

Owosso Planning Commission



*Regular Meeting
7:00pm, Monday, August 22, 2016
Owosso City Council Chambers*



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: August 18, 2016

TO: Chairman Wascher and the Owosso Planning Commission

FROM: Susan Montenegro, asst. city manager/director of community development

RE: Regular Planning Commission Meeting: August 22, 2016

The planning commission shall convene at 7:00pm on Monday, August 22, 2016 in the city council chambers of city hall.

Tonight's meeting will be a busy one! On the schedule is a site plan review for 1007 S. Washington Street, also known as Sheridan Realty. City council approved the rezoning of the S. Park Street parcel attached to this property, which means both properties are zoned B-4; however, council also attached some conditions to their approval and the resolution stating those conditions are attached as well.

Tyler and I have gone back and forth on whether or not 344 W. Main Street is required to come before planning commission for a site plan review on proposed renovations, or go to ZBA for a variance. Tyler has done a superb job of relating all of this in the attached memo explaining just how confusing this whole process has been based on the ordinance. The final determination is to send it to ZBA for an interpretation using Section 38-504(2)(a)(c). Whew!

After that, the commission will continue to discuss revising the sign ordinance. Tyler has tweaked it to fit Owosso's zoning language.

Also in the packet is a section taken from the Owosso Code of Ordinances pertaining to the storage of recreational vehicles. Council has asked that planning commission review the current ordinance and send a recommendation to them on potentially amending it. I am also including ordinances from other municipalities for your review and to help make an informed decision that is fact based.

Please **RSVP for the meeting**. Feel free to contact me at 989.725.0544, or Tyler at 989-725-0537 if you have questions.

Sue

AGENDA
Owosso Planning Commission
Regular Meeting
Monday, August 22, 2016 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

CALL MEETING TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA: August 22, 2016

APPROVAL OF MINUTES: July 25, 2016

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from July 25, 2016.
3. 344 W. Main memo.
4. Site plan application packet – 1007 S. Washington.
5. Updated sign ordinance.
6. Owosso recreational vehicle ordinance.
7. Recreational vehicle ordinances from other municipalities.

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

1. None.

SITE PLAN REVIEW:

1. 1007 S. Washington – Crowe Properties LLC.

BUSINESS ITEMS:

1. None.

ITEMS OF DISCUSSION:

1. 344 W. Main.
2. Sign ordinance updating.
3. Recreational vehicle storage.

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: **Next meeting will be Monday, September 26, 2016**

Commissioners, please call Sue at 725-0544 if you will be unable to attend the meeting on Monday, August 22, 2016.

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500]. The City of Owosso website is: www.ci.owosso.mi.us

Affirmative Resolutions
Owosso Planning Commission
Regular Meeting
Monday, August 22, 2016 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

Resolution 160822-01

Motion: _____

Support: _____

The Owosso Planning Commission hereby approves the agenda of August 22, 2016 as presented.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 160822-02

Motion: _____

Support: _____

The Owosso Planning Commission hereby approves the minutes of July 25, 2016 as presented.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 160822-03

Motion: _____

Support: _____

The Owosso Planning Commission hereby approves the application for site plan review for 813 W Main Street as applied and attached hereto in plans dated April 28, 2016.

OR

The Owosso Planning Commission hereby denies the application for site plan review for 813 W Main Street as applied and attached hereto in plans dated April 28, 2016 based on the following criteria:

–

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 160822-04

Motion: _____

Support: _____

The Owosso Planning Commission hereby adjourns the August 22, 2016 meeting, effective at _____pm.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

**MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
MONDAY, JULY 25, 2016 – 7:00 P.M.**

CALL TO ORDER: Chairperson Bill Wascher called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Was recited.

ROLL CALL: Roll call was taken by Recording Secretary Roxane Cramer.

MEMBERS PRESENT: Chairman Bill Wascher, Vice-Chair Weaver, Commissioners Frank Livingston, Michael O’Leary, Tom Taylor.

MEMBERS ABSENT: Commissioners Michelle Collison, Tom Cook, Janae Fear and Brent Smith.

OTHERS PRESENT:

APPROVAL OF AGENDA:

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER O’LEARY, TO APPROVE THE AGENDA FOR JULY 25, 2016 WITH THE FOLLOWING CHANGES: THE MINUTES TO BE APPROVED ARE MAY 23, 2106 NOT JUNE 27, 2016.
YEAS ALL. MOTION CARRIED.**

APPROVAL OF MINUTES:

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES OF MAY 23, 2016.
YEAS ALL. MOTION CARRIED.**

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from May 23, 2016.
3. Sign ordinance from Fenton.
4. Role and responsibility of planning commission – Owosso ordinance.
5. Michigan Planning Enabling Act 33 of 2008.

COMMISSIONER/PUBLIC COMMENTS

None.

PUBLIC HEARINGS:

None.

SITE PLAN REVIEW:

1. **813 W Main Street – Studio Hue.**

Mark Lamphere explained to the commissioners he and his wife, Melissa, own the property at 813 west main and are in the process of purchasing 815 and 817 west main street, property west of 813 West Main. They reside at 813 West Main above Studio Hue Salon. They opened Studio

Hue 5 years ago. The business has been very successful and they would like to add on to the rear of the building. The business employees 13 people and with the addition they would possibly employ more people. He introduced Jed Dingens, his architect, to explain the plan for the addition. There was a lengthy discussion about the plan and the amount of square feet for a loading zone because the property was about 40 square foot short of the required amount of space for the loading zone per the city charter.

MOTION BY COMMISSIONER O'LEARY, SUPPORTED BY COMMISSIONER TAYLOR THAT THE OWOSSO PLANNING COMMISSION HEREBY APPROVES THE APPLICATION FOR SITE PLAN REVIEW FOR STUDIO HUE, 813 W. MAIN STREET CONTINGENT ON A LAND SURVEY BEING DONE AND WITH THE FOLLOWING STIPULATION: THE LOADING ZONE WILL GO WITH THE PROPERTY TO THE SOUTH OF THE ALLEY.

AYES: Vice-Chair Weaver, Commissioners O'Leary, Taylor, Livingston, and Chairman Wascher

NAYS: None.

ABSENT: Commissioners Collison, Cook, Fear and Smith.

BUSINESS ITEMS:

None.

ITEMS OF DISCUSSION:

1. **Sign Ordinance Update.** Ms. Montenegro reported that she had learned during the seminar that Rowe Engineering hosted that the City of Owosso sign ordinance is content based and should be based on size. The ordinance should be content neutral. For example currently the sign ordinance if you're a realtor it can be a certain size, if the sign is on a side of a building it can be a certain size, if the sign is in front of a house it can be a different size. She likes the City of Fenton sign ordinance it is straight forward and it is based on zoning district. Ms. Montenegro will come back to the next meeting with a sign ordinance tweaked to be applicable to the City of Owosso to get the commission's feedback on it.

Vice Chair Weaver wondered if string lights should be in the sign ordinance and he also questioned if LED lights are covered under illuminated signs. Ms. Montenegro said she will get clarification on those issues and bring the answers to the next meeting.

2. **Role and responsibility of planning commission according to Owosso Ordinance and Michigan Planning Enabling Act 33 of 2008.** Ms. Montenegro included a copy of this in the commission packets. Ms. Montenegro went through highlighting different points of this act.

COMMISSIONER/PUBLIC COMMENTS:

Ms. Montenegro shared with the commission she would like to bring some training in house for the commission on a quarterly basis when they have a light meeting.

Vice Chair Weaver brought to Ms. Montenegro attention that the Osburn Lakes Lots need mowing. Ms. Montenegro encouraged commission members to call if they notice any violations in the city. He also commented on the fact he had heard a lot of positive comments on the new building official.

Chairman Wascher commented that the fence was up at Qdoba. Ms. Montenegro said there were some issues with getting local utilities moved that are onsite so that shoring installation can begin. Work will begin once that is done.

ADJOURNMENT:

**MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER TAYLOR TO
ADJOURN AT 8:09 P.M. UNTIL THE NEXT MEETING.
YEAS ALL, MOTION CARRIED.**

Janae Fear, Secretary

rc



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: August 18, 2016
TO: Chairman Wascher and Planning Commission
FROM: Tyler Leppanen
RE: 344 W Main

Staff has decided to ask for the Zoning Board of Appeals to interpret several section of Chapter 38 in regards to the proposed redevelopment of 344 W Main, the old Dollar General building, pursuant to section 38-504 – Duties and powers (2):

Sec. 38-504. - Duties and powers.

The city 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 or intent of this chapter, but does have power to act on those matters where this chapter provides for an administrative review, interpretation, variance, exception, or special approval permit as defined in this section:

- (1) *Review.* The board shall 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 city building inspector or by any other official in administering or enforcing any provisions of this chapter.
- (2) *Interpretation.* The board shall have the power to:
 - a. Interpret, upon request, the provisions of this chapter in such a way as to carry out the intent and purpose of this chapter;
 - b. Determine the precise location of the boundary lines between zoning districts;
 - c. Classify a use which is not specifically mentioned as part of the use regulations of any zoning district so that it conforms to a comparable permitted or prohibited use, in accordance with the purpose and intent of each district;
 - d. Determine the off-street parking and loading space requirements of any use not specifically mentioned in section 38-380, 38-381 or 38-382;
 - e. Permit, after recommendation from the planning commission, less than three (3) attached units in the R-T district as outlined in section 38-98;
 - f. Authorize a change to another nonconforming use as provided in section 38-378(e)(3);
 - g. Authorize selected accessory buildings, provisions outlined in section 38-379(5) and

The project is proposing ground floor apartments in a B-4 district, which presents some unique challenges. The ZBA will consider Section 38-390 – Site Plan Review:

- 1) Submission for approval. A **site plan** shall be required for the following:
 - a. Any use or development for which the submission of a **site plan** is required by any provision of this chapter;
 - b. Any development, except single-family and two-family residential, for which off-street parking areas are provided as required in section 38-380, off-street parking requirements;
 - c. Any use in an RM-1, RM-2, OS-1, B-1, B-2, B-3, B-4, I-1, I-2, P-1 or PUD district;
 - d. Any use except single- or two-family residential which lies contiguous to a major thoroughfare or collector street;
 - e. All residentially related uses permitted in single-family districts such as, but not limited to, churches, schools, colleges, institutions, and public facilities;
 - f. Accessory buildings or building additions which require additional off-street parking.

This is interpreted to mean that any development for any use in RM-1, RM-2, OS-1, B-1, B-2, B-3, B-4, I-1, I-2, P-1 and PUD districts would require site plan review. Development is defined as "The construction of a new 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."

Since this project is not construction of a new building and does not include a building addition or accessory building it was not required to have site plan review to Planning Commission and staff will administratively review the project.

Another concern was whether or not a special use permit was required for this project due to the proposed ground floor apartments. Section 38-271 – Uses permitted by issuance of a special use permit states:

Sec. 38-271. - Uses permitted by issuance of a special use permit.

The following uses are permitted in a B-4 District by issuance of a special use permit:

- (1) **Ground floor** apartments in accordance with section 38-454(h).

Sec. 38-454(h):

*Conversion of **ground floor** commercial space to apartment dwellings in the B-4 district.* The development of apartment or apartments on the **ground floor** may be permitted subject to the following specific standards and conditions:

- (1) A special use permit under this category of use applies only to the lots of Westown fronting Main Street and bordered by State Street, including the now closed portion of State Street north of Main Street, on the west side and Cedar Street on the east side.
- (2) The apartment space may only occupy twenty-five (25) percent of the gross **ground floor** area of a structure and must be located at the rearmost portion of that structure.
- (3) The apartment development must be designed to the extent that an eight-foot wide commercial use corridor from the rear entrance of the structure to the commercial section of the building is preserved.
- (4) Each apartment must have at least one (1) parking space.
- (5) In lieu of open space and setback requirements for apartment developments, a project must supply extra storage sufficient for bicycles or exercise equipment at a minimum dimension of twenty-five (25) square feet.

