


## ∞ AGENDA ∞

**MARQUETTE CITY PLANNING COMMISSION**  
**Tuesday, May 6, 2025, at 6:00 p.m.**  
**Commission Chambers at City Hall – 300 W. Baraga Ave.**

### MEETING CALLED TO ORDER

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- The seal of Marquette, Michigan, is circular. It features a central illustration of a ship on a body of water, with a lighthouse on the left and a tree on the right. The words "MARQUETTE" and "MICHIGAN" are written around the top and bottom of the seal, respectively. Below the ship, it says "FOUNDED 1848".
- 1) ROLL CALL
  - 2) APPROVE AGENDA
  - 3) APPROVE MINUTES: **Minutes of 04-15-25**
  - 4) CONFLICT of INTEREST
  1. PUBLIC HEARINGS
  2. CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS
  3. OLD BUSINESS
    - A. PC Bylaws – Draft Amendment**
  4. NEW BUSINESS
  5. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS
  6. CORRESPONDENCE, REPORTS, MINUTES OF OTHER BOARDS/COMMITTEES
    - A. County Commission Meeting Minutes of April 1<sup>st</sup>, 2025 – Excerpt re: Climate Action Plan**
    - B. CATF letter of support for national award application**
  7. TRAINING
  8. WORK SESSION ON REPORTS/PLANS/ORDINANCES
    - A. Land Development Code Amendments**
  9. COMMISSION AND STAFF COMMENTS
  10. ADJOURNMENT

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### 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.

### 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 must state any Ex-Parte contact or Conflicts of Interest prior to engaging in any discussions), if it occurred, prior to entering into discussion or voting on a case).

**OFFICIAL PROCEEDINGS  
MARQUETTE CITY PLANNING COMMISSION  
April 15, 2025**

A regular meeting of the Marquette City Planning Commission was duly called and held at 6:00p.m. on Tuesday, April 15, 2025, in the Commission Chambers at City Hall. A video of this meeting is available on the City's website.

**ROLL CALL**

Planning Commission (PC) members present: W. Premeau, Vice Chair K. Clegg, M. Rayner, J. Fitkin, Chair S. Mittlefehldt, D. Fetter, S. Lawry, A. Wilkinson.

PC Members absent: K. Hunter (excused)

Staff present: City Planner and Zoning Administrator Dave Stensaas, Zoning Official Andrea Landers

**AGENDA**

*It was moved by S. Lawry, seconded by K. Clegg, and carried 8-0 to approve the agenda as presented.*

**MINUTES**

The minutes of the April 1, 2025, meeting were approved by consent, with the correction of a date as noted by S. Lawry.

**CITIZENS WISHING TO ADDRESS THE COMMISSION ON AGENDA ITEMS**

Alex Conklin, of 421 E. Ridge St., said:

I'm here to speak regarding the proposed definition of *Cooperative Housing*, and I'd like to reserve my time to speak when the topic is discussed.

S. Mittlefehldt said that during a work session the board can have an informal conversation about items being considered, and we can invite you into the conversation later.

**CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS**

None

**TRAINING**

**A. Article – Zoning Decisions: Fact-Finding and Standards of Review, Michigan Planner, Jan.-Feb. 2025**

S. Mittlefehldt asked D. Stensaas if he wanted to discuss this item. D. Stensaas said that he didn't think it was necessary if everyone read it and understood the main points. He also said that this issue is discussed by staff and the Planning Commission fairly often.

**WORK SESSION ON REPORTS/PLANS/ORDINANCES**

**A. Land Development Code (LDC) Amendments**

The Planning Commission and staff reviewed each of the draft LDC amendments in the agenda packet. The following items were discussed:

- LDC section 632 – it was determined to set a 100' boundary from the property line only as a buffer to extraction operations or processing, to add the sump language suggested by S. Lawry for an exception related to standing water in the subsection, and to add the use as a Permitted Use in BLP zoning districts.
- Section 54.1003 (F) – the type of materials allowed to be used for dumpster enclosures as part of the screening section was discussed at length.

**OFFICIAL PROCEEDINGS  
MARQUETTE CITY PLANNING COMMISSION  
April 15, 2025**

- Consideration of a new definition for the concept of a “housing collective” or “housing cooperative”.
- Section 632 - it was determined to add *Natural Resource Extraction and Processing* as a Special Land Use in I-M zoning districts and as a Permitted Use in BLP districts and to set the boundary for operations at a minimum of 100 ft. from the property line.
- Standards for the driveway and lot line separation along the side lot line, with the need to refine the code language to replace existing text at the next meeting.
- Bicycle parking standards for new or remodeled buildings and specific land uses.
- Structural amenities standards for stability, changes to and exemptions for accessory structures, and an expansion of what qualifies as a temporary structure.
- An amendment to clarify and update standards for an interior/attached ADU, and proposed text for how the ownership and certification of an ADU may be handled if the owner dies.
- An overhaul of the greenbelt/open space requirements, with a change from the current buffers based on zoning districts to a model based on specific land uses, with highly limited exceptions. And revised standards for the greenbelt width and plantings/screening requirements and clarification of items that would be allowed in the greenbelt area, such as sidewalks and playgrounds.

**COMMISSION AND STAFF COMMENTS**

J. Fitkin thanked staff for their work on the LDC.

K. Clegg thanked Mr. Conklin for participating in the dialogue about collective housing.

S. Lawry thanked staff for the months of work on the code amendments.

S. Mittlefehldt thanked Mr. Conklin for his comments.

D. Stensaas stated that at the next meeting, there will just be a review of the items discussed tonight that were found to need further changes.

**ADJOURNMENT**

Chair S. Mittlefehldt adjourned the meeting at 8:05 p.m.



CITY OF MARQUETTE  
**PLANNING AND ZONING**  
1100 Wright Street  
MARQUETTE, MI 49855  
(906) 228-0425  
[www.marquettemi.gov](http://www.marquettemi.gov)

## **MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Dave Stensaas, City Planner and Zoning Administrator  
**DATE:** May 01, 2025  
**SUBJECT:** **New Business – Planning Commission Bylaws – Update Review**

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It has been four years since the last review and update to the Planning Commission's Bylaws. The Planning Commission and staff reviewed the Bylaws on March 18<sup>th</sup> and suggested specific updates to them. Since then, the staff has finalized amendments, and they are ready for the Planning Commission to review and vote upon.

# PLANNING COMMISSION BYLAWS

## I. Character of the Commission.

### A. Name

1. The name of this Commission shall be the "Marquette City Planning Commission" (hereinafter called "the Commission").

### B. Object

1. The Commission is formed pursuant to Public Act 285 PA 1931 (Municipal Planning Commission Act) as amended and shall have all powers and responsibilities granted by that Act.
2. The Commission shall also have all powers and responsibilities granted by Public Act 110 of 2006 (Michigan Zoning Enabling Act) as amended and all other applicable public laws.

### C. Members

1. The members of the Commission are appointed by the City Commission, after an application process that is administered by the City Manager's staff.
2. The term of appointment of each member shall be three years.
3. ~~A member whose term has reached or exceeded six (6) years shall not be reappointed until one year has elapsed.~~
4. ~~The terms of three members shall expire each year on February 15th unless new appointments have not been made.~~
3. The conditions of appointments and terms will follow City Charter section 6-1(f).
4. A member of the Planning Commission shall also be a member of the Zoning Board of Appeals in accordance with the provisions of Public Act 110 of 2006, as amended.
5. *Ex parte* contact:
  - a. Members shall seek to avoid unilateral contacts with a party that is seeking application approval from the Planning Commission (PC) when an administrative decision is pending. The legal term for these improper contacts from applicants is called *Ex parte* contact.
  - b. Despite one's best efforts it is not always possible to avoid *Ex parte* contact. If it happens the member should inform the applicant party that they are required to report the contact and then take notes on what was said, and report what was said to the Planning Commission at a public meeting or hearing, so that every member and other interested parties are made aware of what was said.
6. Site Inspections
  - a. Site inspections may be done by PC members, but permission to access private property should be acquired prior to entering the subject property, and only one PC member should conduct a site visit at a time, unless a public meeting is held on a site which would allow for a quorum to be present.

### D. Officers and Representative to the Board of Zoning Appeals

1. The officers of the Commission shall be a Chairman, and a Vice-Chairman.
2. The officers of the Commission shall be elected by a nomination and vote held at a meeting in ~~March~~ January of each year. Special elections may be held to fill vacancies.

## PLANNING COMMISSION BYLAWS

3. The terms of office of the Commission's Officers shall be one year, and will commence upon the completion of the voting process. Officers may be reelected.
4. The City Planner/Zoning Administrator shall serve as the Secretary/Staff Liaison to the Planning Commission or designate the Zoning Official or another staff member to serve as Liaison in his/her absence.
5. In the case there are no officers present at a meeting, the members present shall select an acting chair in accordance with Roberts Rules of Order.
6. Each January, the Commission will select a "Representative to the Board of Zoning Appeals" (BZA) through a nomination and voting process. A motion shall be adopted to recommend the nominee to the City Commission for the appointment to a term of one year ending in February of the following year. A Planning Commission member may serve multiple terms as a representative to the BZA.

