planning Enabling Act, PA 33 of 2008. By statute, the Planning Commission is the body charged with completing the CIP. The CIP is required to show those public structures and improvements in the general order of their priority that will be needed or desirable within the ensuing 6-year period. This CIP includes the 6 fiscal years beginning with FY 2015-16 and ending with FY 2020-21.

The CIP is dynamic and is updated annually. Each year a call for new projects is made, and all projects included in the CIP are reviewed. Adjustments may be made to existing projects based on changes in the amount of funding required, conditions, or timeline. A new year of programming is also added each year to replace the year funded in the annual operating budget.

### **3. CIP and the Budget Process**

The CIP provides a vital link between the City's adopted plans and the budget. By identifying a list of capital projects, the CIP assists in creating short range annual budgets and long-range budget planning. The CIP process precedes the budget process and is used to develop the capital portion of the annual budget. Approval of the CIP by the Planning Commission does not mean that final approval is granted to all projects in the CIP. Rather, Planning Commission approval of the CIP is an acknowledgement that the CIP is a reasonable expectation for the future needs and funding availability of the City, and a prioritization of projects that should be completed.

The projects that are completed will also depend on funding availability. For example, a road project may have a lower priority ranking than a park project, but the road project may be funded first because there may be a dedicated funding source for the road project, such as the City's infrastructure millage. A project's funding depends on many factors – not only its merit, but also its location, cost, funding source, and logistics.

### **4. Submitting and Reviewing of Projects**

The CIP process begins with a call for new projects. These projects may be submitted by elected and appointed City officials, City Staff, or residents. Once the projects are submitted, they are reviewed and ranked by City Staff before being presented to the Planning Commission for final review and approval.

## 5. CIP Policy

A capital improvement project is defined as a major, nonrecurring expenditure that includes one or more of the following:

- a. Any new construction of, addition to, or extension of a facility such as a public building, water/sanitary sewer mains, major/local roadways, or recreational facilities, provided that the cost is \$10,000 or more and that the improvement will have a useful life of three years or more.
- b. Any non-recurring rehabilitation of all or part of a building, its grounds, a facility, or equipment, provided that the cost is \$10,000 or more and the improvement will have a useful life of three years or more.
- c. Any purchase or replacement of major equipment to support City programs, provided that the cost is \$10,000 or more and will be coded to a capital asset account.
- d. Any planning, feasibility, engineering, or design study related to an individual capital improvement project or to a program that is implemented through individual capital improvement projects provided that the cost is \$10,000 or more and will have a useful life of three years or more.
- e. Any planning, feasibility, engineering, or design study costing \$25,000 or more that is not part of an individual capital improvement project or a program that is implemented through individual capital improvement projects.
- f. Any acquisition of land for a public purpose that is not part of an individual capital improvement project or program that is implemented through individual capital improvement projects provided that the cost is \$25,000 or more.
- g. All dollar values in the CIP, both revenues and expenditures, are in current year values.

## B. Facilities

### 1. Community Center Roof Repair/Replacement

Year: 2015-16	Estimated City Share: 100%
Estimated Project Cost: \$50,000	Estimated City Cost: \$50,000
<b>Project Description:</b> Repair and/or reconstruct the community center roof, including accommodation for future rooftop solar array.	
<b>Funding Source:</b> Community center operating millage, general fund	

### 2. City Commission Chambers Technology Upgrade

Year: 2015-16	Estimated City Share: 100%
Estimated Project Cost: \$12,000	Estimated City Cost: \$12,000
<b>Project Description:</b> Retrofit Commission Chambers with technology upgrades to facilitate recording and broadcast of meetings, cable TV equipment upgrades, and built-in video display technology to allow for increased use of digital media during meetings.	
<b>Funding Source:</b> General fund, PEG fees	