(6) The **floor** plan and relationship of apartment spaces to the surrounding commercial area shall be subject further to the review and approval of the site plan by the planning commission in accordance with section 38-390.

The interpretation of (1) under this section is that the special use permit only applies to the lots in Westown as described above. Additionally, none of the lots described are B-4, but are currently zoned B-3.

Additionally, ZBA will be reviewing Article VII – B-4 General Business Districts, **Section 38-268 – Principal Uses Permitted Subject to Special Conditions:**

The following uses shall be permitted in a B-4 district subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the site plan by the planning commission in accordance with section 38-390:

(10) One-, two-, and multiple-family dwelling units within a business structure with frontage on Main Street from Chipman Street intersection east to Water Street and the Dutchtown area for land within Stewart Street, Chipman Street, and the Huron Eastern Railroad and subject to conditions of section 38-173.

Section 38-173 – Principal Uses Permitted Subject to Special Conditions

(4) One-, two- and multiple-family residential units within an office building subject to the following conditions:

- a. Dwelling units shall not be located below the second floor.

CITY OF OWOSSO, MICHIGAN

SITE PLAN REVIEW APPLICATION AND CHECKLIST

Approval of the site plan is hereby requested for the following parcel(s) of land in the City of Owosso. This application is submitted with three (3) copies of the complete site plan and payment of the appropriate review fees. Applicant shall also submit a digital version of the site plan to the community development director. Application must be filed least 25 days prior to a scheduled planning commission meeting for staff review and proper notices.

Accompanying any site plan required hereunder, the applicant shall provide from a licensed engineer soil borings at the proposed construction site to ascertain bearing capacity of foundations soils at the time of footing excavation to certify such soil conditions meet or exceed design capacity of the foundation to support the proposed structure. These requirements shall comply with policies of the City of Owosso, copies of which can be obtained from the Building Department.

The attached checklist has been completed to certify the data contained on the site plan. If the required data has not been provided, the appropriate box has been checked with a statement of explanation on why the data has not been provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the City for revisions without being forwarded to the Planning Commission for consideration, until such time as the requirements have been adequately met. By signing this application, the applicant hereby grants full authority to the City of Owosso, its agents, employees, representatives and/or appointees to enter upon the undersigned lands/parcel(s) for the purposes of inspection and examination.

Application Filed On: _____

Application Transmitted by City On: _____

Property Details:

- Name of Proposed Development: CRAVE PROPERTIES LLC
- Property Street Address: 1007 S WASHINGTON ST OWASSO
- Location of Property: On the (~~west~~ EAST side) of WASHINGTON Street, between RIDGE ST and HARPER ST (South St.) Streets.
- Legal Description of Property: LOTS 8, 9, 10, 11, 12, 13, 22, 23, AND 24 OF BLOCK 10 OF A. L. WILLIAMS SECOND ADD. TO THE CITY OF OWOSSO.

- Site Area (in acres and square feet): 1.2 AC. 52,272 SQ.FT
- Zoning Designation of Property: B-4 GENERAL BUSINESS

Ownership:

- Name of Title/Deed Holder: CROWE PROPERTIES LLC
- Address: 1007 S WASHINGTON ST OWOSSO MI
- Telephone No: 989-666-6339
- Fax No: _____
- Email address: troy@sheridan auction service.com

Applicant:

- Applicant (If different from owner above): _____
- Address: _____
- Telephone No: _____
- Fax No: _____
- Email address: _____
- Interest in Property (potential buyer/lease holder/potential lessee/other): _____
SHERIDAN REACH & AUCTION CO.

Architect/Surveyor/Engineer preparing site plan:

- Name of Individual: MARK L. VANRAEMDONCK
- Address: 204 N. SHAWASSEE, OWOSSO, MI. 48867
- Telephone No: 989-725-8725
- Fax No: 989-725-2452

SITE PLAN REVIEW CHECKLIST

Check the appropriate line. If item is marked as 'not provided', attach detailed explanation.

- | Not
Item | Provided | Provided |
|---|-----------------|-----------------|
| • Site location Map. | ✓
_____ | _____ |
| • North arrow, scale (one (1) inch equals fifty (50) feet if the subject property is less than three (3) acres and one (1) inch equals one hundred (100) feet if three (3) acres or more. | ✓
_____ | _____ |
| • Revision dates. | ✓
_____ | _____ |
| • Signature and Seal of Architect/Surveyor/Engineer. | ✓
_____ | _____ |
| • Area of site (in acres and square feet). | ✓
_____ | _____ |
| • Boundary of the property outlined in solid line. | ✓
_____ | _____ |
| • Names, centerline and right-of-way widths of adjacent streets. | ✓
_____ | _____ |
| • Zoning designation of property. | ✓
_____ | _____ |
| • Zoning designation and use of adjacent properties. | ✓
_____ | _____ |
| • Existing and proposed elevations for building(s) parking lot areas and drives. | ✓
_____ | _____ |
| • Direction of surface water drainage and grading plan and any plans for storm water retention/detention on site. | ✓
_____ | _____ |
| • Required setbacks from property lines and adjacent parcels. | ✓
_____ | _____ |
| • Location and height of existing structures on site and within 100 feet of the property | ✓
_____ | _____ |
| • Location and width of existing easements, alleys and drives. | _____ | _____ |

- Location and width of all public sidewalks along the fronting street right-of-way and on the site, with details.
- Layout of existing/proposed parking lot, with space and aisle dimensions.
- Parking calculations per ordinance. 14
- Location of all utilities, including but not limited to gas, water, sanitary sewer, electricity, telephone.
- Soil erosion and sedimentation control measures during construction.
- Location and height of all existing/proposed fences, screens, walls or other barriers.
- Location and details of dumpster enclosure and trash removal plan.
- Landscape plan indicating existing/proposed trees and plantings along frontage and on the site.
- Notation of landscape maintenance agreement.
- Notation of method of irrigation.
- Lighting plan indicating existing/proposed light poles on site, along site's frontage and any wall mounted lights.
 - Cut-sheet detail of all proposed light fixtures.
- Architectural elevations of building (all facades). Identifying height, Materials used and colors.
- Existing/proposed floor plans.
- Roof mounted equipment and screening.
- Location and type of existing/proposed on-site signage.
- Notation of prior variances, if any.

- Notation of required local, state and federal permits, if any.

- Additional information or special data (for some sites only)
 - Environmental Assessment Study.

 - Traffic Study. Trip Generation.

 - Hazardous Waste Management Plan.

- For residential development: a schedule indicating number of dwelling units, number of bedrooms, gross and usable floor area, parking provided, total area of paved and unpaved surfaces.

- LLC establishments must have a current Plan of Operation.

- Is property in the floodplain?

- Will this require MDEQ permitting?

- Performance Bond – when required.

***Additional data deemed necessary to enable to completion of an adequate review may be required by the Planning Commission, City and/or its consultants.**

CITY OF OWOSSO
301 W MAIN ST
OWOSSO, MI 48867
Phone : (989) 725-0599

Received From:
SITE PLAN CROWE PROPERTIES

Date: 08/10/2016 Time: 12:22:23 PM
Receipt: 396026 *** REPRINT ***
Cashier: SVElkins
Workstation: 01 Drawer: 1

ITEM REFERENCE	AMOUNT
ZONING ZONING VARIANCE, APPLICATION FEE, MAP	
SITE PLANT	\$150.00
TOTAL	\$150.00
CHECKS 1331	\$150.00
Total Tendered:	\$150.00
Change:	\$0.00

City of Owosso Planning Commission Staff Report

MEETING DATE: August 22, 2016
TO: Planning commission
FROM: Susan Montenegro, asst. city manager/director of community development
SUBJECT: Site plan approval request

PETITIONER’S REQUEST AND BACKGROUND MATERIALS

Location 1007 S Washington

Surrounding land uses and zoning

	LAND USE	ZONING
North	Business and Residential	OS-1, R-2 and R-1
East	Residential	R-1
South	Business and Residential	B-4 and R-1
West	Baker College	R-1

Comparison chart

	EXISTING	PROPOSED
Zoning	B-4	Same
Gross lot area	52,257.5 Square feet	Same
Setbacks- Front yard Side yard Rear yard	15(k) (l) 10' (m, n)	Same Same 15'
Parking	74 spaces	66 spaces

*Notes to schedule

(k) Off-street parking shall be permitted within the front yard.

(l) No side yards are required along the interior side lot lines of the district, except as otherwise specified in the building code. On a corner lot which borders on a residential district to the rear, there shall be provided a setback of twenty (20) feet on the side or residential street. On an exterior side yard abutting a residential district or abutting a street, there shall be provided a setback of ten (10) feet in width.

(m) Loading space shall be provided in the rear yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from the off-street parking requirements; except in the instance of O-1 districts, loading space shall be provided in the ratio of five (5) square feet per front foot

of building. Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of said alley.

(n) When adjacent to a R-1, R-2 or RT-1 district, the minimum rear yard setback shall be ten (10) feet or ten (10) percent of the depth of the lot, whichever is greater, provided that the maximum setback so required shall be sixty (60) feet.

Planning background

Landmark Surveying, acting on behalf of Crowe Properties LLC, is in the process of developing a site plan for the planned construction of a pole barn at 1007 S Washington, Sheridan Auction.

1. Width of public sidewalk is included in email from Mark Vanraedonck
2. No new outdoor lighting is being proposed and no photometric plan is available, per email from Mark Vanraedonck
3. Notation of required local, state and federal permits is included with email from Mark Vanraedonck.
4. The height of the proposed structure is 23'
5. Attached is a resolution requiring three conditions as part of the rezoning for the site at 1007 S Washington. Those restrictions are:
 - there will be no vehicular access from the property to S Park St,
 - a 6' privacy fence shall be erected and maintained in perpetuity, with the location and length of which to be determined by Planning Commission,
 - an earthen berm and vegetative screening along the property's border with S Park St to be maintained in perpetuity.

Utilities

No comment on site plan at this time.

Engineering

No comment on site plan at this time.

Building

No changes requested at this time. Full building plan review will be performed when construction documents are received.

ORDINANCE NO. 779

**AMENDING CHAPTER 38 ZONING OF THE CODE OF ORDINANCES
TO REZONE A PARCEL OF REAL PROPERTY
AT 970 SOUTH PARK STREET
AND AMEND THE ZONING MAP**

WHEREAS, the city of Owosso received a petition from a land owner of real property identified as 970 South Park Street and described as: LOTS 8 THRU 13 BLK 11 A L WILLIAMS 2ND ADD INCLDG ½ CLSD ALLEY, to rezone the parcel from R-1 Single Family Residential District to B-4 General Business District; and

WHEREAS, the planning commission published the request, held a public hearing on the request, and deliberated on the request; and

WHEREAS, the planning commission recommended denial of the rezoning of parcel commonly known as 970 South Park Street from R-1 Single Family Residential District to B-4 General Business District, based in large part of negative feedback from several neighborhood residents and property owners; and

WHEREAS, the City Council held a public hearing on the request July 5, 2016, heard all interested persons, and deliberated on the request; and

WHEREAS, the City Council finds that the zoning petition meets the intent and criteria for a zoning map amendment, specifically as it relates to the requirements of Section 38-555 of the Code of Ordinances of the City of Owosso; and

WHEREAS, the City Council finds that certain restrictions and requirements should be placed on the property to ensure the adjoining residential neighborhood is not negatively affected by the requested change in zoning.

NOW THEREFORE, BE IT RESOLVED, THAT THE CITY OF OWOSSO ORDAINS:

SECTION 1. OFFICIAL ZONING MAP AMENDMENT. That Chapter 38, *Zoning, Sec. 38-27, Zoning Districts and Map*, reflect the following change to be noted on the official map and filed with the city clerk:

Parcel Address	Parcel Number	Current Zoning	Amended Zoning
970 S. Park St.	050-652-011-006-00	R-1 Single Family Residential	B-4 General Business

SECTION 2. RESTRICTIONS & REQUIREMENTS. That the following restrictions and requirements are hereby mandated as conditions of the rezoning:

- a. There will be no vehicular access from the property to South Park Street.
- b. A 6' privacy fence shall be erected and maintained in perpetuity along the north and south ends of the property, the exact location and length of which shall be determined by the Planning Commission.
- c. An earthen berm and vegetative screening along the property's border with South Park Street be maintained in perpetuity.