### II. Meetings

- A. All meetings of the Commission shall be open to the public.
- B. Regular meetings of the Commission shall be held in the City Commission Chambers at 6:00 p.m. on the first and third Tuesday of each month.
  1. When a regular meeting date falls on a holiday or a city election day, the meeting shall be held at the regular time on the subsequent Tuesday.
  2. When an agenda does not include a public hearing, site plan review, public project review (i.e. street reconstruction projects) or any other "business" that is timely, the presentation of development project information or other concerns by members of the public that do not require action by the Planning Commission may be added to the agenda after the submission deadline only by approval of the Chair, or Vice-Chair in absence of the Chair.
- C. Special meetings may be requested by a member of the public for a fee, or by the request of the City Commission, and called for by the Staff Liaison upon written confirmation of availability of no less than four a quorum of the current Commissioners. No agenda item other than those identified in the call for the special meeting will be considered.
- D. A majority of the members of the Commission in office shall constitute a quorum for the transaction of business at all Commission meetings.
- E. A simple majority shall be one more than half of the members present. A two-thirds majority shall consist of 2/3 of the Commission members present.
- F. Conflict of Interest
  1. A Commission member is expected to declare a conflict of interest if one exists. If The member does not declare a conflict, and another member, or a member of the public feels there is a conflict, said member or person shall raise the issue prior to

## PLANNING COMMISSION BYLAWS

the Commission discussion on the matter where the potential conflict exists.

2. As a general rule, the following situations indicate a potential conflict of interest. This list is not intended to include all possible situations, nor do all situations listed here necessarily constitute a conflict:
  - a. Where a Commission member has a direct financial interest in the outcome of the matter before the Commission.
  - b. Where a Commission member has shared financial interests with the person or people who will be directly affected by the outcome of the matter before the Commission.
  - c. Where a Commission member has a close family tie with the person or people who will be directly affected by the outcome of the matter before the Commission.
  - d. Where the Commission member owns property, which will be directly affected by the outcome of the matter before the Commission (other than decisions that will affect all or large groups of property in the City).
  - e. Where it appears that a Commission member may have a conflict of interest for any given reason.
3. Questions regarding a conflict of interest shall be resolved in the following manner:
  - a. If any Commission member/members or member of the public believes there may be a conflict, that person shall so declare the conflict to the Commission.
  - b. The Commission shall ~~discuss~~ declare whether or not a conflict may exist and if a potential or certain conflict is found shall excuse the conflicted Commission member(s) from.

### G. Agenda.

1. All items to be placed on the Agenda must be submitted to the appropriate official not less than ten days prior to the meeting except applications for rezoning, street vacations, zoning ordinance amendments, special land use permits, site plan reviews, developmental plans, and items that require a public hearing for which the procedure is outlined in Sec. III. The Commission will not accept or consider any support material which is submitted less than ten (10) days prior to a meeting except support materials pertaining to applications for rezoning, street vacations, zoning ordinance amendments, conditional use permits, site plan reviews, development plans, and items which require a public hearing for which the procedure is outlined in Section III. This shall pertain to material submitted by a petitioner or applicant, or anyone employed or hired by a petitioner or applicant. The official receiving such material shall endorse the date of receipt on the face of the material.
2. The order of the agenda shall be as follows:
  - a. Roll call.
  - b. Approval of Agenda.
  - c. Minutes of the previous meeting.
  - d. Conflict of Interest Declaration.
  - e. Public Hearings.
  - f. Public comment (reserved for agenda items only or may request time to

## PLANNING COMMISSION BYLAWS

- g. Old business.
  - h. New business.
  - i. Public comment for non-agenda or agenda items.
  - j. Correspondence, Reports, Minutes of other boards/committees.
  - k. Training
  - l. Work session on reports, ordinance or plans.
  - m. Commissioner and staff comments.
- H. The Rules governing all meetings shall be Robert's Rules of Order.
- 1. Voting. The Chair may vote on a motion that has been seconded, but shall be the last member to cast a vote.
  - 2. Motions. The Chair may make a motion, but it is best practice for the chair to make motions only in situations in which the other members have failed to make a motion that is carried or withhold making a motion to reach a decision.
- I. A member of the audience speaking during the public comment portion of the agenda shall limit his/her remarks to 3 minutes.

### III. Procedures.

- A. Rezoning, streets vacations, zoning ordinance amendments, special land use permits, and other items requiring public hearings:
- 1. Deadline for applications shall be twenty (20) business days prior to ~~the first Tuesday of each month~~ a scheduled meeting. Applications shall be submitted to the Planning and Zoning division of the Community Development Department and must be found to be complete prior to being placed upon a Planning Commission agenda.
  - 2. The Staff Liaison (or his/her designee) shall place the application on the agenda for the appropriate meeting unless the petition deals with a site or portion of a site for which a similar application was considered during the previous six months. When the petition deals with a previously considered site, it shall be forwarded to the Commission at the next meeting. The Commission may refuse to schedule the hearing if they determine that conditions have not significantly changed, and such requests must be presented to the Commission by staff for a vote to approve or deny the request.
  - 3. Notice of hearing shall be provided so that 15 full days notice is given between the mailing and/or publishing date and the actual hearing date, per statute, and in accordance with Article 54.1406 of the Land Development Code.
    - a. All persons people to whom real property is assessed (including condominiums) and the occupants of all structures within 300 feet of the site shall be notified by mail, per statute.
    - b. A legal advertisement shall be placed in a newspaper of general circulation.



## PLANNING COMMISSION BYLAWS

4. The order of presentation for a public hearing shall be as follows:
    - a. Commission Consultants/City Staff
    - b. Applicant
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    - i. If the Chair wishes to allow the applicant or a member of the public to speak during Commission discussion, he/she may allow it, but this is not required and should not become common practice. Only the Chair can act for the Commission in this regard.
  5. Following the hearing the Commission shall take action within two months.
  6. Recommendations shall be forwarded to the City Commission within 8 working days.
- B. Pursuant to Section 7.2.b. of the City Charter and Public Act 33 of 2008 as amended, the Commission shall review the City's six-year capital outlay budget as presented by the City Manager.
- C. The Community Development Department shall prepare any necessary or recommended revisions to the City's Master Plan. The Commission may consider such revisions at its convenience but, prior to adoption of any revisions, the Commission shall follow the procedures provided in Public Act 33 of 2008 as amended and shall coordinate with the City Commission prior to the adoption of any such revisions.

### IV. Amendments.

- A. Amendments to the Bylaws shall be governed by Robert's Rules of Order.

Adopted May 3, 1977  
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## **PLANNING COMMISSION BYLAWS**

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a. All people to whom real property is assessed (including condominiums) and the occupants of all structures within 300 feet of the site shall be notified by mail, per statute.

b. A legal advertisement shall be placed in a newspaper of general circulation.

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

a. Commission Consultants/City Staff

b. Applicant

## **PLANNING COMMISSION BYLAWS**

- c. Correspondence
  - d. Public Testimony
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5. Following the hearing the Commission shall take action within two months.
6. Recommendations shall be forwarded to the City Commission within 8 working days.
- B. Pursuant to Section 7.2.b. of the City Charter and Public Act 33 of 2008 as amended, the Commission shall review the City's six-year capital outlay budget as presented by the City Manager.
- C. The Community Development Department shall prepare any necessary or recommended revisions to the City's Master Plan. The Commission may consider such revisions at its convenience but, prior to adoption of any revisions, the Commission shall follow the procedures provided in Public Act 33 of 2008 as amended and shall coordinate with the City Commission prior to the adoption of any such revisions.

### **IV. Amendments.**

- A. Amendments to the Bylaws shall be governed by Robert's Rules of Order.

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Amended March 19, 2019  
Amended December 21, 2021  
Amended May 06, 2025

**Minutes are Subject to Correction and Approval**

will enable greater collaboration and teamwork between community service centers, public safety offices, county offices, and municipal offices.

We respectfully request that you consider the applications of companies wishing to advance fiber projects in rural Marquette County. It's extremely important that state broadband grant funding be obtained to provide much-needed broadband service to the area.

**Board action:** Comm. Nordeen moved to support the BEAD Grant Applications through the above letter. Second by Comm. Adamini. Motion adopted (5-0)

**b. Jail Radio Purchase Request**

The Sheriff's Office was approved in the 2024 Capital Projects for \$24,000 to purchase new radios to be utilized by the Jail staff. This was unspent in 2024 and has been rolled over in 2025.

We tested the Motorola R2 UHF radios in our facility and found them to provide the complete coverage we were seeking.

An RFP was sent out on February 10, 2025 with a sealed bid deadline of March 11, 2025. On March 11, 2025 at 1:00 PM, I announced the closure of the bids and began opening them with Capt. Brian Steede as a witness and no one else attending the opening. The following was the result of the bid opening in the order that we opened them:

#1	Next Step LLC, Ishpeming, MI	\$26,586.43	Motorola
#2	Uplink, Pittsburg, KS	\$24,548.30	Motorola
#3	Utility Communication Inc, Hamden, CT	\$21,278.00	Motorola
#4	Tele-Rad, Traverse City, MI	\$25,590.00	Motorola
#5	HEI Wireless, Benton Harbor, MI	\$17,611.53	Kenwood
#6	<b>Range Communications, Marquette, MI</b>	<b>\$17,232.11</b>	<b>Kenwood</b>
#7	Communications Express, Cantilly, VA	\$22,410.00	Motorola

The RFP requested Motorola R2 radios; however, two bids were for Kenwood NX-1300NUK radios. I reviewed the documentation for both brands of radios and found them to be comparable. The lowest bidder, Range Communications, brought two of these radios to our Jail for testing and we found these Kenwood radios to completely cover our facility. The difference between the lowest Kenwood bid and the lowest Motorola bid is a \$4,045.89 savings.

