

NOTICE

The Grand Ledge Planning Commission will hold its regular meeting on **Thursday, January 5, 2017 at 7:00 p.m.** The meeting will be held at Grand Ledge City Hall, 310 Greenwood St., Grand Ledge, MI.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Agenda
4. Approval of minutes of regular meeting held December 1, 2016
5. Notice of Agenda Item Conflicts
6. Business from the Floor

OLD BUSINESS

7. Public Hearing – Zoning Ordinance Amendment - Commercial Building Architectural Standards

NEW BUSINESS

8. Zoning Ordinance Amendment – Article XI, B-1 Highway Service District
9. Zoning Ordinance Amendment – Article XII: P, Parking District

OTHER BUSINESS

10. Zoning Administrator's Report
11. Zoning Board of Appeals Representative's Report
12. Council Representative's Report
13. Comments from Commissioners
14. Chairman's Report
15. Adjournment

Address	Name	Violation	Date letter sent or notice posted on site	Compliance Date	Status
620 N. Clinton Street	ZJW Enterprises LLC	Illegal Signs	12/29/2016	1/9/2017	Open
803 N. Clinton Street	Tommy Hufnagle	Junk	12/29/2016	1/9/2017	Open
203 W. Main Street	Bao Nguyen	Junk	12/29/2016	1/9/2017	Open
506 S. Bridge Street	Keith Kris	Junk	12/27/2016	1/9/2017	Open
414 Jenne Street	Jessica Buffenbarger	Junk	12/27/2016	1/9/2017	Open
138-144 Grand Manor Drive	Kevin & Lori Rademacher	Junk	12/27/2016	1/9/2017	Open
326 W. Main Street	Jennifer Botek	Junk	12/27/2016	1/9/2017	Open
412 West	Estaban & Allena Tapia	Junk	12/5/2016	12/12/2016	Complied
921/923 Degroff Street	Richard Kellogg	Front Yard Parking	12/19/2016	12/27/2016	Complied
176 McMillan Street	Karen Hummel	Junk	12/15/2016	12/27/2016	Final notice sent
732 W. Jefferson Street	Colleen Shunk	Junk	12/13/2016	12/22/2016	Complied
325 W. Washington Street	Nathan Floyd	Junk	12/13/2016	12/22/2016	Complied
128-134 Grand Manor	Christopher Barnett	Junk	12/6/2016	12/13/2016	Complied
715 N. Clinton Street	GL Body & Paint	Junk	12/5/2016	12/12/2016	Complied
11 Willard Court	Maxwell Stauffer	Junk Vehicles	12/5/2016	12/19/2016	Final notice sent
226 Ingersoll	Mark Moline	Junk	12/5/2016	12/12/2016	Complied
121 Marsh Drive	Garry Miller	Junk	11/23/2016	12/1/2016	Complied
817 N. Clinton Street	Grand Oaks Village	Dead tree	11/22/2016	12/13/2016	Complied
325 Union Street	Matthew & Tavia Zerman	Front Yard Parking	11/22/2016	11/30/2016	Complied
716 W. Jefferson Street	James Daly	Junk	11/18/2016	12/2/2016	Complied
7 Willard Court	Harbour Portfolio	Junk	11/18/2016	11/22/2016	Complied
504 E. Jefferson Street	Ray Evert	Front Yard Parking	11/14/2016	11/22/2016	Complied
411 W. Main Street	Menje, LLC	Tall grass/Junk	11/14/2016	11/11/2016	Complied
438 W. Main Street	John Lund	Junk	11/7/2016	11/14/2016	Complied
312 W. Front Street	Joseph Lockard	Junk Vehicle	11/7/2016	11/14/2016	Final notice sent
815 W. Main Street	Andrew Faull	Junk Vehicles	11/7/2016	11/17/2016	Owner is complying
700 Maple Street	Clinton Wells	Junk	10/28/2016	11/11/2016	Complied
10 Willard Court	Raymond & Sandra Evert	Junk/JunkVehicles	10/28/2016	11/11/2016	Final notice sent
424 Maple Street	Michael & Kelly O'Connor	Chickens	10/24/2016	11/4/2016	Complied
835 W. Jefferson Street	Jeffrey Bone	Junk	10/21/2016	11/4/2016	Complied
465 Union Street	Gary Landon	Junk/Illegal Parking	10/14/2016	10/28/2016	Complied
313 S. Clinton Street	Grand Ledge Fledge	ROW Sign	10/12/2016	10/19/2016	Complied
Vacant Lot - Meadow Woods	Dan Fleming	Illegal Parki8ng	10/12/2016	10/19/2016	Complied

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, December 1, 2016

Chairman Mike Stevens called the meeting to order at 7:00 p.m.