SECTION 3. COVENANT. A covenant listing the restrictions and requirements will be recorded with the Register of Deeds.

SECTION 4. AVAILABILITY. This ordinance may be purchased or inspected in the city clerk's office, Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.

SECTION 5. EFFECTIVE DATE. This amendment shall become effective July 26, 2016.

Motion supported by Councilperson Bailey.

Roll Call Vote.

AYES: Councilpersons Fox, Bailey, Teich, Mayor Pro-Tem Eveleth, Councilpersons O'Leary, Greenway, and Mayor Frederick.

NAYS: None.

JOB NO.
26515

SCALE
1" = 30'

DATE
07/26/16

LANDMARK SURVEYING

(989) 725-8725
FAX (989) 725-2452
landmark@starnet.org

204 N. SHIAWASSEE STREET
OWOSSO, MI 48867

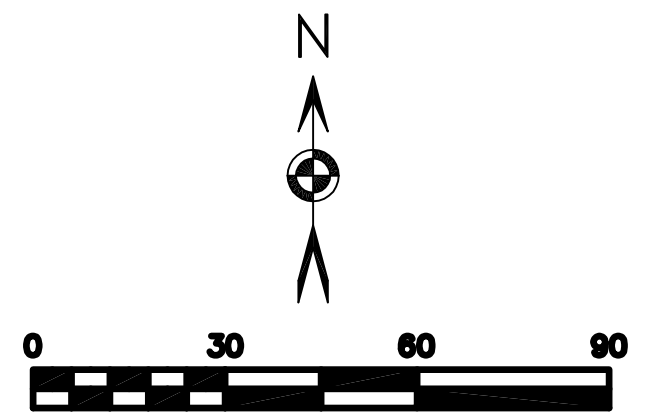
SITE PLAN

City of Owosso,
Shiawassee County,
Michigan

PREPARED FOR:
Sheridan Realty & Auction
Attn: Troy Crowe
313 N. Washington St.
Owosso, MI 48867

LEGEND:

- = REROD & CAP #24622
- = FOUND REROD
- ⊕ = SANITARY SEWER MANHOLE
- ▣ = CATCH BASIN
- ⊙ = END OF INVERT
- ⊗ = WATER METER
- ✱ = LIGHT POLE
- ⊕ = FIRE HYDRANT
- ▣ = CATV SERVICE PNL
- ⊗ = FIBER OPTIC POST
- ↖ = GUY WIRE
- ⊕ = ELECTRIC METER
- ⊕ = GAS METER
- ▣ = AIR CONDITIONING UNIT
- ⊕ = ELECTRIC PANEL
- ⊗ = OVERHEAD UTILITY POLE
- G — = GAS LINE
- SS — = SANITARY SEWER
- S — = STORM SEWER
- SPOT ELEV. = TYP.
- DRAINAGE ARROW (TYP.)



LOCATION:

Between Washigton St. and Park St. North of Harper St. and South of Ridge St.

ACREAGE:

52257.5 Sq. Feet
1.200 Acres

ZONING & SETBACKS:

Zoned B-4 General Business
Setbacks:
Front = 15' Offstreet parking permitted in front yard.

Side = No side yards are required along the interior side lot lines of the district, except as otherwise specified in the building code. On an exterior side yard abutting a residential district or abutting a street, there shall be provided a setback of 10 feet in width.

Rear = 10' Loading space shall be provided in the rear yard in the ratio of at least 10 square feet per front foot of building and shall be computed sperately from the off-street parking requirements; except in the instance of O-1 districts, loading space shall be permitted in the ratio of 5 square feet per front foot of building. Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of said alley.

When adjacent to a R-1, R-2 or RT-1 district, the minimum rear yard setback shall be 10 feet or 10 percent of the depth of the lot, whichever is greater, provided that the maximum setback so required shall be 60 feet.

Parking spaces required = 14 spaces

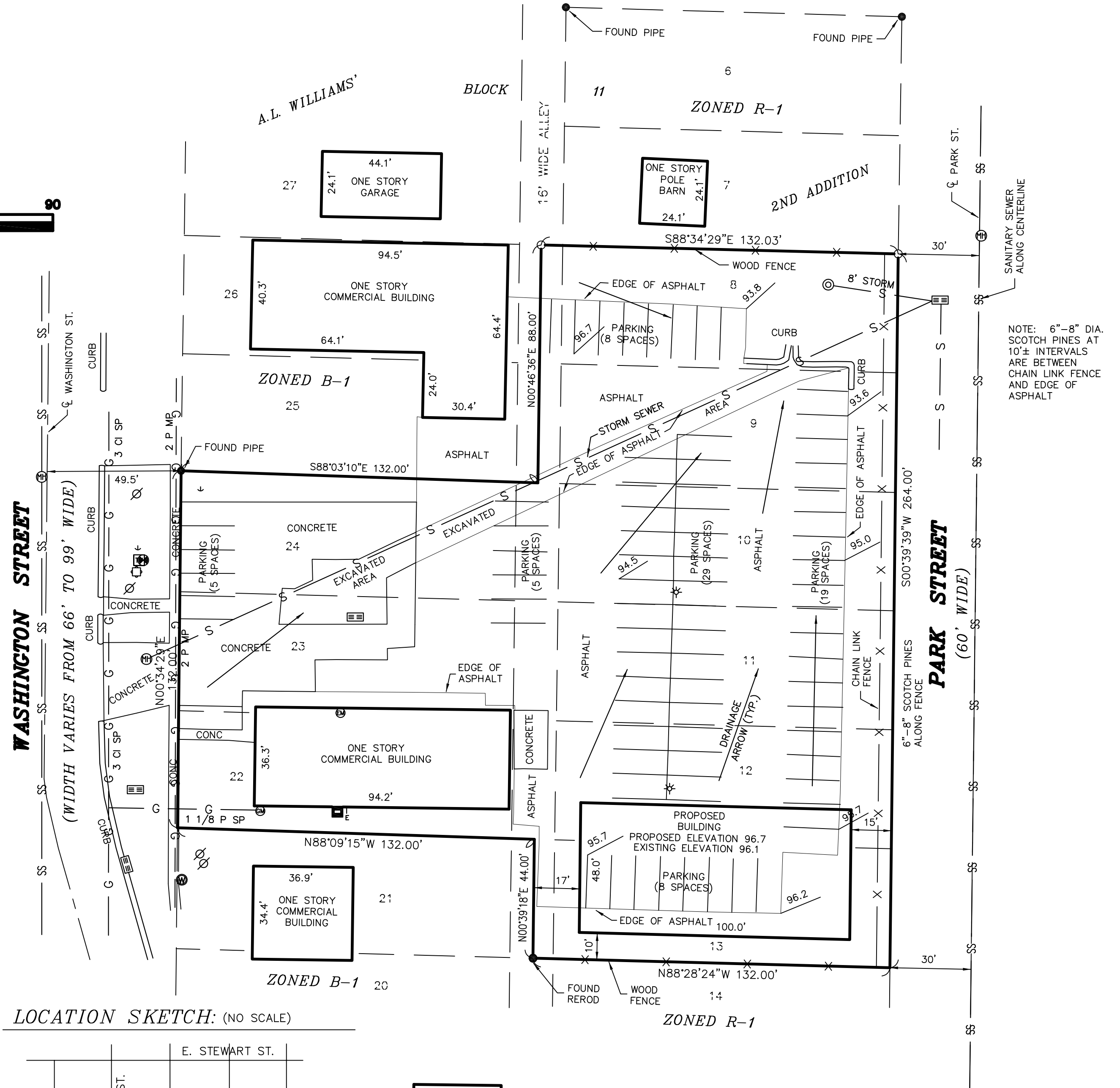
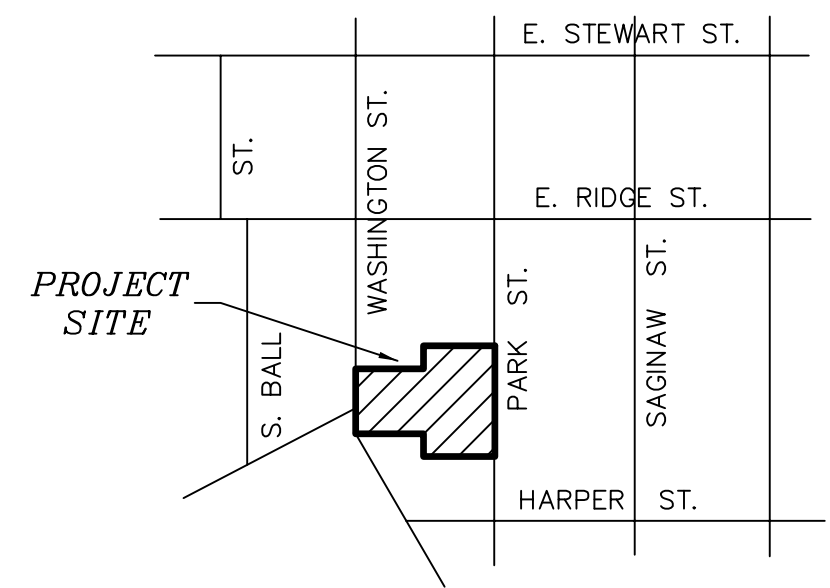
DESCRIPTION:

Lots 8, 9, 10, 11, 12, 13, 22, 23 and 24 of Block 10 of A.L. Williams 2nd Addition to the City of Owosso.

MARK L. VANRAEMDONCK, PS NO. 24622

DATE

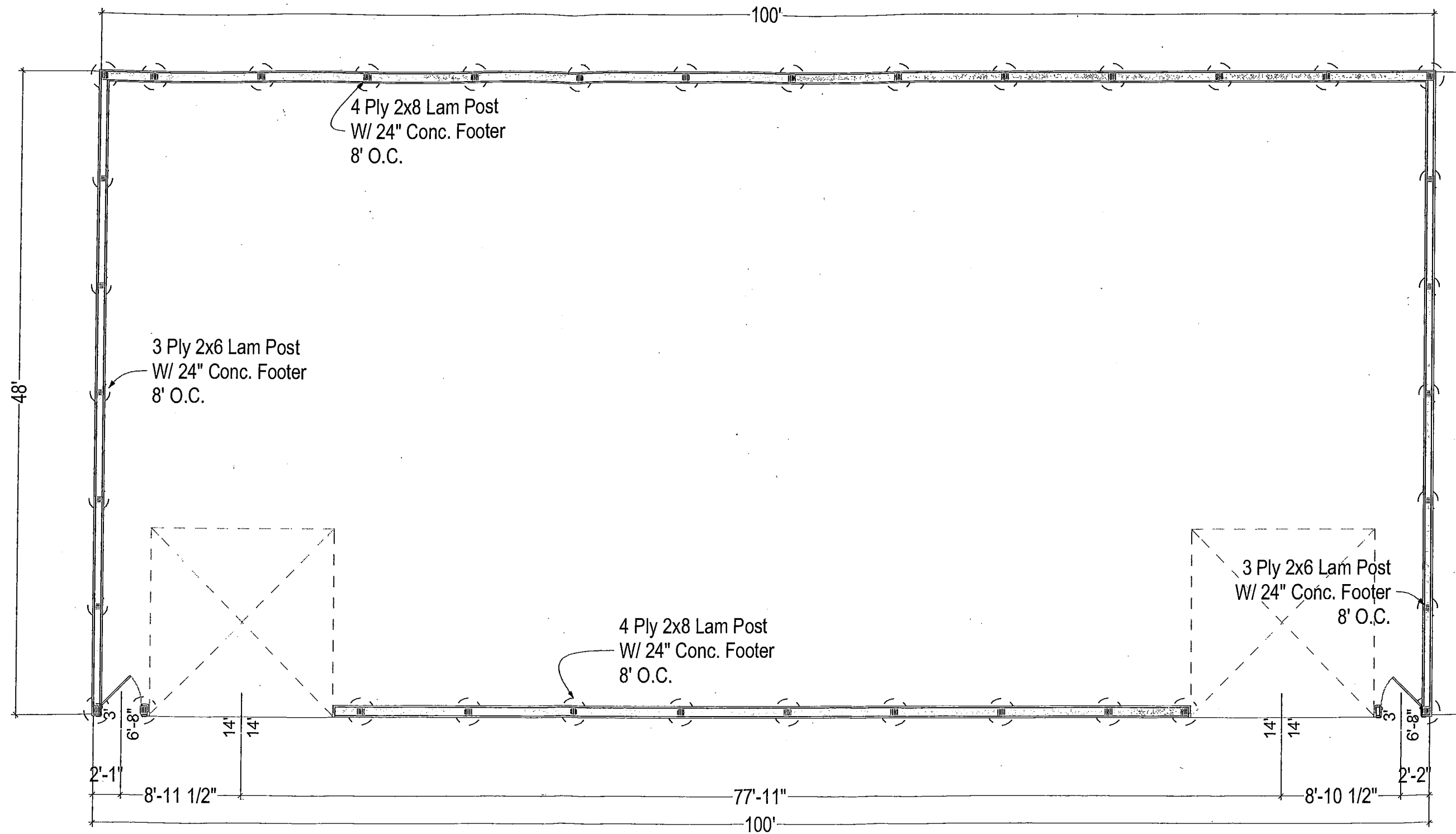
LOCATION SKETCH: (NO SCALE)



