

**AGENDA**  
**MARQUETTE CITY PLANNING COMMISSION**  
**Tuesday, December 3, 2019 at 6:00 p.m.**  
**Commission Chambers, City Hall**

**MEETING CALLED TO ORDER**

- 1) ROLL CALL
- 2) APPROVE AGENDA
- 3) APPROVE MINUTES  
- Minutes of 11/19/19 (if available)
- 4) CONFLICT of INTEREST



1. PUBLIC HEARINGS
2. CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS
3. OLD BUSINESS
4. NEW BUSINESS
  - A. 07-STR-0-12-19 Lakeview Dr. Street Reconstruction Project**
  - B. 08-STR-0-12-19 Marquette Dr. Street Reconstruction Project**
  - C. 09-STR-0-12-19 Union St. Street Reconstruction Project**
5. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS
6. CORRESPONDENCE, REPORTS, MINUTES OF OTHER BOARDS/COMMITTEES
7. WORK SESSION ON REPORTS/PLANS/ORDINANCES
  - A. Land Development Code – Draft amendments**
8. COMMISSION AND STAFF COMMENTS
9. ADJOURNMENT

---

**Public Hearings:**

The order of presentation for a public hearing shall be as follows:

- a. City Staff/Consultants
- b. Applicant
- c. Correspondence
- d. Public Testimony
- e. Commission Discussion (Commissioners should state any ex-parte contact, if it occurred, prior to entering into discussion or voting on a case).

**Public Comment:**

A member of the audience speaking during the public comment portion of the agenda shall limit his/her remarks to 3 minutes. Time does not need to be reserved for an item of business listed on the agenda, or otherwise addressed under Item #2, as time is provided for public comment for each item of business.



**CITY OF MARQUETTE  
PLANNING AND ZONING  
300 W. BARAGA AVENUE  
MARQUETTE, MI 49855  
(906) 228-0425  
www.mqtcty.org**

## **MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Dave Stensaas, City Planner  
**DATE:** November 26, 2018  
**SUBJECT:** **07-STR-12-19 Lakeview Dr. - Street Reconstruction Project**

.....

Lakeview Dr. – between the intersections of Marquette Dr. and the cul-de-sac terminus - is planned for reconstruction in the spring-summer of 2020, with the exact timing of the project being subject to a variety of factors. In accordance with the process developed by the City's Planning and Engineering departments, the City Engineer is requesting a recommendation from the Planning Commission regarding the reconstruction.

Please see the following attachments:

1. Location map of this project and adjacent Marquette Dr. street reconstruction project
2. Detailed street map including water and sewer utilities
3. Fact sheet describing project background information
4. Illustrations of existing and proposed street cross-sections
5. Engineering perspective maps showing the alignment of the street and cul-de-sac
6. Notification letter sent to property owners adjacent to the project
7. Correspondence (if none has been received this will not apply)

**The Planning Commission is being asked to approve the proposed cross-section as the design for reconstruction of the street.**

### Master Plan Compatibility

Lakeview Dr. is classified as an "urban local street", under the national functional classification system, as documented (Fig. 6.4) in the Community Master Plan (CMP). The CMP design recommendations for local streets are for 12' driving lanes, 8' parking lanes, and 5'4" sidewalks. Please see the fact sheet and the existing and proposed cross-sections. The street structure and water main are past their useful service lives, and there is no curbing or a storm water system for control.

Lakeview Drive is 22' wide with no on-street parking and no sidewalks on either side of the street. The proposed street cross section is 28' wide in total, with the addition of rolled curb-and-gutter, and a stormwater capture system will be built. Details regarding the status and proposed actions regarding the street cross-section, water, sanitary, and storm water facilities in the right-of-way may be found in the attached fact sheet.

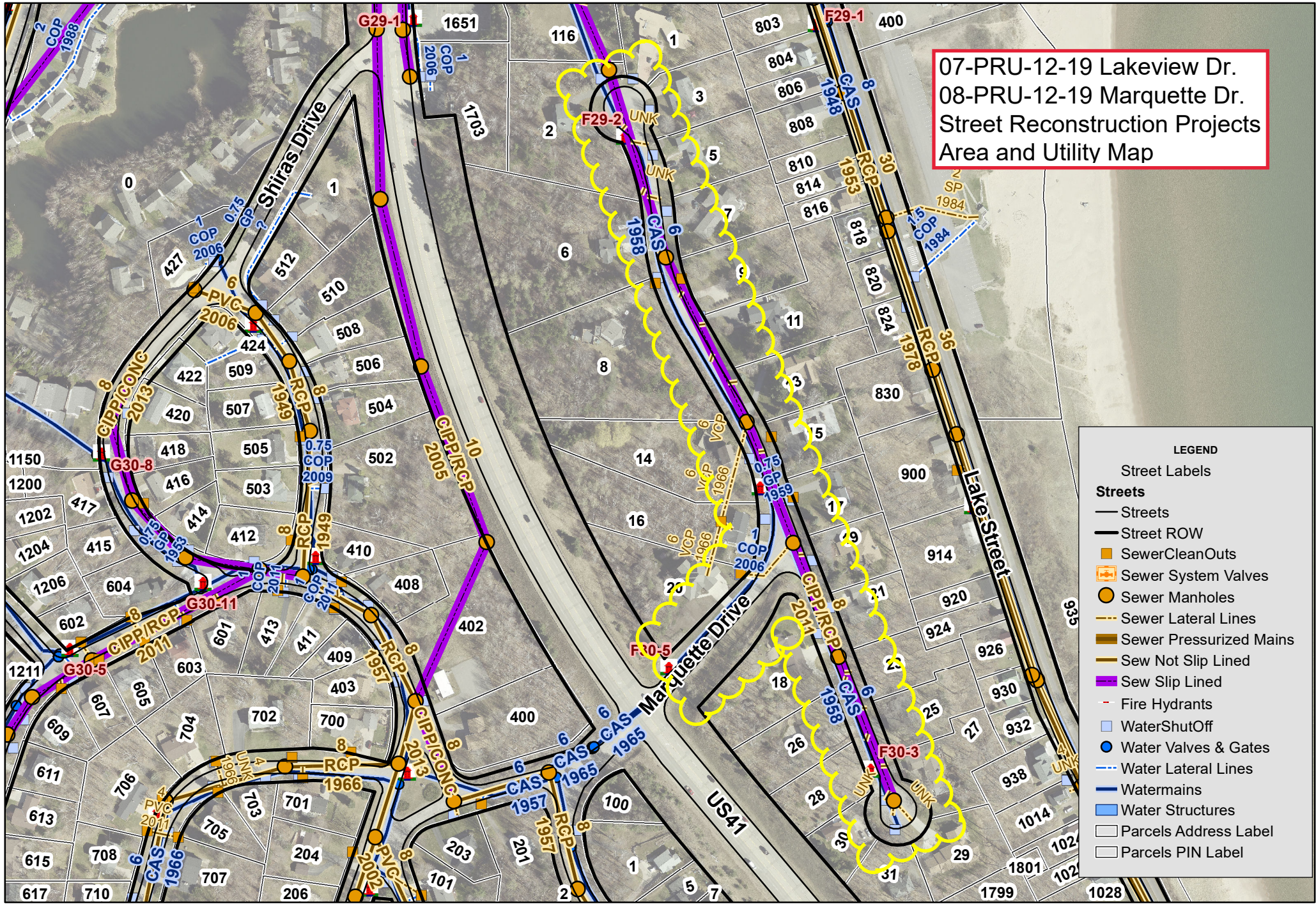
### **RECOMMENDED ACTION:**

The Planning Commission should review the information provided in this packet, receive public comment, and consider approving the proposed cross sections for Lakeview Drive. As always, it is highly recommended that any motion includes the following:

*After review of the proposed cross-sections and associated background information for 07-STR-12-19 - the Lakeview Dr. Street Reconstruction Project - the Planning Commission [finds/does not find] that the proposed project meets the intent of the Community Master Plan, and hereby [approves the street reconstruction design (as presented/with the following conditions)/does not approve the street reconstruction design].*



07-PRU-12-19 Lakeview Dr.  
 08-PRU-12-19 Marquette Dr.  
 Street Reconstruction Projects  
 Area and Utility Map



**LEGEND**

Street Labels

**Streets**

- Streets
- Street ROW
- Sewer Clean Outs
- Sewer System Valves
- Sewer Manholes
- Sewer Lateral Lines
- Sewer Pressurized Mains
- Sew Not Slip Lined
- Sew Slip Lined
- Fire Hydrants
- Water Shut Off
- Water Valves & Gates
- Water Lateral Lines
- Watermains
- Water Structures
- Parcels Address Label
- Parcels PIN Label

In regard to the map, the information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.





## FACT SHEET

### LAKEVIEW DRIVE UPGRADE MARQUETTE DRIVE TO SOUTH END

<b>Existing Right of Way</b>	66 feet wide
<b>Existing Street Width</b>	Approx. 22 feet. (edge of asphalt to edge of asphalt)
<b>Existing Curbing</b>	None
<b>Existing Sidewalk</b>	None
<b>Existing on Street Parking</b>	Parking on both sides
<b>Existing Water Main</b>	6" cast iron 1958
<b>Existing Sanitary Sewer</b>	8" RCP that was slip lined in 2011
<b>Existing Storm Sewer</b>	One cross culvert and inadequate drainage swales
<b>PASER Rating</b>	Currently rated a 2 (1 worst – 10 new)

**Primary Issues:** The street structure and water main are past their useful service lives. There is no curbing or a storm water system for control.

**Proposals:** Upgrade the existing street by removal of the HMA, aggregate base, and subbase and replace with current standard street materials. Proposed street will be 28 feet wide from back of curb to back of curb. Parking will be allowed on both sides. This cross section is consistent with what has been used throughout the Shiras Hills area on past projects. This street will function as a yield street per master plan requirements.

The south end is composed of a dead-end cul-de-sac that is undersized per standard transportation requirements. This will be upsized to meet such requirements and will aid the DPW in their snow removal activities.

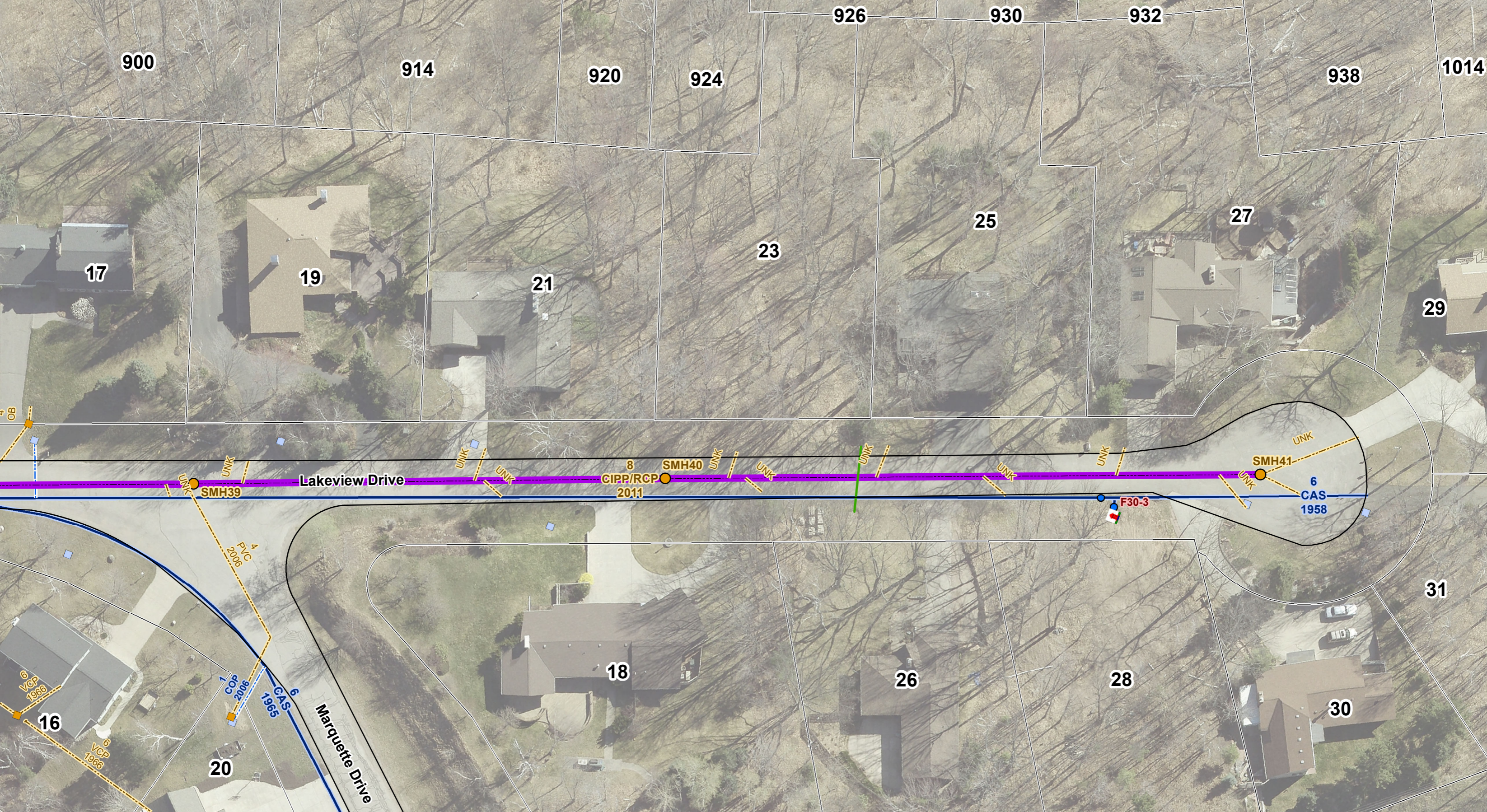
The water main is undersized cast iron main and will require replacement. All water services that are not composed of Type K copper will be replaced from the main to the right of way line.

The sanitary sewer main was slip lined in 2011. Manholes will be replaced as well as all orangeburg laterals.

Rolled concrete curb and gutter will placed.

A storm sewer system will be placed with reinforced concrete piping and adequate drainage structures to provide sufficient flow intercepts and control.