Attendance - Present: Mike Stevens, Bill Kane, Todd Gute, Matt Salmon, Eric Morris, David Rademacher, Rodney VanDeCastele, Paul Viles & Stephen Rivet. Also present: Council Representative Keith Mulder, City Administrator Adam Smith & Zoning Administrator Sue Stachowiak.

Pledge of Allegiance – Mr. VanDeCastele led those present in the pledge of allegiance.

Approval of the Agenda

Chairman Stevens approved the agenda by unanimous consent.

Approval of the Minutes

Mr. Morris made a motion, seconded by Mr. Gute to approve the October 6, 2016 minutes, with the following corrections:

Page 3 – change the vote from (5-0) to (6-0)

Page 4 – 5th paragraph, 3rd line, change “on” to “an”:

On a voice vote, the motion carried 9-0.

Notice of Agenda Items Conflicts - None

Business from the Floor - None

NEW BUSINESS

1. Public Hearing – Preliminary Plat – Fieldstone Estates, Phase 5

Ms. Stachowiak stated that a preliminary plat for Phase 5 of Fieldstone Estate that included 12 lots was approved by the City in March, 2016. The applicant is now requesting approval of a revised preliminary plat that includes 14 lots. She said that the additional lots are necessary to cover the infrastructure costs for the development. Ms. Stachowiak said that the first 4 phases of Fieldstone Subdivision are located in Oneida Township. The subject property, along with the properties to its north and west, were annexed into the City of Grand Ledge in 2015. The proposed phase 5 is merely an extension of the existing subdivision from where it current ends at the north terminus of Stone Bluff Drive. Ms. Stachowiak said that this phase will complete the subdivision as it was designed in the original preliminary plat.

Ms. Stachowiak said that all of the lots in the subdivision exceed the minimum lot size requirements. She said that the plat also shows a 5 foot wide sidewalk along the subdivision streets as well as Saginaw Highway as required by City Ordinance. Ms. Stachowiak said that there are some utility related comments in the review from City Engineer Jim Foster that will need to be addressed during the administrative construction plan review process. She said that none of the City Engineers comments would affect the layout of the development and therefore, it is recommended for approval. Ms. Stachowiak stated that the applicant will have to come back to the Planning Commission and City Council for final plat approval.

Mr. Stevens opened the public hearing at 7:13.

Timothy Marsh, 11838 Arrowhead (Oneida Township) expressed concerns about the sidewalk to nowhere along Saginaw Highway. He also stated that the proposed lots in Phase 5 will be smaller than the other lots in the subdivision which are all at least 90 feet wide. Mr. Marsh stated that the lots will not fit in with the remainder of the subdivision and will result in additional impervious surface that will exacerbate the drainage issues that already exists in the area. He said that the water pressure in the area is very weak and adding additional service to the system will make that problem worse as well. Mr. Marsh questioned why there is a 50 foot right-of-way along Saginaw Highway because there is a berm in the excess right-of-way on the property to the east that would have to be removed for anything to be installed.

Rick Gilbert, 11968 Sweetwater Drive (Oneida Township) stated that the Eaton County Road Commission is requiring 50 feet of right-of-way along Saginaw Highway as shown on the plan. He said that there is a 50 foot right-of-way along Saginaw Highway for the development to the east as well.

Seeing no one else wishing to speak, Mr. Stevens closed the public hearing at 7:17.

Mr. Morris asked where the sidewalk has to go within the road right-of-way.

Ms. Stachowiak said that she does not know but it would likely be up to the Road Commission since it is their right-of-way.

Mr. Gute said that the City Engineers should look into the water pressure situation that Mr. Marsh mentioned.