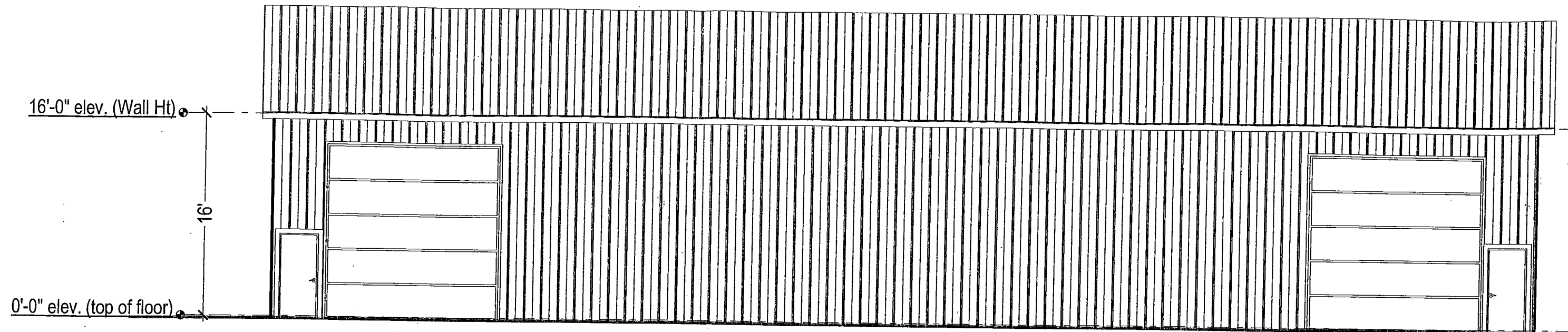
NOTE: 6"-8" DIA. SCOTCH PINES AT 10'± INTERVALS ARE BETWEEN CHAIN LINK FENCE AND EDGE OF ASPHALT

BENCHMARK:

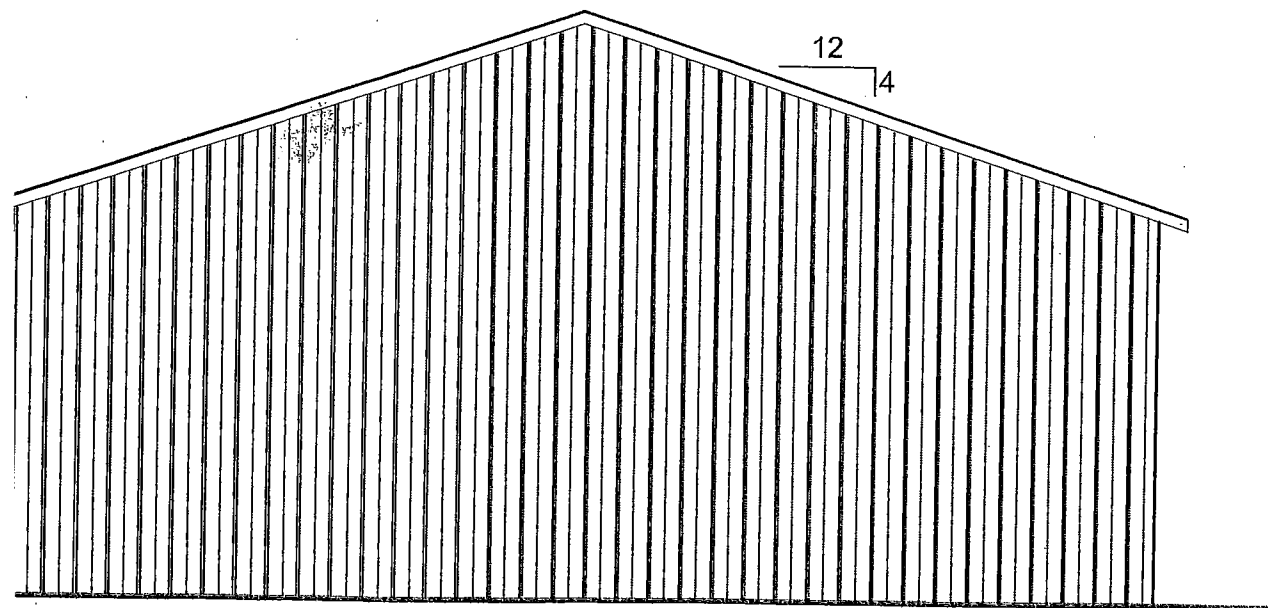
Top of rerod & cap #24622 at SW corner Park St. & Ridge St. ELEV 100.00 (assumed).



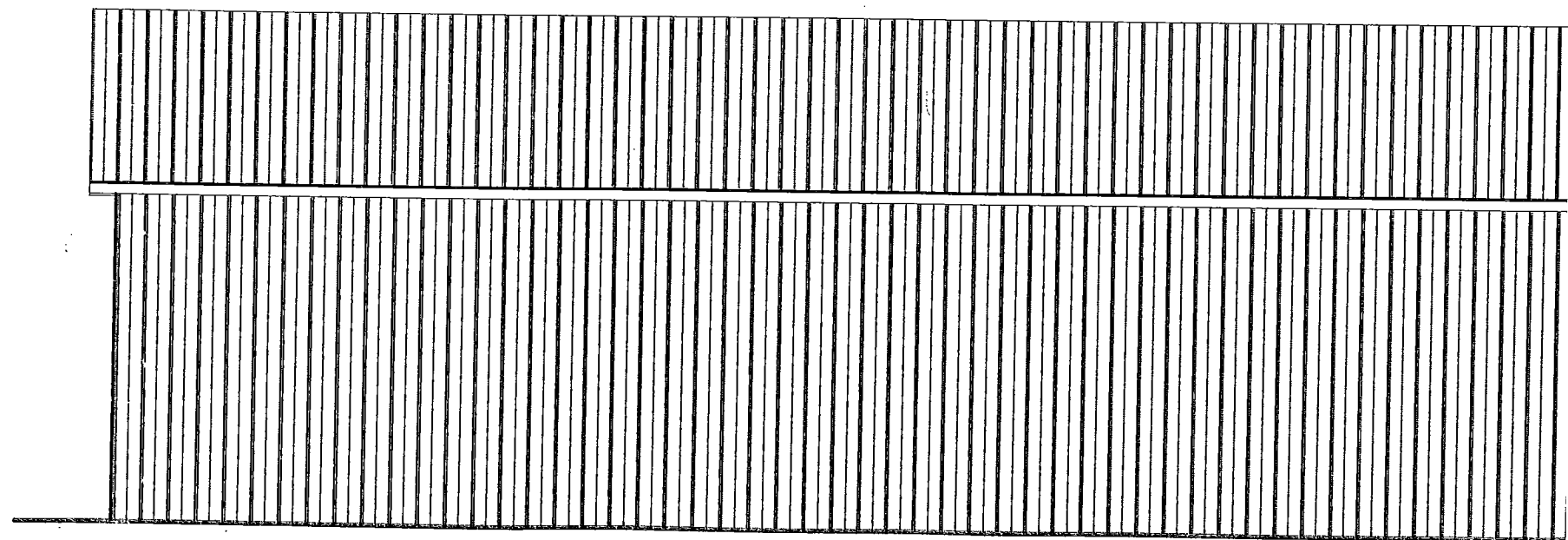
Floor Plan



East Elevation



South Elevation



West Elevation

Tyler J. Leppanen

From: Landmark Surveying, PC <landmark@michonline.net>
Sent: Thursday, August 11, 2016 2:53 PM
To: Tyler J. Leppanen
Subject: Sheridan Auction Site plan.

Tyler Leppanen;
Re: Sheridan Auction Site Plan, Washington St.

The sidewalk on the East side of Washington St. scales 5 ft. wide.
No new outdoor lighting is planned for this project, therefore a lighting plan and specifications are not needed.
Any local, state or federal permits that are required will be pulled by the owner/contractor.

Mark L. VanRaemdonck, PS

Landmark Surveying, PC
204 N. Shiawassee St.
Owosso, MI 48867
PH: 989-725-8725
FAX: 989-725-2452

ARTICLE XXII. - SIGNS⁴¹

Editor's note—Ord. No. 689, adopted Feb. 9, 2015, repealed the former Art. XXII, §§ 36-22.01—36-22.09, and enacted a new Art. XXII as set out herein. The former Art. XXII pertained to similar subject matter and derived from Ord. No. 640, adopted Feb. 26, 2007.

Sec. 26-1. - Purpose.

The purpose of this article is to regulate signs and to minimize outdoor advertising within the city so as to protect public safety, health and welfare; minimize abundance and size of signs to reduce visual clutter, motorist distraction, and loss of sight distance; promote public convenience; preserve property values; support and complement land use objectives as set forth in the City of Owosso Master Plan and this article; and enhance the aesthetic appearance and quality of life within the city. The standards contained herein are intended to be content neutral.

These objectives are accomplished by establishing the minimum amount of regulations necessary concerning the size, placement, construction, illumination, and other aspects of signs in the city so as to:

- a. Recognize that the proliferation of signs is unduly distracting to motorists and nonmotorized travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates potential for accidents.
- b. Prevent signs that are potentially dangerous to the public due to structural deficiencies or disrepair.
- c. Reduce visual pollution and physical obstructions caused by a proliferation of signs which would diminish the city's image, property values and quality of life.
- d. Recognize that the principal intent of commercial signs, to meet the purpose of these standards and serve the public interest, should be for identification of an establishment on the premises, and not for advertising special events, brand names, or off-premises activities; alternative channels of advertising communication and media are available for advertising which do not create visual blight and compromise traffic safety.
- e. Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs.
- f. Prevent placement of signs which will conceal or obscure signs of adjacent uses.
- g. Protect the public right to receive messages, especially noncommercial messages such as religious, political, economic, social, philosophical and other types of information protected by the First Amendment of the U.S. Constitution.
- h. The regulations and standards of this article are considered the minimum necessary to achieve a substantial government interest for public safety, aesthetics, protection of property values, and are intended to be content neutral.
- i. Prevent off-premises signs from conflicting with other allowed land uses.
- j. Maintain and improve the image of the city by encouraging signs of consistent size which are compatible with and complementary to related buildings and uses, and harmonious with their surroundings.
- k. Prohibit portable commercial signs in recognition of their significant negative impact on traffic safety and aesthetics.
- l. Preserve and enhance the image of the city's **Central Business District.**

(Ord. No. 689, 2-9-15)

Sec. 26-2. - Sign definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this article, except where the context clearly indicates a different meaning.

Accessory sign: A sign which pertains to the use of the premises on which it is located.