900

914

920

924

926

930

932

938

1014

17

19

21

23

25

27

29

Lakeview Drive

SMH39

8  
CIPP/RCP  
2011

SMH40

F30-3

SMH41

6  
CAS  
1958

1

COP  
2006

6  
CAS  
1965

Marquette Drive

16

6  
VCP  
1966

20

18

26

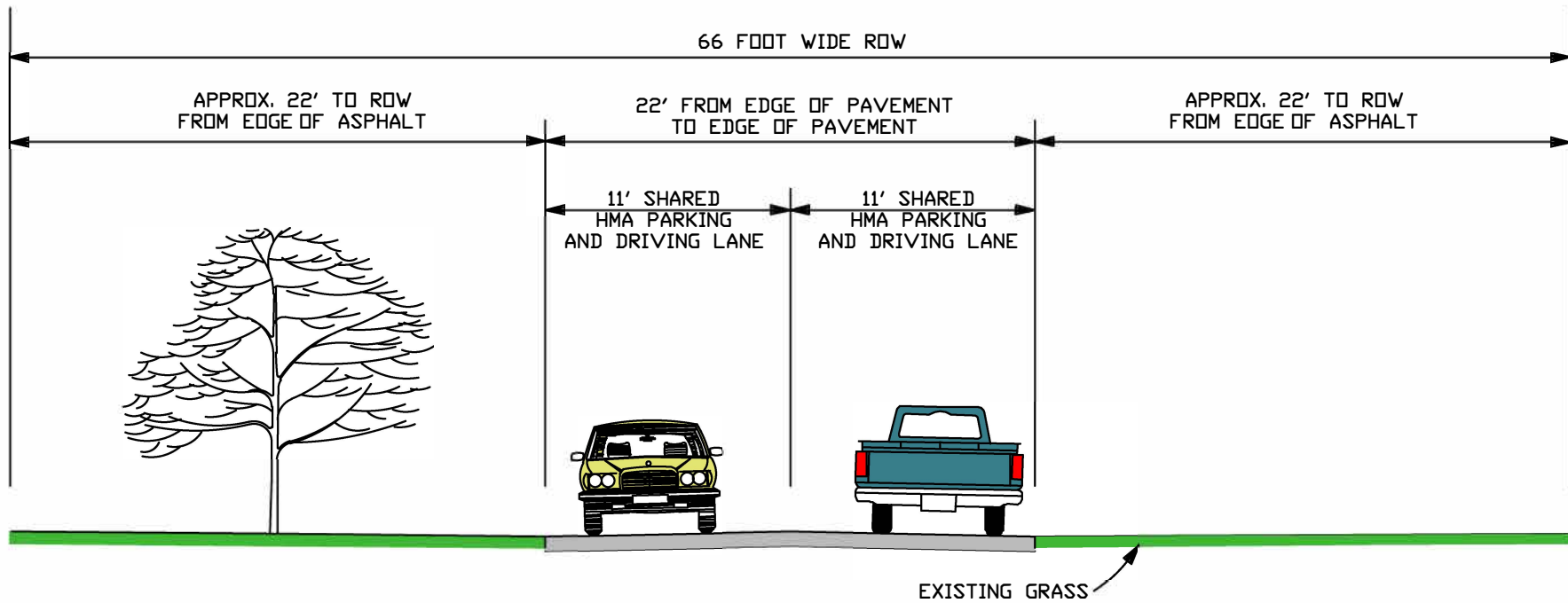
28

30

31

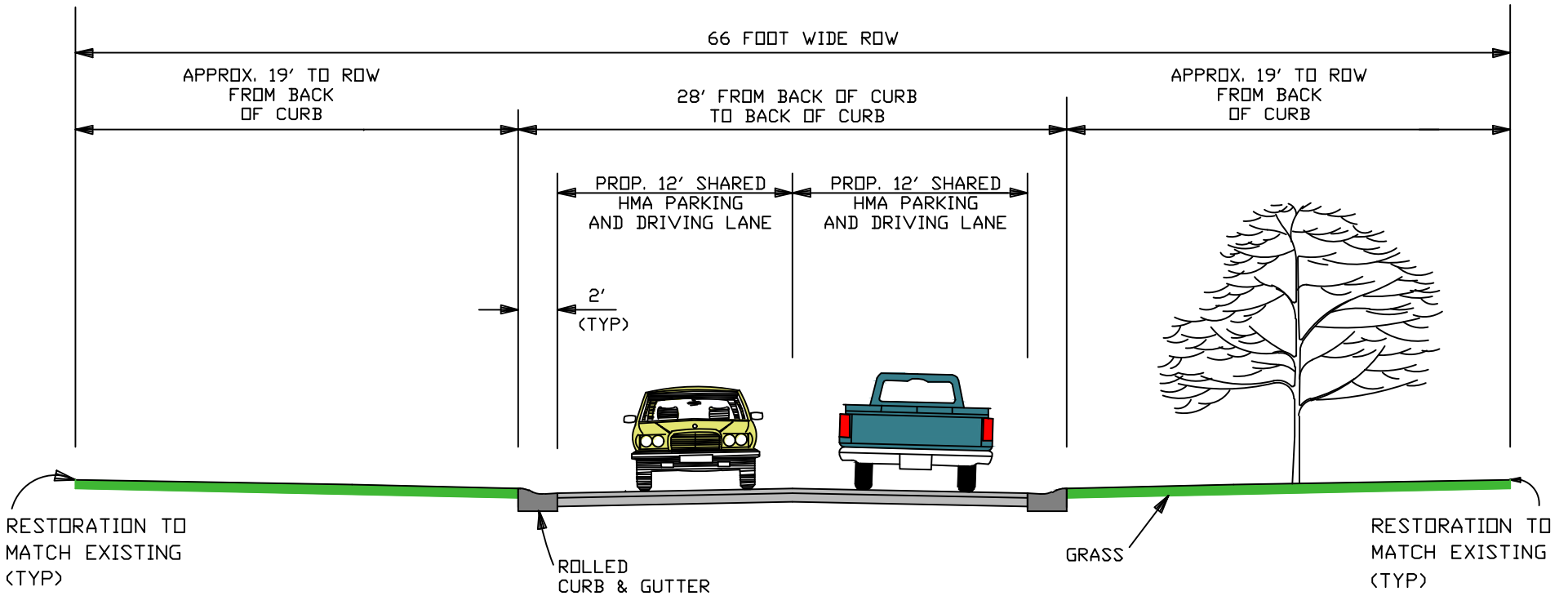


**TYPICAL EXISTING SECTION  
LAKEVIEW DRIVE  
MARQUETTE DRIVE TO SOUTH END**

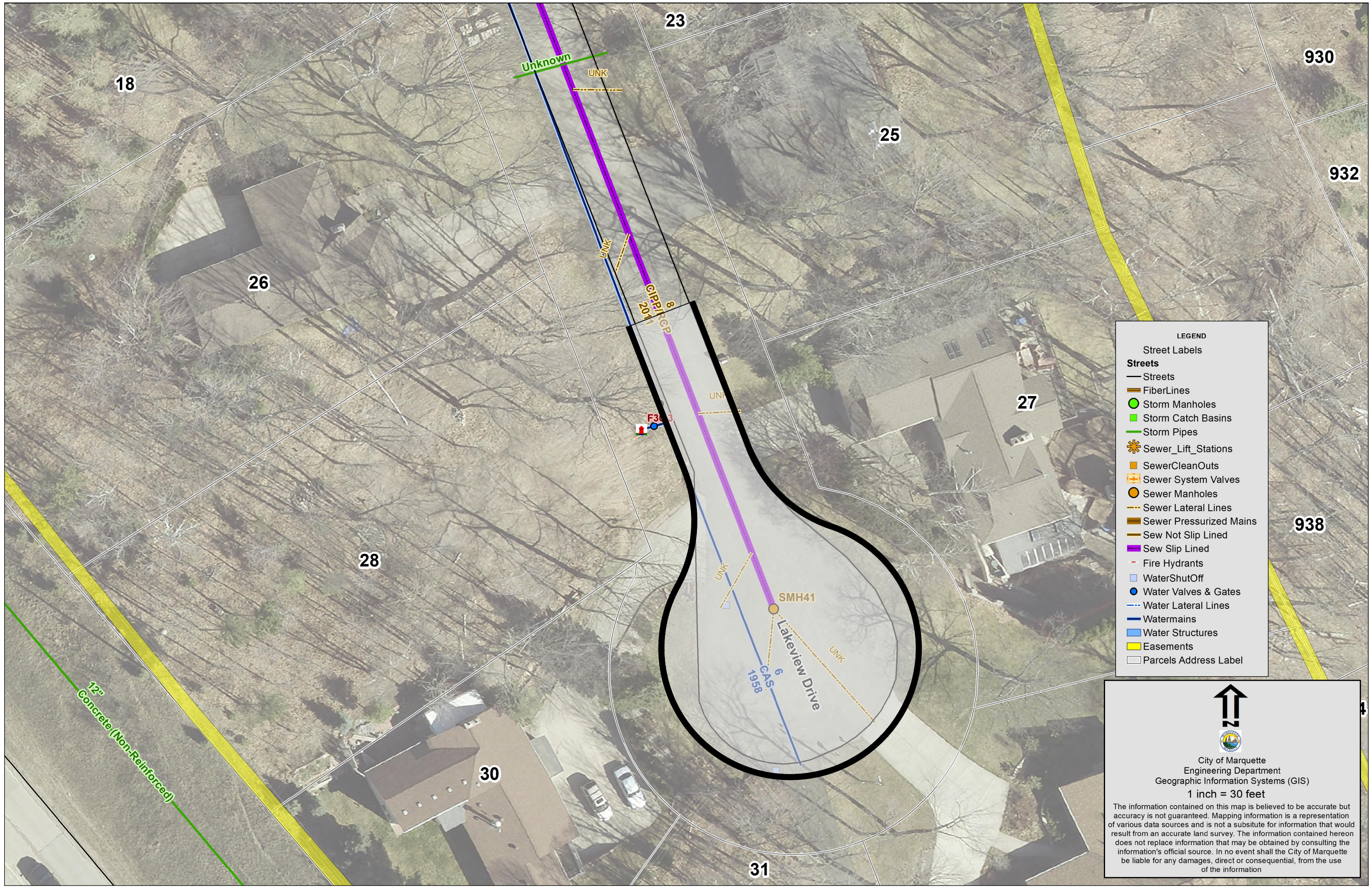




**TYPICAL PROPOSED SECTION  
LAKEVIEW DRIVE  
MARQUETT DRIVE TO SOUTH END**









**LEGEND**

Street Labels

**Streets**

- Streets
- FiberLines
- Storm Manholes
- Storm Catch Basins
- Storm Pipes
- ✱ Sewer\_Lift\_Station
- SewerCleanOuts
- Sewer System Valves
- Sewer Manholes
- Sewer Lateral Lines
- Sewer Pressurized Mains
- Sew Not Slip Lined
- Sew Slip Lined
- Fire Hydrants
- WaterShutOff
- Water Valves & Gates
- Water Lateral Lines
- Watermains
- Water Structures
- Easements
- Parcels Address Label

  
  
 City of Marquette  
 Engineering Department  
 Geographic Information Systems (GIS)  
 1 inch = 30 feet

The information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained hereon does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.



November 12, 2019



**PLANNING COMMISSION MEETING NOTIFICATION**  
**LAKEVIEW DRIVE AND MARQUETTE DR - STREET RECONSTRUCTION**  
**PROJECTS**

Dear Property Owner:

The City of Marquette Planning Commission will be discussing the Lakeview Drive and Marquette Drive Street Reconstruction Projects at their regular meeting on **December 3rd, 2019 beginning at 6:00 p.m. in the Commission Chambers of City Hall**. You are being notified because you own property adjacent to the projects. Please read this letter for complete information about the proposed project and how to learn more about it.

- **The Lakeview Drive project area is between the intersections of Marquette Drive and the South End of the drive.**
- **The Marquette Drive project area is between the intersections of Lakeview Drive to US 41**

The **Fact Sheet** included lists the existing conditions and the proposed scope of work/improvements for this project. The included schematic drawings show both the existing and proposed street cross-sections for these projects. **Questions regarding construction, design, or utilities may be directed to City Engineer Keith Whittington at 906-225-8979.** It is highly recommended that you call Mr. Whittington prior to the Planning Commission meeting if you have concerns or questions, because most questions can be answered over the phone.

You will receive a questionnaire from the City Engineer after project approval to state any specific concerns that you have concerning your property or access to your property.

As stated previously, the Planning Commission will conduct a review of the project on December 3, 2019. You may attend the meeting and speak to any concerns that you have with this proposed project. If you cannot attend the meeting and wish to provide correspondence to the Planning Commission, you may do so at any time prior to the actual meeting date by mailing it to:

City of Marquette Planning Department  
1100 Wright Street  
Marquette, MI 49855

You may also drop off correspondence at the Planning/Zoning office at the same address, or send it in an e-mail message to me at [dstensaas@marquettemi.gov](mailto:dstensaas@marquettemi.gov)

Please read through the fact sheet prior to calling or attending the Planning Commission meeting. Questions related to the Planning Commission meeting or agenda materials should be made to me at 906-225-8103.

Thank you,

David Stensaas  
City Planner



**CITY OF MARQUETTE  
PLANNING AND ZONING  
300 W. BARAGA AVENUE  
MARQUETTE, MI 49855  
(906) 228-0425  
www.mqtcty.org**

## **MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Dave Stensaas, City Planner  
**DATE:** November 26, 2018  
**SUBJECT:** **08-STR-12-19 Marquette Drive - Street Reconstruction Project**

.....

Marquette Drive – between the intersections of US 41/M-28 and the cul-de-sac terminus - is planned for reconstruction in the spring-summer of 2020, with the exact timing of the project being subject to a variety of factors. In accordance with the process developed by the City's Planning and Engineering departments, the City Engineer is requesting a recommendation from the Planning Commission regarding the reconstruction.

Please see the following attachments:

1. Location map of this project and adjacent Marquette Dr. street reconstruction project
2. Detailed street map including water and sewer utilities
3. Fact sheet describing project background information
4. Illustrations of existing and proposed street cross-sections
5. Engineering perspective maps showing the alignment of the street and cul-de-sac
6. Notification letter sent to property owners adjacent to the project
7. Correspondence (if none has been received this will not apply)

**The Planning Commission is being asked to approve the proposed cross-section as the design for reconstruction of the street.**

### Master Plan Compatibility

Marquette Dr. is classified as an "urban local street", under the national functional classification system, as documented (Fig. 6.4) in the Community Master Plan (CMP). The CMP design recommendations for local streets are for 12' driving lanes, 8' parking lanes, and 5'4" sidewalks. Please see the fact sheet and the existing and proposed cross-sections. The street structure and water main are past their useful service lives, and there is no curbing or a storm water system for control.

Marquette Drive is 22'-24' wide with no on-street parking and no sidewalks on either side of the street. The proposed street cross section is 28' wide in total, with the addition of rolled curb-and-gutter, and a stormwater capture system will be built. Details regarding the status and proposed actions regarding the street cross-section, water, sanitary, and storm water facilities in the right-of-way may be found in the attached fact sheet.

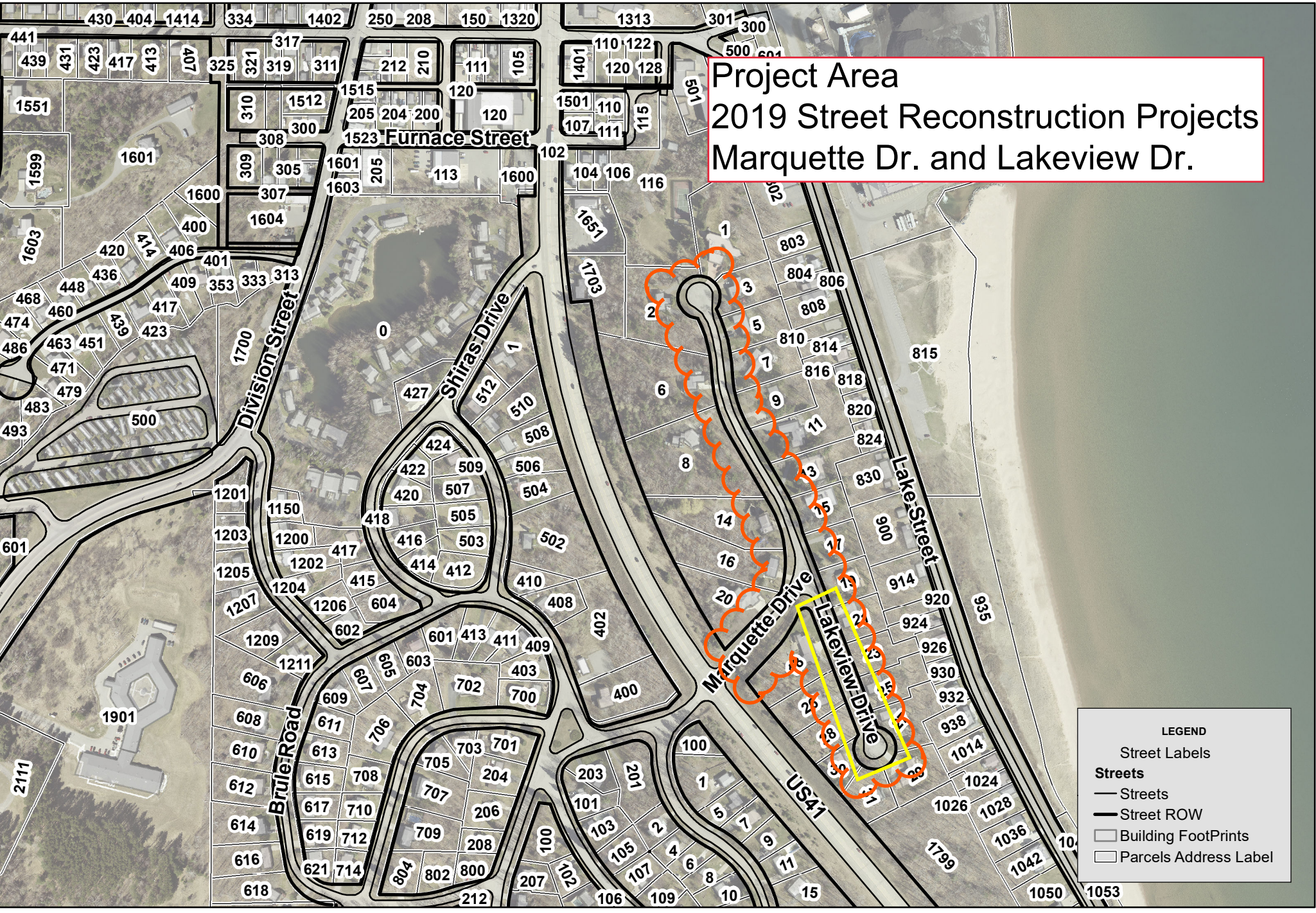
### **RECOMMENDED ACTION:**

The Planning Commission should review the information provided in this packet, receive public comment, and consider approving the proposed cross sections for Marquette Drive. As always, it is highly recommended that any motion includes the following:

*After review of the proposed cross-sections and associated background information for 08-STR-12-19 - the Marquette Dr. Street Reconstruction Project - the Planning Commission [finds/does not find] that the proposed project meets the intent of the Community Master Plan, and hereby [approves the street reconstruction design (as presented/with the following conditions)/does not approve the street reconstruction design].*



**Project Area**  
**2019 Street Reconstruction Projects**  
**Marquette Dr. and Lakeview Dr.**



**LEGEND**

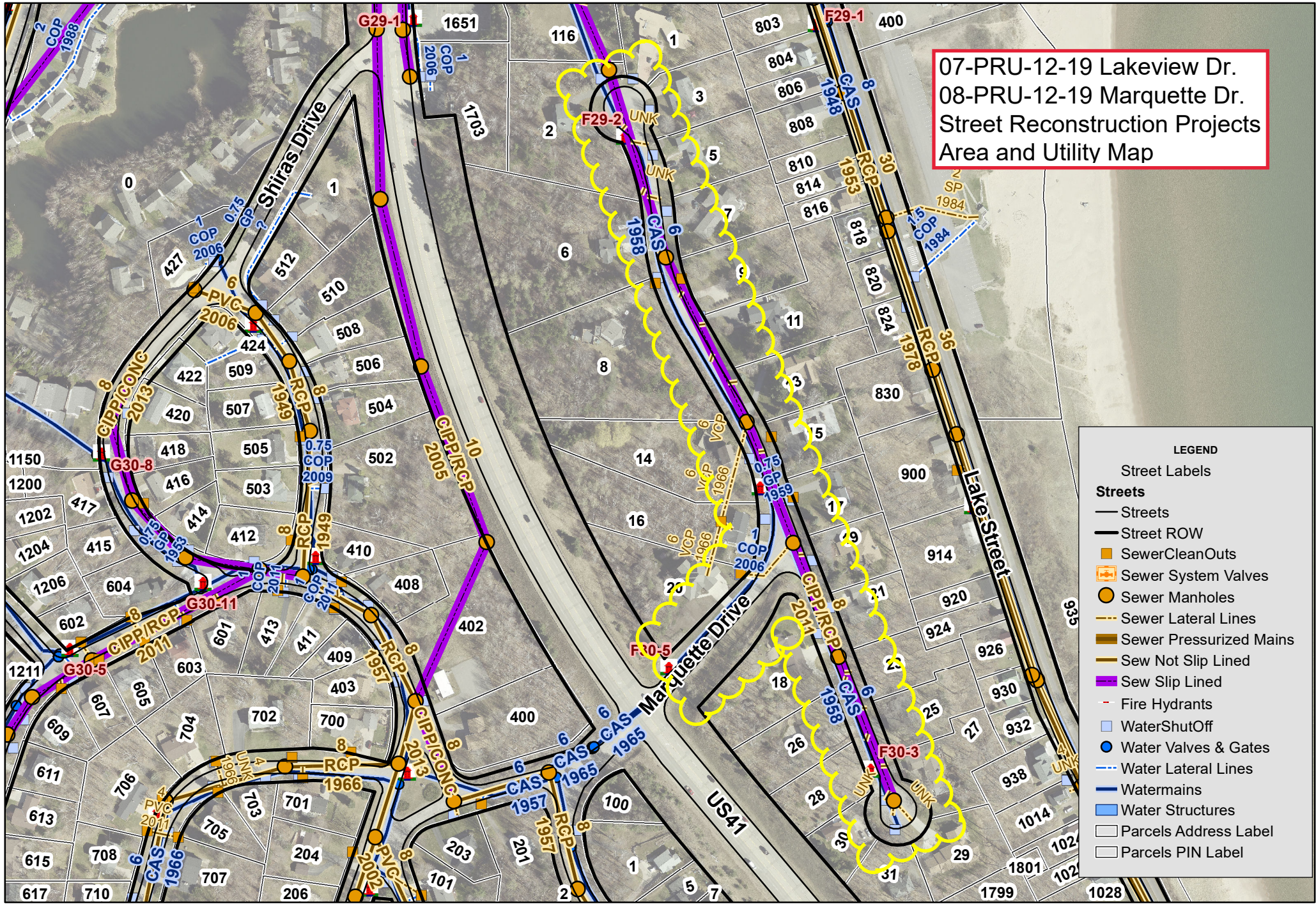
- Street Labels
- Streets**
- Streets
- Street ROW
- Building FootPrints
- Parcels Address Label

In regard to the map, the information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.





07-PRU-12-19 Lakeview Dr.  
 08-PRU-12-19 Marquette Dr.  
 Street Reconstruction Projects  
 Area and Utility Map



LEGEND	
Street Labels	
<b>Streets</b>	
—	Streets
—	Street ROW
■	Sewer Clean Outs
⊕	Sewer System Valves
○	Sewer Manholes
---	Sewer Lateral Lines
—	Sewer Pressurized Mains
—	Sew Not Slip Lined
—	Sew Slip Lined
•	Fire Hydrants
□	Water Shut Off
●	Water Valves & Gates
---	Water Lateral Lines
—	Watermains
□	Water Structures
□	Parcels Address Label
□	Parcels PIN Label

In regard to the map, the information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.