**Board action:** Comm. LaLonde moved to approve the purchase of 40 Kenwood radios and accessories as specified from the lowest bidder, Range Telecommunications, in an amount not to exceed \$17,232.11. Second by Comm. Adamini. Motion adopted (5-0)

**c. Marquette County Climate Action Plan Recommendation**

**Emily Leach, Senior Planner & Nico Vermaat, Climate Adaptation Coordinator**, were both present to explain the following: The Marquette County Climate Action Plan has been approved by the County Planning Commission and staff has been directed to send to the County Board for their consideration.

Extensive outreach and research has occurred to draft the plan over the last year. The Planning Commission's Climate Action Plan Subcommittee and Planning staff are pleased with the outcome of the document and are confident that the goals and strategies will propel the County towards a more resilient future.

The plan consists of (1) background information on climate policy, (2) local community efforts and (3) county operations specific efforts.

The Plan was available for public review from February 24- March 24 on the Planning Division website ([www.mqtcoplan.org/climateactionplan](http://www.mqtcoplan.org/climateactionplan)) and in the Resource Management Department office. Comments received were in general support of the plan and received from individuals, utility companies, municipalities and organizations. Based on the feedback received, international climate policy was added, recent City of Marquette climate efforts were included based on their recently approved Community Master Plan in late 2024, clarification was made describing the intent of "community" and "county operations," and responsible parties were updated.

**Board action:** Comm. Alholm moved to approve the Climate Action Plan as presented. Second by Comm. Nordeen. Motion adopted (5-0)

April 23, 2025

Dear Members of the MAP Planning Excellence Award Selection Committee:

The Marquette County Climate Adaptation Task Force (CATF) is pleased to provide this letter of support for the Marquette City Master Plan's (CMP) nomination for the **2025 Excellence Award in Public Outreach**. The CMP process engaged thousands of city residents and stakeholders in the master planning process and initiated important conversations about our community's quality of life. Two years later, many members of our community are still referencing the connections and insights generated via the public outreach process.

**Originality and transferability.** The public outreach process combined tools to gather insights for cohesive, systems level planning while simultaneously educating the community about the value of planning. Triangulating survey, focus group, and public forum approaches, the outreach team gathered several layers of data to inform the planning process.

**Effectiveness and results.** To be precise, 3,996 city residents completed the first online stakeholder survey (open from January 5 to 25, 2023). In February of that year the planning team hosted an open house on the campus of Northern Michigan University, which had more than 500 attendees! It was the "place to be" that night! The walls were covered with posters listing themes and dreams; it was a gallery of stakeholder engagement. The follow-up survey in March had more than 676 participants and nearly 60 diverse stakeholders participated in the small group listening series. As a participant, I can attest that I felt heard and I saw my ideas and insights integrated into the planning process.

**Engagement.** The planning process engaged a spectrum of stakeholders from tribal communities to "new neighbors" (families who had recently relocated to the area). The listening sessions were especially powerful because we heard from a variety of sectors representing everything from natural resources, transportation, housing, public health and safety, arts and culture, recreation, tourism, and education. I was impressed with the diversity of participants at the listening session I attended in February 2023.

I believe that this planning process was a "game changer" for our community and renewed interest and engagement among residents when it comes to planning efforts. Since the CMP, other planning processes in our area have "upped their game" because of the "high bar" that the CMP process established. Marquette County had to host dialogue dinners to gather stakeholder input on its climate action plan. We, CATF designed a year-long learning circle series, engaging stakeholders in scenario planning in the era of climate change. Overall, it was the CMP public outreach process that elevated the role of planning in our community and enlisted thousands of residents in being part of the future they desire.

Sincerely,



Jessica L. Thompson

CATF, Chair

Assistant Vice President for Sustainability

Northern Michigan University

Marquette, Michigan





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## **MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Dave Stensaas, City Planner and Zoning Administrator  
**DATE:** May 01, 2025  
**SUBJECT:** **Work Session – Land Development Code Amendments for 2025**

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The Planning Commission and Staff will continue to review proposed amendments to the Land Development Code (LDC). The attached document contains the final LDC amendments for consideration by members of the Planning Commission this spring.

The Planning Commission will hold a public hearing has been scheduled for Tuesday, May 20<sup>th</sup> to consider all of the LDC amendments that have been worked up this year.

## Section 54.202 Specific Terms

**(1XX) Housing collective:** A cooperative organization, typically a non-profit, in which the ownership and control of housing are mutually vested in the occupants of dwelling units, who may share cooperative responsibilities in the dwelling(s) other than financial interests. As defined herein, an *Intentional Community* dwelling may be a housing collective, but as a housing collective, it is primarily a financial arrangement for owning and operating housing. A *housing collective* is not necessarily an *Intentional Community* or any other type of land use defined herein; thus, it is not a land use per se and is not prohibited by this ordinance.

## Section 54.306 Permitted Uses by 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>Industrial Uses</b>														
Major Repair and Maintenance Operations											S		P	<a href="#">Section 54.627</a>
Manufacturing, Heavy											S		P	<a href="#">Section 54.627</a>
Manufacturing, Light– Low Impact					P	P	P	P	P	P	P	P	P	<a href="#">Section 54.627</a>
Manufacturing, Light – Medium Impact					S	S	S	S	P	S	P	P	P	<a href="#">Section 54.627</a>
Natural Resource Extraction <b>and Processing</b> Operations											S	S	P	<a href="#">Section 54.631</a>

## Section 54.632 Natural Resource Extraction **and Processing** Operations

**(A) ~~Setbacks.~~** No topsoil, earth, gravel, or sand shall be removed, and no excavation, washing and stockpiling of extracted material shall be conducted closer than three hundred (300) feet to the outer boundary of the area approved for extractive operation. This setback may be reduced by the Planning Commission upon making the determination that the operations can still be carried out in a manner that is compatible with surrounding land use. Extractive operations shall not encroach upon required setback areas. Greenbelt plantings and landscaping must be provided in the setback area as required.

**(B) ~~Control of Off Site Impacts.~~** In order to reduce the effects of airborne dust, dirt, and noise, all equipment for sorting, crushing, grinding, loading, weighing, and other operational structures shall not be built closer than three hundred (300) feet from any public street right-of-way line or adjacent property lines. This setback may be reduced by the Planning Commission upon making the determination that the operations can still be carried out in a manner that is compatible with surrounding use. All such activities, equipment, roadways, and material storage areas shall be treated, covered, muffled, or otherwise controlled to minimize adverse impact beyond the property line. Trucks hauling extractive materials to or from the site shall be loaded and covered in accordance with all applicable State and County and local regulations. Private access roads serving the operation must be treated to create

dust-free surfaces for a distance of three hundred (300) feet from any public access road. Arrangements shall also be made to minimize dust on public access routes traveled in the City.

- ~~(C) **Fill Material.** No garbage or refuse of any nature shall be used for fill. Only the following materials may be used for fill: sand, gravel, clay, broken concrete, topsoil, and other clean earth materials which provide a suitable base for future building sites.~~
- ~~(D) **Standing Water.** The premises must at all times be graded so that surface contours shall tend to forestall local depressions or cause water to stand or accumulate.~~
- ~~(E) **Fence.** Where there is an excavation with a depth in excess of five (5) feet not subject to standard to City building codes and trenching regulations, the permit holder shall erect a fence of at least six (6) feet, but not more than ten (10) feet in height, of wire mesh or such other suitable materials to afford protection to persons and property. Any gates required must be kept locked, daily, when operations are stopped.~~
- ~~(F) **Processing.** Processing of materials mined from any property shall be permitted only in an IM (Industrial/Manufacturing) Zoning District.~~
- ~~(G) **Liability.** The owner or operator shall maintain liability insurance with the City named as an insured party, and the City shall be indemnified and held harmless in respect to any liability and claims which may arise in conjunction with the extractive operations.~~
- ~~(H) **Post Closure or End Use Land Use Plan.** As a part of the special land use approval and site plan review process, a post closure land use plan for the facility must be submitted by the applicant for review. Such a plan must include the end use of all facilities after closure as defined by the Michigan Department of Natural Resources for the technical aspects of closing the solid waste facility, mine or quarry. The contents of the Closure Plan must include:
  - ~~(1) Boundary lines of the property and dimensions and bearings of the property lines correlated with legal description;~~
  - ~~(2) Location and extent of all natural features to be retained during operation;~~
  - ~~(3) The slope of all restored areas;~~
  - ~~(4) Proposed completed topography at contour intervals of not more than two (2) feet;~~
  - ~~(5) A schedule integrating the areas of progressive rehabilitation with the final restoration plan;~~
  - ~~(6) The estimated date of completion of the requirements of the restoration plan;~~
  - ~~(7) Proposed ground cover and other plantings to stabilize the soil surface and to beautify the restored areas;~~
  - ~~(8) A description of the methods and materials to be utilized in restoring the site;~~
  - ~~(9) Sketch plan of the proposed use or uses of the restored site;~~
  - ~~(10) For solid waste facilities, a program of continued groundwater monitoring for at least ten years after closure must be approved by the appropriate local and State officials; and;~~
  - ~~(11) Names, addresses and telephone numbers of applicant, property owner, operator and professional engineer who prepared the restoration plan.~~~~

## LDC Amendments Discussion Items - May 6<sup>th</sup>, 2025 Planning Commission Meeting

**(A) Excavation.** As allowed by state law, the extraction of sand, gravel, or other raw materials at or below grade and the processing of such materials upon any property are subject to the following standards, provided the state law does not preclude this ordinance:

**(1) Site Plans for Permitted Uses.** A site plan must be approved for any earthwork that is greater than 20,000 square feet in size for a non-residential use; or earthwork that is more than half the size of the parcel upon which commercial, industrial, mixed-use or multi-family land use is occurring or intended, per [Section 54.1402 \(Figure 51\)](#).