### 3. Community Center Energy Optimization

Year: 2016-17	Estimated City Share: 100%
Estimated Project Cost: \$50,000	Estimated City Cost: \$50,000
<b>Project Description:</b> Complete building improvements to reduce energy usage at the Community Center, potentially including solar energy generation.	
<b>Funding Source:</b> Community center operating millage, general fund	



## C. Infrastructure Projects

### 1. Oxford Reconstruction

Year: 2015-16	Estimated City Share: 100%
Estimated Project Cost: \$725,000	Estimated City Cost: \$725,000
<b>Project Description:</b> Reconstruct Oxford. Estimated cost does not include design engineering, which has already been completed.	
<b>Funding Source:</b> Infrastructure millage, general fund	

### 2. Alley Reconstruction – Amherst to Sylvan

Year: 2015-16	Estimated City Share: 100%
Estimated Project Cost: \$83,500	Estimated City Cost: \$83,500
<b>Project Description:</b> Reconstruct alleys on east side of Woodward between Amherst and Sylvan. Estimated cost includes design engineering.	
<b>Funding Source:</b> DDA, infrastructure millage, general fund	

### 3. Streetlight LED Conversion

Year: 2015-16	Estimated City Share: 100%
Estimated Project Cost: \$50,000	Estimated City Cost: \$50,000
<b>Project Description:</b> Convert the City's existing streetlights to LED fixtures.	
<b>Funding Source:</b> General fund	

### 4. Sidewalk Repair/Replacement

Year: 2015-2021	Estimated City Share: 100%
Estimated Project Cost: \$90,000	Estimated City Cost: \$90,000
<b>Project Description:</b> Repair and replace public sidewalks. The program is expected to be funded at \$15,000 per year and is on-going.	
<b>Funding Source:</b> General fund	

**5. Street Tree Planting**

<b>Year: 2015-2021</b>	<b>Estimated City Share: 100%</b>
<b>Estimated Project Cost: \$60,000</b>	<b>Estimated City Cost: \$60,000</b>
<b>Project Description:</b> Conduct street tree planting. The program is expected to be funded at \$10,000 per year and is on-going.	
<b>Funding Source:</b> General fund	

**6. Norwich Reconstruction**

<b>Year: 2017-18</b>	<b>Estimated City Share: 100%</b>
<b>Estimated Project Cost: \$575,000</b>	<b>Estimated City Cost: \$575,000</b>
<b>Project Description:</b> Reconstruct Norwich. Estimated cost includes design engineering.	
<b>Funding Source:</b> Infrastructure millage, general fund	

**7. Woodward Streetlighting Upgrades**

<b>Year: 2017-18</b>	<b>Estimated City Share: 75%</b>
<b>Estimated Project Cost: \$60,000</b>	<b>Estimated City Cost: \$45,000</b>
<b>Project Description:</b> Upgrade street lighting along Woodward and Main Street at intersections to improve pedestrian visibility.	
<b>Funding Source:</b> General fund, transportation grant funding	

**8. Woodward Streetscape Improvements**

<b>Year: 2017-18</b>	<b>Estimated City Share: 100%</b>
<b>Estimated Project Cost: \$140,000</b>	<b>Estimated City Cost: \$140,000</b>
<b>Project Description:</b> Refresh the Woodward streetscape to maintain and improve the decorative pavers and sidewalks, incorporate landscaping and plantings, add stormwater infiltration, and improve existing transit stops with shelters and other elements to improve the Woodward streetscape.	
<b>Funding Source:</b> DDA, transportation grant funding	



**9. Hanover Reconstruction**

<b>Year: 2018-19</b>		<b>Estimated City Share: 100%</b>	
<b>Estimated Project Cost:</b>	<b>\$595,000</b>	<b>Estimated City Cost:</b>	<b>\$595,000</b>
<b>Project Description:</b> Reconstruct Hanover. Estimated cost includes design engineering.			
<b>Funding Source:</b> Infrastructure millage, general fund			