## FACT SHEET

### MARQUETTE DRIVE UPGRADE U.S. 41 TO LAKEVIEW DRIVE

<b>Existing Right of Way</b>	120 feet wide near U.S. 41 Approx. 86 feet near Lakeview Drive
<b>Existing Street Width</b>	Approx. 24 to 22 feet. (edge of asphalt to edge of asphalt)
<b>Existing Curbing</b>	None
<b>Existing Sidewalk</b>	None
<b>Existing on Street Parking</b>	Parking on both sides
<b>Existing Water Main</b>	6" cast iron 1965
<b>Existing Sanitary Sewer</b>	None
<b>Existing Storm Sewer</b>	Existing storm infrastructure at U.S. 41. A drainage swale exists along Marquette Drive
<b>PASER Rating</b>	Currently rated a 3 (1 worst – 10 new)

**Primary Issues:** The street structure and water main are past their useful service lives. There is no curbing or a storm water system for control.

**Proposals:** Upgrade the existing street by removal of the HMA, aggregate base, and subbase and replace with current standard street materials. Proposed street will be 28 feet wide from back of curb to back of curb. Parking will be allowed on both sides. This cross section is consistent with what has been used throughout the Shiras Hills area on past projects. This street will function as a yield street per master plan requirements.

The water main is undersized cast iron main and will require replacement. All water services that are not composed of Type K copper will be replaced from the main to the right of way line.

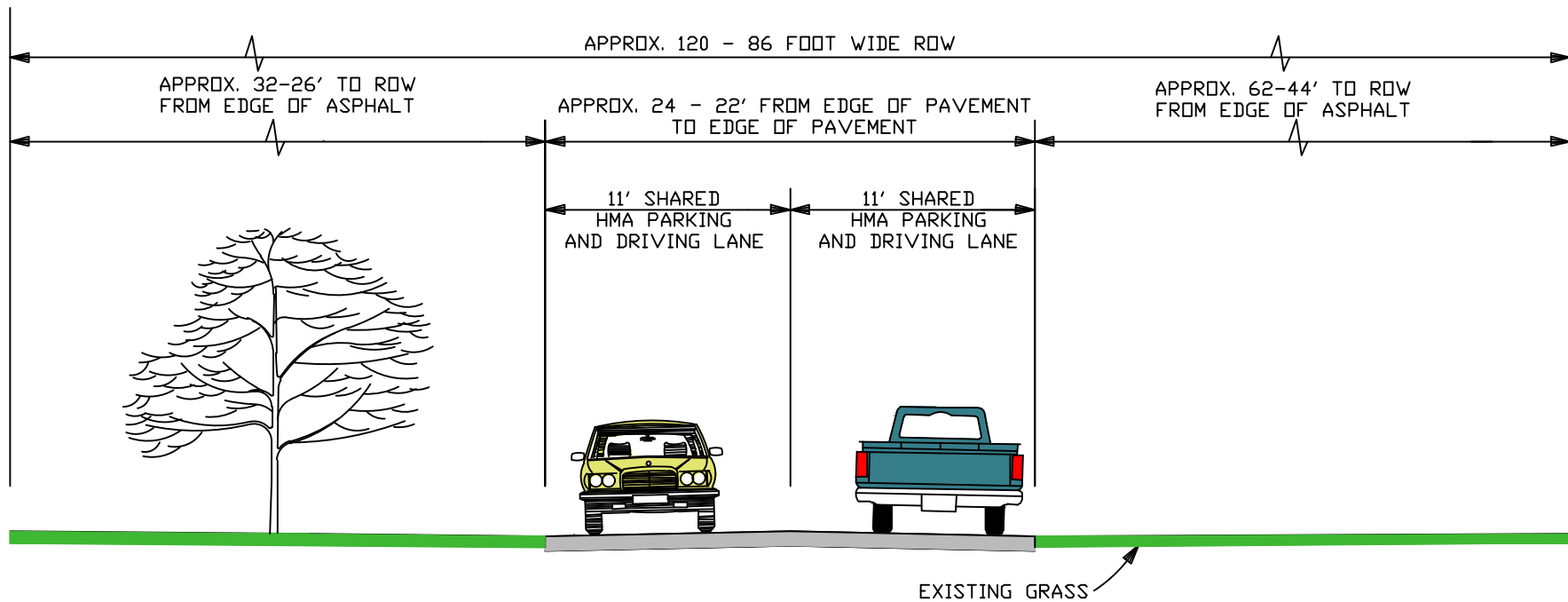
No sanitary sewer main exists along this section of Marquette Drive and no new main is required.

Rolled concrete curb and gutter will be placed.

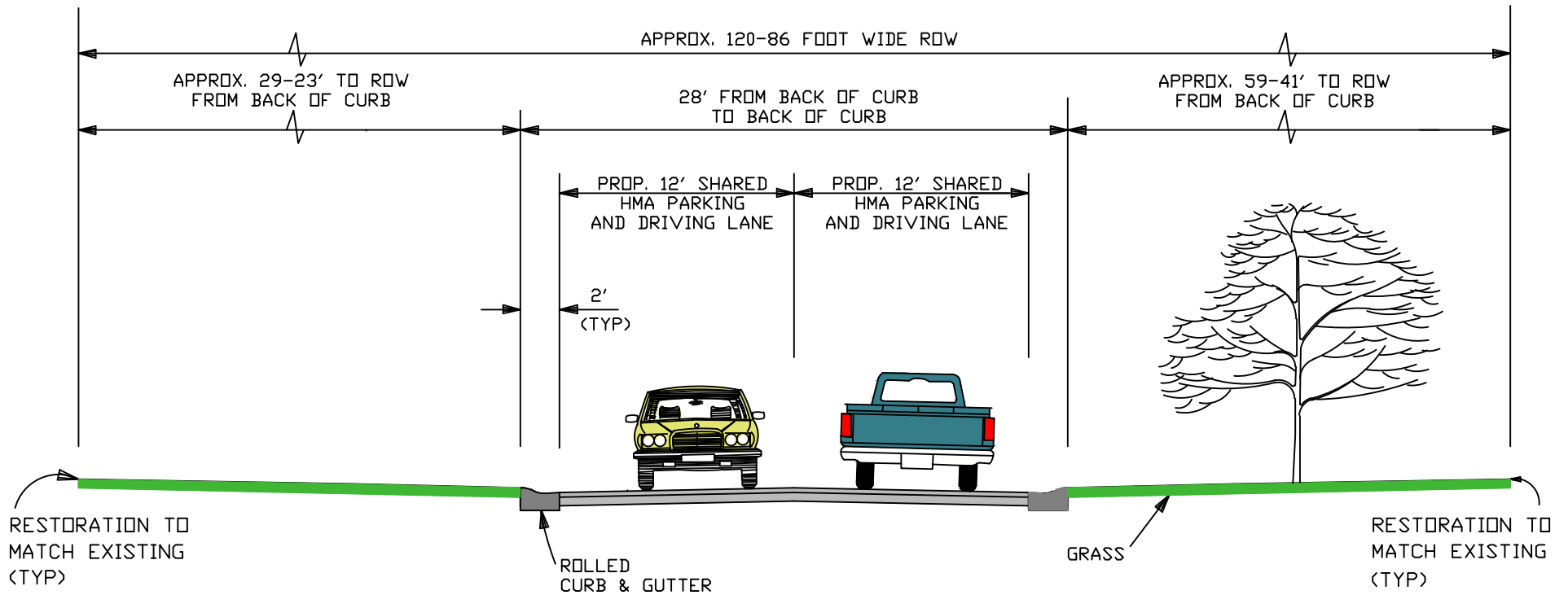
A storm sewer system will be placed with reinforced concrete piping and adequate drainage structures to provide sufficient flow intercepts and control.



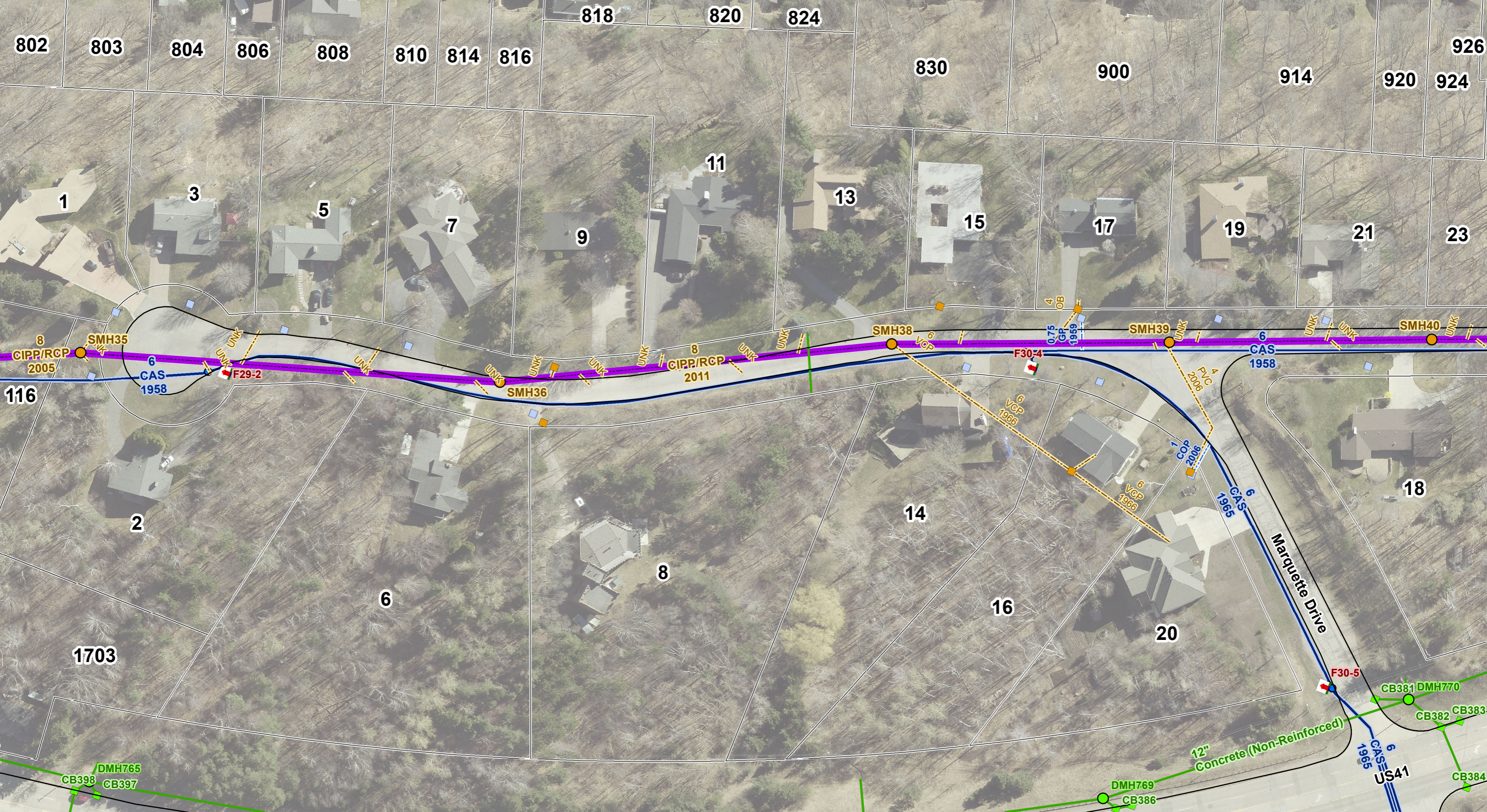
# TYPICAL EXISTING SECTION MARQUETTE DRIVE U.S. 41 TO LAKEVIEW DRIVE



**TYPICAL PROPOSED SECTION  
MARQUETTE DRIVE  
U.S. 41 TO LAKEVIEW DRIVE**









## FACT SHEET

### MARQUETTE DRIVE UPGRADE LAKEVIEW DRIVE TO NORTH END

<b>Existing Right of Way</b>	66 feet wide
<b>Existing Street Width</b>	Approx. 22 feet. (edge of asphalt to edge of asphalt)
<b>Existing Curbing</b>	None
<b>Existing Sidewalk</b>	None
<b>Existing on Street Parking</b>	Parking on both sides
<b>Existing Water Main</b>	6" cast iron 1958
<b>Existing Sanitary Sewer</b>	8" RCP that was slip lined in 2011
<b>Existing Storm Sewer</b>	One cross culvert and inadequate drainage swales
<b>PASER Rating</b>	Currently rated a 2 (1 worst – 10 new)

**Primary Issues:** The street structure and water main are past their useful service lives. There is no curbing or a storm water system for control.

**Proposals:** Upgrade the existing street by removal of the HMA, aggregate base, and subbase and replace with current standard street materials. Proposed street will be 28 feet wide from back of curb to back of curb. Parking will be allowed on both sides. This cross section is consistent with what has been used throughout the Shiras Hills area on past projects. This street will function as a yield street per master plan requirements.

The north end is composed of a dead-end cul-de-sac that is undersized per standard transportation requirements. This will be upsized to meet such requirements and will aid the DPW in their snow removal activities.

The water main is undersized cast iron main and will require replacement. All water services that are not composed of Type K copper will be replaced from the main to the right of way line.

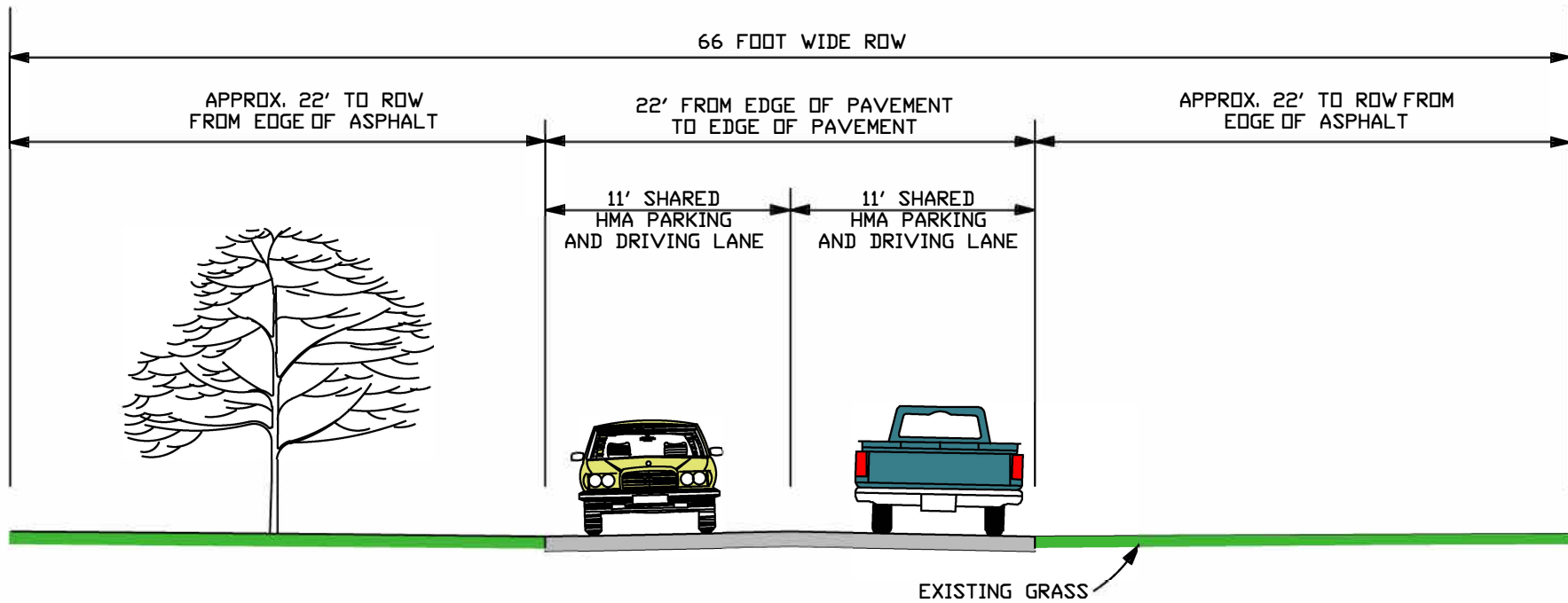
The sanitary sewer main was slip lined in 2011. Manholes will be replaced as well as all orangeburg laterals.

Rolled concrete curb and gutter will be placed.

A storm sewer system will be placed with reinforced concrete piping and adequate drainage structures to provide sufficient flow intercepts and control.