**(2) Site Plans for Special Land Use.** A site plan must be approved by the Planning Commission per the Special Land Use process.

**(3) Setbacks.** No topsoil, earth, gravel, or sand shall be removed, and no excavation, washing and stockpiling of extracted material shall be conducted closer than at least one hundred (100) feet from the subject property line. The Planning Commission or Zoning Administrator (depending on the reviewing authority per [Figure 51](#)) may reduce these dimensions upon determining that the operations can still be carried out in a manner compatible with surrounding land use. Greenbelt plantings and landscaping must be provided in the setback area as required

**(4) Control of Off-Site Impacts.** To reduce the effects of airborne dust, dirt, and noise, all activities, equipment, roadways, and material storage areas shall be treated, covered, muffled, or otherwise controlled to minimize adverse impact beyond the property line. Trucks hauling extractive materials to or from the site shall be loaded and covered by all applicable State and County and local regulations. Private access roads serving the operation must be treated to create dust-free surfaces for three hundred (300) feet from any public access road. Arrangements shall also be made to minimize dust on public access routes in the City.

**(5) Fill Material.** No garbage or refuse of any nature shall be used to fill the ground where soil, rock, and other natural materials have been removed. Only the following materials may be used for such "fill": sand, gravel, clay, broken concrete, topsoil, and other clean earth materials that provide a suitable base for future building sites.

**(6) Standing Water.** The premises must always be graded so that surface contours tend to forestall local depressions or cause water to stand or accumulate with the exception of sumps for dust control.

**(7) Fences.** Where there is an excavation forming a trench or a pit with a depth in excess of five (5) feet, the permit holder shall erect a fence of six (6) to ten (10) feet in height, in accordance with [Section 54.706](#) of this ordinance. Any gates used or required must be shut and locked when operations are stopped.

**(8) Liability.** The owner or operator shall maintain liability insurance with the City named as an insured party, and the City shall be indemnified and held harmless in respect to any liability and claims which may arise in conjunction with the extractive operations.

**(9) Post Closure or End Use Land Use Plan.** As part of the special land use approval and site plan review process, the applicant must submit a post-closure land use plan for the facility. The contents of the Closure Plan must include:

- (a)** Boundary lines of the property and dimensions and bearings of the property lines correlated with legal description;
- (b)** Location and extent of all natural features to be retained during operation;
- (c)** The slope of all restored areas;
- (d)** Proposed completed topography at contour intervals of not more than two (2) feet;
- (e)** A schedule integrating the areas of progressive rehabilitation with the final restoration plan;
- (f)** The estimated date of completion of the requirements of the restoration plan;
- (g)** Proposed ground cover and other plantings to stabilize the soil surface and to beautify the restored areas;
- (h)** A description of the methods and materials to be utilized in restoring the site;
- (i)** Sketch plan of the proposed use or uses of the restored site;
- (j)** Names, addresses and telephone numbers of applicant, property owner, operator and professional engineer who prepared the restoration plan

#### **(B) Natural Resource Processing Operations**

- (1) Processing.** The processing of materials mined from any property shall be permitted only in an IM (Industrial/Manufacturing) Zoning District.
- (2) Setbacks.** To reduce the potential for sedimentation to streams and nuisances – the creation of dust, dirt, glare, and noise - all operations for processing raw materials (cutting, crushing, grinding, mechanical sorting, and associated structures must be separated at least 200 feet from any property adjoining lines and abutting bodies of water. The Planning Commission may reduce these dimensions upon determining that the operations can still be carried out in a manner that is compatible with surrounding land use.
- (3)** Items 54.632 (1), (3), (5), (6), (7), and (8) shall apply to such processing operations and must be followed for zoning approval of the activity.

## **Article 8 Environmental Performance Standards**

### **Section 54.807 Standards for Excavation/Mining Activities**

The extraction of sand, gravel, or other raw materials at or below grade and the processing of such materials upon any property are subject to the standards of the preceding subsections of Article 8 as applicable, and those of section 54.632, provided the state law does not preclude them.

### **Section 54.702 Permitted Encroachments into Required Yard Setbacks**

The following features may be located within required yard setbacks to the extent indicated. Unless explicitly permitted, under no circumstances shall any structure or attachment to a structure protrude to within five (5) feet of a right-of-way line and/or rear property line, or closer than three (3) feet to the side yard property line.

(PC already approved the change to the H paragraph, the rest is new)

**(H) Structural Amenities.** A structural amenity, such as outdoor art, paintings, sculpture, fountains and similar water features, benches, arbors, doghouses, playsets, birdfeeders, clotheslines, air conditioners, detached open structures, and similar amenities as determined by the Zoning Administrator may be located a minimum of three (3) feet from a side **or rear** lot line and a minimum of five (5) feet from a front ~~or rear~~ lot line, subject to the following requirements:

**(1) Clear Vision Triangle Area.** All structural amenities must meet traffic visibility regulations of [Section 54.704](#).

**(2) Durable Materials and Construction.** Structural amenities must be composed of durable materials such as steel, bronze, stained glass, concrete, wood, ceramic tile, stone, or other similar material durable against weather and requiring a low level of maintenance.

**(3) Maintenance.** Structural amenities must be maintained in a safe, neat, and orderly manner acceptable to the City. The City may require the owner of the structural amenity to submit a maintenance plan for review. The City shall determine the acceptable maintenance of a structural amenity to prevent blight.

**(4) Secure Location.** Structural amenities must be properly secured to provide stability. The structural amenity may be attached or secured to the ground, or it may be attached to the principal structure or accessory structure (excluding roof attachment). **Objects that are taller than the distance from the public right-of-way to the object's location on the ground will be ordered to be removed immediately if found to be unstable.**

**(5) Maximum Height:** No attached or detached structural amenity shall exceed sixteen and one-half (16.5) feet in height.

**(6) Prohibitions.** The following are prohibited:

**(a)** Structural amenities that have deteriorated or are otherwise determined by the City to be blight.

**(b)** Structures that are beyond the scope of a structural amenity and should be regulated under a different section of this Ordinance, such as fences ([Section 54.706](#)), accessory structures ([Section 54.705](#)), or signs ([Article 11](#)).

**(7) Permit and Exemptions.** A permit is required for structural amenities unless it meets the following exemptions, and the structural amenities must meet the requirements of 54.702(G):

**(a)** Enclosed structural amenities less than sixteen (16) square feet in floor area/footprint. Examples of such amenities include dog/bat/bird houses, treehouses, library boxes, and garden sheds.

**(b)** Open/Unenclosed structural amenities, such as children's playsets, and seasonal or collapsible temporary structures such as tents and similar shelters less than 160 square feet in floor area.

**(c) Tents designed for temporary occupancy (14 days or less), used on private property with the property owners' permission.**

**(I) Food Production, Minor.** Where Minor Food Production is permitted, the permitted structure encroachments are regulated in [Section 54.619](#).

**Amendments to Temporary Structures Section.** (PC already approved changing 54.639 to Outdoor Temporary Retail Sales and Service Areas. So that change is to match)

## Section 54.705 Accessory Buildings and Structures

**(A) Accessory Buildings and Structures in the Low Density Residential (LDR) District, Medium Density Residential (MDR) District, and Mixed-Use (M-U) District.**

- (1) Attached Accessory Buildings and Structures.** Where the accessory building or structure is structurally attached to a main building, it shall be subject to, and must conform to, all yard regulations of this Ordinance, applicable to main building.
- (2) Location.** Detached accessory buildings or structures shall not be located in any required yard setback except as permitted in [Section 54.705\(A\)\(4\)](#).
- (3) Maximum Lot Coverage.** Detached accessory buildings or structures (such as concrete or asphalt structures) shall not occupy more than twenty-five percent (25%) of a rear yard area, provided that in no instance shall the total ground floor area of the detached accessory buildings exceed the ground floor area of the main building and provided the impervious surface coverage limits of the lot (see [Article 4](#)) are not exceeded.
  - (a)** If the main structure's footprint is less than 500 square feet at full build out, an accessory structure may exceed the ground floor area of the main structure (home) by up to 10 percent of the footprint area of the main structure. An accessory structure footprint may be increased to equal that of the main structure if the main structure is remodeled to more than 550 square feet.
  - (b)** ~~Patio~~ **Pervious** pavers **that are used for accessory structures such as patios, sidewalks, etc.** that allow infiltration are not included in the 25% calculation.