Ms. Stachowiak said that this is not a discretionary approval. She said that if the plat complies with the requirements of the Subdivision and Zoning Ordinances, it must be approved. Ms. Stachowiak said that the sidewalk along Saginaw Highway is required by ordinance and is not something that can be waived by either the Planning Commission or Zoning Board of Appeals. She stated that the intent is for the sidewalk to extend along Saginaw Highway to provide a pedestrian connection between the area that was annexed into the City and the rest of the City.

Mr. Gute made a motion, seconded by Mr. Morris to recommend approval of the Preliminary Plat for Phase 5 of Fieldstone Subdivision (lots 121-134), as depicted on the plan dated January 27, 2016 and revised on September 29, 2016, subject to compliance with the conditions contained in the City Engineer's letter dated November 22, 2016. On a roll call vote (9-0), the motion carried unanimously.

2. **Public Hearing – Meadow Woods East Site Condominium Development, Phase 2**

Ms. Stachowiak stated that the applicant is requesting approval of the site plan for Phase 2 (21 lots) of Meadow Woods East Site Condominiums, located at the east end of Bolton Farms Lane. She said that the subject parcel is zoned R-MD, Single Family Residential, which district permits site condominium developments in accordance with the standards of Section 220-17 of the Zoning Ordinance. Ms. Stachowiak said that all of the lots exceed the minimum lot size requirements. The City Engineer has noted some technical issues in his review that will need to be addressed during the administrative construction plan review process. Ms. Stachowiak stated that the site plan is in full compliance with the Zoning Ordinance and therefore, staff is recommending that it be approved.

Mr. Stevens opened the public hearing at 7:27. Seeing no one wishing to speak, Mr. Stevens closed the public hearing at 7:27.

Mr. Kane stated that he is concerned about not having a second outlet from the neighborhood to W. Main Street. He asked about having a road across the City property at 704 W. Main Street.

Ms. Stachowiak said that the City is not in a position to build this road and the developer is not required to do so.

Mr. Morris asked why Chesham Lane is not being installed all the way to Pennine Ridge.

Dan Larabel, Westview Capital, LLC, said that the reason they cannot install this connection right now is because the sanitary sewer runs out of grade in this area and is needed to serve the houses to the north. He said that this situation will be resolved in a future phase of the development when all three streets are tied together. In the meantime, there will be a temporary, gravel turn-around at the north stub of Chesham Lane for emergency vehicles.

Mr. Morris asked about temporarily paving the connection to improve access between Pennine Ridge and Bolton Farms easier.

Mr. Larabel said that they would have to tear up the pavement when the permanent road is installed, at a significant expense.

Mr. VanDeCastele said that the temporary turn-around will have to be plowed during the winter.

Mr. Morris made a motion, seconded by Mr. Kane to recommend approval of the site plan for Phase 2 of Meadow Woods East Site Condominiums as depicted on the plan dated October 28, 2016 and revised on November 3, 2016, conditioned upon compliance with the applicable items contained in the City Engineer's letter dated November 22, 2016. On a roll call vote (9-0), the motion carried unanimously.

3. 2016 Annual Report

Ms. Stachowiak stated that the Michigan Planning Enabling Act requires the Planning Commission to submit a report to the City Council at the end of each calendar year describing its activities for the year. She said that the Commission met 10 times during 2016 and acted on the following applications:

1. Site Plan Review:
 - a. Capitol Bedding Manufacturing Facility-320 Winstanley Blvd. - 38,072 square foot manufacturing facility
 - b. Office Building Addition - 403 S. Clinton Street - 3,288 square foot addition to the south side of the office building
 - c. O'Reilly Auto Parts - 608 S. Clinton Street - 7,225 square foot retail building
 - d. Meadow Woods East Condominiums, Phase 2 - 21 site condominium units at the east end of Bolton Farms Lane
2. Rezoning - 205 W. Scott Street: 205 W. Scott Street, Rezoning from R-MD, Single Family Residential to CBD, Central Business District, with conditions restricting the allowable uses for the site.
3. Preliminary Plat - Fieldstone Estates Phase 5: 14 lots
4. Other -118 S. Bridge Street: Approval of a request to utilize the 1st floor of the building at 118 S. Bridge Street for a single family residential apartment.