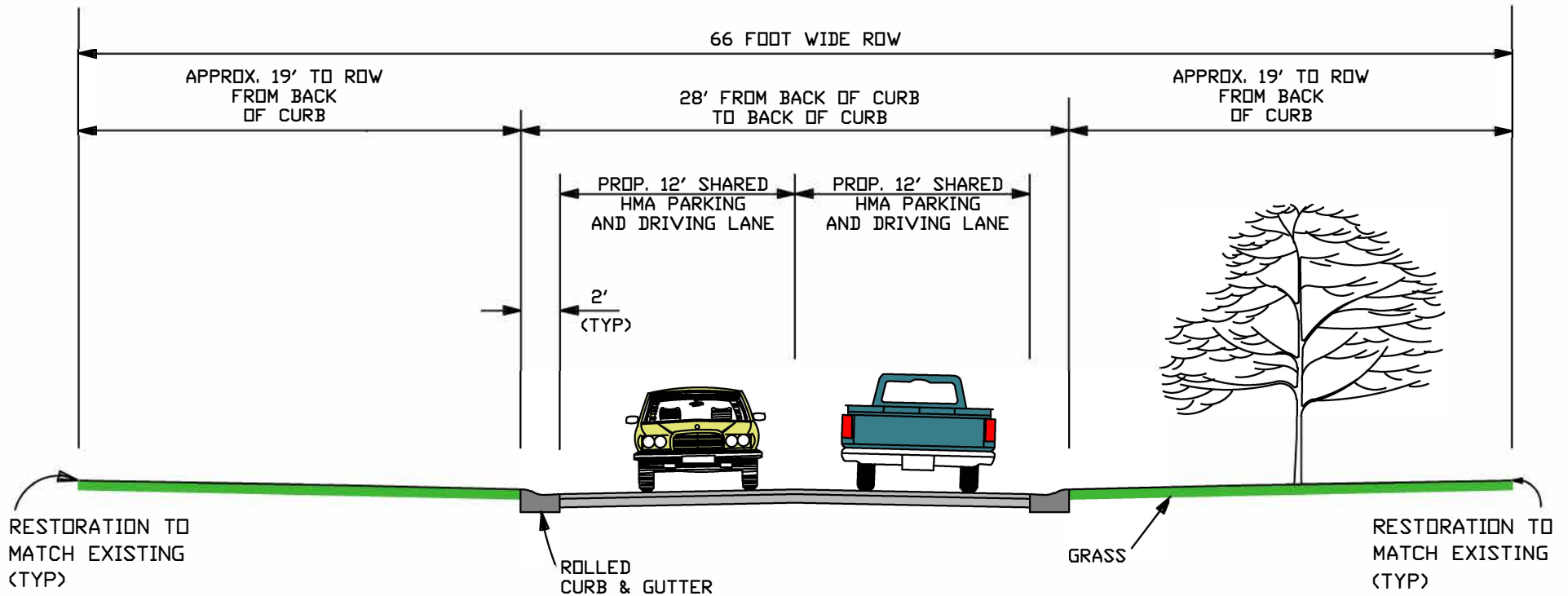


**TYPICAL EXISTING SECTION  
MARQUETTE DRIVE  
LAKEVIEW DRIVE TO NORTH END**

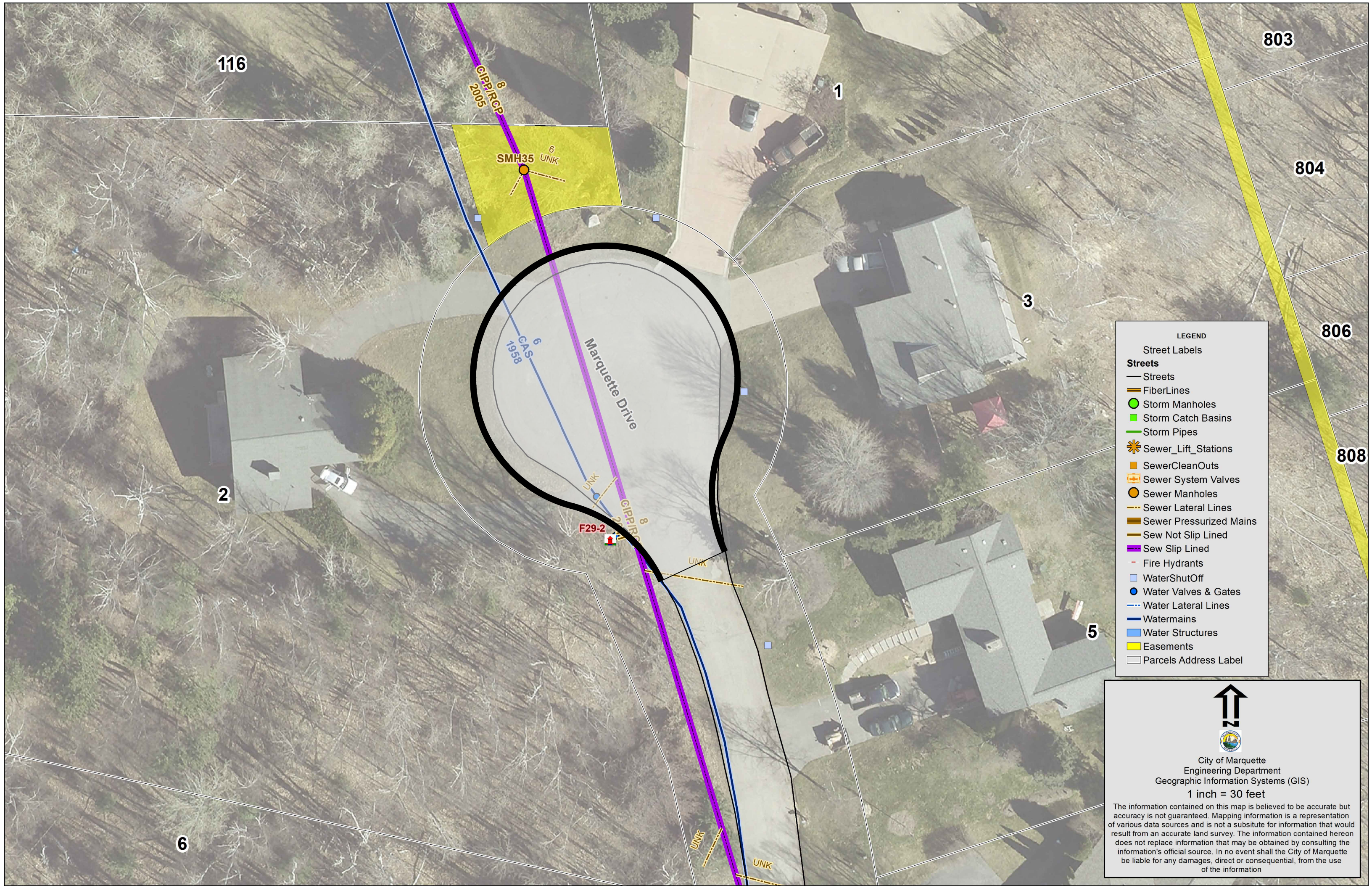




**TYPICAL PROPOSED SECTION  
MARQUETTE DRIVE  
LAKEVIEW DRIVE TO NORTH END**









**LEGEND**

Street Labels

**Streets**

- Streets
- FiberLines
- Storm Manholes
- Storm Catch Basins
- Storm Pipes
- ✱ Sewer\_Lift\_Station
- SewerCleanOuts
- Sewer System Valves
- Sewer Manholes
- - - Sewer Lateral Lines
- Sewer Pressurized Mains
- Sew Not Slip Lined
- Sew Slip Lined
- - - Fire Hydrants
- WaterShutOff
- Water Valves & Gates
- - - Water Lateral Lines
- Watermains
- Water Structures
- Easements
- Parcels Address Label

  
  
 City of Marquette  
 Engineering Department  
 Geographic Information Systems (GIS)  
 1 inch = 30 feet

The information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained hereon does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information



November 12, 2019



**PLANNING COMMISSION MEETING NOTIFICATION**  
**LAKEVIEW DRIVE AND MARQUETTE DR - STREET RECONSTRUCTION**  
**PROJECTS**

Dear Property Owner:

The City of Marquette Planning Commission will be discussing the Lakeview Drive and Marquette Drive Street Reconstruction Projects at their regular meeting on **December 3rd, 2019 beginning at 6:00 p.m. in the Commission Chambers of City Hall**. You are being notified because you own property adjacent to the projects. Please read this letter for complete information about the proposed project and how to learn more about it.

- **The Lakeview Drive project area is between the intersections of Marquette Drive and the South End of the drive.**
- **The Marquette Drive project area is between the intersections of Lakeview Drive to US 41**

The **Fact Sheet** included lists the existing conditions and the proposed scope of work/improvements for this project. The included schematic drawings show both the existing and proposed street cross-sections for these projects. **Questions regarding construction, design, or utilities may be directed to City Engineer Keith Whittington at 906-225-8979.** It is highly recommended that you call Mr. Whittington prior to the Planning Commission meeting if you have concerns or questions, because most questions can be answered over the phone.

You will receive a questionnaire from the City Engineer after project approval to state any specific concerns that you have concerning your property or access to your property.

As stated previously, the Planning Commission will conduct a review of the project on December 3, 2019. You may attend the meeting and speak to any concerns that you have with this proposed project. If you cannot attend the meeting and wish to provide correspondence to the Planning Commission, you may do so at any time prior to the actual meeting date by mailing it to:

City of Marquette Planning Department  
1100 Wright Street  
Marquette, MI 49855

You may also drop off correspondence at the Planning/Zoning office at the same address, or send it in an e-mail message to me at [dstensaas@marquettemi.gov](mailto:dstensaas@marquettemi.gov)

Please read through the fact sheet prior to calling or attending the Planning Commission meeting. Questions related to the Planning Commission meeting or agenda materials should be made to me at 906-225-8103.

Thank you,

David Stensaas  
City Planner





**CITY OF MARQUETTE  
PLANNING AND ZONING  
300 W. BARAGA AVENUE  
MARQUETTE, MI 49855  
(906) 228-0425  
www.mqtcty.org**

## **MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Dave Stensaas, City Planner  
**DATE:** November 26, 2018  
**SUBJECT:** **09-STR-12-19 Union St. - Street Reconstruction Project**

.....

Union Street – between the intersections of Wilkinson Ave. and Presque Isle Ave. - is planned for reconstruction in the spring-summer of 2020, with the exact timing of the project being subject to a variety of factors. In accordance with the process developed by the City's Planning and Engineering departments, the City Engineer is requesting a recommendation from the Planning Commission regarding the reconstruction.

Please see the following attachments:

1. Fact sheet describing project background information
2. Area map including water and sewer utilities
3. Illustrations of existing and proposed street cross-sections
4. Notification letter sent to property owners adjacent to the project
5. Correspondence (if none has been received this will not apply)

**The Planning Commission is being asked to approve the proposed cross-section as the design for reconstruction of the street.**

### Master Plan Compatibility

Union Street is classified as an "urban local street", under the national functional classification system, as documented (Fig. 6.4) in the Community Master Plan (CMP). The CMP design recommendations for local streets are for 12' driving lanes, 8' parking lanes, and 5'4" sidewalks. Please see the fact sheet and the existing and proposed cross-sections.

The segment of Union St. between Wilkinson Ave. and Longyear Ave. is 33' wide with no on-street parking and there is a sidewalk on the south side of the street. The street structure, curbing, and water main are past their useful service lives. The proposed street cross section has the same width and sidewalk features, with a change from straight curb to "type C-2 curb (curb-and-gutter pan) planned.

The segment of Union St. between Longyear Ave. and Presque Isle Ave. is 41' wide with on-street parking on both sides and no sidewalks on either side. The street structure is beyond its useful service life. The proposed street cross section, but with a sidewalk planned for addition to the south side of the street, and with a change from straight curb to "type C-2 curb (curb-and-gutter pan) planned.

Details regarding the status and proposed actions regarding the water, sanitary, and storm water facilities in the right-of-way may be found in the attached fact sheet.

### **RECOMMENDED ACTION:**

The Planning Commission should review the information provided in this packet, receive public comment, and consider approving the proposed cross sections for Union St. As always, it is highly recommended that any motion includes the following:

*After review of the proposed cross-sections and associated background information for 09-STR-19-19 - the Union St. Street Reconstruction Project - the Planning Commission [finds/does not find] that the proposed project meets the intent of the Community Master Plan, and hereby [approves the street reconstruction design (as presented/with the following conditions)/does not approve the street reconstruction design].*



## FACT SHEET

### UNION STREET UPGRADE WILKINSON AVENUE TO LONGYEAR AVAENUE

<b>Existing Right of Way</b>	66 feet wide
<b>Existing Street Width</b>	33 feet. (back to back of curbing)
<b>Existing Curbing</b>	Straight
<b>Existing Sidewalk</b>	South side
<b>Existing on Street Parking</b>	Parking on both sides shared with travel lanes.
<b>Existing Water Main</b>	8" cast iron 1969
<b>Existing Sanitary Sewer</b>	15" RCP 1951
<b>Existing Storm Sewer</b>	36" CMP 1970
<b>PASER Rating</b>	Currently rated a 2 (1 worst – 10 new)

**Primary Issues:** The street structure, curbing, and water main are past their useful service lives.

**Proposals:** Upgrade the existing street by removal of the HMA, aggregate base, and subbase and replace with current standard street materials. Proposed street will be 33 feet wide from back of curb to back of curb. Parking will stay as is on both sides.

The water main is cast iron main and will require replacement. All water services that are not composed of Type K copper will be replaced from the main to the right of way line. All valves and hydrants found in poor condition will be replaced.

The sanitary sewer main is a candidate for a future slip lining project. Manholes will be replaced as well as all orangeburg laterals. Any areas on the main line piping that require replacement will be done so at this time.

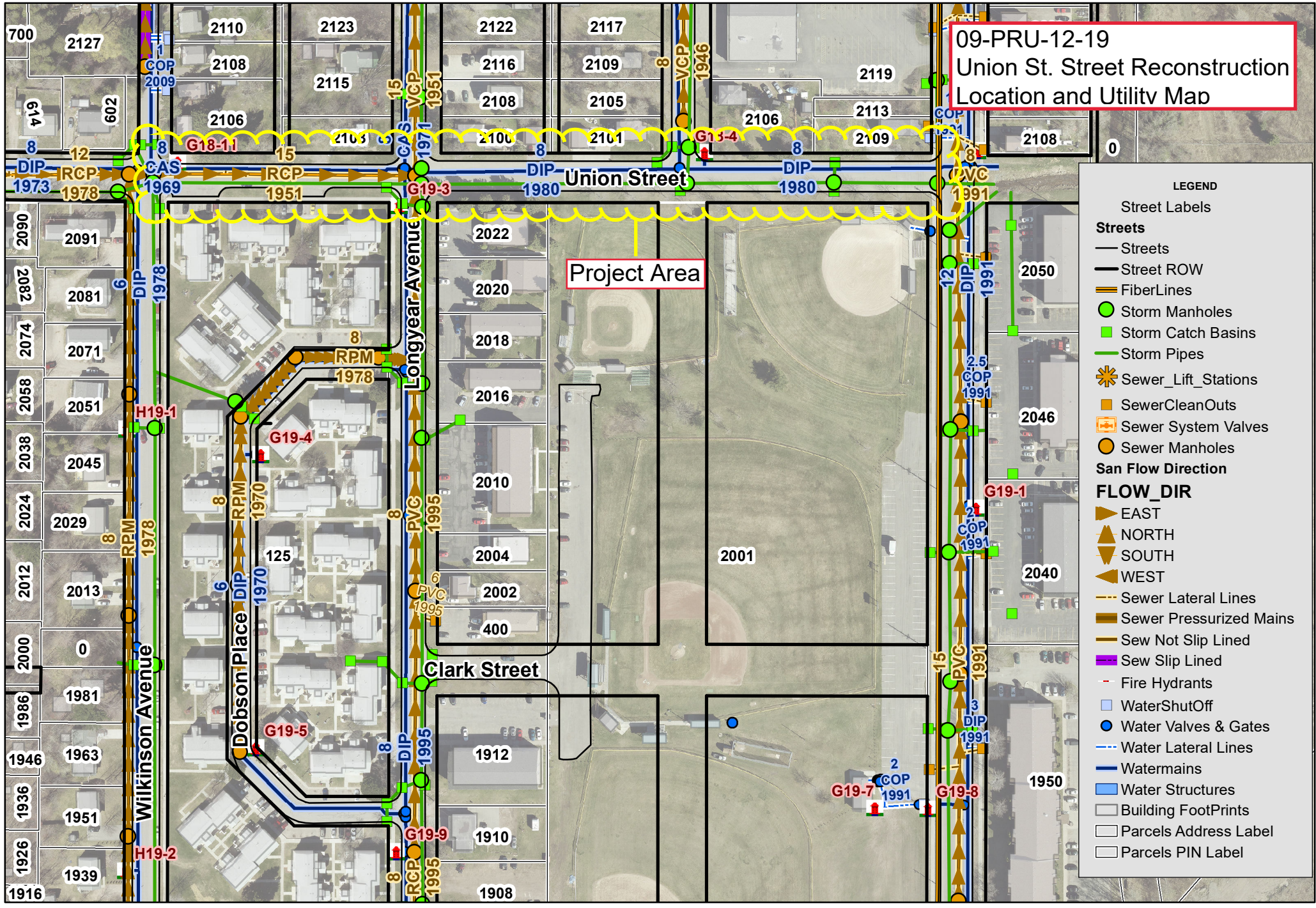
The existing straight curbing will be replaced with C-2 curb and gutter.

The 36" CMP storm sewer will be a candidate for a future slip lining project. All structure found in poor condition will be removed and replaced. Any areas on the piping that require replacement will be done so at this time. If warranted additional drainage structures will be placed to provide sufficient flow intercepts and control.

Existing sidewalk will stay on the south side of the street.



09-PRU-12-19  
 Union St. Street Reconstruction  
 Location and Utility Map



**LEGEND**

Street Labels

**Streets**

- Streets
- Street ROW
- FiberLines

**San Flow Direction**

**FLOW\_DIR**

- EAST
- NORTH
- SOUTH
- WEST

**Utilities**

- Storm Manholes
- Storm Catch Basins
- Storm Pipes
- Sewer\_Lift\_Stations
- SewerCleanOuts
- Sewer System Valves
- Sewer Manholes
- Sewer Lateral Lines
- Sewer Pressurized Mains
- Sew Not Slip Lined
- Sew Slip Lined
- Fire Hydrants
- WaterShutOff
- Water Valves & Gates
- Water Lateral Lines
- Watermains
- Water Structures

**Other**

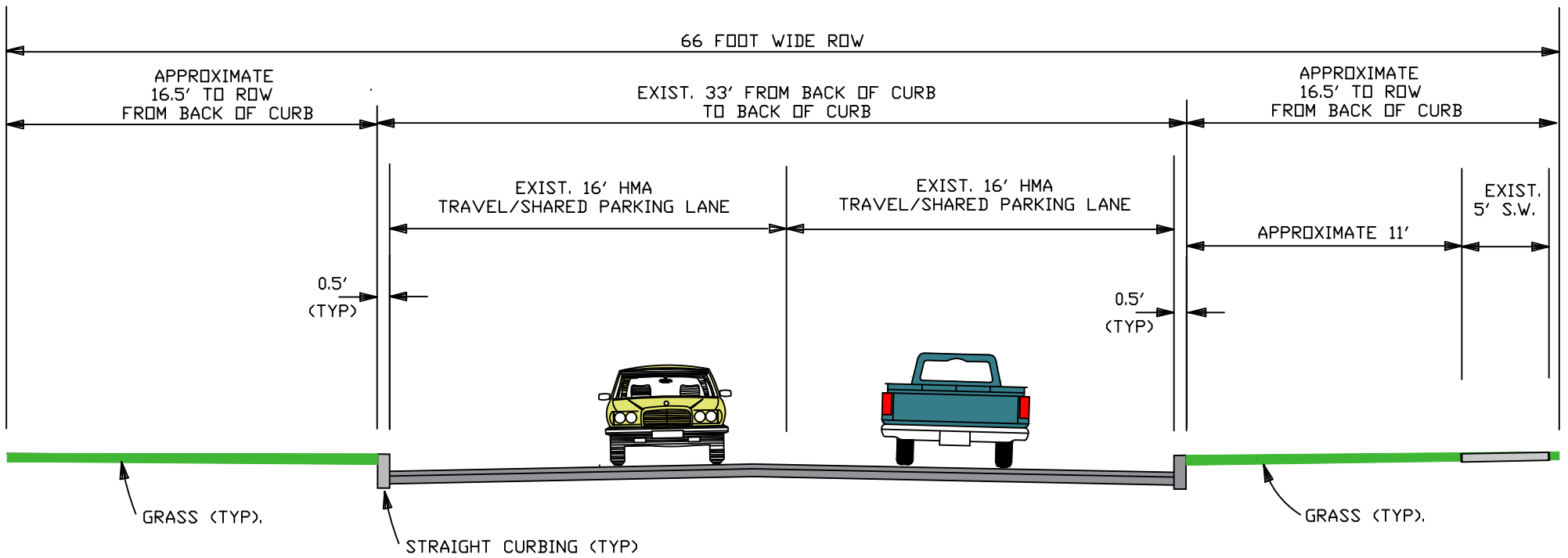
- Building FootPrints
- Parcels Address Label
- Parcels PIN Label

In regard to the map, the information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.



