



# AGENDA

## ZONING COMMITTEE

April 02, 2026

10 AM – 12 PM **Kilborn**

**Room**

1. Call to Order
2. New Business
  - a. Article 2 – Zoning Districts and Map
  - b. Article 3 – Regulated Uses & Dimensions
3. Next Meeting
4. Adjournment

# Article 2: Zoning Districts & Map

- 2.1 Zoning Districts Established
- 2.2 Intent of Established Zoning Districts
- 2.3 Zoning Map

## 2.1 ZONING DISTRICTS ESTABLISHED

For the purpose of this Ordinance, the City of Petoskey is divided into the following zoning districts:

RS:	Residential Suburban
RN:	Residential Neighborhood
RF:	Residential Flex
RM:	Residential Multiple
BN:	Business Neighborhood
BD:	Business Downtown
BC:	Business Corridor
OS:	Office Service
I:	Industrial
PQP:	Public / Quasi Public
H-1	Hospital 1
H-2	Hospital 2
C	College

## 2.2 INTENT OF ESTABLISHED ZONING DISTRICTS

The intent and purpose of each established zoning district is described in the subsections below.

### 2.2.1 Residential Suburban (RS)

The RS Single-Family Residential District is designed to be the most restrictive of the residential districts. The intent is to provide an environment predominantly of low-density, one-family detached dwellings, along with other residentially related facilities that serve district residents.

### 2.2.2 Residential Neighborhood (RN)

The primary intent of an RN Residential Neighborhood District is to create compact, pedestrian-oriented neighborhoods that integrate various residential types with small-scale commercial and civic uses.

### 2.2.3 Residential Flex (RF)

The district's primary goal is housing diversity. Rather than segregating apartment buildings into separate zones, this district fosters a "blended" neighborhood. This district encourages the use of smaller, underutilized lots and provides options for different life stages (e.g., young professionals in apartments and families in small-lot bungalows) within the same neighborhood.

39           **2.2.4 Residential Multiple (RM)**

40           The RM Residential Multiple-Family District is designed to provide sites for higher-density multiple-  
41 family dwellings that generally serve as transition zones between less-intensive nonresidential districts  
42 and lower-density single-family development. This district will also accommodate the large planned  
43 multiple-family residential development.  
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45           **2.2.5 Business Neighborhood (BN)**

46           The Business Neighborhood District (BN) is designed to provide small-scale retail and service needs  
47 for nearby residential areas. These districts act as a transition between purely residential zones and  
48 larger, more intense commercial corridors.  
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50           **2.2.6 Business Downtown (BD)**

51           The intent of the Business Downtown District is to protect and enhance the vibrant pedestrian-  
52 oriented shopping and service environment of historic downtown Petoskey. The physical building  
53 form and land uses are regulated to reflect the urban character of the historic commercial center of  
54 the community and to perpetuate the pedestrian-oriented business district by requiring street-level  
55 commercial uses and permitting a mix of lower and upper-floor uses.  
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57           **2.2.7 Business Corridor (BC)**

58           The Business-Corridor District is designed for properties fronting major thoroughfares or major  
59 streets. These corridor districts are linear and focus primarily on traffic accessibility.  
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61           **2.2.8 Office Service (OS)**

62           The OS Office Service District is designed to accommodate uses, such as offices, banks, and personal  
63 services, which can serve as transitional areas between residential and commercial districts and to  
64 provide a transition between major thoroughfares and residential districts.  
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66           **2.2.9 Industrial (I)**

67           The I Industrial District is designed so as to primarily accommodate wholesale activities, warehouses,  
68 and industrial operations whose external, physical effects are restricted to the area of the district and  
69 in no manner affect in a detrimental way any of the surrounding districts. The I-1 district is so  
70 structured as to permit, along with any specified uses, the manufacturing, compounding, processing,  
71 packaging, assembly, and/or treatment of finished or semi-finished products from previously  
72 prepared material. It is further intended that the processing of raw material for shipment in bulk  
73 form, to be used in an industrial operation at another location is not permitted.  
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75           **2.2.10 Public / Quasi Public**

76           The Public/Quasi-Public (PQP) District is established to designate areas specifically for government-  
77 owned facilities, parks, and private institutions that serve a public purpose. These districts ensure that  
78 essential community services are sited in appropriate locations without disrupting residential or  
79 commercial areas.  
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**2.2.11 Hospital 1 (H-1)**

The H-1 District is a lower intensity, primarily outpatient services medical district.