**(B) Accessory Buildings and Structures in the Multiple Family Residential (MFR) District.** In the MFR District, accessory buildings and structures for multiple-family buildings and apartments with 5+ dwelling units must meet the requirements of [Section 54.616\(C\)](#). For all other uses in the MFR District, the following requirements apply:

- (1) Detached Accessory Buildings and Structures.**
  - (a) Maximum Height.** No detached accessory building or structure may exceed 16.5 feet in height.
  - (b) Minimum Side and Rear Yard Setbacks.** Detached accessory buildings or structures for a duplex shall be located at least six (6) feet from the side and rear property lines, and for a single-family

home shall be located at least (3) feet from the side and rear property lines. For all other uses in the MFR District besides multiple-family buildings and apartments, detached accessory buildings or structures shall be located at least ten (10) feet from the side and rear property lines.

- (c) **Front Yard Location Prohibited.** No detached accessory building or structure shall be located in a front yard.
- (d) **Maximum Lot Coverage.** Detached accessory buildings or structures shall not occupy more than twenty-five percent (25%) of a rear yard area, provided that in no instance shall the total ground floor area of the detached accessory buildings exceed the ground floor area of the main building and provided the impervious surface coverage limits of the lot (see [Article 4](#)) are not exceeded.

(a) If the main structure's footprint is less than 500 square feet at full build out, an accessory structure may exceed the ground floor area of the main structure (home) by up to 10 percent of the footprint area of the main structure. An accessory structure footprint may be increased to equal that of the main structure if the main structure is remodeled to more than 550 square feet.

(b) Pervious pavers that are used for accessory structures such as patios, sidewalks, etc. that allow infiltration are not included in the 25% calculation.

- (e) **Separation and Setback Distances.** No detached accessory building or structure shall be located closer than five (5) feet to any main building. Non-building accessory structures (e.g., fences and steps) or open buildings (i.e., a shelter without walls including an open lean-to or open carports) are not subject to the minimum separation distance requirements unless a minimum separation distance is required by the Building Official.

- (2) **Attached Accessory Buildings and Structures.** Attached accessory building or structure shall meet the yard requirements of the Schedule of Regulations ([Article 4](#)).

- (3) **Swimming Pools.** Outdoor swimming pools shall not be located closer than ten (10) feet to any building or lot line. The pool must comply with [Section 54.707](#).

**(H) Temporary Structures in all Zoning Districts.** The City may permit temporary structures in any zoning district during the duration of a permitted temporary land use, subject to the following requirements:

- (1) **Outdoor Temporary Retail Sales and Service Areas.** Temporary structures for outdoor retail sales and service areas must meet the requirements of [Section 54.6XX](#).

- (2) **Outdoor Entertainment and Community Events.** Temporary structures for outdoor entertainment and community events must meet the requirements of [Section 54.63X](#). Structures erected for approved *Outdoor Entertainment and Community Events* uses must be removed when each discrete event ends, unless otherwise stated in the Zoning Compliance Permit for the event(s).



**(3) Applications and Permits.**

- (a)** The property owner must contact the Zoning Administrator to determine if a A Zoning Compliance Permit is required prior to the establishment of a temporary structure, with exceptions as stated below. The property owner must also contact the County Building Code Administrator to determine if a building permit is required. Temporary structures intended to be used for non-customary commercial activity (e.g., those requiring Special Land Use permits, use for recurring sales in a parking lot, or an alcohol permit) require the approval of the Zoning Administrator and the Fire Administrator prior to erection and use before being erected.
- (b) Exempt Temporary Structures.** The following temporary structures are exempt from a Zoning Compliance Permit but shall conform to applicable height, yard/setback, and greenbelt standards for their zoning district:
- (i)** Structures that are reviewed and approved with a business license issued by the City Clerk.
  - (ii)** Structures erected via municipal or DDA authority for programmed or permitted outdoor seasonal activities and events.
  - (iii)** Structures that meet the structural amenities exemption per [Section 54.702\(H\)\(7\)](#), such as residential structural amenities, such as tents and patio canopies.
  - (iv)** Small fabric structures for accessory uses - except *temporary retail sales or services*, or for *Outdoor Entertainment and Community Events* purposes - such as an “easy-up” tent/shelter, are exempt for one-day events.
  - (v)** Enclosed structures used as mobile offices and other temporary structures that are being used for and during the construction of permanent facilities that have been approved for zoning compliance.
  - (vi)** Portable seasonal storage, including portable carports and seasonal portable greenhouses, when in use for less than 180 days per calendar year. Such structures can be used for more than 180 days only with Zoning Compliance Permit approval for permanent use.

**(4) Secure Placement of Temporary Structures.** Temporary structures shall not have foundations or footings, but must be properly secured to the ground.

**(5) Location, Size, and Accessibility.** The location, size, and construction of all temporary structures (including tents) require approval by the Zoning Administrator and the Fire Administrator, and shall conform to applicable height, yard/setback, and greenbelt standards for their zoning district. The location of the temporary structures shall be located in a manner that will not interfere with vehicular or pedestrian mobility, access, or parking, and shall meet Michigan barrier-free requirements. Temporary structures shall not obstruct the entrance to any building or sidewalk, ~~nor shall they obstruct~~ or any barrier-free ramp or access aisle. If temporary structures are located on a private sidewalk, a minimum five (5) foot wide unobstructed pathway shall be maintained on the sidewalk for pedestrian traffic. ~~The Zoning Administrator or Fire Administrator may deny a permit for a temporary structure if the structure interferes with traffic patterns or access to required parking spaces, or if the Zoning Administrator or Fire Administrator determine that the size of the structure is excessive for the temporary land use.~~

**(6) ~~Duration and Removal.~~** The temporary structure must be removed when the associated temporary use has ceased, or upon reaching the end of the term of permitted use. ~~A temporary structure may be permitted for more than 120 days in a 12-month period~~

- ~~(a) Structures for outdoor food and beverage service, whether for indoor or outdoor dining.~~
- ~~(b) Structures erected via municipal or DDA authority for programmed outdoor summer or winter activities.~~
- ~~(c) Structures that are being used in relation to and during the construction of permanent facilities that have been approved for zoning compliance and building permits.~~

The Zoning Administrator may extend the period of permission for up to 180 days in total during a 12-month period, in any of the above cases, upon request of the property/structure owner and based on the relevant circumstances (i.e. reason for request)

## Clarifying items, removing 50% S.F., and modifying property owner occupancy requirement to add grace period for next of kin or named person in will of trust

### Section 54.612 Dwelling, Accessory Unit (ADU)

Accessory Dwelling Units (ADUs) shall comply with all of the following standards:

- (A) One ADU Per Lot.** One ADU is permitted per lot containing an existing detached single-family dwelling unit, provided the ADU complies with all of the requirements of this Section and this Ordinance.
- (B) Minimum Lot Area and Width.** ADUs are only permitted on lots that meet the minimum lot area and lot width standards of the zoning district.
- (C) Setbacks and Height.** ~~ADUs must meet all requirements of this Ordinance for minimum setbacks and maximum height. However, the height of an ADU shall not exceed two (2) stories or 20 feet.~~
  - (1)** A detached ADU (physically separate from the principal residence) must meet the setback requirements of accessory structures for their zoning districts, and the height shall not exceed two (2) stories or 20 feet.
  - (2)** An attached/interior ADU (physically attached and/or accessible from within the principal residence) must meet the requirements of this Ordinance for minimum setbacks and maximum height for primary buildings and lot coverage in Article 4.
    - (a) Exception.** An existing legal non-conforming Class A or B structure that is non-conforming due to noncompliance with any minimum setbacks for the zoning district, does not have to meet the minimum setbacks for proposed residential interior remodeling to add an ADU to the interior of the existing structure.
- (D) Maximum Occupancy.** The occupancy of the accessory dwelling unit shall not exceed two (2) unrelated adults.
- (E) Maximum Yard Coverage.** A detached ADU, whether standing alone or as an addition to an existing accessory structure, must meet the standards for maximum impervious surface coverage in [Section 54.403](#) as applicable to the zoning district, but does not have to meet the rear yard area occupation standards for the zoning district, as stated in [Section 54.705](#).
- (F) Owner-Occupancy Required of the Principal Dwelling is as follows:**

- (1) Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the a person who has a legal or equitable ownership interest with the property, and who bears all or part of the economic risk of decline in value of the property and who receives all or part of the payment, if any, derived from the lease or rental of the dwelling unit. The owner-occupant shall prove residency by means such as a voter registration, car registration, or other method acceptable to the City.

**(a) Grace Period for Transfer of Ownership and Revocation.** Per the recorded covenant, the continuing approval/existence of the ADU is predicated upon the occupancy of either the *principal residence* or the *accessory dwelling unit* by a person who owns the property, and that the ADU shall remain in the ownership of the person who owns the property. If the person who has legal or equitable ownership interest with the property has become deceased, then the next of kin or a named person in the will of trust has one year to provide proof to the City that they have legal or equitable ownership interest with the property or the ADU will be revoked.

- (H G) Maximum Floor Area of ADU.** The floor area of the ADU shall not exceed 768 square feet, or 50% of the gross floor area of the principal residence, whichever is less/more. For an interior ADU, when calculating the gross floor area of the principal residence, do not count the proposed interior ADU floor area. If the proposed ADU is a detached garage, and the area used as garage/parking is for the single-family home use only, then you do not count that as floor area for the ADU.