Animated sign: A sign which uses lights, moving parts, or other means to depict action, create an image of a living creature or person, or create a special effect or scene.

Awning or canopy sign: A nonrigid fabric marquee or awning-type structure which is attached to the building by supporting framework, which includes a business identification message, symbol and/or logo. See "wall sign."

Banner: A fabric, plastic or other sign made of nonrigid material without enclosing structural framework.

Billboard: A sign separate from a premises erected for the purpose of advertising a product, event, person, or subject not related to the premises on which the sign is located. Permitted off-premises directional signs shall not be considered billboards for the purpose of this article.

Business center: A grouping of two or more business establishments on one or more parcels of property which may share parking and access and are linked architecturally or otherwise present the appearance of a unified grouping of businesses. A business center shall be considered one use for the purposes of determining the maximum number of ground signs. An automobile or vehicle dealership shall be considered a business center regardless of the number or type of models or makes available, however, used vehicle sales shall be considered a separate use in determining the maximum number of signs, provided that the used vehicle sales section of the lot includes at least 25 percent of the available sales area.

Changeable message sign: A sign on which the message is changed mechanically, electronically or manually, including time/temperature signs; also called menu board, reader board or bulletin board.

Community special event sign: Signs and banners, including decorations and displays celebrating a traditionally-accepted patriotic or religious holiday, or special municipal, school or other non-profit activities.

Construction sign: A temporary sign identifying the name(s) of project owners, contractors, developers, realtors representing developers, architects, designers, engineers, landscape architects, and financiers of a project being constructed or improved; and not including any advertising of any product or announcement of availability of leasing space.

Directional sign: A sign which assists motorists in determining or confirming a correct route such as, enter, exit and parking signs. Business identification or logo on such a sign is considered and calculated as part of the allowable square footage for a ground sign.

Festoon: A string of ribbons, tinsel, small flags, pinwheels or lights, typically strung overhead in loops.

Flashing sign: A sign which contains an intermittent or sequential flashing light source.

Freestanding sign: A sign which is erected upon or supported by the ground, including "pole or pylon signs" and "ground signs."

Gasoline price sign: A sign which is used to advertise the price of gasoline. In the event that the brand identification sign is attached to or is a part of the sign advertising price, that portion of the sign used for advertising price shall be considered the gasoline price sign.

Ground or monument sign: A three-dimensional, self supporting, base-mounted freestanding identification sign, consisting of two or more sides extending up from the base, and upon which a message, business, group of businesses or center name is affixed.

Illegal sign: A sign which does not meet the requirements of this article and does not have legal nonconforming status.

Incidental sign: A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises. Examples of incidental signs include credit card signs, signs indicating the hours of business, no smoking signs, signs used to designate bathrooms, and signs providing information on credit cards and business affiliations.

Integral sign: A memorial sign or commemorative tablet which contains names of buildings, dates of erection, and monumental citations.

Luminous tube: See "neon" and "outline tubing sign."

Mansard: A sloped roof or roof-like façade. Signs mounted on the face of a mansard roof shall be considered wall signs.

Marquee: A permanent roof-like structure or canopy, supported by and extending from the face of the building. A marquee sign is a sign attached to or supported by a marquee structure.

Menu board, reader board, or bulletin board: See "changeable message sign."

Moving sign: A sign in which the sign itself or any portion of the sign moves or revolves. A "rotating sign" is a type of moving sign. This definition does not include "changeable message signs."

Mural: A design or representation which is painted or drawn on the exterior surface of a structure and which does not advertise a business, product, service, or activity.

Nameplate: A nonelectric, on-premises identification sign giving only the name, address, and/or occupation of an occupant or group of occupants.

Neon sign: See "outline tubing sign."

Nonconforming sign: A sign that does not comply with the size, placement, construction or other standards or regulations of this article, but were lawfully established prior to its adoption. Signs for which the zoning board of appeals has granted a variance are exempt and shall not be defined as nonconforming.

Obsolete sign: A sign that advertises a product that is no longer made or that advertises a business that has closed.

Off-premises sign: A sign which identifies a use or advertises products and services not available on the site or parcel on which the sign is located; a sign which directs travelers or provides a message unrelated to the site on which the sign is located, e.g. billboards.

On-premises sign: A sign providing the address and name of owner of a parcel of land; a sign advertising a business, service or product sold or produced on the same site or parcel.

Outline tubing sign: A sign consisting of glass tubing, filled with a gas such as neon, which glows when electric current is sent through it. See "neon" and "luminous tube".

Parapet: The extension of a false front or wall above a roof line. Signs mounted on the face of a parapet shall be considered wall signs.

Permanent sign: A sign designed to be installed permanently in the ground a minimum of 42 inches deep by use of a steel post, wood post or other appropriate materials.

Political sign: A temporary sign used in connection with local, state, or national elections or referendums.

Portable sign: A sign designed to be moved from place to place, whether or not it is permanently attached to the ground or structure. This includes hot-air and gas-filled balloons, banners, pennants, streamers, festoons, ribbons, tinsel, pinwheels, nongovernment flags, and searchlights; but excludes political signs, real estate signs, construction signs, permanent changeable message signs, and regulatory/government signs.

Poster panel sign: A type of temporary sign that is used to draw attention to matters that are temporary in nature, such as price changes or sales. "A" frame or sandwich signs are types of poster panel signs.

Projecting sign: A sign, other than a wall sign, that is affixed to any building or wall and whose leading edge extends more than 12 inches beyond such building or wall.

Public sign: A sign erected in the public interest by or upon orders from a city, state, or federal public official. Examples of public signs include: legal notices, safety signs, traffic signs, memorial plaques, signs of historical interest, and similar signs.

Pylon or pole sign: A sign supported on the ground by a pole, braces, or monument, and not attached to any building or other structure.

Real estate development sign: A sign that is designed to promote the sale or rental of lots, homes, or building space in a real estate development (such as a subdivision or shopping center) which is under construction on the parcel on which the sign is located.

Real estate open house sign: Temporary signs which advertise and direct the public to an open house for a building which is available for sale or lease, with the event held on a specific day.

Real estate sign: An on-premises temporary sign advertising the property or structure's availability for sale or lease.

Regulatory sign: A sign installed by a public agency to direct traffic flow, regulate traffic operations and provide information in conformance with the Michigan Manual of Uniform Traffic Control Devices.

Residential entranceway sign: A sign which marks the entrance to a subdivision, apartment complex, condominium development, or other residential development.

Roof line: The top edge of a roof or building parapet, whichever is higher, excluding cupolas, pylons, chimneys, or similar minor projections.

Roof sign: Any sign that extends above the roofline or is erected over the surface of the roof.

Rotating sign: See "moving sign."

Sign: Any device, structure, fixture, figure, symbol, banner, pennant, flag, balloon, logo, or placard consisting of written copy, symbols, logos and/or graphics, designed for the purpose of bringing attention to, identifying or advertising an establishment, product, goods, services, or other message to the general public. Unless otherwise indicated, the definition of "sign" includes interior and exterior signs which are visible from any public street, sidewalk, alley, park, or public property, but not signs which are primarily visible to and directed at persons within the premises upon which the sign is located.

Temporary sign: A sign not constructed or intended for long-term use. Examples of temporary signs include signs which announce a coming attraction, a new building under construction, a community or civic project, or other special events that occur for a limited period of time such as a garage or estate sale.

Time and temperature sign: Signs which display the current time and/or temperature.

Vehicle sign: Signs affixed to a parked vehicle or truck trailer which is being used principally for advertising purposes, rather than for transportation purposes.

Wall sign: A sign attached parallel to and extending not more than 12 inches from the wall of a building. Painted signs, signs which consist of individual letters, cabinet signs, and signs mounted on the face of a mansard roof shall be considered wall signs. Permanent signs which are not affixed directly to a window or are positioned next to a window so that they are visible from the outside, shall also be considered wall signs.

Window sign: A sign located in or on a window which is intended to be viewed from the outside. Permanent window signs which are not affixed directly to a window or are positioned next to a window so that they are visible from the outside shall be considered wall signs.

Sec. 26-3. – Permits required and fees.

It shall be unlawful for any person to erect, re-erect, make an alteration, or relocate any sign unless a permit shall have been first obtained from the administrator, and a permit fee paid in accordance with the schedule adopted by resolution of the city council. Electrical signs shall, in addition, require an electrical permit.

Sec. 26-4. – Sign erector qualifications.

The administrator shall evaluate, authorize or deny as a part of the permit the person assigned to the installing of, erecting, maintaining, repairing or altering a sign. The authorization of the erector shall be based on the administrator's evaluation of the direct experience of the person specified for the sign work. Notwithstanding the previous sentences, a person does not undergo evaluation to install a nonelectrical sign, provided the sign does not exceed an area of thirty-two (32) feet, a height of seven (7) feet above grade, has no illumination, and no remuneration, monetary or otherwise, is involved.

Sec. 26-5. - Prohibited signs.

The following signs are prohibited in all districts:

- a. Signs which obstruct free access or egress from any building, including those that obstruct any fire escape, required exit way, window, or door opening or that prevent free access to the roof by firefighters.
- b. Moving signs and signs having moving members or parts, excluding barber poles, and electronic poles.
- c. Signs using high intensity or flashing lights, festoons, spinners or other animated devices.
- ~~d. Exterior string lights used in connection with a commercial enterprise, other than holiday decorations which are strung no more than 60 days before the holiday and removed within ten days following the holiday for which they were erected.~~
- e. Signs which in any way simulate or could be confused with the lighting of emergency vehicles or traffic signals; there shall be no flashing, oscillating or intermittent, or red, yellow, or green illumination on any sign located in the same line of vision as a traffic control system, nor interference with vision clearance along any highway, street, or road or at any intersection of two or more streets.
- f. Signs which obstruct or impair the vision of motorists or nonmotorized travelers at any intersection, driveway, within a parking lot or loading area.
- g. Nonregulatory signs placed in any public right-of-way; attached to a utility pole; or affixed to a tree, street furniture, or waste receptacles.
- h. Off-premises signs erected for the purpose of advertising a product, event, person, or subject, unless otherwise provided for in this article or covered under the State Highway Act.
- i. Roof signs unless specifically permitted elsewhere in this article.
- j. Portable signs, as defined, not provided for in this article.
- k. Pylon or pole signs not provided for in this article.
- l. Any sign or sign structure which:
 1. Is structurally unsafe.
 2. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment.
 3. Is capable of causing electric shock to person who come in contact with it.

4. Is not kept in good repair, such that it has broken parts, missing letters, or nonoperational lights.
- m. Any sign which makes use of the words "stop", "look", or "danger", or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or confuse traffic.

(Ord. No. 689, 2-9-15)

Sec. 26-6. - General standards for permitted signs.

Signs which are permitted as accessory uses serving a commercial or informational purpose may be permitted subject to the requirements of this article; provided, that no such sign shall be erected or altered until approved by the building official/zoning administrator and until a sign permit has been issued pursuant to **chapter 26** of the City of Owosso Code of Ordinances (**Ordinance No. 433, as amended**).