**2.2.12 Hospital 2 (H-2)**

The purpose of the Hospital-2 District is to accommodate medical centers, hospitals, and all their normally related functions and to ensure they are properly sited in relation to each other and pursuant to an approved plan for that district.

**2.2.13 College (C)**

The College District is established to accommodate the unique development requirements of a large educational institution comprised of multiple buildings and a variety of related and complementary uses within an integrated campus setting. Through the creation of this specialized zoning district, the city recognizes the valuable contribution that higher education makes to the social and economic vitality of the community. Nevertheless, it is incumbent on the city to ensure that existing and future development within the district remains compatible with surrounding land uses and contributes in a positive way to the desired character of the broader community.

**2.3 ZONING MAP**

The boundaries of the zoning districts established by the Ordinance are shown on a map or series of maps designated as the "Official Zoning Map." The Official Zoning Map, including all notations, references, data, and other information shown within, is adopted and made a part of this Ordinance.

- A. Location: The Official Zoning Map is filed in the office of the City Clerk.
- B. Updates: The City Council may adopt amendments to the district boundaries designated on the Official Zoning Map upon review and recommendation by the City Planning Commission.

**2.3.1 Zoning District Boundaries**

Where uncertainty exists with respect to the boundaries of the various districts, the following rules shall apply:

- A. The district boundaries are public rights-of-way, including streets, roads, places, or alleys, unless otherwise shown; where the districts designated on the Official Zoning Map are approximately bounded by street, road, place, or alley lines, the same shall be construed to be the boundary of the district.
- B. Where the district boundaries are not otherwise indicated and where the property has been or may be divided into blocks and lots in the future, the district boundaries shall be construed to be the lot lines; where districts designated on the Official Zoning Map are approximately bounded by lot lines, the same shall be construed to be the boundary of the districts, unless otherwise indicated on the Official Zoning Map.



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REGULATED USES	RS	RN	RF	RM	BN	BD	BC	OS	I	PQP	H1	H2	C
<b>RESIDENTIAL</b>													
Dormitory / Boarding House						S							P
Duplex (2 Units)		P*	P*	P*									
Triplex (3 Units)		S*	P*	P*									
Quadplex (4 Units)			S*	P*									
Dwellings 5 to 12			P	P			P	P					
Dwellings 13 or More				P									
Live/Work Units			P		P		P	P					
Residential above 1 <sup>st</sup> Floor Commercial					P	P	P						
Seasonal Rental (Upper Floors)						P							
Short Term Rental (Upper Floors)					P	P	P						
Single Family Dwelling	P	P	P	P				P					
State Licensed Residential Facilities	P	P	P	P									
<b>COMMERCIAL</b>													
Alcohol-Related Business	<i>(Licensed by the Michigan Liquor Control Commission)</i>												
<i>Brandy Manufacturer</i>									P				
<i>Brewer</i>					S	S	S		P				
<i>Brewpub</i>					S	P	P						
<i>Distiller</i>									P				
<i>Micro-brewer</i>					S	P	P						
<i>Mixed-spirit Drink Manufacturing</i>									P				
<i>Small Distiller</i>					S	S	S						
<i>Small Wine Maker</i>						S	S		P				
<i>Tasting Room</i>						P	P						
Animal Clinic/ Hospitals									S*				
Automobile Service Stations							S*						
Bakery/Confectionery						P	P						
Bar / Tavern					S	P	P						
Bed & Breakfast	P*	P*	P*	P*	P*			P*					
Brewery/ Winery						P	P		P				
Childcare Facilities		S	S	P	P		P	P		P	P	P	P
Drive-In/Drive-through							P						
Dry Cleaning					S	S			P				
Food Market		S	S		S	P	P						
Funeral Home						P	P	P					
Health/ Fitness Facility					P	P	P	P	P	P	P	P	P
Greenhouse							P		P				
Home Businesses	P*	P*	P*	P	P*	P*							