**OPTION 2 - Maximum Floor Area of ADU.** The floor area of the ADU shall not exceed 768 square feet.

- (I H) Attachment Options.** The ADU may be attached to the single-family dwelling or within the interior of the single family dwelling and constructed on any story of a conforming detached accessory building on the site, including the basement level. If the ADU is attached to the single-family dwelling (as an addition), the ADU may be located within the existing footprint or added to the existing footprint, provided all of the requirements of this Ordinance are met.

**(J I) Architecture and Design.**

- (1) An ADU must be designed to maintain the architectural character and appearance of the principal building when attached to an existing building. If an ADU extends beyond the existing footprint of the main building, the addition must be consistent with the existing façade, roof pitch, siding, and windows.

**(2) Shipping containers are prohibited as an ADU.**

- (3 2)** Exterior stairs leading to a second story entrance are restricted to the side or rear façade of the building to which it is attached.

- (K J) Parking.** One (1) off-street parking space shall be provided for the ADU in a driveway, side or rear yard. No parking space may be provided in the front yard except in paved driveways or

hard surfaced parking spaces in accordance with this Ordinance (see definition of “Hard Parking Surface” in [Section 54.202\(A\)\(92\)](#)). Parking spaces are not subject to setback requirements. The Zoning Administrator may grant an exception to the parking space requirement if the property owner submits a signed and notarized affidavit to the City affirming that the ADU occupant will not have a motor vehicle on site.

**(L K) Duration of Lease or Rental.** Leasing or rental of the ADU for less than 30 days is prohibited.

**(M) Revocation of ADU.** If any of the conditions or requirements of the ADU are no longer being met, then the ADU approval shall be revoked and the property owner will be notified of a deadline to remove the ADU construction or to convert the structure to a legal use within the zoning district.

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## Section 54.902 Parking Regulations

**“Front Area” Parking Limitations.** Parking in the front area is permitted only on an approved hard surface parking space and/or driveway, or in a garage (see definition of “Hard Parking Surface” in [Section 54.202\(A\)\(92\)](#)). Parking spaces in the front yard area must be at least two (2) feet from the side lot line, at least two (2) feet from the inside edge of a sidewalk, and at least ten (10) feet from the edge of an established street. The encroaching driveways and parking spaces must be drained so as to dispose of all surface water accumulated in such a way as to preclude drainage of water onto adjacent property or toward adjacent buildings. ~~New or expanded driveways must be separated from the side lot line by a minimum of 12 inches of pervious surface (including but not limited to uncompacted pea gravel, cobbles, grass, etc.) to ensure a pervious buffer between driveways and the adjacent lot line, with the exception of the presence of a retaining wall along the subject lot line or other such difficulty.~~ The Zoning Administrator may permit parking in a front area during the winter parking ban period for single family or duplex dwelling units upon request for a Front Yard Parking Waiver for a limited time when the site cannot be altered without causing a hardship on the property owner, or indefinitely in rare cases that the site cannot be reasonably altered to create one (1) additional parking space or a widened driveway. Self-created difficulties, such as adding renters and vehicles, are not applicable to the consideration for a Front Yard Parking Waiver.

Initial proposed addition:

~~**(h) 12 inches Buffer Requirement Along the Length of the Side Lot Line.** New or expanded driveways must be separated from the side lot line by a minimum of 12 inches of pervious surface (including but not limited to uncompacted pea gravel, cobbles, grass, permeable pavers, etc.) to ensure a pervious buffer between driveways and the adjacent lot line, with the exception of the presence of a retaining wall along the subject lot line or other such difficulty.~~

Revised replacement language:

**(h) Driveway Separation Requirement at Side Lot Line.** New or expanded driveways must be separated from the side lot line by a minimum of 12 inches of pervious surface, including but not limited to turf grass or other ground cover plants, permeable pavers, or other stable cover materials. The requirement may be waived by the Planning Commission or Zoning Administrator, per relevant authority, if physical difficulties exist, such as the presence of a retaining wall along the lot line. This requirement is waived where existing paved driveways owned by neighbors are conjoined (but not necessarily shared) or otherwise meet at the property lines. However, eliminating shared driveways is encouraged to avoid maintenance disputes and other disagreements over time.

## Reducing Greenbelt Standards to help create more room for dwellings

### Section 54.1003 Landscaping Design, Buffering, and Screening Requirements

Except as otherwise specified in the general requirements for each zoning district or for the specific land use, all landscaping must conform to the following standards. The clear vision triangle area requirements of [Section 54.704](#) must also be met. Existing landscaping that meets the requirements of this Article may be used to comply with the following standards:

#### PROPOSAL IS TO DELETE THE EXISTING LANGUAGE AND ADD THE PROPOSED LANGUAGE

##### ~~(D) Buffer and Greenbelt Requirements.~~

- ~~(1) Intent.~~ It is the intent of this section to provide suitable transitional yards for the purpose of reducing the impact of and conflicts between incompatible land uses abutting district boundaries.
- ~~(2) Buffer and Greenbelt Schedule.~~ On any lot abutting a zoning district boundary, no structure, building or part thereof shall hereafter be erected, constructed, altered or maintained closer to the district boundary line than specified (in feet) in the following schedule ([Figure 50](#)). Where indicated, landscape planting is required.

Figure 50. Required Buffer and Greenbelt Specifications

District in which Buffer and Greenbelt is Required (below)	Abutting Zoning District							
	LDR and MDR	MFR	MHP	M-U	CBD	GC and RC	C, M, and CR	I-M and BLP
LDR and MDR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MFR	30 <del>(a)</del>	N/A	N/A	35	35	35	N/A	40 <del>(a)</del>
MHP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
M-U	15 <del>(a)</del>	15 <del>(a)</del>	N/A	N/A	N/A	N/A	N/A	20 <del>(a)</del>
CBD	15 <del>(b)</del>	15 <del>(b)</del>	N/A	N/A	N/A	N/A	N/A	10 <del>(a)</del>
GC and RC	40 <del>(b)</del>	40 <del>(b)</del>	N/A	N/A	N/A	N/A	N/A	20 <del>(b)</del>
C, M, and CR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
I-M and BLP	40 <del>(c)</del>	40 <del>(c)</del>	40 <del>(c)</del>	25 <del>(c)</del>	25 <del>(c)</del>	25 <del>(b)</del>	N/A	N/A

- ~~(a)~~ Within this buffer area, one (1) tree per 30 linear feet is required.
- ~~(b)~~ Within this buffer area, one (1) tree per 20 linear feet is required, and at least 50% of the trees must be evergreen trees. Where a CBD, GC, or RC district abuts any residential district, a fence at least four (4) feet in height shall be erected within the business district boundary, except where the boundary is a public right-of-way.
- ~~(c)~~ A staggered double row of evergreen trees spaced 15 feet on center. The planting shall be in a manner where the evergreen trees provide 80% opacity within three (3) years of planting, measured at six (6) feet above the grade. After three (3) years, if this opacity is not achieved then additional evergreen trees and/or evergreen shrubs must be planted to achieve 80% opacity at the time of their planting. Where an I-M or BLP district abuts any residential district the Planning Commission may require a screening fence, not to exceed 12 feet in height to be erected on the industrial property pursuant to [Section 54.706](#) to obscure the industrial use and storage from the adjacent residential property.

**~~(3) Exceptions to Buffer and Greenbelt Schedule.~~**

- ~~(a) Where the district boundary is the centerline of a right-of-way, the greenbelt and buffering standards of this sub-section do not apply in these areas and other landscaping and buffering requirements of this Article apply instead (e.g., frontage landscaping requirements and loading area requirements).~~
- ~~(b) In all cases where buffer and greenbelt requirements are not applicable, the required yard is the same as the minimum yard setback requirements in [Article 4](#), Schedule of Regulations.~~

**NEW PROPOSED LANGUAGE all of the following:**

**(3) Dimensional Requirements and Screening Options.**

- (a) Width.** The greenbelt must be **at least ten (10) feet in width**, measured from the shared property line, with the following exceptions:
  - (i) Thirty (30) feet** is required for Industrial Uses (except *Light Manufacturing – Low Impact* uses) adjacent to any of the following uses: residential, mobile home parks, nursing-convalescent-assisted living facilities, lodging, public and quasi-public, medical, child/day care centers, and service establishments. In addition, this requirement will apply as stated above where the Industrial Use is adjacent to the following zoning districts: Central Business District, any Residential zoning districts, Mixed-Use, Downtown Marquette Waterfront (except where Industrial uses are a permitted use), Third Street Corridor, and Civic.
  - (ii) Fifteen (15) feet** is required for Industrial Uses (except *Light Manufacturing – Low Impact* uses) **and Multiple-Family 5+ dwelling units** adjacent to all other uses.
- (b) Existing Vegetation.** The preservation of existing, high-quality trees and vegetation is strongly encouraged and may be considered as a screening option or incorporated into proposed landscape screening to meet the requirements.
- (c) Buffer screening Options.** Trees, shrubs, berms, opaque walls and fences can be used to create a visual screening buffer, per [Section 54.1003\(D\)\(4\)](#).