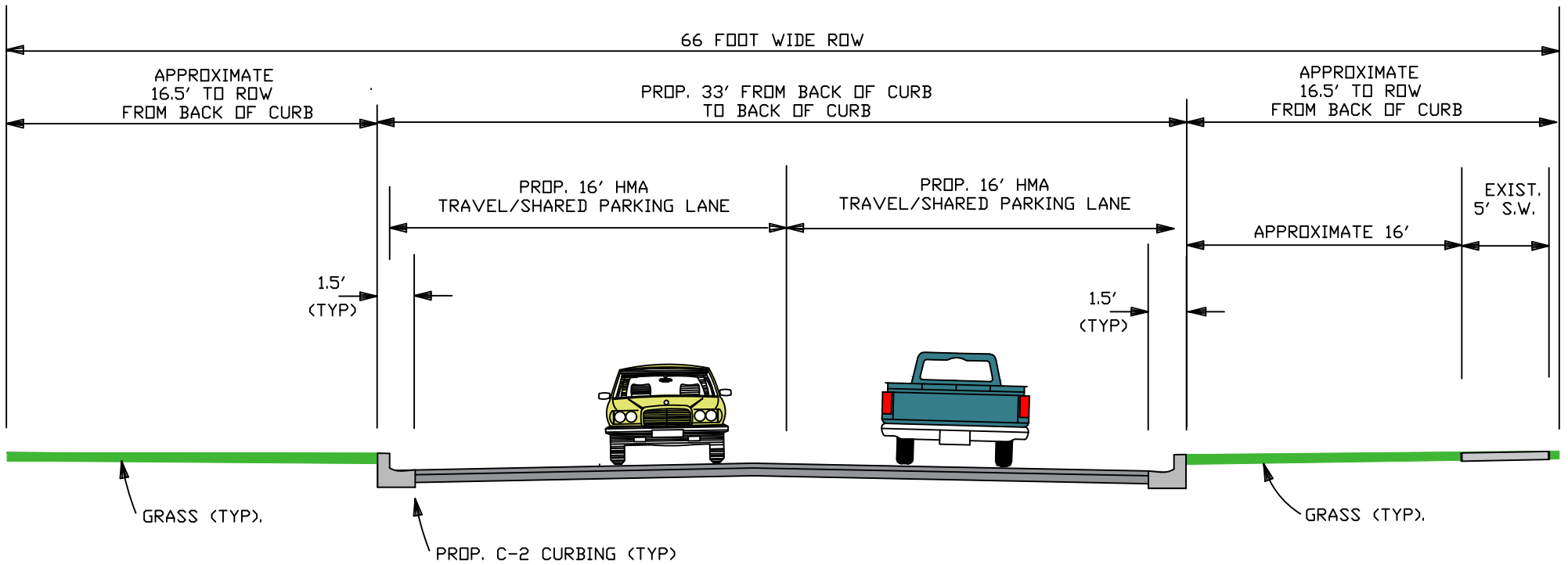


**EXISTING SECTION  
UNION STREET  
WILKINSON AVENUE TO LONGYEAR AVENUE  
HEADING EAST**





**PROPOSED SECTION  
UNION STREET  
WILKINSON AVENUE TO LONGYEAR AVENUE  
HEADING EAST**





# FACT SHEET

## UNION STREET UPGRADE LONGYEAR AVENUE TO PRESQUE ISLE AVENUE

<b>Existing Right of Way</b>	66 feet wide
<b>Existing Street Width</b>	41 feet. (back to back of curbing)
<b>Existing Curbing</b>	C-2 curb and gutter
<b>Existing Sidewalk</b>	None
<b>Existing on Street Parking</b>	Parking on both sides.
<b>Existing Water Main</b>	8" ductile iron 1980
<b>Existing Sanitary Sewer</b>	None
<b>Existing Storm Sewer</b>	36" RCP 1981
<b>PASER Rating</b>	Currently rated a 2 (1 worst – 10 new)

**Primary Issues:** The street structure is past it's useful service life.

**Proposals:** Upgrade the existing street by removal of the HMA, aggregate base, and subbase and replace with current standard street materials. Proposed street will be 41 feet wide from back of curb to back of curb. Parking will stay as is on both sides.

The water main is ductile iron main and will not require replacement. All water services that are not composed of Type K copper will be replaced from the main to the right of way line. All valves and hydrants found in poor condition will be replaced.

Sanitary sewer main does not exist along these street blocks and none is required as service to the homes is provided by the side streets.

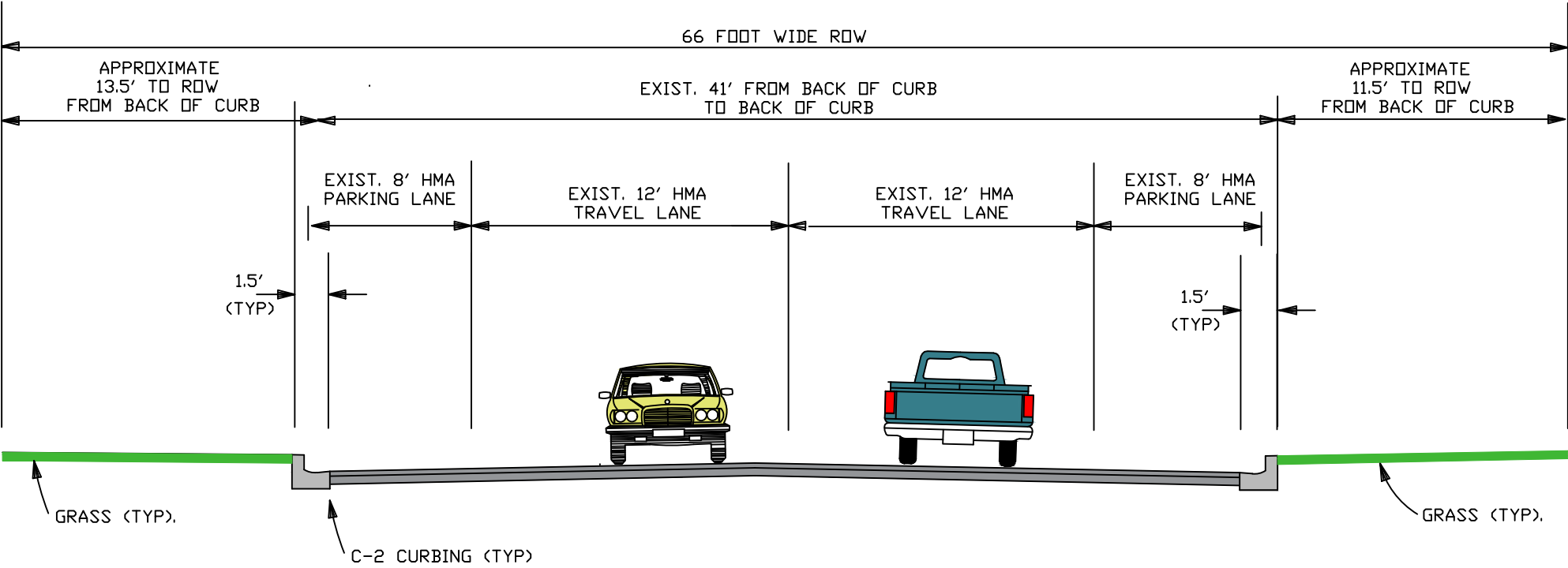
The existing C-2 curb and gutter will only be replaced if found in poor condition.

The 36" RCP storm sewer will not require replacement. All structure found in poor condition will be removed and replaced. Any areas on the piping that require replacement will be done so at this time. If warranted additional drainage structures will be placed to provide sufficient flow intercepts and control.

Proposed sidewalk will be placed on the south side of the street.

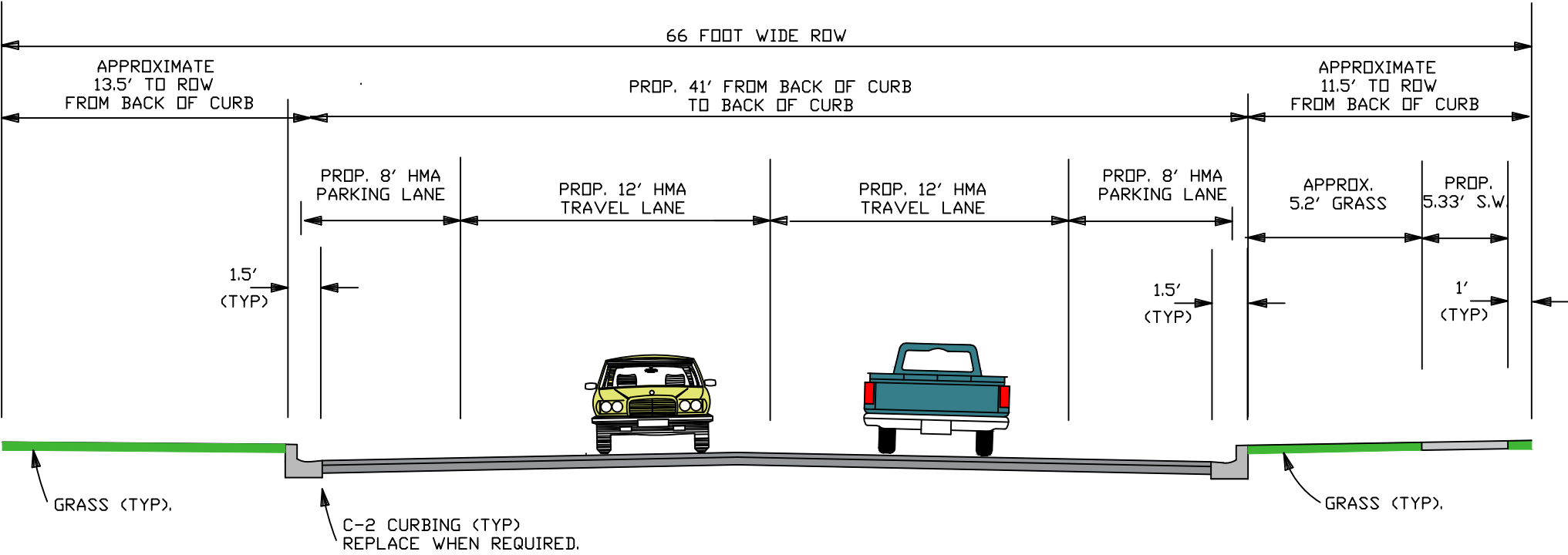


**EXISTING SECTION  
UNION STREET  
LONGYEAR AVENUE TO PRESQUE ISLE AVENUE  
HEADING EAST**





**PROPOSED SECTION  
UNION STREET  
LONGYEAR AVENUE TO PRESQUE ISLE AVENUE  
HEADING EAST**







November 12, 2019

**PLANNING COMMISSION MEETING NOTIFICATION**  
**UNION STREET - STREET RECONSTRUCTION PROJECT**

Dear Property Owner:

The City of Marquette Planning Commission will be discussing the Union St. Street Reconstruction Project at their regular meeting on **December 3rd, 2019 beginning at 6:00 p.m. in the Commission Chambers of City Hall**. You are being notified because you own property adjacent to the project. Please read this letter for complete information about the proposed project and how to learn more about it.

**The project area is between the intersections of Wilkinson Street and Presque Isle Avenue.**

The **Fact Sheet** included lists the existing conditions and the proposed scope of work/improvements for this project. The included schematic drawings show both the existing and proposed street cross-sections for these projects. **Questions regarding construction, design, or utilities may be directed to City Engineer Keith Whittington at 906-225-8979 or [kwhittington@marquettemi.gov](mailto:kwhittington@marquettemi.gov)**. It is highly recommended that you call or email Mr. Whittington prior to the Planning Commission meeting if you have concerns or questions, because most questions can be answered over the phone.

You will receive a questionnaire from the City Engineer after project approval to state any specific concerns that you have concerning your property or access to your property.

As stated previously, the Planning Commission will conduct a review of the project on December 3, 2019. You may attend the meeting and speak to any concerns that you have with this proposed project. If you cannot attend the meeting and wish to provide correspondence to the Planning Commission, you may do so at any time prior to the actual meeting date by mailing it to:

City of Marquette Planning Department  
1100 Wright Street  
Marquette, MI 49855

You may also drop off correspondence at the Planning/Zoning office at the same address, or send it in an e-mail message to me at [dstensaas@marquettemi.gov](mailto:dstensaas@marquettemi.gov)

Please read through the fact sheet prior to calling or attending the Planning Commission meeting. Questions related to the Planning Commission meeting or agenda materials should be made to me at 906-225-8103.

Thank you,

*David Stensaas*

David Stensaas  
City Planner





**CITY OF MARQUETTE  
PLANNING AND ZONING  
300 W. BARAGA AVENUE  
MARQUETTE, MI 49855  
(906) 228-0425  
[www.mqtcty.org](http://www.mqtcty.org)**

## **MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Dave Stensaas, City Planner and Zoning Administrator  
**DATE:** November 26, 2019  
**SUBJECT: Work Session - Land Development Code (LDC)**

---

Staff and the Planning Commission will discuss potential LDC amendments regarding the accommodation of Recreational Marihuana establishments, events, microbusinesses that were approved for licensing via an ordinance that the City Commission recently approved, and which will go into effect in March of 2020. Staff has prepared the following draft documents as a framework to help the Planning Commission determine appropriate health, safety, and welfare standards that will be the basis for Special Use Permit application standards for the types of licenses and establishments that will be allowed by the City Commission action.

Staff and the Planning Commission will also discuss other potential amendments to the LDC, materials for which will be provided at the meeting.



# Article 2 Definitions

## Section 54.202 Specific Terms

(A) The following terms shall have the following meaning:

**(125) Manufacturing, Heavy:** Heavy manufacturing means primarily moderate-and high-impact industrial uses that need to be separated from residential and other uses due to potential land use conflicts. Heavy manufacturing usually means continuous processing, as in the assembly of motor vehicles or the manufacture of chemicals, and may involve the manufacture, processing or packaging of raw or unprocessed materials that are inherently dangerous or hazardous due to flammability, radioactivity, explosiveness, or toxicity. This category shall also include any establishment or facility using large unscreened outdoor structures such as conveyor belt systems, cooling towers, cranes, storage silos, or similar equipment, that cannot be integrated into the building design, or engaging in largescale outdoor storage. Any industrial use that generates noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious adjacent land uses, or requires a significant amount of on-site hazardous chemical storage shall be classified under this land use. This use shall include any packaging of the product being manufactured on-site. Examples include but are not limited to the production of the following: large-scale food and beverage operations, lumber, milling, and planing facilities; aggregate, concrete, and asphalt plants; foundries, forge shops, open air welding, and other intensive metal fabrication facilities; chemical blending, mixing, or production, and plastic processing and production

**(126) Manufacturing, Light:** Light manufacturing refers to industrial activity that uses small or moderate amounts of raw or partially processed materials to produce items of relatively high value per unit weight. Light manufacture is most often associated with batches or discrete production runs. Normally absent from light manufacturing facilities are any type of heavy machinery, welding operations, cranes, or hazardous materials. The manufacturing of clothes, furniture, consumer electronics, household items, jewelry, pottery, food, and beverages are some examples of light manufacturing. In determining whether a use is classified as light manufacturing or some other classification of use (e.g., heavy manufacturing, commercial, accessory use, home occupation, etc.), the Zoning Administrator shall consider the material, process, quantities, and/or other similar factors. For example purposes only, the food preparation use for a restaurant or caterer is classified as an accessory use to the principal use.

**(127) Marihuana Designated Consumption Establishment:** Designated consumption establishment means a commercial space that is licensed and where it is authorized for adults 21 years of age and older to consume marihuana products.

**(128) Marihuana Establishments:** Marihuana Establishment means a marihuana grower (Class A, B, or C) or excess grower, marihuana safety compliance facility, marihuana processor (light manufacturing or heavy manufacturing), marihuana microbusiness (light manufacturing or heavy manufacturing), marihuana retailer, marihuana secure transporter, marihuana designated consumption establishment.

**(129) Marihuana Grower – Class A:** Marihuana grower means a person licensed to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments. Marihuana grower license type Class A – not more than 100 marihuana plants.



- (130) Marihuana Grower – Class B** Marihuana grower means a person licensed to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments. Marihuana grower license type Class B – not more than 500 marihuana plants.
- (131) Marihuana Grower – Class C:** Marihuana grower means a person licensed to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments. Marihuana grower license type Class C – not more than 2000 marihuana plants.
- (132) Marihuana Grower – Excess:** Marihuana grower means a person licensed to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments. Excess marihuana grower – issued to a person who holds 5 stacked Class C licenses.
- (133) Marihuana Microbusiness – Light Manufacturing:** Marihuana microbusiness means a person licensed to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21 years of age or older or to a marihuana safety compliance facility, but not to other marihuana establishments and meets the Light Manufacturing definition for processing. See **Manufacturing, Light** definition.
- (134) Marihuana Microbusiness – Heavy Manufacturing:** Marihuana microbusiness means a person licensed to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21 years of age or older or to a marihuana safety compliance facility, but not to other marihuana establishments and meets the Heavy Manufacturing definition for processing. See **Manufacturing, Heavy** definition.
- (135) Marihuana Processor – Light Manufacturing:** Marihuana processor means a person licensed to obtain marihuana from marihuana establishments; process and package marihuana; and sell or otherwise transfer marihuana to marihuana establishments and meets the Light Manufacturing definition for processing. See **Manufacturing, Light** definition.
- (136) Marihuana Processor – Heavy Manufacturing:** Marihuana processor means a person licensed to obtain marihuana from marihuana establishments; process and package marihuana; and sell or otherwise transfer marihuana to marihuana establishments and meets the Heavy Manufacturing definition for processing. See **Manufacturing, Heavy** definition.
- (137) Marihuana Retailer:** Marihuana retailer means a person licensed to obtain marihuana from marihuana establishments and to sell or otherwise transfer marihuana to marihuana establishments and to individuals who are 21 years of age or older.
- (138) Marihuana Safety Compliance Facility:** Marihuana safety compliance facility means a person licensed to test marihuana, including certification for potency and the presence of contaminants.
- (139) Marihuana Secure Transporters:** Marihuana secure transporter means a person licensed to obtain marihuana from marihuana establishments in order to transport marihuana to marihuana establishments.

The existing 127 and following will need to change numbers

## Section 54.306 Permitted Uses by District

The following [Figure 8](#) lists the permitted uses and special land uses in each district, except that the permitted uses and special land uses of the Marquette Downtown Waterfront (DMW) Form-Based Code and Third Street Corridor (TSC) Form-Based Code are in [Section 54.321](#) and [Section 54.322](#), respectively. Refer to [Article 2](#) for a description of the uses listed in the following [Figure 8](#).

Whenever a specific development standard is included for a particular use in [Figure 8](#), any development must comply with the requirements of the referenced section. All development standards for specific uses are listed in [Article 6](#) and in other areas of this Ordinance. Additionally, any use that is a special land use must also comply with the standards of [Section 54.1403\(C\)](#).