In addition, the Commission completed a draft of the updated master plan which is currently in the process of being reviewed by City staff.

The following Zoning Ordinance amendments were approved in 2016:

1. Section 220-72, Access to a Street
2. Section 220-74, Access Management
3. Section 220-36, Central Business District - providing for overnight lodging and regulating accessory structures

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The Planning Commission is currently working on an amendment to establish architectural standards for commercial buildings. In addition, the amendment to permit high density single family residential development is on this agenda for referral to the City Council. Ms. Stachowiak said that the following ordinance amendments are currently pending at the City Council level:

1. Section 220-63, Recreational Vehicles
2. Section 220-70, Exterior Lighting
3. Section 220-80, Site Plan Review
4. Article XX, Nonconforming Lots, Structures & Uses

Ms. Stachowiak said that the annual report must include recommendations to the City Council on matters of planning. The proposed recommendations are:

1. Approve/endorse the updated Master Plan. Work with City commissions and boards to develop a capital improvements plan for incorporation into the Master Plan to be used as a tool for implementation of its recommendations.
2. Process recommended Zoning Ordinance amendments so that the overall goal of updating the Zoning Ordinance can be achieved in a timely manner
3. Work with the Planning Commission on matters of public improvements (roads, recreational facilities, etc.) as required by the Municipal Planning Enabling Act, Section 125.3861.

Mr. Kane made a motion, seconded by Mr. VanDeCastele to approve the 2016 Annual Planning Commission Report for submission to the City Council. On a voice vote (9-0), the motion carried unanimously.

4. 2017 Work Plan

Ms. Stachowiak stated that the Commission must also submit a work plan for the upcoming year to the City Council. She said that the proposed work plan includes the following goals for 2017:

1. Zoning Ordinance Update – Work with Council to get all of the pending ordinance amendments approved and continue to work on updating the use chapters of the Zoning Ordinance.
2. Master Plan Update - Finalize the Master Plan update and work with the City Council to obtain its approval/endorsement. Review development projects and capital improvement projects to ensure compliance with the Master Plan.
3. Coordinated Planning - Continue to work with the City Council, DDA and Parks and Recreation Commission on all matters of planning and zoning through participation on committees, attendance at meetings and open communication and reporting between Board representatives and liaisons. This includes fulfilling the requirements of Article IV of the Michigan Planning Enabling Act by reviewing and making recommendations to the City Council with respect to capital improvement projects.

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Mr. Kane stated that the proposed work plan includes coordinated planning which was occurring until the Joint Planning Committee was recently disbanded. He said that there were 3 Planning Commissioners (Bill Kane, Mike Stevens and Bob Doty) and members of the DDA and Parks and Recreation Commission that met on a regular basis to review projects that were of interest to all three groups. It was an excellent way to establish communication and encourage the exchange of ideas. The dam study, boat launch plan and Jaycee Park master plan were primarily the result of work by the Joint Committee. Mr. Kane said that it is a real shame that it was felt that this Committee was no longer necessary.

Mr. Doty said that disbanding the Committee had a lot to do with a concern about him serving on both the Committee and the Charter Commission. He said that the Joint Committee was not a City appointed board and therefore, he refused to resign from it when he was asked to do so. Mr. Doty said that the Joint Committee did good work and created open lines of communication. He suggested that the chairs of the 3 boards get together to discuss alternative means of accomplishing communication and coordination of activities.

Mr. Mulder said that there may be an attempt to reestablish the Joint Planning Committee which he thought did a great job. He said that it started with the boat launch project and resulted in the development of a complete master plan for Jaycee Park. Mr. Mulder said that he will speak to other Councilmembers about reestablishing a joint planning committee.

Mr. Stevens said that even though the boat launch project eventually was very different from what the joint committee recommended, the committee was still a very good means of communication and planning between the Planning Commission, DDA and Parks & Recreation Commission.

Mr. Kane asked that "Continue to work with the..." under item 3 be changed to "Encourage communication between the Planning Commission,..."

Mr. Gute made a motion, seconded by Mr. Rademacher to approve the 2017 Work Plan with the change to item 3 as noted by Mr. Kane. On a voice vote, the motion carried unanimously (9-0).