**(5) Reduction or Exemption of Greenbelt Requirements**

**(a) Reduction.**

- (i)** The minimum width of a required buffer may be reduced by up to one-third (1/3) with the installation of a six-foot high solid fence or wall along the property line.
- (ii)** If a required greenbelt (perimeter landscape buffer) abuts a public alley, then up to one-half (1/2) of the alley width may be credited towards the minimum width requirement.

- (b) Exemption.** A greenbelt buffer is not required if the existing topography is a steep slope such that a fence or a buffer would not make a difference for the adjacent property.

**(6) Development within Greenbelt**

- (a) The following items shall be permitted within the landscape buffer:
  - (i) Sidewalks, trails, multi-use paths, **structural amenities, and playgrounds.**
  - (ii) Stormwater management facilities provided that they do not interfere with the performance and maintenance of the greenbelt.
- (b) The required greenbelt shall not contain any development, vehicle storage, dumpsters, outdoor storage, impervious surfaces or site features that do not meet the standards or requirements of [Section 54.1003\(D\)](#).

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## REVISIONS to REMOVE INVASIVE and NON-NATIVE SPECIES

### Section 54.1004 Standards for Plant Materials

- (B) Recommended Species of Trees, Shrubs, and Perennials.** The plant palette should emphasize native trees, shrubs, and perennials which are hardy to the Upper Peninsula region. Any tree species and cultivar applicable for planting in USDA Cold Hardiness Zone 5a (-15 to -20°F average coldest winter temperature) can be considered for planting, with the exception of the prohibited species listed in [Section 54.1004\(C\)](#). The following is a list of recommended species and required minimum sizes of plant materials. The City of Marquette may permit other species that are not listed below or remove species listed below if they become undesirable.

Recommended Plant Type and Size	Common Name
<b>Evergreen Trees (8 feet minimum height)</b>	Canadian Hemlock, Eastern Red Cedar, <del>European Larch, Scotch Pine,</del> White Pine, Black Hills Spruce, Colorado Green Spruce, Engelmann Spruce, <del>Norway Spruce</del> <b>Eastern Larch, White Spruce, Balsam Fir</b>
<b>Deciduous Trees (3-inch minimum caliper)</b>	Sugar Maple varieties, Red Maple varieties, <del>Amur Cork Tree,</del> American Yellowwood, Bicolor Oak, Swamp White Oak, <del>Little Leaf Linden,</del> Ohio Buckeye, <b>American Basswood</b>
<b>Ornamental Trees (2-inch minimum caliper)</b>	<del>Douglas Crabapple, Siberian Crabapple,</del> Cockspur Hawthorn, Blackhaw Viburnum, Nannyberry Viburnum, Tulip Tree, <b>American Plum, native Crabapple, native Apple, native Serviceberry, other native fruit trees suitable for a warming climate</b>
<b>Deciduous Shrubs (3 feet minimum height)</b>	Arrowwood Viburnum, <del>Wayfaring Tree,</del> Nannyberry, <del>European Cranberry,</del> American Cranberry, American Cranberry, Redosier Dogwood, <del>Siberian Dogwood,</del> Fragrant Sumac, Staghorn Sumac, Bush Cinquefoil, <del>Tatarian Honeysuckle,</del> Winterberry, American Elder, <b>native Ninebark, Highbush Blueberry, New Jersey Tea, Carolina Allspice, Chokecherry, Northern Bush Honeysuckle, American Fly Honeysuckle, native</b>

	Thimbleberry, Pussywillow, Black Elderberry, Meadowsweet, native Serviceberry
Evergreen Shrubs (18 inches minimum height for low growing species and 30 inches minimum for all other species)	American Arborvitae, Common Juniper, Creeping Juniper, Bush Cinquefoil, Canada Yew, Amur Privet, Mugo Pine

**(C) Prohibited Species.** Based on the undesirability of the following species, they are prohibited from being planted as required landscaping. The Planning Commission or Planning Director may prohibit other species that are not listed below:

Ash, Amur Cork, Amur Privet, Aspen, Black Locust, Blue Spruce, Box Elder, Buckthorn, Burning Bush, Cottonwood, Elm, European Cranberry, Ginko (female), Honey Locust (w/ thorns), Honeysuckles (except for American Fly Honeysuckle), Horse Chestnut (nut bearing), Jack Pine, Japanese Barberry, Norway Maple (unless a specific species is accepted), Olive, Phragmites, Poplar, Purple Loosestrife, Rose-multiflora, Scotch/Scots Pine, Silver Maple, Tatarian Honeysuckle, Tree of Heaven, Wayfaring Tree, Willow, and any other species declared to be a noxious species by a City ordinance or official qualified to deem a species as noxious.

Prohibited Species
Ash
Aspen
Black Locust
Blue Spruce
Box Elder
Buckthorn
Cottonwood
Elm
Ginkgo (Female)
Honey Locust (with thorns)
Honeysuckle
Horse Chestnut (nut bearing)
Jack Pine
Multiflora Rose
Norway Maple (unless a specific species is acceptable)
Olive
Phragmites
Poplar
Purple Loosestrife
Silver Maple
Tree of Heaven
Willow
Any species of plant deemed to be a noxious species by a City Code or City Official qualified to deem a species as noxious.



## **54.908 Bicycle Parking Requirements and Parking Space**

### **Reduction/Substitution for Bicycle Parking** All text below would be new:

- (A) **Intent.** To provide convenient and dignified parking places for bicyclists to store bicycles securely and to support non-motorized travel and travelers within the city.
- (B) **Application.** – new/proposed or remodeled buildings (where the likely cost of remodeling will exceed fifty/50 percent of the assessed value of the existing structure at time of application).
- (C) **Standards.** Bicycle parking is required to meet the following standards and regulations:
  - (1) The required amount of bicycle parking shall meet the amount/use schedule for specific land uses, according to **Figure xx**. Bicycle parking types and options are as shown in **Figure XX**.
  - (2) Required short-term bicycle parking facilities shall be located in a convenient and visible area, within fifty (50) feet of a principal entrance. If this location standard cannot be met, the Planning Commission or Zoning Administrator may approve alternative locations. **At the time of application, if there are no parking/storage locations on private property that meet the requirements of this section, the installation requirement will be non-binding.**
  - (3) Bicycle parking spaces should be located on paved or pervious surfaces with a slope no greater than three percent (3%) and shall be a minimum of two (2) feet by six (6) feet. The installation of parking racks shall follow the manufacturer's specifications or other best practices, ensuring that comfortable access space around bicycle racks is provided, parked bicycles do not obstruct walkways, and the spaces are accessible without requiring the movement of another bicycle.
  - (4) All bike racks must permit the locking of the bicycle frame and one (1) wheel to the rack while supporting a bicycle in a stable position. Racks shall accommodate cable locks and "U" locks.
  - (5) For multi-building development, bicycle parking shall be provided for each building.
  - (6) Bicycle parking not meeting dimensional or access aisle requirements may be installed, but shall not count towards a minimum bicycle parking requirement.

#### **(C) Motor Vehicle Parking Space Reduction by Bicycle Parking Substitution**

- (1) For every four (4) bicycle parking spaces added above the minimum number required, one (1) vehicle parking space may be removed from the required amount. Maximum substitution amount of three (3) vehicle spaces. The minimum number of vehicle parking spaces required after substitution is two (2).
- (2) Bicycle parking substituted for *motor vehicle/car and truck* parking may be horizontal or vertical, as long as dimensional requirements are met as described in section 54.908(A)(5)





**Figure xx. Bicycle Parking Calculations**

LAND USE TYPE	PARKING STANDARDS – MINIMUM SPACE REQUIREMENTS
A) RESIDENTIAL: Single-Family 1-4 units B) RESIDENTIAL: Multi-Family 5+ units w/ Private Garage Space for Units C) RESIDENTIAL: Multi-Family 5+ units w/o Private Garage Space for Each Unit	A) No spaces required, but storage space should be allocated. B) 1 weather-protected/sheltered space for any units without a garage or other large storage space. C) 1 sheltered space per dwelling unit.
OFFICE	2 spaces + 1 sheltered space for each 10 employees (e.g. 34 employees = 3 sheltered spaces + 2 others)
RETAIL	2 spaces + 1 additional space/10,000 sq. ft. of floor area + 1 sheltered space / 20 employees (part-time or full-time)
RESTAURANT or TAVERN	2 spaces + 1 additional space/5,000 sq. ft. of floor area + 1 sheltered space/20 employees
ASSEMBLY, INDOOR RECREATION, and OUTDOOR RECREATION uses	2 sheltered spaces + 1 add'l sheltered space/10,000 sq. ft. of floor area + minimum of 1 sheltered space / 20 employees
A) CIVIC: Non-assembly B) CIVIC: Assembly	2 spaces + 1 add'l space/10,000 sq. ft. of floor area or minimum of 1 space / 20 employees 2 sheltered spaces + 1 add'l sheltered space/10,000 sq. ft. of floor area + minimum of 1 sheltered space / 20 employees
LODGING	2 sheltered spaces + 1 sheltered space / 20 employees

We also propose changing Figure 29, for the TSC district, on p.3-121 to match the chart above.

**Figure xx. Bicycle Parking Types**

This table shows five common types of Bicycle Parking facilities appropriate for short-term and long-term bicycle parking and includes basic design/performance standards. Please reference the Association for Pedestrian and Bicycle Professionals Bicycle Parking Guide for more detailed design and placement guidance.