**Figure 8. Table of Permitted Land Uses and Special Land Uses by Zoning District**

**Key:** P=Permitted S=Special Land Use [blank]=Use Not Permitted

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
<b>Residential Uses</b>														
Adult Foster Care, Family Home	P	P	P	P	P	P								
Adult Foster Care, Large Group Home			S											<a href="#">Section 54.602</a>
Adult Foster Care, Small Group Home	S	S	S		S									<a href="#">Section 54.602</a>
Child or Day Care, Family Home	P	P	P	P	P	P								
Child or Day Care, Group Home	S	S	S		S									<a href="#">Section 54.608</a>
Dwelling, Accessory Unit	S	S	S		S	S								<a href="#">Section 54.612</a>
Dwelling, Intentional Community	S	S	S		S	S								<a href="#">Section 54.614</a>
Dwelling, Live/Work					P	P								<a href="#">Section 54.615</a>
Dwelling, Multiple-Family			P		P	S								<a href="#">Section 54.616</a>
Dwelling, Single-Family Attached			P		P	S								
Dwelling, Single-Family Detached	P	P	P		P	S								<a href="#">Section 54.617</a>
Dwelling, Two-Family (Duplex)	S	S	P		P	P								<a href="#">Section 54.613</a>
Foster Family Group Home	S	S	S		S	S								
Foster Family Home	P	P	P		P	P								
Home Occupation	P	P	P		P	P								<a href="#">Section 54.621</a>
Home Office	P	P	P		P	P								<a href="#">Section 54.622</a>
Mobile Home Park				P										<a href="#">Section 54.628</a>
Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility			S		S	S								<a href="#">Section 54.630</a>
Residential Limited Animal Keeping	P	P												<a href="#">Section 54.639</a>
<b>Lodging Uses</b>														
Bed and Breakfast			S		S	S								<a href="#">Section 54.603</a>
Bed and Breakfast Inn					S	S								<a href="#">Section 54.604</a>
Domestic Violence Abuse Shelter			S		S	S								<a href="#">Section 54.610</a>
Fraternity or Sorority House			S		S	S								
Halfway House			S											<a href="#">Section 54.620</a>
Homeless Shelter					S	S								<a href="#">Section 54.623</a>
Homestays and Vacation Home Rentals	P	P	P		P	P								<a href="#">Section 54.624</a>
Hospital Hospitality House		S			S	S								<a href="#">Section 54.626</a>
Hotel or Motel					S	S	P	P						



Key: P=Permitted S=Special Land Use [blank]=Use Not Permitted

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
Rooming House			S		S	S								<a href="#">Section 54.640</a>
<b>Medical Uses</b>														
Emergency Services					P	P	P	P						
Health Services					P	P	P	P						
Hospice					P	P	P	P						
Hospital			S		S	S	S	S						<a href="#">Section 54.625</a>
Medical Hospital Related Accessory Uses					P	P	P	P						
Medical Hospital Related Office					P	P	P	P						
Medical Hospital Related Uses					P	P	P	P						
Office, Medical					P	P	P	P			P			<a href="#">Section 54.631</a>
Veterinary Clinic (Domestic Animals Only)					P	P	P	P			P			
<b>Public and Quasi-Public Uses</b>														
Cemetery	S	S	S						P	P				<a href="#">Section 54.606</a>
Public or Governmental Building	S	S	S		P	P	P	P	P	P	P	P	P	
Recreational Use, Land Intensive												S	S	<a href="#">Section 54.637</a>
Recreational Use, Public	S	S	S		S	S	S	S	P	P		P	P	
Religious Institution	S	S	S		P	S	P	P			P			<a href="#">Section 54.638</a>
School, Primary or Secondary	S	S	S		S	S			P	P				<a href="#">Section 54.641</a>
School, University		S	S		S	S			P	P				<a href="#">Section 54.607</a>
<b>Commercial and Retail Uses</b>														
Adult Entertainment Uses											S			<a href="#">Section 54.601</a>
Bar					S	P	P	P						
Child Care Center or Day Care Center	S	S			P	S	P	P						<a href="#">Section 54.609</a>
Drive-Through Uses						S	P	P						<a href="#">Section 54.611</a>
Farmers' Markets					P	P	P	P	P	P				<a href="#">Section 54.618</a>
Gasoline Service Stations						S	P	P			P			
Indoor Recreation					P	P	P	P	P	P	P			
Office, Professional					P	P	P	P	P	P	P			<a href="#">Section 54.631</a>
Outdoor Entertainment and Community Events (Principal Use)					S	P			P	P		S		<a href="#">Section 54.633(D)</a>
Outdoor Entertainment and Community Events (Temporary Use)	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">Section 54.633(B)</a>
Outdoor Food and Beverage Service					S	S	P	P						<a href="#">Section 54.634</a>
Outdoor Recreation			S		P	P	P	P	P	P		P	P	
Pet Boarding Facility							S	S			S			
Restaurant, Indoor Service					P	P	P	P						
Retail Business, Indoor					P	P	P	P			P			
Retail Business, Outdoor Permanent							S	S			S			
Retail Sales, Outdoor Temporary					P	P	P	P						<a href="#">Section 54.635</a>
Service Establishment					P	P	P	P			P			
Storage, Open							P	P	P	P	P	P	P	<a href="#">Section 54.632</a>
Vehicle Repair and Service						S	S	P			P			<a href="#">Section 54.627</a>
<b>Industrial Uses</b>														

Key: P=Permitted S=Special Land Use [blank]=Use Not Permitted

Land Use	LDR	MDR	MFR	MHP	MU	CBD	GC	RC	M	C	I-M	CR	BLP	Use Standards
Major Repair and Maintenance Operations											S		P	<a href="#">Section 54.627</a>
Manufacturing, Heavy											S			<a href="#">Section 54.627</a>
Manufacturing, Light					S	S	S	S			P			<a href="#">Section 54.627</a>
Natural Resource Extraction Operations												S		<a href="#">Section 54.629</a>
Port Facilities and Docks									S	S		S	S	<a href="#">Section 54.636</a>
Railroad Facilities											P			
Storage, Bulk								S				S	P	<a href="#">Section 54.605</a>
Utility Electrical Power Generation													P	
Warehousing								S				P	P	
Wholesale Trade Establishment							P	P				P		
Wholesaling Operations								S				P		
<b>Other Uses</b>														
Accessory Building or Structure	P	P	P		P	P	P	P	P	P	P	P	P	<a href="#">Section 54.705</a>
Accessory Use, Non-Single Family Residential Lots	P	P	S		S	S	S	S	S	S	S	S	S	
Accessory Use, Single-Family Residential Lots	P	P	P		P	S								
Agriculture-Like Operation, including Forestry									P	P		P	P	
Food Production, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">Section 54.619</a>
Marihuana Designated Consumption Establishment						S	S							
Marihuana Grower – Class A						S	S	S			S			
Marihuana Grower – Class B							S	S			S			
Marihuana Grower – Class C							S	S			S			
Marihuana Grower – Excess							S	S			S			
Marihuana Microbusiness – Light Manufacturing						S	S	S			S			
Marihuana Microbusiness – Heavy Manufacturing											S			
Marihuana Processor – Light Manufacturing						S	S	S			S			
Marihuana Processor – Heavy Manufacturing											S			
Marihuana Retailer						S	S	S			S			
Marihuana Safety Compliance Facilities					S	S	S	S			S			
Marihuana Secure Transporters								S			S			
Recycling Collection and Transfer Stations									S					
Structures between the shoreline of Lake Superior and the pavement of the nearest public street or highway.									S	S		S		
Wireless Telecommunications Facilities						S	S	S	P	P	P	S	P	<a href="#">Section 54.642</a>
Marquette Downtown Waterfront District Form-Based Code (see <a href="#">Section 54.321</a> )														
Third Street Corridor Form-Based Code (see <a href="#">Section 54.322</a> )														



## Section 54.311 M-U, Mixed-Use District

### (A) Intent

The M-U district is intended to encourage and facilitate redevelopment by implementing the following mixed-use policies of the **Master Plan**:

1. **Locations.** The M-U district will be located in many areas of the City, with each area unique based on the character of the area and the objectives of the Master Plan. Therefore, the M-U district may be located along strategic corridors or in a major or minor node, such as crucial neighborhood intersections (for example, corner stores in a residential neighborhood). The M-U district is the recommended zoning district in the following Future Land Uses of the 2015 Master Plan Future Land Use Map: Mixed Use and Neighborhood Commercial.
2. **Mix Compatible Land Uses.** The M-U district will include areas of the city that are appropriate for many types of residential uses and compatible non-residential uses, including a mix of compatible uses in the same building. Examples of mixed-use buildings include non-residential uses on the lower floors and residential uses on the upper floors.
3. **Local Services.** The non-residential uses in the M-U district are intended to satisfy the need for basic services of the surrounding residential areas, thus reducing the number of car trips required to these areas.
4. **Design.** Development must be human-scale through appropriate building location near the street to help create a pedestrian-oriented environment that does not conflict with motorized traffic.

(B) Permitted Principal Uses	(C) Special Land Uses
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Accessory Use, Single-Family Residential Lots</li> <li>• Adult Foster Care, Family Home</li> <li>• Child Care Center or Day Care Center</li> <li>• Child or Day Care, Family Home</li> <li>• Dwelling, Live/Work</li> <li>• Dwelling, Multiple-Family</li> <li>• Dwelling, Single-Family Attached</li> <li>• Dwelling, Single-Family Detached</li> <li>• Dwelling, Two-Family (Duplex)</li> <li>• Emergency Services</li> <li>• Farmers' Markets</li> <li>• Food Production, Minor</li> <li>• Foster Family Home</li> <li>• Health Services</li> <li>• Home Occupation</li> <li>• Home Office</li> <li>• Homestays and Vacation Home</li> <li>• Hospice</li> <li>• Indoor Recreation</li> <li>• Medical Hospital Related Accessory Uses</li> <li>• Medical Hospital Related Office</li> <li>• Medical Hospital Related Uses</li> <li>• Office, Medical</li> <li>• Office, Professional</li> <li>• Outdoor Recreation</li> <li>• Public or Governmental Building</li> <li>• Religious Institution</li> <li>• Restaurant, Indoor Service</li> <li>• Retail Business, Indoor</li> <li>• Retail Sales, Outdoor Temporary</li> <li>• Service Establishment</li> <li>• Veterinary Clinic (Domestic Animals Only)</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Use, Non-Single Family Residential Lots</li> <li>• Adult Foster Care, Small Group Home</li> <li>• Bar</li> <li>• Bed and Breakfast</li> <li>• Bed and Breakfast Inn</li> <li>• Child or Day Care, Group Home</li> <li>• Domestic Violence Abuse Shelter</li> <li>• Dwelling, Accessory Unit</li> <li>• Dwelling, Intentional Community</li> <li>• Foster Family Group Home</li> <li>• Fraternity or Sorority House</li> <li>• Homeless Shelter</li> <li>• Hospital</li> <li>• Hospital Hospitality House</li> <li>• Hotel or Motel</li> <li>• Manufacturing, Light</li> <li>• <b>Marihuana Safety Compliance Facility</b></li> <li>• Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility</li> <li>• Outdoor Entertainment and Community Events (Principal or Accessory Use)</li> <li>• Outdoor Food and Beverage Service</li> <li>• Recreational Use, Public</li> <li>• Rooming House</li> <li>• School, Primary or Secondary</li> <li>• School, University</li> </ul>
<p>Where there is a discrepancy between <a href="#">Section 54.306</a> and this table, <a href="#">Section 54.306</a> shall prevail.</p>	

## Section 54.312 CBD, Central Business District

<b>(A) Intent</b>	
<p>The CBD is the historic hub of city commerce and intended to provide suitable regulations for the business-oriented core area of the city which serves both local and regional markets such as offices, retail or wholesale sales or service, light manufacturing, and mixed uses that include residential.</p>	
<b>(B) Permitted Principal Uses</b>	<b>(C) Special Land Uses</b>
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Adult Foster Care, Family Home</li> <li>• Bar</li> <li>• Child or Day Care, Family Home</li> <li>• Dwelling, Live/Work</li> <li>• Dwelling, Two-Family (Duplex)</li> <li>• Emergency Services</li> <li>• Farmers' Markets</li> <li>• Food Production, Minor</li> <li>• Foster Family Home</li> <li>• Health Services</li> <li>• Home Occupation</li> <li>• Home Office</li> <li>• Homestays and Vacation Home</li> <li>• Hospice</li> <li>• Indoor Recreation</li> <li>• Medical Hospital Related Accessory Uses</li> <li>• Medical Hospital Related Office</li> <li>• Medical Hospital Related Uses</li> <li>• Office, Medical</li> <li>• Office, Professional</li> <li>• Outdoor Entertainment and Community Events (Principal or Accessory Use)</li> <li>• Outdoor Recreation</li> <li>• Public or Governmental Building</li> <li>• Restaurant, Indoor Service</li> <li>• Retail Business, Indoor</li> <li>• Retail Sales, Outdoor Temporary</li> <li>• Service Establishment</li> <li>• Veterinary Clinic (Domestic Animals Only)</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Use, Non-Single Family Residential Lots</li> <li>• Accessory Use, Single-Family Residential Lots</li> <li>• Bed and Breakfast</li> <li>• Bed and Breakfast Inn</li> <li>• Child Care Center or Day Care Center</li> <li>• Domestic Violence Abuse Shelter</li> <li>• Drive-Through Uses</li> <li>• Dwelling, Accessory Unit</li> <li>• Dwelling, Intentional Community</li> <li>• Dwelling, Multiple-Family</li> <li>• Dwelling, Single-Family Attached</li> <li>• Dwelling, Single-Family Detached</li> <li>• Foster Family Group Home</li> <li>• Fraternity or Sorority House</li> <li>• Gasoline Service Stations</li> <li>• Homeless Shelter</li> <li>• Hospital</li> <li>• Hospital Hospitality House</li> <li>• Hotel or Motel</li> <li>• Manufacturing, Light</li> <li>• <b>Marihuana Designated Consumption Establishment</b></li> <li>• <b>Marihuana Grower – Class A</b></li> <li>• <b>Marihuana Microbusiness – Light Manufacturing</b></li> <li>• <b>Marihuana Processor – Light Manufacturing</b></li> <li>• <b>Marihuana Retailer</b></li> <li>• <b>Marihuana Safety Compliance Facility</b></li> <li>• Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility</li> <li>• Outdoor Food and Beverage Service</li> <li>• Recreational Use, Public</li> <li>• Religious Institution</li> <li>• Rooming House</li> <li>• School, Primary or Secondary</li> <li>• School, University</li> <li>• Vehicle Repair and Service</li> <li>• Wireless Telecommunications Facilities</li> </ul>
<p>Where there is a discrepancy between <a href="#">Section 54.306</a> and this table, <a href="#">Section 54.306</a> shall prevail.</p>	



## Section 54.313 GC, General Commercial District

<b>(A) Intent</b>
The GC district is intended to provide suitable areas for businesses that cater to both the local and regional market. Uses include offices, retail and wholesale businesses, services, light manufacturing, comparison shopping and land intensive establishments, which may be located so as to utilize a common parking area, or may provide their own parking separately. The GC district also serves as a transition between the urban development character of the CBD and the suburban character of the RC district.

<b>(B) Permitted Principal Uses</b>	<b>(C) Special Land Uses</b>
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Bar</li> <li>• Child Care Center or Day Care Center</li> <li>• Drive-Through Uses</li> <li>• Emergency Services</li> <li>• Farmers' Markets</li> <li>• Food Production, Minor</li> <li>• Gasoline Service Stations</li> <li>• Health Services</li> <li>• Hospice</li> <li>• Hotel or Motel</li> <li>• Indoor Recreation</li> <li>• Medical Hospital Related Accessory Uses</li> <li>• Medical Hospital Related Office</li> <li>• Medical Hospital Related Uses</li> <li>• Office, Medical</li> <li>• Office, Professional</li> <li>• Outdoor Food and Beverage Service</li> <li>• Outdoor Recreation</li> <li>• Public or Governmental Building</li> <li>• Religious Institution</li> <li>• Restaurant, Indoor Service</li> <li>• Retail Business, Indoor</li> <li>• Retail Sales, Outdoor Temporary</li> <li>• Service Establishment</li> <li>• Storage, Open</li> <li>• Veterinary Clinic (Domestic Animals Only)</li> <li>• Wholesale Trade Establishment</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Use, Non-Single Family Residential Lots</li> <li>• Hospital</li> <li>• Manufacturing, Light</li> <li>• Marihuana Designated Consumption Establishment</li> <li>• Marihuana Grower – Class A</li> <li>• Marihuana Grower – Class B</li> <li>• Marihuana Grower – Class C</li> <li>• Marihuana Grower – Excess</li> <li>• Marihuana Microbusiness – Light Manufacturing</li> <li>• Marihuana Processor – Light Manufacturing</li> <li>• Marihuana Retailer</li> <li>• Marihuana Safety Compliance Facility</li> <li>• Marihuana Secure Transporters</li> <li>• Pet Boarding Facility</li> <li>• Recreational Use, Public</li> <li>• Retail Business, Outdoor Permanent</li> <li>• Vehicle Repair and Service</li> <li>• Wireless Telecommunications Facilities</li> </ul>

Where there is a discrepancy between [Section 54.306](#) and this table, [Section 54.306](#) shall prevail.

## Section 54.314 RC, Regional Commercial District

<b>(A) Intent</b>	
<p>The RC district is intended to provide suitable areas for businesses that cater primarily to the regional market. As such, lots in the RC district are typically larger lots located along or near US-41/M-28/W. Washington Street. Although this district is accessible primarily by automobile, its location along major corridors and in close proximity to residential areas requires site accessibility by pedestrians.</p>	
<b>(B) Permitted Principal Uses</b>	<b>(C) Special Land Uses</b>
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Bar</li> <li>• Child Care Center or Day Care Center</li> <li>• Drive-Through Uses</li> <li>• Emergency Services</li> <li>• Farmers' Markets</li> <li>• Food Production, Minor</li> <li>• Gasoline Service Stations</li> <li>• Health Services</li> <li>• Hospice</li> <li>• Hotel or Motel</li> <li>• Indoor Recreation</li> <li>• Medical Hospital Related Accessory Uses</li> <li>• Medical Hospital Related Office</li> <li>• Medical Hospital Related Uses</li> <li>• Office, Medical</li> <li>• Office, Professional</li> <li>• Outdoor Food and Beverage Service</li> <li>• Outdoor Recreation</li> <li>• Public or Governmental Building</li> <li>• Religious Institution</li> <li>• Restaurant, Indoor Service</li> <li>• Retail Business, Indoor</li> <li>• Retail Sales, Outdoor Temporary</li> <li>• Service Establishment</li> <li>• Storage, Open</li> <li>• Vehicle Repair and Service</li> <li>• Veterinary Clinic (Domestic Animals Only)</li> <li>• Wholesale Trade Establishment</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Use, Non-Single Family Residential Lots</li> <li>• Hospital</li> <li>• Manufacturing, Light</li> <li>• Marihuana Grower – Class A</li> <li>• Marihuana Grower – Class B</li> <li>• Marihuana Grower – Class C</li> <li>• Marihuana Grower – Excess</li> <li>• Marihuana Microbusiness – Light Manufacturing</li> <li>• Marihuana Processor – Light Manufacturing</li> <li>• Marihuana Retailer</li> <li>• Marihuana Safety Compliance Facility</li> <li>• Marihuana Secure Transporters</li> <li>• Pet Boarding Facility</li> <li>• Recreational Use, Public</li> <li>• Retail Business, Outdoor Permanent</li> <li>• Storage, Bulk</li> <li>• Warehousing</li> <li>• Wholesaling Operations</li> <li>• Wireless Telecommunications Facilities</li> </ul>
<p>Where there is a discrepancy between <a href="#">Section 54.306</a> and this table, <a href="#">Section 54.306</a> shall prevail.</p>	



## Section 54.317 IM, Industrial/Manufacturing District

### (A) Intent

It is the intent of the Industrial/Manufacturing district to regulate the establishment of industrial uses in the city in such a way as to prevent the deterioration of the environment to protect the desired qualities of adjoining districts and to exert a minimum nuisance on adjacent uses within this district.