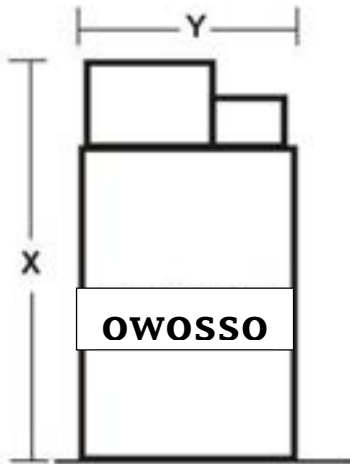
- a. Sign setbacks.
 1. All signs, unless otherwise provided for, shall be **set back a minimum of ten feet** from any public or private street right-of-way line or access drive in all districts. This distance shall be measured from the nearest edge of the sign, measured at a vertical line perpendicular to the ground to the right-of-way.
 2. Side yard setbacks for signs shall be the same as that required for the main structure or building, provided that all nonresidential signs shall be **set back at least 100 feet** from any residential district.
- b. Location. Sign location to assure adequate sight distance. In order to ensure adequate sight distance for motorists, bicyclists and pedestrians, a minimum clear vision area shall be maintained between a height of 24 inches and six feet within a triangular area measured 25 feet back from intersection of public right-of-way lines. Furthermore, signs shall not be permitted where they obstruct motorist vision of regulatory signs, traffic-control devices or street signs.
- c. Design and construction. Signs, as permitted in the various zoning districts, shall be designed to be compatible with the character of building materials and landscaping to promote an overall unified and aesthetic effect in accordance with the standards set forth herein. Signs shall not be constructed from materials that are remnants or manufactured for a different purpose. New box sign panels with a white or tan background must be blackened internally so only the letters show when illuminated.
- d. Illumination.
 1. Signs may be illuminated, but only by steady, stationary, shielded light sources directed solely at the sign or internal to it.
 2. Use of glaring undiffused lights, bare bulbs, or flames is prohibited.
 3. Lighting shall be shielded and/or pointed downward so as not to project onto adjoining properties or thoroughfares.
 4. Underground wiring shall be required for all illuminated signs not attached to a building.
- e. Maintenance and construction.
 1. Every sign shall be constructed and maintained in a manner consistent with the building code provisions and maintained in good structural condition at all times. All signs shall be kept neatly painted, stained, sealed or preserved including all metal, wood or other materials used for parts and supports.
 2. All signs erected, constructed, reconstructed, altered or moved shall be constructed in such a manner and of such materials so that they shall be able to withstand wind pressure of at least 20 pounds per square foot or 75 mph.
 3. All signs, including any cables, guy wires, or supports shall have a minimum clearance of four feet from any electric fixture, street light, or other public utility pole or standard.

- f. Measurement. Measurement of allowable sign area (see Figure 22.2 Guidelines for Measuring Sign Face Square Footage below).
1. The allowable area for signs shall be measured by calculating the square footage of the sign face and any frame or base of other material or color forming an integral part of the display or used to differentiate it from the background against which it is placed as measured by enclosing the most protruding points or edges of a sign within a parallelogram or rectangle.
 2. When a sign has two or more faces, the area of all faces shall be included in calculating the area of the sign except that where two such faces are placed back to back, only larger face shall be considered, provided that both faces are part of the same structure, contain the same message and are separated by no more than two feet.
 3. For purposes of calculating sign area allowed as a wall sign, the wall sign square footage shall be determined by measuring a parallelogram (box) which includes the portion of the canopy which contains a message, symbol and/or logo (examples are shown on the attached figures).
 4. When a sign consists solely of lettering or other sign elements printed, painted or mounted on a wall of a building without any distinguishing border, panel or background, the calculation for sign area shall be measured by enclosing the most protruding edges of the sign elements within a parallelogram or rectangle.

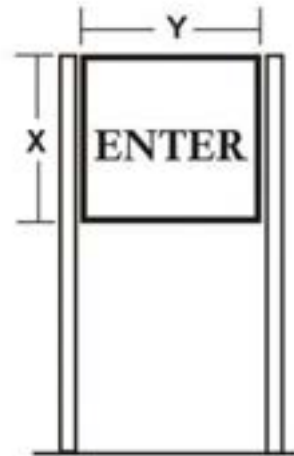
(Ord. No. 689, 2-9-15)

Figure 22.2

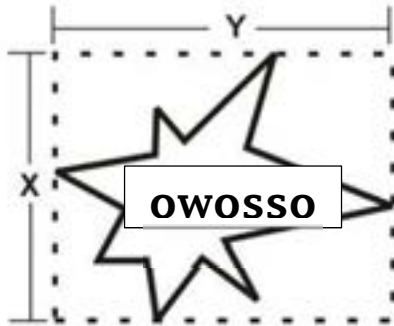
Guidelines for Measuring Sign Face Square Footage



GROUND SIGNS
Measurements taken from the outermost points of the sign face



DIRECTIONAL SIGNS
Post are not included in the measurement of a sign face



ALL SIGNS
Measurements taken from the outermost points of the panel



WALL, CANOPY, or PROJECTING SIGNS
Measurements taken from the outermost points of the copy

Sec. 26-7. - Specific sign standards.

The number, display area, and height of signs within the various zoning districts are provided in the sign dimensional standards and regulations table and its accompanying footnotes. Additional standards for specific types of signs are given below.

Sign Dimensional Standards and Regulations								
District	Wall, Canopy, or Projecting Sign (c)		Ground Sign (c)			Temporary Signs (d)		
	Number #	Max. Size	Number # (b)	Max. Size Per Sign Face	Max. Height	Max Size Per Sign	Total Area Per Parcel	Max. Height
R-1, R-T		10% of front façade for all uses other than single family homes, duplexes, and attached condominiums	1	24 square feet	6 feet	6 square feet	14 square feet	4 feet
R-2, RM-1								
Home Occupations	1 per business (a)	10% of front façade or 100 square feet, whichever is less (a)	1	72 square feet	6 feet	24 square feet	48 square feet	6 feet
B-4 and PUD commercial uses								
OS-1								
B-1, B-2, and B-3								
I-1 and 1-2								

Footnotes to the Sign Dimensional Standards and Regulations Table

- (a) One wall sign shall be allowed per business, in addition to any other allowed ground signs. Businesses located on a corner lot shall be allowed up to two wall signs, one for each front façade. The maximum wall sign area shall not exceed ten percent of the front façade of the building (any façade which faces a public or approved private street), per use or business establishment. However, for a commercial structure containing one use or business establishment, as determined by the planning commission, the size of the wall sign may be increased up to the maximum square footage as follows:

201 - 400 linear feet of building frontage facing a public street and having a public entrance	150 square feet
Greater than 400 linear feet of building frontage facing a public street and having a public entrance	200 square feet

- (b) Only one ground sign is permitted per use, including uses which occupy more than one parcel and business centers containing more than one business or use, with additional signs permitted according to the following table, however, no site shall have more than two ground signs, regardless of the number of street frontages or the amount of frontage. Single uses on a single parcel do not qualify for this consideration:

Frontage along 2 or more rights-of-way	1 sign up to the maximum sign face area shall be allowed along 2 frontages
300 feet of frontage along 1 right-of-way	1 ground sign along that frontage
Greater than 300 feet of frontage along 1 right-of-way	2 ground signs

- (c) Changeable message signs and gasoline price signs may be permitted as part of a monument sign in the **Business Districts and Industrial Districts**, and when associated with a commercial or office use within an **OS-1 District** in accordance with the following:

- (1) One changeable message sign or one gasoline price sign shall be permitted per premises, but not both.
- (2) Message or gasoline price changes may occur electronically or manually.
- (3) The area of a changeable message sign or gasoline price sign shall not exceed one-third the total area of the sign.
- (4) Illumination shall be concentrated within the face of the sign to prevent glare upon adjoining properties and thoroughfares.
- (5) Electronic messages or gasoline prices shall not flash, fade in or out, or scroll.
- (6) Electronic messages or gasoline prices shall be displayed for at least one minute, and changes shall take less than one second.
- (7) Any voids or burned out bulb in an electronic display shall be replaced.
- (8) Electronic changeable message signs and gasoline price signs shall be at least 100 feet from any residential district or use, except as modified in subsection 10 below.
- (9) Electronic changeable message signs and gasoline price signs shall use only one color of lighting or bulbs to prevent nuisances and distractions upon adjoining properties and thoroughfares.
- (10) One gasoline price sign is permitted for an overhead gas pump canopy with an area not to exceed ten percent of the canopy façade and when this is the only changeable message sign on the property.
- (11) One electronic message sign, meeting the above requirements, may be approved by the planning commission for institutional uses, meaning a use by public or quasi-public institution such as a religious organization, church, nonprofit organization, academic institution, library or hospital, located in a residential district when meeting the following requirements:
 - i. The institutional use is located on a minor arterial or collector road, as designated in the City of Owosso Master Plan;
 - ii. That the sign will not create a nuisance for residential properties in the immediate vicinity of the sign, as determined by the planning commission and subject to any conditions;
 - iii. The appropriate size of the sign shall be determined by the planning commission but shall be no greater than 50 square feet in area.

~~(d) Temporary signs shall comply with the standards set forth in Section 36-22.06f.~~

- a. Directional signs. No more than one directional sign shall be permitted for each approved driveway, with a maximum sign area of four square feet per sign, and a maximum height of four feet. Any directional sign which includes a business name, symbol or logo shall be calculated as part of the allowable sign square footage, as specified in the sign dimensional standards and regulations table.
- b. Billboards or off-premises advertising signs. Billboards shall comply with the provisions in article 14 special land uses.
- c. Projecting and canopy signs. Projecting signs and canopy signs may be used as an alternative to wall signs listed in the sign dimensional standards and regulations table, provided that they meet the following standards.
 1. Any sign area on a canopy shall be included in calculations of maximum wall sign square footage.
 2. Projecting or canopy signs in the central business district shall be set back at least two feet from any street curblineline, shall not extend more than six feet over the public right-of-way, and shall leave a minimum clearance of eight feet above the ground.
 3. Projecting or canopy signs, in the B-1, B-2, B-4, I-1, I-2, and OS-1 districts shall have a minimum ground clearance of ten feet, shall be set back at least six feet from any adjacent public right-of-way, and shall not project over an alley or private access lane. A projecting sign shall not extend for more than two feet from the building to which it is attached.
 4. No wall, canopy or projecting sign shall extend above the roof or parapet of the structure to which it is attached by more than one foot.
 5. Wood posts or supporting arms shall not be used in conjunction with any projecting sign.
 6. Projecting signs shall not exceed sixteen square feet in area.
 7. Canopy signs shall not be internally illuminated.
- d. Entranceway signs. One permanent sign per vehicular entrance identifying developments such as subdivisions, apartment complexes, condominium communities, senior housing complexes, manufactured housing communities, office and industrial parks and similar uses, provided that the sign is set back a minimum of 15 feet from any property line or public right-of-way is permitted.
- e. Signs for temporary uses.
 1. Temporary signs include, but are not limited to the following:
 - a. For a single dwelling or building or vacant land: an on-site real estate sign, advertising the premises for sale, rent or lease.
 - b. An on-site sign advertising an on-going garage, estate or yard sale.
 - c. Noncommercial signs which contain noncommercial information or directional messages.
 - d. Political signs.
 - e. Holiday or other seasonal signs.
 - f. Construction signs for buildings under construction.
 2. All temporary signs must comply with the sign size and height standards as specified in the sign dimensional standards and regulations table.
 3. Location of temporary signs shall comply with the following:

- a. Temporary signs shall not be attached to any utility pole or be located within any public right-of-way.
 - b. Temporary signs shall not be located closer than 20 feet to the edge of the traveled portion of the roadway, nor shall they be located within any dedicated right-of-way.
 - c. Temporary signs shall not be erected in such a manner than they will or may reasonably be expected to interfere with, obstruct, confuse or mislead traffic.
 - d. Temporary signs cannot be placed or constructed so as to create a hazard of any kind.
 - e. Temporary signs may not be posted on private property without first obtaining the permission of the property owner.
 - f. Signs shall not be located within any clear vision triangle, as described in **section 38-388 Corner Clearance**.
4. Time limitations for temporary signs. Each temporary sign shall be removed within 60 days of placement. Furthermore, no sign may be erected on a single parcel for more than 60 calendar days out of every 120 calendar days.
- f. Portable A-frame signs. Portable A-frame or sandwich board signs are permitted in the **B-1, B-2, B-3, and B-4** districts at the public building entrances to businesses subject to the following requirements:
- 1. One sign per customer entrance shall be permitted regardless of the number of tenants on the premises.
 - 2. The sign is permitted only during operating business hours and must be stored inside when the establishment is not open to the general public.
 - 3. Each sign shall not exceed an overall height of 42 inches and an overall width of 24 inches.
 - 4. No sign shall be located in such a manner as to interfere with vehicular or pedestrian traffic flow or visibility.
 - 5. All signs must be constructed or weather-proof, durable material and kept in good repair.
- ~~g. Vehicle signs. Vehicle signs shall comply with the following:~~
- ~~1. Vehicle signs are prohibited, except for the owner of a motor vehicle who places a "for sale" or "for trade" sign on or within the vehicle provided:

 - ~~1) The vehicle is located only on the vehicle owner's residential property; and~~
 - ~~2) The owner of the vehicle displays a clearly visible sign on the vehicle indicating the owner's name and address; and~~
 - ~~3) Not more than one vehicle is displayed on the residential property.~~~~
 - ~~2. A displayed message containing a phone number in or on a parked motor vehicle that is or was visible constitutes a presumption that it is or was for the purpose of offering the vehicle for sale or trade.~~
 - ~~3. Proof that the vehicle described in the complaint was parked in violation of this section, together with proof that the defendant named in the complaint was at the time of the cited parking the registered owner of the vehicle constitutes a presumption that the registered owner is responsible for the violation.~~

Sec. 26-8. - Nonconforming signs.