Parking Type	Standards
<p><b>Bicycle Racks</b></p> <p>Short-term parking</p> <div> <p><b>INVERTED U</b> also called staple, loop</p>  </div> <div> <p><b>POST &amp; RING</b></p>  </div> <div> <p><b>WHEELWELL-SECURE</b></p>  </div>	<p>Bicycle Racks shall be capable of securing bicycles short-term (less than a day) with either two points of contact or by an element that cradles one wheel. Simple, easily identifiable forms, like the <i>Inverted U-rack</i> (shown at left) should be used.</p> <p>&lt;&lt; Recommended Types shown.</p> <p>Consult the “Essentials of Bike Parking” Guide published by the Association of Pedestrian and Bicycle Professionals for more details.</p>
<p><b>Bicycle Rack – Decorative/Public Art</b></p> <p>Short-term Parking (less than 4 hours)</p> 	<p>Decorative racks shall be recognizable as bicycle parking facilities and shall be held to the same performance standards as other bicycle racks. Such racks may be provided for and designed to enhance civic buildings, <i>civic spaces</i>, and other locations of social or cultural importance. These may not perform as well as other options in</p>

	small spaces and should be used strategically.
<p><b><i>Bicycle Shelters</i></b></p> 	<p><i>Bicycle Shelters</i> shall be highly recognizable and integrated with transit, parks, trailheads, and/or land uses requiring medium or long-term bicycle parking needs. Each shelter shall include bicycle parking racks capable of securing bicycles with at least two points of contact, and may include other bicycling amenities, such as wayfinding maps/signs, air pumps, etc. These are designed for all-day or longer parking.</p>
<p><b><i>Bicycle Locker</i></b></p> 	<p><i>Bicycle Lockers</i> are intended for long-term storage and shall be placed in highly visible and well-lit locations, but should not disrupt the function, safety and order of the public realm. They should be associated with land uses and transportation facilities where long-term parking is required.</p>

We also propose changing Figure 28, for the TSC district, on p.3-120 to match the chart above.

## Section 54.903 Minimum/Maximum Number of Parking Spaces

In all districts there shall be provided off-street parking for motor vehicles for specified land uses. 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/maximum 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\(G\)](#), [Section 54.908\(C\)](#), or the shared parking standards of [Section 54.902\(C\)](#):

**(G) Parking Reduction Formula.** After calculating the number of parking spaces necessary to meet the standards in [Section 54.903](#), the parking requirements for uses, other than residential, in the non-residential zoning districts (i.e., non-LDR, -MDR, -MFR, and -MHP zoning districts) may be modified using [Figure 43](#). If a greater parking reduction is requested, the City may approve fewer parking spaces based on a professionally prepared parking study and/or the most recent edition of *Parking Generation* published by ITE. Also see [Section 54.908\(C\)](#) for reductions in motor vehicle parking that may be achieved by substitution if bicycle parking spaces are provided in the specified quantity.

## Section 54.322 Third Street Corridor (TSC) District Form-Based Code

### (A) Third Street Corridor District Form-Based Code Introduction.

#### (3) Applicability and Pre-Existing Conditions

- (a) The provisions of this Article apply to all proposals for the development of new principal structures, and to the remodeling of existing structures for changes in land

use(s), and/or if the proposal would create a **substantial modification** (see definitions).

(b) Existing buildings and appurtenances that do not conform to the provisions of this Section may continue in use as they are until a **substantial modification** is requested.

(c) The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this Section.

## (7) The Third Street Regulating Plan.

**e) Bicycle Parking.** Bicycle parking is to be allocated within the entire TSC district (both subdistricts), in accordance with Article 54.908 across the Transect Zones by type, but detailed in quantity and location by land use, demand, and building size.

## (9) Definitions

**(ee) Substantial Modification:** an alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new that is estimated to cost more than 50 percent of the assessed value of the existing building at time of application.

**Figure 28 XX. TSC Bicycle Parking Calculations ELIMINATE TABLE**

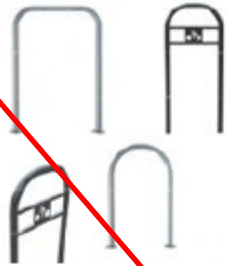


This table prescribes minimum short term bicycle parking calculations within each Transect Zone assigned to the Third Street Corridor. The calculations assume not just current but future possible bicycle mode share, not to exceed 5%. Requirements may be met within the Public <i>Frontage</i> , Private <i>Frontage</i> , building envelope, or a combination thereof. Bicycle parking provided within the Public <i>Frontage</i> must receive Administrative Approval.		
<b>SHORT TERM BICYCLE PARKING</b>	<b>T4</b>	<b>T5</b>
RESIDENTIAL: Single Family RESIDENTIAL: Multi-Family w/ Private Garage Space for Each Unit RESIDENTIAL: Multi-Family w/o Private Garage Space for Each Unit	No spaces required Minimum of 2 spaces Minimum of 2 spaces + 0.05 spaces / bedroom	n/a Minimum of 2 spaces + 0.05 spaces / bedroom Minimum of 2 spaces + 0.05 spaces / bedroom
LODGING	Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area	Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area
OFFICE	Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area	Minimum of 2 spaces + 1 add'l space / 5,000 sq. ft. of floor area
RETAIL	Minimum of 2 spaces + 1 additional space / 5,000 sq. ft. of floor area	Minimum of 2 spaces + 1 additional space / 2,500 sq. ft. of floor area
RESTAURANT	Minimum of 2 spaces + 1 additional space / 5,000 sq. ft. of floor area	Minimum of 2 spaces + 1 additional space / 2,500 sq. ft. of floor area
ENTERTAINMENT	Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area	Minimum of 2 spaces + 1 additional space / 5,000 sq. ft. of floor area
CIVIC: Non-assembly CIVIC: Assembly	Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area Spaces for 2% of max. expected	Minimum of 2 spaces + 1 add'l space / 10,000 sq. ft. of floor area Spaces for 2% of maximum expected

	attendance	attendance
<b>LONG TERM BICYCLE PARKING</b>	<b>T4</b>	<b>T5</b>
RESIDENTIAL: Single Family RESIDENTIAL: Multi-Family w/ Private Garage Space for Each Unit RESIDENTIAL: Multi-Family w/o Private Garage Space for Each Unit	No spaces required No spaces required Minimum of 2 spaces + 0.5 spaces / bedroom	n/a Minimum of 2 spaces + 0.05 spaces / bedroom Minimum of 2 spaces + 0.05 spaces / bedroom
LODGING	Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area	Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area
OFFICE	Minimum of 2 spaces + 1 space / 10 employees	Minimum of 2 spaces + 1 space / 10 employees
RETAIL	Minimum of 2 spaces + 1 space / 10 employees	Minimum of 2 spaces + 1 space / 10 employees
RESTAURANT	Minimum of 2 spaces + 1 space / 10 employees	Minimum of 2 spaces + 1 space / 10 employees
ENTERTAINMENT	Minimum of 2 spaces + 1 space / 10 employees	Minimum of 2 spaces + 1 space / 10 employees
CIVIC: Non-assembly CIVIC: Assembly	Minimum of 2 spaces + 1 space / 10 employees Minimum of 2 spaces + 1 space / 20 employees	Minimum of 2 spaces + 1 space / 10 employees Minimum of 2 spaces + 1 space / 20 employees

**Figure 29 XX. Bicycle Parking Types ELIMINATE TABLE**

This table shows five common types of Bicycle Parking facilities appropriate for the Third Street Corridor and includes basic design/performance standards. Please reference the Association for Pedestrian and Bicycle Professionals Bicycle Parking Guide for more detailed design and placement guidance.

The Table below would be removed from Article 3, and an updated table of bike parking types has been recommended for addition to Article 9.

Parking Type	T4	T5	Standards
<b>Bicycle Rack</b> 	P	P	Bicycle Racks shall be capable of securing bicycles with at least two points of contact. Simple, easily identifiable forms, like the In-verted U-rack (shown at left) should be used. Racks may be placed in the <i>private frontage</i> , public <i>frontage</i> (including within an in-street <i>Bicycle Corral</i> ), or within buildings where appropriate.
<b>Bicycle Rack (decorative, public art)</b> 	A	P	Decorative racks shall be recognizable as bicycle parking facilities and shall be held to the same performance standards as other bicycle racks. Such racks may be provided for and designed to enhance civic buildings, <i>civic spaces</i> , and other locations of historic, social, or cultural importance.
<b>Bicycle Shelter</b> 	A	P	<i>Bicycle Shelters</i> shall be highly recognizable and integrated with transit, parks, trailheads, and/or land uses requiring medium or long-term bicycle parking needs. Each shelter shall include bicycle parking racks capable of securing bicycles with at least two points of contact, and may include other bicycling amenities, such as wayfinding maps/signs, air pumps, etc.
<b>Bicycle Locker</b> 	A	P	<i>Bicycle Lockers</i> shall be placed in highly visible and well-lit locations, but should not disrupt the function, safety and order of the public realm. They should be associated with land uses and transportation facilities where long-term parking is required.
<b>Bicycle Sharing</b> 	P	P	<i>Bicycle sharing</i> stations should be located in highly viable locations, adjacent to existing or proposed transit stops, employment centers, or popular destinations. Stations should be spaced every few <i>blocks</i> so that access remains convenient.