(B) Permitted Principal Uses	(C) Special Land Uses
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Food Production, Minor</li> <li>• Gasoline Service Stations</li> <li>• Indoor Recreation</li> <li>• Manufacturing, Light</li> <li>• Office, Medical</li> <li>• Office, Professional</li> <li>• Public or Governmental Building</li> <li>• Railroad Facilities</li> <li>• Religious Institution</li> <li>• Retail Business, Indoor</li> <li>• Service Establishment</li> <li>• Storage, Open</li> <li>• Vehicle Repair and Service</li> <li>• Veterinary Clinic (Domestic Animals Only)</li> <li>• Warehousing</li> <li>• Wholesale Trade Establishment</li> <li>• Wholesaling Operations</li> <li>• Wireless Telecommunications Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Use, Non-Single Family Residential Lots</li> <li>• Adult Entertainment Uses</li> <li>• Major Repair and Maintenance Operations</li> <li>• Marihuana Grower – Class A</li> <li>• Marihuana Grower – Class B</li> <li>• Marihuana Grower – Class C</li> <li>• Marihuana Grower – Excess</li> <li>• Marihuana Microbusiness – Light Manufacturing</li> <li>• Marihuana Microbusiness – Heavy Manufacturing</li> <li>• Marihuana Processor – Light Manufacturing</li> <li>• Marihuana Processor – Heavy Manufacturing</li> <li>• Marihuana Retailer</li> <li>• Marihuana Safety Compliance Facility</li> <li>• Marihuana Secure Transporters</li> <li>• Manufacturing, Heavy</li> <li>• Pet Boarding Facility</li> <li>• Retail Business, Outdoor Permanent</li> <li>• Storage, Bulk</li> </ul>
<p>Where there is a discrepancy between <a href="#">Section 54.306</a> and this table, <a href="#">Section 54.306</a> shall prevail.</p>	

## Section 54.321 Marquette Downtown Waterfront District Form-Based Code

**(C) Building Form Standards.** The REGULATING PLAN identifies the BUILDING FORM STANDARD (BFS) for all building sites within the Downtown Waterfront District. The goal of the BFS is the creation of a healthy and vital public realm through good STREET-SPACE. Deviations from the BFS can be approved only through a variance process as provided for in [Section 54.1404\(B\)](#) of the Marquette City Land Development Code. The BFS set the basic parameters governing building construction, including the building envelope (in three dimensions) and certain required and/or permitted elements, such as stoops, balconies, porches, and STREET WALLS. Any elements encroaching on the public right-of-way require a license from the City of Marquette.

**(1) Individual Building Form Standard Pages.** Each BFS provides parameters for height, siting, and elements as well as broad use categories. The MDW District Form-Based Code includes six sub-districts with BUILDING FORM STANDARDS: GENERAL 5, GENERAL 3, WORKING WATERFRONT ZONE, WORKSHOP FLEX, NORTH LAKESHORE, and FOUNDERS5. These standards appear on the following pages.

**(2) Exemptions.** Permits shall not be required for safety fences/railings that prevent passage into a dangerous area and/or which are required by the construction code requirements enforced by the County of Marquette. These fences/railings are allowed in all of the sub-districts.

**(3) Limited and Prohibited Uses (within the Downtown Waterfront District).**

**(a) Uses Permitted By Right.** See the individual Building Form Standard pages.

**(b) SPECIAL LAND USES (RESIDENTIAL USE areas – see definitions):**

- (i)** Group Day Care Home
- (ii)** Foster Family Group Home
- (iii)** Halfway House
- (iv)** Homeless Shelter

**(c) SPECIAL LAND USES (COMMERCE and Other)**

- (i)** Wireless Telecommunications Facilities
- (ii)** Outdoor Entertainment and Community Events
- (iii)** Marihuana Microbusiness – Light Manufacturing
- (iv)** Marihuana Retailer
- (v)** Marihuana Processor – Light Manufacturing
- (vi)** Marihuana Safety Compliance Facility



## Section 54.322 Third Street Corridor District Form-Based Code

**Figure 22. Use**

USE	T4	T5	USE	T4	T5
<b>A. RESIDENTIAL</b>			<b>E. INSTITUTIONAL</b>		
Mixed-use building	P	P	Conference center		P
Multi-family dwelling ( <a href="#">Section 54.616</a> )	P	P	Live theater	S	P
Live-work unit ( <a href="#">Section 54.615</a> )	P	P	Movie theater	S	P
Two-family dwelling ( <a href="#">Section 54.613</a> )	P	P	Museum	P	P
Townhouse	P	P	Religious assembly ( <a href="#">Section 54.638</a> )	P	P
Mixed-use building	P	P	<b>F. AUTOMOTIVE</b>		
Multi-family dwelling ( <a href="#">Section 54.616</a> )	P	P	Gasoline	P	P
Live-work unit ( <a href="#">Section 54.615</a> )	P	P	Service	P	P
Two-family dwelling ( <a href="#">Section 54.613</a> )	P	P	Sales	P	P
Townhouse	P	P	Truck maintenance ( <a href="#">Section 54.627</a> )		
Single-family dwelling ( <a href="#">Section 54.617</a> )	P	P	Drive-through facility ( <a href="#">Section 54.611</a> )	P	P
Group day care home ( <a href="#">Section 54.608</a> )	S	S	<b>G. CIVIL SUPPORT</b>		
Foster family home	S	S	Funeral home	P	P
Halfway house ( <a href="#">Section 54.620</a> )	S	S	Hospital ( <a href="#">Section 54.625</a> )		S
Home occupation ( <a href="#">Section 54.621</a> )	P	P	Medical clinic	P	P
Home office ( <a href="#">Section 54.622</a> )	P	P	Veterinary clinic	P	P
Dwelling, Intentional Community ( <a href="#">Section 54.614</a> )	S	S	Pet boarding facility	S	S
Family Day Care Home	P	P	Cemetery ( <a href="#">Section 54.606</a> )	S	S
Adult Foster Care Family Home	P	P	Public or Governmental Building	P	P
Domestic Violence Shelter ( <a href="#">Section 54.610</a> )	S	S	Recreational Use, Public	S	S
<b>B. LODGING</b>			<b>H. EDUCATION</b>		
Hotel or Motel	S	P	High school	S	S
Bed & Breakfast Inn (up to 12 rooms) ( <a href="#">Section 54.604</a> )	P	P	Elementary school	P	P
Bed & Breakfast (up to 6 rooms) ( <a href="#">Section 54.603</a> )	P	P	Day care center	P	P
Rooming Houses ( <a href="#">Section 54.640</a> )	S	S	<b>I. INDUSTRIAL</b>		
Hospital Hospitality Houses ( <a href="#">Section 54.626</a> )	S	S	Heavy industrial facility ( <a href="#">Section 54.627</a> )		
Homestays and Vacation Home Rentals ( <a href="#">Section 54.624</a> )	P	P	Light industrial facility ( <a href="#">Section 54.627</a> )	S	S
<b>C. OFFICE</b>			Laboratory facility	S	S
Office building ( <a href="#">Section 54.631</a> )	P	P	Warehouse	S	S
Mixed-use building	P	P	Mini-storage		S
Live-work unit ( <a href="#">Section 54.615</a> )	P	P	Laboratory facility-Marihuana Safety Compliance Facility	S	S
<b>D. RETAIL</b>			<b>J. OTHER USES</b>		
Open market building	P	P	Accessory Building or Structure (See <a href="#">Figure 12</a> , <a href="#">Figure 13</a> , and, as applicable, <a href="#">Section 54.705</a> )	P	P
Mixed-use building	P	P	Accessory Use, Non-Single Family Residential Lots	S	S
Retail building	P	P	Accessory Use, Single-Family Residential Lots	P	P
Gallery	P	P	Food Production, Minor	P	P
Restaurant, without Outdoor Food and Beverage Service	P	P	Outdoor Recreation	P	P
Restaurant, with Outdoor Food and Beverage Service ( <a href="#">Section 54.634</a> )	S	S	Wireless Telecommunications Facilities ( <a href="#">Section 54.642</a> )	S	S
Outdoor Entertainment and Community Events (Principal Use) ( <a href="#">Section 54.633(D)</a> )	S	S			
Outdoor Entertainment and Community Events (Temporary Use Use) ( <a href="#">Section 54.633(B)</a> )	P	P			
Indoor Recreation	P	P			
Farmers' Markets ( <a href="#">Section 54.618</a> )	P	P			
Kiosk	P	P		Permitted Use	P
Push cart	P	P		Special Land Use	S

**Figure 23. Parking Requirements (Required Number of Spaces by Use per Figure 22)**

	<b>T4</b>	<b>T5</b>
<b>Residential *</b>	1.125 / dwelling	1.0 / dwelling
<b>Lodging</b>	1.0 / bedroom	1.0 / bedroom
<b>Office</b>	no minimum	no minimum
<b>Retail</b>	no minimum	no minimum
<b>Civic-Institutional</b>	1.0 / 5 seat assembly use 1.0 / 1,000 sq. ft. of exhibition or indoor recreation area. Parking requirement may be reduced pursuant to <a href="#">Figure 24</a> . Parking may be provided by ownership or lease offsite within 1,000 feet.	1.0 / 5 seat assembly use 1.0 / 1,000 sq. ft. of exhibition or indoor recreation area. Parking requirement may be reduced pursuant to <a href="#">Figure 24</a> . Parking may be provided by ownership or lease offsite within 1,000 feet.
<b>Automotive, Civil Support, Education, Industrial, Other Uses</b>	See Article 9, Section 54.903 for the specific use parking space requirements	See Article 9, Section 54.903 for the specific use parking space requirements

\* Senior housing or student housing requirements may be reduced by 50%.

**Figure 24. Parking Occupancy Rates**

<b>USES</b>	<b>MONDAY THROUGH FRIDAY</b>			<b>SATURDAY AND SUNDAY</b>		
	<b>8AM – 6PM</b>	<b>6PM – 12AM</b>	<b>12AM – 8AM</b>	<b>8AM – 6PM</b>	<b>6PM – 12AM</b>	<b>12AM – 8AM</b>
Residential	60%	100%	100%	80%	100%	100%
Lodging	70%	100%	100%	70%	100%	100%
Office	100%	20%	5%	5%	5%	5%
Retail	90%	80%	5%	100%	70%	5%
Restaurant	70%	100%	100%	70%	100%	100%
Movie theater	40%	80%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	50%
Conference	100%	100%	5%	100%	100%	5%
Civic (non-church)	100%	20%	5%	10%	10%	5%
Civic (church)	20%	20%	5%	100%	50%	5%

Calculation of parking space requirements from [Figure 23](#) may be reduced by the rates above, as they correspond to a particular use and the hours of operation for that use.



# Article 6 Standards Applicable to Specific Land Uses

## Section 54.628 Marihuana Establishments

(A) A marihuana grower, marihuana processor, marihuana retailer, marihuana safety compliance facility, marihuana secure transporter, marihuana microbusiness, and marihuana designated consumption establishment may be permitted through the issuance of a special land use permit in certain districts pursuant to Article 14, Section 54.1403 Special Land Use Review of the Code provide that:

- (1) At the time of application for a special use permit the marihuana establishment must have a provisional license by the State of Michigan and then must be at all times in compliance with the laws of the State of Michigan including but not limited to the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951 et seq.; and all other applicable rules promulgated by the State of Michigan.
- (2) The use or establishment must be at all times in compliance with Chapter 5 Marihuana and all other applicable laws and ordinances of the City of Marquette.
- (3) A marihuana establishment, or activities associated with the licensed growing, processing, testing, transporting, or sales of marihuana, may not be permitted as a home business or accessory use nor may they include accessory uses except as otherwise provided in this ordinance.

(B) **Marihuana Designated Consumption Establishment.** Marihuana Designated Consumption Establishments shall be subject to the following standards:

- (1) All local, county, state and federal laws, rules and regulations pertaining to the emission of odor, dust, smoke, gas, noise, vibration and the like, shall be met at all times during operation of any building related to the operation.
- (2) Odor. As used in this subsection, building means the building, or portion thereof, used for marihuana growing or marihuana processing.
  - (a) The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
  - (b) The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
  - (c) The filtration system shall be maintained in working order and shall be in use. The filters shall be changed upon manufacturer's recommendation, or a minimum of once every 365 days, whichever occurs first.
  - (d) Negative air pressure shall be maintained inside the building.
  - (e) Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
  - (f) An alternative odor control system is permitted if the special use permit applicant submits and the municipality accepts a report by a mechanical engineer licensed in the

State of Michigan demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The municipality may hire an outside expert to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.

- (3) All off-street parking shall be in compliance with [Article 9](#) of this Code.
  - (4) Landscaping and Screening shall be provided in accordance with [Article 10](#) of this Code.
  - (5) All signs shall be in compliance with the provisions of [Article 11](#) of this Ordinance.
  - (6) All exterior lighting shall be in accordance with [Section 54.802](#) hereof.
  - (7) No material shall be stored outdoors except within areas effectively screened from view from adjoining properties and rights-of-way.
  - (8) Patrons/customers/clients: No one under the age of 21 shall be permitted within the establishment/building(s)
- (C) **Marihuana Growers.** Marihuana growers shall be subject to the following standards:
- (1) All local, county, state and federal laws, rules and regulations pertaining to the emission of odor, dust, smoke, gas, noise, vibration and the like, shall be met at all times during operation of any building related to the operation.
  - (2) Odor. As used in this subsection, building means the building, or portion thereof, used for marihuana growing or marihuana processing.
    - (a) The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
    - (b) The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
    - (c) The filtration system shall be maintained in working order and shall be in use. The filters shall be changed upon manufacturer's recommendation, or a minimum of once every 365 days, whichever occurs first.
    - (d) Negative air pressure shall be maintained inside the building.
    - (e) Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
    - (f) An alternative odor control system is permitted if the special use permit applicant submits and the municipality accepts a report by a mechanical engineer licensed in the State of Michigan demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The municipality may hire an outside expert to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.
  - (3) All off-street parking shall be in compliance with [Article 9](#) of this Code.
  - (4) Landscaping and Screening shall be provided in accordance with [Article 10](#) of this Code.
  - (5) All signs shall be in compliance with the provisions of [Article 11](#) of this Ordinance.
  - (6) All exterior lighting shall be in accordance with [Section 54.802](#) hereof.
  - (7) No material shall be stored outdoors except within areas effectively screened from view from adjoining properties and rights-of-way.
- (D) **Marihuana Microbusiness – Light Manufacturing.** Marihuana Microbusiness – Light Manufacturing shall be subject to the following standards:



- (1) All local, county, state and federal laws, rules and regulations pertaining to the emission of odor, dust, smoke, gas, noise, vibration and the like, shall be met at all times during operation of any building related to the operation.
- (2) Odor. As used in this subsection, building means the building, or portion thereof, used for marihuana growing or marihuana processing.
  - (a) The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
  - (b) The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
  - (c) The filtration system shall be maintained in working order and shall be in use. The filters shall be changed upon manufacturer's recommendation, or a minimum of once every 365 days, whichever occurs first.
  - (d) Negative air pressure shall be maintained inside the building.
  - (e) Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
  - (f) An alternative odor control system is permitted if the special use permit applicant submits and the municipality accepts a report by a mechanical engineer licensed in the State of Michigan demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The municipality may hire an outside expert to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.
- (3) All off-street parking shall be in compliance with [Article 9](#) of this Code.
- (4) Landscaping and Screening shall be provided in accordance with [Article 10](#) of this Code.
- (5) All signs shall be in compliance with the provisions of [Article 11](#) of this Ordinance.
- (6) All exterior lighting shall be in accordance with [Section 54.802](#) hereof.
- (7) No material shall be stored outdoors except within areas effectively screened from view from adjoining properties and rights-of-way.
- (9) Patrons/customers/clients: No one under the age of 21 shall be permitted within the establishment/building(s)
- (10) No use or consumption of marihuana or marihuana products may be conducted within the establishment/building or on the premises.
- (11) Marihuana and marihuana products may only be sold within the establishment/building.
- (12) All deliveries/transfer of Marihuana and Marihuana products must occur within the establishment/building.

(13) Additional Light Manufacturing standards:

- (a) **Environmental Factors.** Noise, vibration, smoke, dust, odors, glare, and similar or related nuisances shall be confined to the site to the maximum extent possible and mitigated on-site to the maximum extent possible. Any nuisances, except odor, which are anticipated to not be contained to the applicant's property and not mitigated on the property shall be identified in the Project Proposal Document submitted with the Site Plan and/or Special Land Use Permit application.
- (b) **Dangerous, Noxious, and Nuisance Conditions Prohibited.** Operations shall be approved only upon documentation by the applicant that no dangerous, noxious or

nuisance conditions will impact any adjacent premises. The manufacture, processing or packaging of materials which are inherently dangerous or hazardous due to flammability, radioactivity, explosiveness, or severe toxicity will not be permitted.

(c) **Permits.** Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of Environmental Quality. The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in [Section 54.1402](#).

(d) **Notice of Intent to Build or Expand.** Notice of intent to build or expand must be given to the Zoning Administrator at the same time application is made to federal or state agencies which may require permits.

(e) **Discontinued Activity.** When industrial activity is discontinued or the site is vacated, the site shall be left in a condition free from hazards (including but not limited to dangerous excavations, and abandoned structures above or below ground).

(f) **Additional Safeguards.** The Planning Commission may require additional safeguards to meet the intent of the district and to assure opportunity for additional industrial uses and for growth within each area of the city which permits industrial uses.

(E) **Marihuana Microbusiness – Heavy Manufacturing.** Marihuana Microbusiness – Heavy Manufacturing shall be subject to the following standards:

- (1) All local, county, state and federal laws, rules and regulations pertaining to the emission of odor, dust, smoke, gas, noise, vibration and the like, shall be met at all times during operation of any building related to the operation.
- (2) Odor. As used in this subsection, building means the building, or portion thereof, used for marihuana growing or marihuana processing.
  - (a) The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
  - (b) The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
  - (c) The filtration system shall be maintained in working order and shall be in use. The filters shall be changed upon manufacturer's recommendation, or a minimum of once every 365 days, whichever occurs first.
  - (d) Negative air pressure shall be maintained inside the building.
  - (e) Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
  - (f) An alternative odor control system is permitted if the special use permit applicant submits and the municipality accepts a report by a mechanical engineer licensed in the State of Michigan demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The municipality



may hire an outside expert to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.