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REGULATED USES	RS	RN	RF	RM	BN	BD	BC	OS	I	PQP	H1	H2	C
<b>COMMERCIAL</b>													
Hotel						P	P						
Kennel									P				
Medical Marihuana							P						
Open-Air Business					S			S					
Outdoor Entertainment					S	S	S						
Personal Services					P	P	P	P		S	P	P	
Pharmacy, no drive-through						P	P				P	P	
Pharmacy, drive-through							P						
Plant Nursery									S				
Private Clubs and Lodges			S		S	S	P						
Professional Offices					P	P	P	P	P	P	P	P	P
Radio & Television Facilities							S		P				P
Restaurants					S	P	P	P					
Retail Businesses					P	P	P	P	S			S	
Sales & Rental Facilities, Outdoor								S		S			
Sexually Oriented Businesses									P				
Studio					P	P	P	P					
Urgent Care					S		P	S			P	P	
Vehicle Fueling Stations								S					
Vehicle Repair Services								S					
Vehicle Sales & Rental								S					
Veterinary Services (w/o boarding)								P					
Warehouse and Storage Facilities									P				
Wholesale Establishment							S		P				
<b>INDUSTRIAL</b>													
Alternate Energy Sources									P				
Distribution Centers									P				
Energy Facilities									P				
Equipment Rental							S		P				
Indoor Storage Facilities									P				
Kennels									P				
Manufacturing Facilities									P				
Milling Facilities									P				
Research & Development									P				
Recycling Facilities									P				
Renewable Energy Facilities									P				
Transportation Facilities									P				

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REGULATED USES	RS	RN	RF	RM	BN	BD	BC	OS	I	PQP	H1	H2	C
<b>INDUSTRIAL</b>													
Utility and Public Service	S				S	S*			P		P	S	P*
Warehouse & Storage Facilities									P				
Wireless Communication Tower									P		S	S	S
<b>PUBLIC</b>													
Administration Facilities									P	P	P	P	P
Health/ Fitness Facility					P	P	P	P	P	P	P	P	P
Air Ambulance Landing												S	
Assisted Living							S			S	S	S	
Athletic Facilities										P			P
Cemeteries										P			
Classrooms/ Lecture Halls										P			P
Convalescent							S			S		P	P
Federal Buildings						P		P		P			
Hospital/ Medical Facilities						P	P	P	P	S		S	P
Jail										P			
Library (Public)						P				P			
Marina (Public)										P			
Mortuaries										P		P	
Motel							P						
Municipal Buildings										P			
Museum						P				P			
Nursing Home Facilities				S							P	P	
Parks (Public)	P	P	P	P	P					P			
Parks (Private)				P									P
Public Use (Critical, Essential, Supporting)	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation Facilities (non-public)				P									P
Recreational Facilities (Public)										P			
Religious Institutions										P		P	
Research Facilities							S		P		P	P	P
Schools (Public/Private)										P			
Utility Buildings					S	S	S		S	P	S	S	S

43 **3.3 SCHEDULE OF DIMENSIONAL REQUIREMENTS**

44 The regulations on the following pages of this Section specify parcel dimensions, setback requirements, and  
 45 design standards for parcels in each zoning district.

46 **3.4.1 Residential Districts**

LOT OCCUPATION	STANDARDS			
	RS	RN	RF	RM
Minimum Lot Width	70'	50'	40'	50'
Minimum Lot Area	7,000	5,000	4,000	8,000 for the first unit, then 2,000 square feet for each additional unit
Maximum Lot Coverage (Percent)	40%	40%	45%	
<b>PRINCIPAL BUILDING</b>				
Front Setback	Average of any three houses – same side of the block or 25 feet, whichever is less			(a)
Side Setback	Ten feet (10') measured from the eave line of the adjacent structure, but not less than 5 feet (5').			(a)
Rear Setback	25'	25'	25'	(a)
Corner Lot—Side Setback	Average of any three houses – same side of the block or 25 feet, whichever is less			
Maximum Height	25'	30'	25'	44' – 50'
Stories	2	2 ½	2	4
Minimum Floor Area / Unit (Square Feet)	750	750	750	(b)
<b>ACCESSORY BUILDING--OTHER</b>				
Permitted Location	Behind the Principal Building			
Side Setback	5 Feet if One Story; 10 feet if two stories			
Rear Setback	10'	10'	10'	10'
Principal Building Setback	10'	10'	10'	10'
Maximum Height, if 2 story	22'	22'	22'	22'
1 Story Shed Rear and Side Setbacks	5'	5'	5'	5'