Nonconforming signs are those signs that do not comply with the size, placement, construction or other standards or regulations of this chapter, but were lawfully established prior to its adoption. Signs for which the board of appeals has granted a variance are exempt and shall not be defined as nonconforming. It is the intent of this article to encourage eventual elimination of nonconforming signs in a timely manner. This objective is considered as much a subject of public health, safety and welfare as the prohibition of new signs in violation of this article. Therefore, the purpose of this article is to remove illegal nonconforming signs while avoiding any unreasonable invasion of established private property rights. A nonconforming sign may be continued and shall be maintained in good condition as described elsewhere in this article, however, the following alterations are regulated:

- a. A nonconforming sign shall not be structurally altered or repaired so as to prolong its useful life or so as to change its shape, size, type or design unless such change shall make the sign conforming.
- b. A nonconforming sign shall not be replaced by another nonconforming sign.
- c. A nonconforming sign shall not be reestablished after abandonment as defined in section **26-8.c.**, dangerous, unsafe, abandoned, and illegally erected signs.
- d. A nonconforming sign must not be reestablished after damage or destruction if the estimated expense of reconstruction exceeds 50 percent of the appraised replacement cost as determined by the building official/zoning administrator or if 50 percent or more of the face of the sign is damaged or destroyed.

(Ord. No. 689, 2-9-15)

Sec. 26-9. - Dangerous, unsafe, abandoned, and illegally erected signs.

- a. Dangerous signs. Any sign constituting an immediate hazard to health or safety shall be deemed a nuisance and may be immediately removed by the city and the cost thereof charged against the owner of the property on which it was installed.
- b. Unsafe signs. Any sign that becomes insecure, in danger of falling, or otherwise unsafe but not considered an immediate danger by the building official/zoning administrator to the health or safety of the public shall be removed or repaired according to the process outline in paragraph e. below.
- c. Abandoned signs. Any sign that advertises a business that has been discontinued for at least 90 days or that advertises a product or service that is no longer offered shall be deemed abandoned. Permanent signs applicable to a business temporarily suspended by a change in ownership or management shall not be deemed abandoned unless the structure remains vacant for at least six months. An abandoned sign shall be removed by the owner or lessee of the premises. If the owner or lessee fails to remove the sign, the building official/zoning administrator shall initiate the process noted in paragraph e. below.
- d. Illegally erected signs: The building official/zoning administrator shall order the removal of any sign erected illegally in violation of this article, according to the process outlined in paragraph e. below.
- e. Process for enforcing violations of section 26-7, dangerous, unsafe, abandoned, and illegally erected signs. For violations of section 26-7 b. through d., the building official/zoning administrator shall notify the owner of the property on which the sign is located. Verbal notices or those sent by first class mail shall be sufficient notice. Where a sign erected in violation of this article is considered dangerous or unsafe, the notice shall inform the owner to remove said sign(s) immediately and property owners of other illegal signs on private property shall be granted a reasonable period of time within which to remove the sign, as determined by the building official/zoning administrator. Should the property owner fail to remove the sign(s) within the time specified, or if a sign is erected within any right-of-way or public property, the building official/zoning administrator, or their designee, shall have the authority to remove the sign, and the property owner shall be liable for the cost thereof.

(Ord. No. 689, 2-9-15)

Sec. 26-10. - Changes to permitted signs.

No physical, structural or electrical changes can be made to existing permitted signs without first obtaining a new sign permit. Individual sign panels can be replaced on existing box signs but a permit must still be obtained.

(Ord. No. 689, 2-9-15)

Sec. 26-11. - Administration and appeals of sign ordinance standards.

- a. Generally. The regulations of this article shall be administered and enforced by building official/zoning administrator.
- b. Violations. It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, use or maintain any sign in the city, or cause or permit the same to be done, contrary to or in violation of any of the standards and regulations of this article. Any such violation, including the failure to remove a sign when directed under the authority of this article, shall constitute a misdemeanor punishable in accordance with section 1-8 of the Owosso Code of Ordinances.
- c. ~~Permits, applications, fees, requirement for contractor's license and liability insurance. Application for a sign permit and details of requirements are contained in the City Code of Ordinances, chapter 27 (Ordinance No. 433) and are available from the building official/zoning administrator.~~

(Ord. No. 689, 2-9-15)

CITY OF OWOSSO
ARTICLE II. - RECREATIONAL VEHICLES

Sec. 17-16. - Defined.

For the purpose of this article, "recreational vehicle" means a vehicle primarily designed and used as temporary living quarters for recreational, camping, or travel purposes, including a vehicle having its own motor power or a vehicle mounted on or drawn by another vehicle.

(Code 1977, § 5.181)

Cross reference— Definitions and rules of construction generally, § 1-2.

State Law reference— Similar definitions, MCL 125.1102(k), MSA 19.855(2)(k).

Sec. 17-18. - Overnight parking in public places.

No person shall park overnight or permit the parking overnight of any recreational vehicle upon any public highway, street, alley, park or other public place within the city.

(Code 1977, § 5.181(1))

Cross reference— Parking, stopping and standing generally, § 33-36 et seq.

Sec. 17-19. - Emergency parking.

Emergency or temporary parking or stopping is permitted on any street, alley or highway for not longer than one (1) hour subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations for that street, alley or highway.

(Code 1977, § 5.181(4))

Cross reference— Parking, stopping and standing generally, § 33-36 et seq.

Sec. 17-20. - Parking for occupancy on private property restricted.

No person shall park or permit the parking of a recreational vehicle for occupancy on any private property within the city except in an authorized mobile home park or campground licensed by the state.

(Code 1977, § 5.181(2))

Sec. 17-21. - Permissible parking.

No person shall park or permit the parking of any unoccupied recreational vehicle outside of a duly licensed mobile home park or campground; except the parking of unoccupied recreational vehicles in any accessory private garage building, or in any rear yard, is permitted provided no living quarters shall be maintained or any business practiced in recreational vehicles. Provided, however, that nothing herein contained shall be construed to hinder or prevent any person from engaging in the business of handling recreational vehicles for sale or resale or for storage, subject to such regulations as may be prescribed by this Code relative to zoning or regulation of such business.

(Code 1977, § 5.181(3))

Sec. 17-22. - Permit for limited use.

Owners of recreational vehicles and members of their family may use and occupy not to exceed one (1) recreational vehicle on premises whereon there is located a dwelling occupied by such family for a period of not exceeding thirty (30) days. Provided, however, that a permit for said use shall be obtained from the building inspector within twenty-four (24) hours after the recreational vehicle is first located on the premises.

(Code 1977, § 5.181(5))

CITY OF OWOSSO

Sec. 38-379. - Accessory buildings.

Accessory buildings, except as otherwise permitted in this chapter, 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 chapter applicable to main building.
- (2) Accessory buildings shall not be located in any required yard, except a rear yard.
- (3) An accessory building shall not occupy more than twenty-five (25) percent of a required rear yard, plus forty (40) percent of any nonrequired rear yard, provided that in no instance shall the accessory building(s) exceed the ground floor area of the main building.
- (4) No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than three (3) feet to any side or rear lot line.

In those instances where the rear lot line is coterminous with an alley right-of-way the accessory building shall not be closer than one (1) foot to such rear lot line. In no instance shall an accessory building be located within a dedicated easement right-of-way.

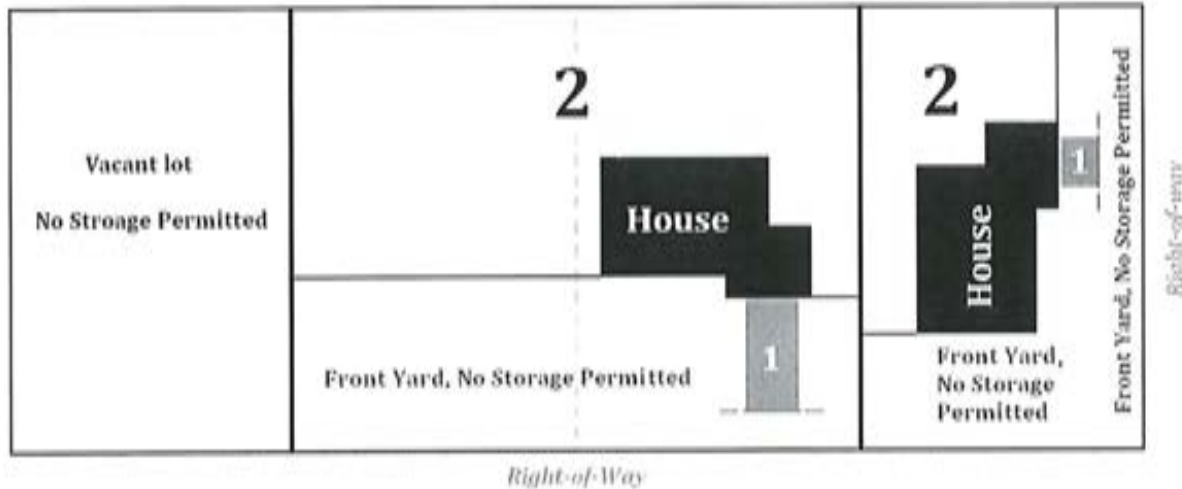
- (5) No detached accessory building in R-1, R-2, RT-1, RM-1, RM-2, OS-1, B-1 and P-1 districts shall exceed one (1) story or fourteen (14) feet in height.

Accessory buildings in all other districts may be constructed to equal the permitted maximum height of structures in said districts, subject to board of appeals review and approval if the building exceeds one (1) story or fourteen (14) feet in height.

- (6) When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, the building shall not project beyond the front yard setback required on the lot in rear of such corner lot. In no instance shall an accessory building be located nearer than nineteen (19) feet to a street right-of-way line.
- (7) On residential lots of less than seventeen thousand five hundred (17,500) square feet, only two (2) accessory buildings shall be permitted. On residential lots seventeen thousand five hundred (17,500) square feet or greater, only three (3) accessory buildings shall be permitted. These limits shall not apply to wind energy systems, satellite dishes, or dog pens.
- (8) All recreational vehicles, boats, snowmobiles, jet skis and comparable devices along with the trailers for these items stored on individual lots shall respect the requirements of this section applicable to accessory buildings, except that side yard storage is permitted against the wall of a principal structure when these items are beneath a legal conforming carport structure or are setback at least three (3) feet from the property line and eleven (11) feet from a principal building of an adjoining parcel. Storage in a driveway is permitted when the stored item can be placed entirely behind the front wall of the principal structure.

Village of Lake Isabella

BOAT & TRAILER STORAGE REGULATION SUMMARY



- 1: One (1) camper, trailer, watercraft, or other trailer may be seasonably parked in the driveway of an existing primary structure if such parking occurs on a portion of the driveway constructed of asphalt, concrete, or cement which is located behind the required front yard setback (35 feet from the property line). All such recreational vehicles must be locked so as to prevent access by children and to prevent any use except as permitted.
- 2: The storage or overnight parking of not more than two (2) licensed and/or operational recreational vehicles or boats including all trailers is permitted in residential districts, if stored in the rear (non-street) yard or side yard of parcel with a primary structure; For multiple parcels under common ownership, the lots or parcels must be directly adjacent and abutting to each other. When lots or parcels are separated by a public right-of-way, they shall not be deemed to be adjacent or abutting for the purposes of this sub-section.