The Planning Commission recessed at 7:43 to allow the Planning Commission to attend the public hearing being held by the Parks & Recreation Commission on its proposed master plan.

Chairman Stevens called the meeting back to order at 7:50.

5. 2017 Meeting Schedule

Mr. Morris made a motion, seconded by Mr. Salmon to approve the 2017 meeting schedule with the following changes: Change June 1 to June 8 and July 6 to 13. On a voice vote (9-0), the motion carried unanimously.

OLD BUSINESS

1. Commercial Building Architectural Standards

Ms. Stachowiak said that she made the following changes to the ordinance based on the discussion at the last meeting:

- Renamed the document from “Commercial Building Design Standards” to “Architectural Building Design Standards”.
- Section 1: Removed “tinted/textured concrete masonry units”
 Changed “20%” to “25%”
 Changed “Smooth-faced concrete block” to “Concrete block”
- Section 2: Delete “..., with the exception of non-street facing rear facades.”
- Deleted: “Building colors, including roofs, shall be low reflective, subtle, neutral, or earth tone shades. Fluorescent or metallic colors are prohibited.”
- Added: “The Planning Commission may waive or modify the requirements of this Section where circumstances exist that justify said waiver or modification.”

The Planning Commission agreed to make the following changes:

- Section 1: Change “Smooth-faced concrete block” to “standard faced concrete block”
- Section 2: Change “4 sides” to “exposed sides”
- Section 7: Remove “...and at least 10% of all side walls that are visible from a public street...”

The Planning Commission agreed to hold a public hearing on the proposed amendments at its January 5, 2017 meeting.

2. Zoning Ordinance Amendments–R-MD, R-LD, Single Family Residential Districts

Ms. Stachowiak said that if the Commission so desires, this amendment can be forwarded to City Council to complete the adoption process.

Mr. VanDeCastele stated that a fire truck consumes 21 feet in width when it is completely spread out. He said that a 36 foot wide street is standard as it allows a vehicle to pass when the fire truck is completely spread out.

Ms. Stachowiak said that the way the proposed ordinance is written, the road width could only be reduced if the City Engineer, Public Service Director, Fire Chief and Planning Commission all agree to it.

Mr. Morris made a motion, seconded by Mr. Salmon to recommend approval of the proposed amendments to Article V: R-LD, R-MD, One-Family Residential Districts. On a roll call vote, the motion carried unanimously (9-0).

OTHER BUSINESS

Zoning Administrator's Report - None

Zoning Board of Appeals Representative's Report

Ms. Stachowiak said that the ZBA did not meet in October or November.

Council Representative's Report - None

Comments from Commissioner's

The Commissioners welcomed Mr. Viles and Mr. Rivet to the Commission.

Mr. Rivet said that he has lived in the City for about 20 years and is originally from Bay City. He said that he is married, has 4 grown children and 4 grandchildren. Mr. Rivet stated that he works for a computer company in the downtown, has an degree in engineering from Wayne State and a master's degree in pastoral ministry.

Mr. Viles stated that he retired from Fishbeck, Thompson, Carr & Huber as an engineering technician. He said that he has lived in Castle Ledges Estates for about 20 years and has 4 grown children.

Comments from Chairman

Mr. Stevens welcomed Mr. Viles and Mr. Rivet to the Commission.

Adjournment

Mr. Stevens adjourned the meeting at 8:35 p.m.

Submitted By:

Susan Stachowiak
Zoning Administrator

ARCHITECTURAL DESIGN STANDARDS

The design for all new non-residential buildings in the "CBD" Central Business District, "OS" Office Service District and "B-1" Highway Service District must be approved by the Planning Commission as part of the site plan review and approval process. In evaluating building designs, the following minimum standards shall apply:

1. Exterior building material shall be composed of high quality, durable, low maintenance materials such as brick, stone, glass or tinted/textured concrete masonry units to the extent that said materials are consistent with other buildings in the surrounding area. The followings materials are prohibited, except as architectural accent features covering not more than 25% of the exterior walls:
 1. Standard-faced concrete block
 2. Vinyl, wood, aluminum or plastic siding
 3. Steel, metal, plastic or fiberglass panels
 4. Synthetic stucco
 5. Reflective glass
2. Buildings shall be finished on all exposed sides with the same materials and detailing.
3. Pitched roofs, if provided, shall have a minimum pitch of 6/12. Architectural elements that add visual interest to the roof, such as dormers, and masonry chimneys, are encouraged. Flat roofs shall require parapet screening and cornice detailing.
4. The front facade of the building containing the primary customer entrance must face the public street. The Planning Commission may waive this requirement for buildings located within a planned commercial development or where, through the use of shared access/parking facilities or other site characteristics it is determined that the front façade of the building would be more appropriately oriented in a different direction.
5. Overhead doors shall not face or be visible from the street, unless approved by the Planning Commission based upon a finding that the door is recessed back from the facade and properly screened from view of a street.
6. All mechanical equipment, including but not limited to heating, ventilating and air conditioning equipment, and antennas, shall be placed in an inconspicuous location and screened from view of the street and adjoining residential uses.
7. Buildings shall be designed to reduce massive scale and a uniform/impersonal appearance through the use of windows, inviting entryways, awnings, dormers, columns and wall offsets. At least 25% of all building walls that face a public street must be covered by windows.
8. Buildings must be constructed and maintained in strict compliance with the design approved by the Planning Commission as part of the site plan review process.
9. The Planning Commission may waive or modify the requirements of this Section where circumstances exist that justify said waiver or modification.

Article XI: B-1, Highway Service District

§ 220-38 Purpose.

The B-1 Highway Service Districts are generally designed to provide areas for business types that are located so as to serve passerby traffic. This would primarily be along Saginaw, a state highway. In addition, other businesses of a nonretail nature that do not depend on proximity to other similar uses to generate customers are included within the district.

§ 220-39 Principal uses permitted.

In the B-1 Highway Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

- A. Restaurants.
- B. Financial institutions.
- C. Any retail business or service establishment whose principal activity is the sale of merchandise in an enclosed building.
- D. Fur- and dry-cleaning establishments, dealing directly with the customer and provided that nonflammable and odorless cleaning fluid or solvent is used.
- E. Passenger terminals.
- F. Funeral homes.
- G. Commercial recreation facilities including health clubs, bowling alleys, pool or billiard halls or clubs, indoor tennis clubs and other similar indoor commercial recreation establishments.
- H. Outdoor golf driving ranges and miniature golf facilities.
- I. Offices.
- J. Veterinary facilities.
- K. Accessory structures and uses customarily incident to the above permitted use.

§ 220-40 Uses permitted subject to special conditions.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use:

- A. Automatic car washes when the following conditions are met:

- (1) All cleaning operations, except vacuuming and drying facilities shall be completely enclosed within a building.
 - (2) One stacking space shall be provided for each twenty (20) feet of building length.
 - (3) Ingress and egress points shall be located a minimum of sixty (60) feet from the intersection of any two (2) streets.
 - (4) A building setback of at least forty (40) feet must be maintained from any road right-of-way.
 - (5) The site shall be drained so as to dispose of all surface water in such a way as to preclude drainage of water onto adjacent property or streets.
- B. Self-service car wash facilities when the following conditions are met.
- (1) Four stacking spaces shall be provided for each wash stall.
 - (2) The site shall be drained so as to dispose of all surface water in such a way as to preclude drainage of water onto adjacent property or streets.
 - (3) Ingress and egress points shall be located a minimum of 60 feet from the intersection of any two streets.
- C. Oil change facilities upon the condition that three (3) stacking spaces shall be provided for each stall, rack or pit.
- D. Light automobile repair when the following conditions are met:
- (1) All activities shall be conducted within a completely enclosed building.
 - (2) Outside storage of vehicles or parts must be completely screened in accordance with § 220-67, Walls and berms.
 - (3) No outside storage of discarded or salvaged materials, junk vehicles or junk parts shall be permitted on the premises.
- E. Drive-through facilities when a minimum of five (5) stacking spaces are provided per service lane or window.
- F. Motor vehicle sales or showroom when the following conditions are met:
- (1) Open air display of vehicles is permitted as an accessory use and must meet all applicable setbacks as specified in Article XVI, Schedule of Regulations.