48 **Additional Requirements**

- 49 a) There shall be a minimum setback of 30 feet to any exterior property line.
- 50 b) Minimum Floor Area per Unit:
- 51 i. Efficiency: 600 square feet
- 52 ii. One-Bedroom: 750 Square Feet
- 53 iii. Two-Bedroom: 850 Square Feet
- 54 iv. Three-Bedroom: 1,000 Square Feet
- 55 v. Four-Bedroom: 1,200 Square Feet
- 56 c) Duplexes, Triplexes, and Quadplexes shall comply with the standards in Section 7.2.8.
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**3.4.2 Business Districts**

LOT OCCUPATION	STANDARDS			
	BN	BD	BC	OS
Minimum Lot Width	N.A	N.A	N.A	N.A
Minimum Lot Area	N.A.	N.A.	N.A.	N.A.
Maximum Lot Coverage	N.A.	N.A.	N.A.	N.A.
PRINCIPAL BUILDING				
Front Setback	20'	0'	20'	20'
Side Setback	(a)	0'	(a)	(a)
Rear Setback	20'	0'	20' (b)	20 (b)
Maximum Height	25'	45'	37' (c)	30'
Stories	2	3	3	2
ACCESSORY BUILDING--OTHER				
Permitted Location	Behind the Principal Building			
Side Setback	5 Feet if One Story; 10 feet if two stories			
Rear Setback	10'	10'	10'	10'
Principal Building Setback	10'	10'	10'	10'
Maximum Height, if 2 story	22'	22'	22'	22'
1 Story Shed Rear and Side Setbacks	5'	5'	5'	5'

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**Additional Requirements**

- a) No side yards shall be required along interior side lot lines; provided, however, that all applicable provisions of building codes in effect are satisfied.
- b) Parking may be permitted in all yard areas after approval of the parking plan layout by the Planning Commission.
- c) Height will be reduced if the property is located in a viewshed overlay district.

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**3.4.3 Industrial District**

LOT OCCUPATION		STANDARD
Minimum Lot Width		N.A
Minimum Lot Area		N.A.
Maximum Lot Coverage		N.A.
PRINCIPAL BUILDING		STANDARD
Front Setback		30'
Side Setback		20'
Rear Setback		40' (a)
Maximum Height		30'
Stories		3
ACCESSORY BUILDING		STANDARD
Permitted Location		Side or rear yard
Side Setback		10'
Rear Setback		10'
Principal Building Separation		5'
Maximum Height		25'
1 Story Shed Rear and Side Setbacks		5'

**Additional Requirements**

- a) The Planning Commission may increase the rear yard requirements up to twice this minimum where the commission finds it is necessary to protect a less intensive use abutting the rear of the property or to protect the on-site use from a more intensive abutting use.

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**3.4.4 Public / Quasi Public District**

LOT OCCUPATION		STANDARD
Minimum Lot Width		N.A
Minimum Lot Area		N.A
Maximum Lot Coverage		N.A.
PRINCIPAL BUILDING		STANDARD
Front Setback		Average same side of the block.
Side Setback		20' (a)
Rear Setback		20' (a)
Maximum Height		35' (a)

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**Additional Requirements**

- a) May be waived by the Planning Commission depending on the location of the subject use and adjacent properties.

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**3.4.5 Hospital Districts**

	H-1	H-2
Front Setback	25'	25'
Side Setback	25'	25'
Rear Setback	35'	25'
Maximum Height	35' from the adjacent public street grade	The maximum building height street grade shall not exceed elevation 710 feet with the following exceptions:  1. Structures adjacent to Connable Avenue have a maximum height of 35 feet, with an additional one foot of height allowed for each two feet of setback over 25 feet, not to exceed elevation 710.  2. Structures adjacent to West Lake Street have a maximum height of 35 feet.
Surface Parking (Maximum)		1,155 Spaces

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**Additional Requirements**

- a) All roof-mounted equipment, including satellite dishes and other communication equipment, shall be hidden from view by a parapet, screen, or similar architectural feature. The equipment shall not be visible from recreation trails or from public sidewalks adjacent to the site. Screening shall incorporate exterior building materials similar or complementary to those of the main building.
- b) No material, equipment, or goods of any kind shall be stored on the roof of any building or outside unless otherwise allowed by ordinance.
- c) Procedure for all master site and facilities plans shall include:
  - i. Pre-application conference. Before submitting a master site and facilities plan, an applicant shall meet with the city planner to review the proposed plan, this Code, and the city master plan.
  - ii. Application. An applicant shall submit a master site and facilities plan for consideration not less than 21 calendar days before the date on which such plan shall be introduced to the Planning Commission. The plan shall be submitted to the City Planner for review according to the standards and requirements of this Code.