- The storage, keeping, or parking of one or more inoperable, unlicensed and/or unregistered recreation vehicles, including but not limited to boats, trailers, motorcycles, snowmobiles, lawnmowers, golf carts, off-road-vehicles (ORV), all-terrain vehicles (ATV) and farm equipment in any district is expressly prohibited unless contained within a completely enclosed lawful structure.

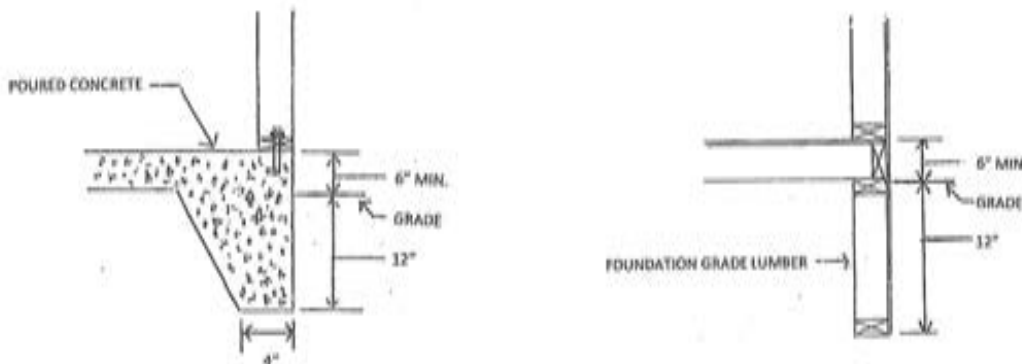


4.49 STORAGE AND PARKING OF COMMERCIAL VEHICLES AND RECREATIONAL EQUIPMENT

Outside storage of motor homes, travel trailers, folding-type trailers, pickup campers, snowmobiles on trailers, boats, and similar recreational equipment on all lots zoned or used for residential purposes shall be subject to the following:

1. Outside storage accessory to a principal building and use. Recreational equipment as defined in Section 2.2 may be stored, parked or placed on a lot zoned or used for residential purposes and occupied by a principal residential building and use, or on a lot contiguous to an occupied lot under the same ownership, subject to the following:
 - A. A maximum of three but not more than one of each unit type may be stored or parked outside, provided that the ownership of such units shall be in the name of a member of the immediate family of the lot's owner, tenant or lessee.
 - B. Such outside storage shall be located in a rear yard, and shall be parked on a paved or gravel surface with a maximum width of 12 feet and screened from adjacent lots by a six foot fence that complies with or landscaping of the same height along a side and rear lot line.
 - C. Such units shall not be closer than ten feet to any structure and five feet to any lot boundary, unless otherwise provided by this Section.
 - D. The combined area covered by the dwelling, accessory structures, and the area covered by the outside storage of such units shall not exceed 40% of the net lot area.
 - E. Recreational equipment may be stored, parked or placed within any front yard or within a public right-of-way where on-street parking is permitted for a period not exceeding 48 hours for loading and unloading or normal maintenance and cleaning.
 - F. In the case of through lots, parking shall be permitted in the effective rear yard, as determined by the Zoning Administrator, provided the parked vehicle meets the front and side yard principal building setback requirements for the zoning district and [subsection 1.B of this Section](#)
 - G. In the case of through lots on a corner (i.e. lots with frontage along three streets), parking shall be allowed only in the side yard. The Zoning Administrator may permit parking in the effective rear yard, upon determination that such parking would be allowed in the adjacent lot.
2. None of such units or any recreational equipment parked or stored outside shall be connected to electricity, water, gas or sanitary facilities for living, lodging or housekeeping purposes and none of the same shall be used for living, lodging or housekeeping purposes, except for not more than seven days within any 60 day period, or as otherwise authorized under the City's Code of Ordinances.
3. All recreational equipment and vehicles shall be maintained in good condition, shall be operable and shall have a current license or registration.
4. The parking and/or storage of buses and converted buses in excess of 18 feet in length and boats in excess of 30 feet in length shall be prohibited. A suitable covering shall be placed over all boats whenever stored outside.
5. No recreational equipment may be parked or stored on a vacant residentially zoned lot, except as otherwise authorized under [subsection 1.A of this Section](#).
6. Detachable camper tops shall not be stored in any residential district except in accordance with this Section. Camper tops not installed on a licensed and operable vehicle shall be placed on the ground and stabilized.
7. A recreational equipment officially designated for barrier-free use in accordance with state law, and used as the regular means of transportation by or for a handicapped person may be parked within any required setback area.
8. Commercial vehicles of over one ton shall not be parked or stored at any time on a lot zoned or used for residential purposes. Open storage or outdoor parking of semi-tractor (WB-50 or larger) trucks or semi-trailers, bulldozers, earth carriers, cranes or similar equipment or machinery shall be prohibited, except while in use for approved construction on the lot.

RAT WALL: A low perimeter foundation wall that is both below and above grade, intended to prevent rodents and burrowing animals from accessing the sub-floor area.



REAL PROPERTY: Includes the surface, whatever is attached to the surface (such as buildings or trees), whatever is beneath the surface (such as minerals), and the area above the surface, i.e., the sky.

RECEPTION ANTENNA: An apparatus installed out-of-doors which is capable of receiving communications for radio and/or television purposes, including satellite reception antennas, but excluding such facilities that have been pre-empted from City regulation by applicable state or federal laws or regulations.

RECOGNIZABLE AND SUBSTANTIAL BENEFIT: A clear benefit, both to the ultimate users of the property in question and to the community, which would reasonably be expected to accrue, taking into consideration the reasonably foreseeable detriments of the proposed development and uses. Such benefits may include: long-term protection or preservation of natural resources and natural features, historical features, or architectural features; or elimination of or reduction in the degree of nonconformity in a nonconforming use or structure.

RECREATION LAND: Any public or privately owned lot or land that is utilized for recreation activities such as, but not limited to, camping, swimming, picnicking, hiking, nature trails, boating, and fishing.

RECREATIONAL VEHICLE: "Recreational Vehicles" shall include the following:

- a. **Travel Trailer:** A portable vehicle on a chassis, which is designed to be used as a temporary dwelling during travel, recreational, and vacation uses, and which may be identified as a "travel trailer" by the manufacturer. Travel trailers generally contain sanitary, water, and electrical facilities.
- b. **Pickup Camper:** A structure designed to be mounted on a pickup or truck chassis with sufficient equipment to render it suitable for use as a temporary dwelling during the process of travel, recreational, and vacation uses.
- c. **Motor Home:** A recreational vehicle intended for temporary human habitation, sleeping, and/or eating, mounted upon a chassis with wheels and capable of being moved from place to place under its own power. Motor homes generally contain sanitary, water, and electrical facilities.
- d. **Folding Tent Trailer:** A folding structure, mounted on wheels and designed for travel and vacation use.
- e. **Boats and Boat Trailers:** "Boats" and "boat trailers" shall include boats, floats, rafts, canoes, jet skis plus the normal equipment to transport them on the highway.

- f. **Other Recreational Equipment:** Other recreational equipment includes snowmobiles, all terrain or special terrain vehicles, utility trailers, and storage trailers plus the normal equipment to transport them on the highway.

RECREATIONAL VEHICLE PARK: A facility designed for either overnight or long-term use by travelers using travel-trailers, pick-up campers, or other recreational vehicles. Such parks typically provide electrical hook-ups, restrooms and showers, and recreational facilities.

RECREATION FACILITIES, INDOOR: An establishment which provides indoor exercise facilities and indoor court sports facilities, and which may include spectator seating in conjunction with the sports facilities. For the purposes of this Ordinance, a bowling establishment shall be considered a type of indoor recreation center.

RECREATIONAL FACILITIES, OUTDOOR: Playgrounds, parks, picnic areas, golf courses, ball fields, camps, swimming pools, nature preserves, or any other type of community space or equipment that is designed to provide the user with the opportunity to relax, engage in athletic activity, or engage in other leisure pursuits.

RECYCLING CENTER: A facility at which recyclable materials, as defined in Michigan Public Act 451 of 1994, as amended, are separated and processed prior to shipment to others who will use the materials to manufacture new products.

RECYCLING COLLECTION STATION: A facility for the collection and temporary storage of recoverable resources, prior to shipment to a recycling center for processing.

REGULATED WETLAND: See WETLAND, REGULATED.

REHABILITATION: The upgrading of an existing building or structure or part thereof which is in a dilapidated or substandard condition.

RESIDENTIAL CARE FACILITIES:

- a. **Child Care Organization:** A facility for the care of children under 18 years of age, as licensed and regulated by the State under Michigan Public Act 116 of 1973, and the associated rules promulgated by the State Department of Social Services. Such organizations shall be further defined as follows:

1. **Child care center or day care center** means a facility, other than a private residence, receiving more than six (6) pre-school or school age children for group care for periods of less than twenty-four (24) hours a day, and where the parents or guardians are not immediately available to the child. It includes a facility which 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 child care center, day care center, day nursery, nursery school, parent cooperative, preschool play group, or drop-in center. "Child care center" or "day care center" does not include a Sunday school conducted by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services.

2. **Foster family home** is a private home in which one 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.

9. Screening and Landscaping

All off-street parking areas, except those serving single and two-family residences, shall be screened and landscaped in accordance with the provisions set forth in Article 6.00.

10. Parking Lot Restriping

All striping shall be clearly visible. Any time a parking lot is restriped, the spaces shall be delineated by double striping in accordance with item 3 of this sub-section.

E. Commercial Vehicle Parking in Residential Districts

One (1) commercial vehicle, truck and/or trailer with a rated capacity of one (1) ton or less may be parked on a single lot located in a residential zoning district for a period not to exceed forty-eight (48) consecutive hours. No commercial vehicle, truck and/or trailer with a rated capacity greater than one (1) ton shall be parked or stored on a residentially zoned property.

F. Recreational Vehicle Storage in Residential Districts

1. Parking and storage of recreational vehicles and recreational equipment, as defined in Section 2.02, shall be permitted on an improved surface between a street and the dwelling, and between the side lot lines and the dwelling. Parking and storage of recreational vehicles and recreational equipment is permitted on an unimproved surface when parking and storage is located behind the dwelling.
2. For all residential uses other than one and two-family dwellings, the storage of recreational vehicles and recreational equipment is prohibited in required front and side street yard and is only allowed on an improved surface, in accord with the requirements of this Section 5.01.F, not less than ten (10) feet from any interior property line.
3. At no time, except in conformance with Section (4) below, shall any stored, parked or placed recreational vehicles and/or recreational equipment be occupied or used for living purposes. At no time shall any such recreational vehicle and/or equipment have fixed living purposes. At no time shall any such recreational vehicles and/or equipment, other than those with a valid permit and occupied in conformance with Section (4) below, have fixed connections.
4. A property owner / occupant may apply for a permit to occupy a recreational vehicle on a residential lot, in conjunction with an occupied permanent residence. Application for a recreational vehicle permit will be made at a Building Department and shall be issued to the occupant of the residence. Permits will be granted based on the following criteria:
 - a. Occupants of the recreational vehicle shall have free access to and unlimited use of the sanitary facilities of the dwelling on such premises.
 - b. No recreational vehicle shall be occupied for sleeping purposes by a greater number of persons than such vehicle is designed and arranged to accommodate.
 - c. No person shall spill or drain any waste water or liquid of any kind from any recreational vehicle upon the ground, or upon any unpaved area.
 - d. Every recreational vehicle parking permit shall be displayed in or on the recreational vehicle for which it was issued on the side nearest to a public street in such manner as to be readily noticeable at all times.
 - e. The property owner or occupant shall not have a recreational vehicle occupied on their property for longer than six (6) weeks during any one twelve (12) month period.

Section 5.02 -- LOADING SPACE REQUIREMENTS

A. Scope of Loading Space Requirements