However, display of vehicles may be permitted within a required street yard provided that a landscaped greenbelt is provided. Such greenbelt shall be a minimum of 15 feet in width as measured from the road right-of-way and the display of vehicles is not permitted within this area.

- (2) Display areas must be paved and landscaped in accordance § 220-66, Landscaping.
- (3) Parking must be provided in accordance with Article XVII, Off-Street Parking and Loading Requirements, and shall be completely separated from any display use.
- (4) No outside storage of discarded or salvaged materials, junk vehicles or junk parts shall be permitted on the premises.
- (5) Outside loud speaker systems or outside public address systems are not permitted within 300 feet of a residential district.
- (6) A minimum road frontage of 150 feet shall be provided.

G. Truck and automobile leasing when the following conditions are met:

- (1) The outdoor storage of vehicles is permitted in a rear yard only.
- (2) For outdoor storage of vehicles, the height of screening walls will be determined in accordance with § 220-67, Walls and berms.
- (3) Open air display of vehicles is permitted as an accessory use and must meet all applicable setbacks as specified in Article XVI, Schedule of Regulations.

H. Motels/hotels, subject to the following conditions:

- (1) Each unit shall contain no less than 250 square feet of floor area.
- (2) No guest shall establish permanent residence at a motel for more than thirty (30) consecutive days within any calendar year.

I. Child-care centers, when the following conditions are met:

- (1) The site shall contain a minimum of 1/2 acre.
- (2) The outdoor play space shall have a total minimum area of not less than 1,200 square feet for up to six children.
- (3) There shall be provided and maintained an additional area of 100 square feet of outdoor play space for each child licensed in the facility in excess of six.(6) Such

space is not permitted in a required front yard or required side yard when such side yard abuts a street.

- (4) All play areas shall be fenced. Such fence shall be a minimum of five (5) feet in height.
- (5) Play areas shall be screened from adjacent residential areas with a suitable fence, landscaping or some combination thereof.
- (6) Access shall be provided in accordance with § 220 77, Access to major or collector thoroughfare.

J. MOBILE FOOD VENDORS

- (1) MOBILE FOOD VENDOR VEHICLES MUST BE PARKED ON A PAVED SURFACE THAT DOES NOT EXTEND INTO A REQUIRED BUILDING SETBACK.
- (2) MOBILE FOOD VENDOR VEHICLES AND ANYTHING ASSOCIATED THEREWITH, INCLUDING, BUT NOT LIMITED TO WASTE RECEPTACLES AND SEATING AREAS SHALL NOT OCCUPY OR OBSTRUCT ANY REQUIRED PARKING, SPACE, MANEUVERING AISLE, FIRE LANE, DRIVEWAY OR ENTRANCE TO A PERMANENT STRUCTURE ON OR ADJACENT TO THE PROPERTY UPON WHICH IT IS LOCATED.
- (3) WASTE CONTAINERS FOR PUBLIC USE SHALL BE PROVIDED AND ALL WASTE SHALL BE DISPOSED OF BY THE VENDOR TO PREVENT UNSANITARY OR UNSIGHTLY CONDITIONS. VENDORS ARE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL GREY WATER, GREASE, AND OTHER FOOD WASTE, WHICH SHALL NOT BE DUMPED OR DISPOSED OF ON OR INTO PUBLIC PROPERTY INCLUDING DRAINS.
- (4) NO MOBILE FOOD BUSINESS SHALL MAKE OR CAUSE TO BE MADE ANY UNREASONABLE OR EXCESSIVE NOISE. NO LOUD MUSIC OR AMPLIFIED ANNOUNCEMENTS ARE PERMITTED.
- (5) SIGNS ARE PERMITTED ON THE MOBILE FOOD VENDOR VEHICLE ONLY. NO FREESTANDING SIGNS ARE PERMITTED.
- (6) NO POWER CABLE SHALL EXTEND ON OR ACROSS ANY PARKING LOT, DRIVEWAY OR SIDEWALK EXCEPT IN A SAFE, CONCEALED MANNER DESIGNED TO PREVENT TRIPPING.
- (7) NO VENDING IS ALLOWED WITHIN 15 FEET OF A FIRE HYDRANT.