- 113           iii. Official review. The City Planner shall circulate the master site and facilities plan to  
114           the Department of Public Works and the Department of Public Safety to provide  
115           comment to the Planning Commission.
- 116           iv. Referral. After staff review and determination that the submittal requirements for the  
117           master site and facilities plan have been met, it shall be referred to the Planning  
118           Commission for review with a recommendation to approve, deny or modify the plan  
119           and said recommendation shall also be forwarded to the applicant
- 120           v. Notification; action. The Planning Commission shall make no decision regarding a  
121           master site and facilities plan until a public hearing is scheduled and notification of  
122           said hearing is provided as required by the Michigan Zoning Enabling Act, MCL  
123           125.3103. The planning commission shall review the master site and facilities plan  
124           according to the standards and requirements of this article.
- 125           vi. Compliance. After approval of a master site and facilities plan, the land to which it  
126           pertains shall be developed and used in its entirety only as authorized and described  
127           in the master site and facilities plan, as approved by the city. No zoning permit or  
128           building permit shall be issued without an approved master site and facilities plan and  
129           approved site plan in accordance with the provisions of this article.
- 130           vii. Amendments to standards and procedures. Requests for changes or revisions to an  
131           approved master site and facilities plan may be initiated by the applicant. The City  
132           Planner shall determine which category of plan revision applies to the request. In the  
133           event an applicant wishes to appeal such an interpretation, the request shall  
134           automatically be presented to the Planning Commission for review.
- 135                   (1) *Minor change.* A slight modification to a master site and facilities plan  
136                   involving the siting of buildings, the adjustment or extension of utilities,  
137                   walkways, traffic ways and parking areas and similar modifications may be  
138                   approved by the City Planner.
- 139                   (2) *Major change.* A change or amendment to a master site and facilities plan,  
140                   involving a significant change in the number and location of access points  
141                   to public streets, alleys and parking areas, a major relocation or re-siting of  
142                   buildings, a significant increase in the building footprint or height of a  
143                   building, a significant reduction in open space and similar major changes  
144                   shall require the approval of the Planning Commission.

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146           d) Master site and facilities plan submittal requirements.

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148           i. The plan shall be drawn to scale, rendered on a minimum sheet size of 11 inches by  
149           17 inches, and include the following:
- 150                   (1) The property owner and applicant/preparer name and address;  
151                   (2) A legal description of the property;  
152                   (3) The plan scale, date, north arrow, and vicinity map;  
153                   (4) The zoning classifications of the surrounding properties;  
154                   (5) The lot lines, yard designations, and setbacks;  
155                   (6) Existing and proposed private and public street names with right-of-way  
156                   and pavement width indicated;  
157                   (7) Natural features such as topographic features, boundaries of regulated  
158                   wetlands, 100-year flood plain elevations, and water features such as  
159                   lakes, rivers, creeks, springs, etc.;

- 160 (8) Location of existing and proposed building envelopes and their sizes in  
161 three dimensions (length, width and height);  
162 (9) The percentage of property allocated for buildings, parking  
163 areas/structures, and open space;  
164 (10) A general circulation plan for pedestrians and motorists;  
165 (11) A general parking plan, taking into account parking requirements  
166 established in section 1704;  
167 (12) A preliminary stormwater management plan.  
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169 e) Site development standards.

170 i. Buildings. In review of building facades and features, the planning commission shall  
171 consider:

- 172 (1) Exterior materials should be of a finished appearance and textural quality  
173 suitable to the desired image for this entryway to town. The commission  
174 may limit the amount of or prohibit the use of corrugated metal, concrete  
175 block, sheet metal and colored plastic or fiberglass. The commission may  
176 consider such factors as whether the building is an accessory structure,  
177 the adequacy of the setback and screening, and any impact upon street  
178 view and view from nearby residential buildings.  
179 (2) The scale, bulk, shape, exterior materials, and color of buildings shall be  
180 evaluated for their compatibility with the site size and shape and with  
181 surrounding buildings and structures.  
182 (3) Buildings shall be situated to fit the existing site rather than imposed on  
183 the landscape in a manner that requires significant alteration of site  
184 grades. This restriction may be waived by the planning commission where  
185 significant alteration of grades would result in preservation and protection  
186 of a scenic view or other significant natural or man-made resource, or  
187 would result in an improved site layout and function without adversely  
188 impacting significant resources.  
189 (4) Street fronting walls shall have no less than 30 percent fenestration.  
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191 ii. Open space and site landscaping.