- (3) All off-street parking shall be in compliance with [Article 9](#) of this Code.
- (4) Landscaping and Screening shall be provided in accordance with [Article 10](#) of this Code.
- (5) All signs shall be in compliance with the provisions of [Article 11](#) of this Ordinance.
- (6) All exterior lighting shall be in accordance with [Section 54.802](#) hereof.
- (7) No material shall be stored outdoors except within areas effectively screened from view from adjoining properties and rights-of-way.
- (9) Patrons/customers/clients: No one under the age of 21 shall be permitted within the establishment/building(s)
- (10) No use or consumption of marihuana or marihuana products may be conducted within the establishment/building or on the premises.
- (11) Marihuana and marihuana products may only be sold within the establishment/building.
- (12) All deliveries/transfer of Marihuana and Marihuana products must occur within the establishment/building

(13) Additional Heavy Manufacturing standards:

- (a) **Environmental Factors.** Noise, vibration, smoke, dust, odors, glare, and similar or related nuisances shall be confined to the site to the maximum extent possible and mitigated on-site to the maximum extent possible. Any nuisances, except odor, which are anticipated to not be contained to the applicant's property and not mitigated on the property shall be identified in the Project Proposal Document submitted with the Site Plan and/or Special Land Use Permit application.
- (b) **Dangerous, Noxious, and Nuisance Conditions.** Operations shall be approved only upon documentation by the applicant that no dangerous, noxious or nuisance conditions will impact any adjacent premises. The applicant shall disclose the nature of any perishable, flammable, toxic, or hazardous substances to be stored on the facility and the nature of all appropriate and proposed protection procedures and devices and all uses and activities on site shall, at all times, comply with **Section ???** hereof.
- (c) **Permits.** Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of Environmental Quality. The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in [Section 54.1402](#).
- (d) **Notice of Intent to Build or Expand.** Notice of intent to build or expand must be given to the Zoning Administrator at the same time application is made to federal or state agencies which may require permits.
- (e) **Discontinued Activity.** When industrial activity is discontinued or the site is vacated, the site shall be left in a condition free from hazards (including but not limited to dangerous excavations, and abandoned structures above or below ground).
- (f) **Additional Safeguards.** The Planning Commission may require additional safeguards to meet the intent of the district and to assure opportunity for additional industrial uses and for growth within each area of the city which permits industrial uses.

(F) **Marihuana Processor – Light Manufacturing.** Marihuana Processor – Light Manufacturing shall be subject to the following standards:

- (1) All local, county, state and federal laws, rules and regulations pertaining to the emission of odor, dust, smoke, gas, noise, vibration and the like, shall be met at all times during operation of any building related to the operation.
- (2) Odor. As used in this subsection, building means the building, or portion thereof, used for marihuana growing or marihuana processing.
  - (a) The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
  - (b) The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
  - (c) The filtration system shall be maintained in working order and shall be in use. The filters shall be changed upon manufacturer's recommendation, or a minimum of once every 365 days, whichever occurs first.
  - (d) Negative air pressure shall be maintained inside the building.
  - (e) Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
  - (f) An alternative odor control system is permitted if the special use permit applicant submits and the municipality accepts a report by a mechanical engineer licensed in the State of Michigan demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The municipality may hire an outside expert to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.
- (3) All off-street parking shall be in compliance with [Article 9](#) of this Code.
- (4) Landscaping and Screening shall be provided in accordance with [Article 10](#) of this Code.
- (5) All signs shall be in compliance with the provisions of [Article 11](#) of this Ordinance.
- (6) All exterior lighting shall be in accordance with [Section 54.802](#) hereof.
- (7) No material shall be stored outdoors except within areas effectively screened from view from adjoining properties and rights-of-way.

(8) **Additional Light Manufacturing standards:**

- (a) **Environmental Factors.** Noise, vibration, smoke, dust, odors, glare, and similar or related nuisances shall be confined to the site to the maximum extent possible and mitigated on-site to the maximum extent possible. Any nuisances, except odor, which are anticipated to not be contained to the applicant's property and not mitigated on the property shall be identified in the Project Proposal Document submitted with the Site Plan and/or Special Land Use Permit application.
- (b) **Dangerous, Noxious, and Nuisance Conditions Prohibited.** Operations shall be approved only upon documentation by the applicant that no dangerous, noxious or nuisance conditions will impact any adjacent premises. The manufacture, processing or packaging of materials which are inherently dangerous or hazardous due to flammability, radioactivity, explosiveness, or severe toxicity will not be permitted.



- (c) **Permits.** Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of Environmental Quality. The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in [Section 54.1402](#).
- (d) **Notice of Intent to Build or Expand.** Notice of intent to build or expand must be given to the Zoning Administrator at the same time application is made to federal or state agencies which may require permits.
- (e) **Discontinued Activity.** When industrial activity is discontinued or the site is vacated, the site shall be left in a condition free from hazards (including but not limited to dangerous excavations, and abandoned structures above or below ground).
- (f) **Additional Safeguards.** The Planning Commission may require additional safeguards to meet the intent of the district and to assure opportunity for additional industrial uses and for growth within each area of the city which permits industrial uses.

(G) **Marihuana Processor – Heavy Manufacturing.** Marihuana Processor – Heavy Manufacturing shall be subject to the following standards:

- (1) All local, county, state and federal laws, rules and regulations pertaining to the emission of odor, dust, smoke, gas, noise, vibration and the like, shall be met at all times during operation of any building related to the operation.
- (2) Odor. As used in this subsection, building means the building, or portion thereof, used for marihuana growing or marihuana processing.
  - (a) The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
  - (b) The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
  - (c) The filtration system shall be maintained in working order and shall be in use. The filters shall be changed upon manufacturer's recommendation, or a minimum of once every 365 days, whichever occurs first.
  - (d) Negative air pressure shall be maintained inside the building.
  - (e) Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
  - (f) An alternative odor control system is permitted if the special use permit applicant submits and the municipality accepts a report by a mechanical engineer licensed in the State of Michigan demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The municipality may hire an outside expert to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.
- (3) All off-street parking shall be in compliance with [Article 9](#) of this Code.
- (4) Landscaping and Screening shall be provided in accordance with [Article 10](#) of this Code.

- (5) All signs shall be in compliance with the provisions of [Article 11](#) of this Ordinance.
- (6) All exterior lighting shall be in accordance with [Section 54.802](#) hereof.
- (7) No material shall be stored outdoors except within areas effectively screened from view from adjoining properties and rights-of-way.

(8) **Additional Heavy Manufacturing standards:**

- (a) **Environmental Factors.** Noise, vibration, smoke, dust, odors, glare, and similar or related nuisances shall be confined to the site to the maximum extent possible and mitigated on-site to the maximum extent possible. Any nuisances, except odor, which are anticipated to not be contained to the applicant's property and not mitigated on the property shall be identified in the Project Proposal Document submitted with the Site Plan and/or Special Land Use Permit application.
- (b) **Dangerous, Noxious, and Nuisance Conditions.** Operations shall be approved only upon documentation by the applicant that no dangerous, noxious or nuisance conditions will impact any adjacent premises. The applicant shall disclose the nature of any perishable, flammable, toxic, or hazardous substances to be stored on the facility and the nature of all appropriate and proposed protection procedures and devices and all uses and activities on site shall, at all times, comply with **Section ???** hereof.
- (c) **Permits.** Prior to final approval of a special land use permit each applicant shall obtain the necessary state and federal permits, including permits or waiver for permits from the Michigan Department of Environmental Quality. The applicant shall, upon request, forward all reports and findings from the state and federal agencies to the Zoning Administrator, along with site plans as described in [Section 54.1402](#).
- (d) **Notice of Intent to Build or Expand.** Notice of intent to build or expand must be given to the Zoning Administrator at the same time application is made to federal or state agencies which may require permits.
- (e) **Discontinued Activity.** When industrial activity is discontinued or the site is vacated, the site shall be left in a condition free from hazards (including but not limited to dangerous excavations, and abandoned structures above or below ground).
- (f) **Additional Safeguards.** The Planning Commission may require additional safeguards to meet the intent of the district and to assure opportunity for additional industrial uses and for growth within each area of the city which permits industrial uses.

(H) **Marihuana Retailer.** Marihuana Retailers shall be subject to the following standards:

- (1) All local, county, state and federal laws, rules and regulations pertaining to the emission of odor, dust, smoke, gas, noise, vibration and the like, shall be met at all times during operation of any building related to the operation.
- (2) Odor. As used in this subsection, building means the building, or portion thereof, used for marihuana retailer.
  - (a) The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
  - (b) The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the



volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.

- (c) The filtration system shall be maintained in working order and shall be in use. The filters shall be changed upon manufacturer's recommendation, or a minimum of once every 365 days, whichever occurs first.
  - (d) Negative air pressure shall be maintained inside the building.
  - (e) Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
  - (f) An alternative odor control system is permitted if the special use permit applicant submits and the municipality accepts a report by a mechanical engineer licensed in the State of Michigan demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The municipality may hire an outside expert to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.
- (2) Patrons/customers/clients: No one under the age of 21 shall be permitted within the establishment/building(s)
  - (3) No use or consumption of marihuana or marihuana products may be conducted within the establishment/building or on the premises (**unless an approved designated consumption establishment is located on the premises**).
  - (4) Marihuana and marihuana products may only be sold within the establishment/building.
  - (5) All deliveries/transfer of Marihuana and Marihuana products must occur within the establishment/building.
  - (6) All signs shall be in compliance with the provisions of [Article 11](#) of this Ordinance.
  - (7) Parking: All off-street parking shall be in compliance with [Article 9](#) of this Ordinance.
  - (8) Landscaping: Landscaping and Screening shall be provided in accordance with [Article 10](#) of this Ordinance.
  - (9) Exterior Lighting: All exterior lighting shall be in accordance with [Section 54.802](#) of this Ordinance.
- (l) **Marihuana Safety Compliance Facility.** A marihuana safety compliance facility subject to the following standards:
- (1) All local, county, state and federal laws, rules and regulations pertaining to the emission of odor, dust, smoke, gas, noise, vibration and the like, shall be met at all times during operation of any building related to the operation.
  - (2) Odor. As used in this subsection, building means any building, or portion thereof, used by a Marihuana Safety Compliance Facility.
    - (a) The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
    - (b) The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.

- (c) The filtration system shall be maintained in working order and shall be in use. The filters shall be changed upon manufacturer's recommendation, or a minimum of once every 365 days, whichever occurs first.
  - (d) Negative air pressure shall be maintained inside the building.
  - (e) Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
  - (f) An alternative odor control system is permitted if the special use permit applicant submits and the municipality accepts a report by a mechanical engineer licensed in the State of Michigan demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The municipality may hire an outside expert to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.
- (2) All activities of a marijuana safety compliance facility, including all transfers of marijuana, shall be conducted within the building and out of public view.
- (3) All off-street parking shall be in compliance with [Article 9](#) of this Code.
- (4) Landscaping and Screening shall be provided in accordance with [Article 10](#) of this Code.
- (5) All exterior lighting shall be in accordance with [Section 54.802](#) hereof.
- (J) **Marihuana Secure Transporter.** A marihuana secure transporter shall be subject to the following standards:
- (1) All local, county, state and federal laws, rules and regulations pertaining to the emission of odor, dust, smoke, gas, noise, vibration and the like, shall be met at all times during operation of any building related to the operation.
  - (2) Odor. As used in this subsection, building means any building, or portion thereof, used by a Marihuana Secure Transporter.
    - (a) The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
    - (b) The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
    - (c) The filtration system shall be maintained in working order and shall be in use. The filters shall be changed upon manufacturer's recommendation, or a minimum of once every 365 days, whichever occurs first.
    - (d) Negative air pressure shall be maintained inside the building.
    - (e) Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
    - (f) An alternative odor control system is permitted if the special use permit applicant submits and the municipality accepts a report by a mechanical engineer licensed in the State of Michigan demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The municipality may hire an outside expert to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.
  - (3) All exterior lighting shall be in accordance with [Section 54.802](#) hereof.



- (4) No processing or manufacturing shall take place within any structure/building related to the operation.
- (5) No material shall be stored outdoors except within areas effectively screened from view from adjoining properties and rights-of-way.
- (6) All signs shall be in compliance with the provisions of [Article 11](#) of this Ordinance.
- (7) All off-street parking shall be in compliance with [Article 9](#) of this Ordinance.
- (8) Landscaping and Screening shall be provided in accordance with [Article 10](#) of this Ordinance.

**Section 54.629 Reserved**

**Section 54.630 Mobile Home Parks (This and the rest of the uses following will need to have their section numbers changed)**

# Article 7 General Provisions

## Section 54.706 Fences and Walls

### (C) Requirements by Zoning District:

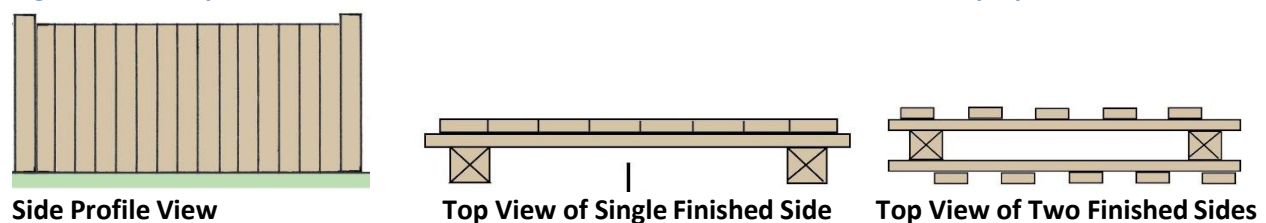
#### (2) M-U and CBD Districts.

- (a) **Height.** Fences and walls in the side or rear yard shall not exceed six (6) feet in height, except that a wall or fence in the side or rear yard of an approved commercial Outdoor Food and Beverage Service use (see [Section 54.634](#)) may be up to eight (8) feet in height for the purpose of screening the outdoor food and beverage service use. A fence in a front yard may not exceed four (4) feet in height. Walls are prohibited in a front yard except for retaining walls.
- (b) **Construction.** Fences may not have more than 50% of the fence area of solid, opaque construction (See [Figure 35](#) for examples of noncompliant fences), except that a wall or fence in the side or rear yard of an approved Marihuana Grower or Marihuana Microbusiness use (see [Section 54.628](#)) may be 100% of the fence area of solid opaque construction for the purpose of screening the outdoor growing area..
- (i) **Exception.** A screening fence that is required for a Special Use Permit, by any City ordinance, or by State law may be of solid, opaque construction.

#### (3) GC, RC, M, C, I-M, CR, and BLP Districts.

- (a) **Height.** Fences and walls shall not exceed ten (10) feet in height. In the GC and RC districts, a fence in a front yard may not exceed four (4) feet in height. In the GC and RC districts, walls are prohibited in a front yard except for retaining walls.
- (b) **Construction.** Fences may not have more than 50% of the fence area of solid, opaque construction (See [Figure 35](#) for examples of noncompliant fences), except that a wall or fence in the side or rear yard of an approved Marihuana Grower or Marihuana Microbusiness use (see [Section 54.628](#)) may be 100% of the fence area of solid opaque construction for the purpose of screening the outdoor growing area. A screening fence required by any City ordinance or by State Law may be of solid, opaque construction.

Figure 35. Example of Fences with More Than 50% of the Fence Area of Solid, Opaque Construction





# Article 9 Parking, Loading, and Access Management

## Section 54.903 Minimum Number of Parking Spaces Required

In all districts there shall be provided off-street parking for motor vehicles. When a public parking lot has been provided by special assessment, the minimum required parking may be reduced by the number of spaces in the public lot representing the same percentage as the property's participation in the special assessment district costs. The minimum number of spaces to be provided shall be based on the following schedule, which may only be increased in accordance with [Section 54.902\(H\)](#) and may only be reduced in accordance with the parking reduction standards of [Section 54.902\(G\)](#) or the shared parking standards of [Section 54.902\(C\)](#):

<b>(D) Health Facilities</b>	
<b>(1)</b> Hospitals and Inpatient Mental Health or Substance Abuse Treatment Facility	Two (2) spaces for each bed
<b>(2)</b> Medical and Dental Clinics, Doctors' and Dentists' Offices, Veterinary Clinics, and Outpatient Mental Health or Substance Abuse Treatment Facilities with less than 20 Licensed Health Professionals	One (1) space per 200 square feet of gross floor area plus one (1) per employee on peak shift.
<b>(3)</b> Medical and Dental Clinics, Doctors' and Dentists' Offices, Veterinary Clinics, and Outpatient Mental Health or Substance Abuse Treatment Facilities containing twenty or more Licensed Health Professionals	One (1) space per 250 square feet of gross floor area plus one (1) per employee on peak shift.
<b>(E) Transportation, Communication, and Utilities</b>	
<b>(1)</b> Rail, Bus, Air and Water Passenger Terminals	No minimum
<b>(2)</b> Air, Rail, Motor and Water Freight Terminals	One (1) space per 200 square feet of floor area
<b>(3)</b> Radio and Television Stations	One (1) space per 100 square feet
<b>(4)</b> Public Utility Operations other than Offices	One (1) space per 1,000 square feet of floor area plus One (1) space per 10,000 square feet of site area
<b>(F) Industrial/Wholesaling/Warehousing</b>	
<b>(1)</b> Production or Processing of Materials, Goods, or Products. <b>Marihuana</b> <b>Microbusiness processing</b>	One (1) space per 1,000 square feet of floor area plus one (1) space per 10,000 square feet of site area

portion and Marihuana Processor	
(2) Testing, Repairing, Cleaning or Servicing of Materials, Goods, or Products. Marihuana Safety Compliance Facility.	One (1) space per 1,000 square feet of floor area plus One (1) space per 10,000 square feet of site area
(3) Warehousing and Wholesaling. Marihuana Secure Transporter.	One (1) space per 1,000 square feet of floor area plus One (1) space for every 10,000 square feet of outdoor storage or sales area
<b>(G) Retail Trade</b>	
(1) Establishments for the Consumption of Food or Beverages on the Premises, excluding Drive-Through Restaurants. Marihuana Designated Consumption Establishment.	1 space for every two (2) capacity occupants
(2) Drive-Through Restaurants	1 space for every two (2) capacity occupants plus five (5) stacking spaces between the pick-up window and the order station and five (5) stacking spaces that do not conflict with access to required parking spaces per order station (e.g., menu board).
(3) Establishments for the Sale of Motor Vehicles, Trailers, and Large Equipment of any sort	One (1) space for each 1,000 square feet of floor area, minimum of two (2) spaces
(4) Gasoline Stations and Convenience Stores	One (1) per gas pump (located at the pump) and one (1) per employee on peak shift, plus required parking for the retail area. In no instance shall a required parking space or its maneuvering area conflict with vehicles being fueled or serviced or awaiting to be fueled or serviced.
(5) All Other Retail. Marihuana Retailer and retail portion of the Marihuana Microbusiness.	Maximum of one (1) space for every 150 square feet of floor area, minimum of two (2) spaces
<b>(H) Services</b>	
(1) Offices, business and professional except as otherwise specified.	One (1) space for every 200 square feet of floor area
(2) Auto service stations and repair garages	One (1) space for every 300 square feet of interior office/sales/waiting room floor area plus two (2) spaces per service stall.
(3) Laundromats	One (1) space for every 50 square feet of floor area.
(4) Barber Shops, Beauty Shops, and Salons	One (1) space per employee plus two (2) spaces per service chair.
(5) Day Care Facilities	One (1) per employee in the largest working shift and one (1) per ten (10) persons cared for at capacity plus stacking spaces for five (5) vehicles.

<b>(6)</b> Pet Boarding Facilities	One (1) per employee in the largest working shift and one (1) per five (5) animals cared for at capacity.
<b>(7)</b> Other Personal Service Establishments	One (1) space for every 150 square feet of floor area, minimum of two spaces

- Growing portion of Marihuana Microbusiness??
- Marihuana Grower???