**10. Woodward Parking Bay Reconstruction**

<b>Year: 2019-20</b>		<b>Estimated City Share: 100%</b>	
<b>Estimated Project Cost:</b>	<b>\$100,000</b>	<b>Estimated City Cost:</b>	<b>\$100,000</b>
<b>Project Description:</b> Repair and reconstruct on-street parking bays along east side of Woodward.			
<b>Funding Source:</b> General fund, DDA			

**11. Ridge Reconstruction**

<b>Year: 2020-21</b>		<b>Estimated City Share: 100%</b>	
<b>Estimated Project Cost:</b>	<b>\$1,000,000</b>	<b>Estimated City Cost:</b>	<b>\$1,000,000</b>
<b>Project Description:</b> Repair and resurface Ridge Road with asphalt. Estimated cost includes design engineering.			
<b>Funding Source:</b> Infrastructure millage, general fund			



## D. Parks and Recreation

### 1. Gainsboro Park Design and Construction Plans

Year: 2015-16	Estimated City Share: 100%
Estimated Project Cost: \$80,000	Estimated City Cost: \$80,000
<b>Project Description:</b> Develop detailed design and construction plans for Gainsboro Park improvements, prepare bid specifications and documents, and provide construction administration and oversight.	
<b>Funding Source:</b> Parks improvement millage	

### 2. Gainsboro Park Fence Refurbish

Year: 2015-16	Estimated City Share: 66%
Estimated Project Cost: \$30,000	Estimated City Cost: \$20,000
<b>Project Description:</b> Repair and replace (as necessary) the fence along the east side of Gainsboro Park, DPW Yard, and Flynn Field.	
<b>Funding Source:</b> Parks improvement millage, MMRMA grant funding	

### 3. Gainsboro Park Improvements

Year: 2016-17	Estimated City Share: 80%
Estimated Project Cost: \$650,000	Estimated City Cost: \$520,000
<b>Project Description:</b> Construct Gainsboro Park improvements.	
<b>Funding Source:</b> Parks improvement millage, grant funding	

### 4. Pool Marcite Repairs

Year: 2016-17	Estimated City Share: 100%
Estimated Project Cost: \$20,000	Estimated City Cost: \$20,000
<b>Project Description:</b> Repair marcite lining at Community Pool.	
<b>Funding Source:</b> Community center operating millage, general fund	

## 5. Woodward Park Pedestrian Lighting Improvements

Year: 2017-18		Estimated City Share: 100%	
Estimated Project Cost:	\$75,000	Estimated City Cost:	\$75,000
<b>Project Description:</b> Install pedestrian lighting along all walking paths in parks on west side of Woodward.			
<b>Funding Source:</b> General fund, DDA			

## 6. Community Center Park Improvements

Year: 2018-19		Estimated City Share: 100%	
Estimated Project Cost:	\$125,000	Estimated City Cost:	\$100,000
<b>Project Description:</b> Construct improvements to the park behind the Community Center, including associated building improvements.			
<b>Funding Source:</b> Parks improvement millage			

## E. Police

### 1. New Police Cruiser

Year: 2015-16	Estimated City Share: 100%
Estimated Project Cost: \$32,000	Estimated City Cost: \$32,000
Project Description: Replace police cruiser #32.	
Funding Source: General fund	

### 2. New Police Cruiser

Year: 2016-17	Estimated City Share: 100%
Estimated Project Cost: \$35,000	Estimated City Cost: \$35,000
Project Description: Replace police cruiser #34.	
Funding Source: General fund	

### 3. New Police SUV

Year: 2017-18	Estimated City Share: 100%
Estimated Project Cost: \$37,500	Estimated City Cost: \$37,500
Project Description: Replace police SUV #33.	
Funding Source: General fund	

F. Professional Services

1. City Web Site Update

Year: 2016-17		Estimated City Share: 100%	
Estimated Project Cost:	\$20,000	Estimated City Cost:	\$20,000
Project Description:			
Replace City website with modern, up-to date version.			
Funding Source: General fund			