§ 220-41 Required conditions.

- A. For uses that must provide stacking spaces, the following requirements shall be met:
- (1) Stacking lanes shall have a minimum width of eight (8) feet and shall not conflict with parking or ingress and egress drives.
 - (2) The length of one stacking space is twenty (20) feet.
 - (3) Stacking shall not be permitted within a required front yard.
- B. Except as specifically permitted by other provisions of this section, all business, servicing or processing, not including off-street parking or loading, shall be conducted within a completely enclosed building. The temporary outdoor sale and display of merchandise shall be permitted as an accessory use for any retail business whose principal activity is the sale of merchandise within an enclosed building, subject to the following requirements:
- (1) Any materials displayed outside of an enclosed building shall not extend into the required landscaped area or occupy any required parking or maneuvering areas for vehicles.
 - (2) Lighting of outdoor display areas shall be shielded so as to deflect light away from any residential use or district. Such lighting shall also be deflected away from any adjacent street so as not to interfere with traffic. Compliance with all other requirements of § 220-70, Exterior lighting.
- C. Warehousing or indoor storage of goods or material in quantity greater than normally incidental to the above permitted uses shall be prohibited.
- D. See Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

Article XII: P, Parking District

§ 220-42 Purpose.

The vehicular parking districts are designed to accommodate the off-street parking needs of those nonresidential uses which are not able to provide adequate space within their own district boundaries. As such, the district may serve as a transitional use between single-family dwellings and uses of a higher intensity.

§ 220-43 Uses permitted.

Premises in P Parking Districts shall be used only for an off-street vehicular parking area and accessory uses. Such accessory uses include only a shelter for parking lot attendants which shall not exceed 14 feet in height.

- A. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be ~~maintained~~ PERMITTED ~~on such parking area~~ IN THE P, PARKING DISTRICT.
- B. No building, other than those for parking lot attendants, as noted above, shall be erected upon the premises.
- C. No commercial repair work or service of any kind, or sale or display thereof, shall be conducted in ~~such parking area~~ IN THE P, PARKING DISTRICT.

§ 220-44 Required conditions.

- A. ~~The parking area~~ PARKING LOTS IN THE P, PARKING DISTRICT shall be accessory to and for use in connection with one or more businesses, institutions, industrial establishments, or with a multiple-family residential development.
- B. Parking areas shall be used solely for parking of private passenger vehicles, for periods of less than one day.
- C. ~~Such parking lots shall be situated on premises which have an area of not less than 5,000 square feet.~~
- D. ~~Such parking lot shall be contiguous to a multiple-family or nonresidential district or use.~~
- E C. There may be a private driveway or public street or public alley between ~~such~~ A P, PARKING District and the A contiguous district.
- E D. Walls.
 - (1) Where the P Parking District is contiguous to the side or rear lot lines of premises within a residentially zoned district, a wall, 4.5 feet in height, shall be located along such lot line.

- (2) ~~A wall, three feet in height, is required between the parking area and the road right of way. Such walls shall be set back five feet from any entrance drives and shall be set back from the right-of-way line in accordance with Article XVI, Schedule of Regulations.~~
- (3) Wall shall be constructed with a face of brick or stone. Wood fences and concrete block walls are not permitted.
- (4) ~~The land between the wall and the street right-of-way line shall be kept free from refuse and debris and shall be planted in accordance with § 220-66, Landscaping.~~
- (5) Upon review of the site plan, the Planning Commission may approve an alternate location for the wall or may waive the wall requirement if in specific cases it would not serve the purposes of screening the area effectively or where it is determined that the adjoining property is indicated on the future land use plan as a nonresidential area.

F E. Parking lots in P Parking Districts shall be developed and maintained in accordance with the requirements of Article XVII, Off-Street Parking and Loading Requirements.

G F. A site plan and landscape plan shall be submitted to the Planning Commission for its review and approval prior to the issuance of ~~any building permit~~ **A ZONING PERMIT FOR THE CONSTRUCTION OF A PARKING LOT, PARKING LOT EXPANSION OR STRUCTURE LOCATED THEREON.**

H G. Article XVIII, General Provisions, and other applicable sections of this chapter are applicable.

I H. See Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.