## G. Water and Sewer

### 1. Sewer Inspection and Cleaning

Year: 2015-2021		Estimated City Share: 100%	
Estimated Project Cost:	\$120,000	Estimated City Cost:	\$120,000
<b>Project Description:</b> Inspect and clean combined sewer system. The program is expected to be funded at \$20,000 per year and is on-going.			
<b>Funding Source:</b> Water and sewer enterprise fund			

### 2. Cambridge & Oxford Sewer Lining

Year: 2016-17		Estimated City Share: 100%	
Estimated Project Cost:	\$200,000	Estimated City Cost:	\$200,000
<b>Project Description:</b> Line the Cambridge and Oxford combined sewers.			
<b>Funding Source:</b> Infrastructure millage, water and sewer enterprise fund			

### 3. Hanover and Norwich Sewer Lining

Year: 2019-20		Estimated City Share: 100%	
Estimated Project Cost:	\$200,000	Estimated City Cost:	\$200,000
<b>Project Description:</b> Line the Hanover and Norwich combined sewers.			
<b>Funding Source:</b> Infrastructure millage, water and sewer enterprise fund			





## H. Summary Tables

### 1. Project Summary Table

		2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
<b>Facilities</b>							
F.1	Community Center Roof Repairs	\$50,000					
F.2	Commission Room Technology Upgrade	\$12,000					
F.3	Community Center Energy Optimization		\$50,000				
<b>Infrastructure</b>							
I.1	Oxford Reconstruction	\$725,000					
I.2	Amherst-Sylvan Alley Reconstruction	\$83,500					
I.3	Streetlight LED Conversion	\$50,000					
I.4	Sidewalk Repair/Replacement	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
I.5	Street Tree Planting	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
I.6	Norwich Reconstruction			\$575,000			
I.7	Woodward Streetlighting Upgrades			\$45,000			
I.8	Woodward Streetscape Improvements			\$140,000			
I.9	Hanover Reconstruction				\$595,000		
I.10	Woodward Parking Bay Reconstruction					\$100,000	
I.11	Ridge Reconstruction						\$1,000,000
<b>Parks and Recreation</b>							
PR.1	Gainsboro Park Design and Const. Plans	\$40,000	\$40,000				
PR.2	Gainsboro Park Fence Replacement	\$30,000					
PR.3	Gainsboro Park Improvements		\$650,000				
PR.4	Pool Marcite Repairs		\$20,000				
PR.5	Woodward Park Pedestrian Lighting			\$75,000			
PR.6	Community Center Park Improvements				\$125,000		
<b>Police</b>							
P.1	New Police Cruiser	\$32,000					
P.2	New Police Cruiser		\$35,000				
P.3	New Police SUV			\$37,500			
<b>Professional Services</b>							
PS.1	City Web Site Update		\$20,000				
<b>Water and Sewer</b>							
W.1	Sewer Cleaning	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
W.2	Cambridge & Oxford Sewer Lining		\$200,000				
W.3	Hanover and Norwich Sewer Lining					\$200,000	
<b>Total:</b>		<b>\$1,005,500</b>	<b>\$1,010,000</b>	<b>\$917,500</b>	<b>\$765,000</b>	<b>\$345,000</b>	<b>\$1,045,000</b>

## 2. Infrastructure Millage Revenues and Expenditures Estimate

		2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
<b>Street Infrastructure Projects</b>							
	Oxford Reconstruction	\$725,000					
	Norwich Reconstruction			\$575,000			
	Hanover Reconstruction				\$595,000		
	Ridge Reconstruction						\$1,000,000
<b>Millage Revenue</b>							
	Infrastructure Millage Revenue:	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
<b>Infrastructure Projects Fund Balance</b>							
		(\$325,000)	\$75,000	(\$100,000)	(\$295,000)	\$105,000	(\$495,000)