- 192 (1) All areas on a property not used for buildings or for pedestrian or vehicular  
193 traffic circulation shall be either left in a natural state or be landscaped.  
194 (2) No parcel shall have less than 15 percent of the total site area devoted to  
195 natural or landscaped open space.  
196 (3) Along street frontage of the parcel, larger scale trees shall be planted at  
197 a minimum of one tree per 50 feet of street frontage and, where possible,  
198 near buildings with long facades or multistory structures.  
199 (4) Plantings of shrubs and flowers shall highlight vehicular and pedestrian  
200 access points, such as driveway ingress, building entry doorways, etc. Such  
201 vegetation should be clustered for adequate scale and visual interest.  
202 (5) Existing vegetation that is healthy and suitable for landscaping objectives  
203 shall remain undisturbed. Existing trees that are five inches in diameter or  
204 greater should be retained to the extent possible. The planning  
205 commission may permit greater or less disturbance of said material where  
206 it determines proposed new landscaping and an improved site layout  
207 warrants such a waiver of standards.

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- iii. Parking, circulation and loading.
  - (1) Loading zones and freight truck storage shall be in the rear yard only and shall be screened so as not to be visible from the road or from neighboring properties. Where an existing use already has a loading zone in the side yard and it is not feasible to relocate the zone with proposed improvements, then the planning commission may permit continuation of the loading zone in the side yard subject to provision of appropriate screening.
  - (2) Surface parking shall be in the side or rear yards only. In cases where an existing use is proposed for expansion, the planning commission may determine it is not feasible to relocate all parking to the side or rear yards. The commission may then approve the front yard parking but shall reduce said front yard parking as much as feasible and shall require screening of the parking.
  - (3) Surface parking, driveways, and other circulation features shall be designed to follow the dominant topographic contour lines of the site to reduce long views down parking aisles and to allow drainage to function naturally.
  - (4) Parking lot interior landscaping shall consist of a minimum of seven percent of the total parking area, and a ratio of one canopy tree per eight parking spaces. Landscaping islands shall be a minimum of 80 square feet in area, and a minimum of eight feet in width.
  - (5) Parking areas and driveways shall have a minimum of eight feet of landscaped area separating the pavement edge from any property line, except where two or more adjacent properties have a written agreement or easement for a shared driveway access.
  - (6) Parking areas in side yards shall be screened from the street frontage with evergreen plant materials, berms, a screening wall, or a combination that has a minimum height of 42 inches above the surface grade of the parking lot. Screening devices meeting this height requirement may also be required by the planning commission where a parking lot is judged to be near enough to an adjacent property or properties that the lot must be screened to mitigate impacts of noise, light, and visibility upon the neighbor(s).
  - (7) Screening walls shall be durable, weather-resistant materials compatible with building finishes on the site. Physical relief in the surface and facade of any wall or fence should be provided with landscaping bands or clusters to soften the appearance of the fence or wall. The finished side of the wall or fence shall face the adjoining property or public right-of-way.
  - (8) Sidewalks shall be included to provide safe access to buildings on the site and to permit safe pedestrian movement along the street frontage of the property.
  - (9) Parking structures, public or private, subject to the following standards:
    - i. Parking structures shall be designed to have horizontal versus stepped or sloping levels at areas of public view. All ramping shall be concealed from public view.

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- ii. Openings shall not exceed 60 percent of the total wall surface. Openings shall be vertical or square.
- iii. A rooftop treatment is required to terminate the deck and give proper architectural finish to the structure. Cornices, overhangs, corbels, and other devices may be employed.
- iv. Perimeter screening. When a permitted use in the H-1 and H-2 District abuts residential or park uses, complete visual screening shall be provided if there is no existing buffer. Such screening shall be a minimum of six feet in height and may include a masonry wall, fence, landscaped berm, or evergreen landscaping. In the case of a wall or fence, the finished side shall face the adjoining property or public right-of-way. Any landscaping shall provide a complete visual buffer when planted.

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**3.4.6 College District**

PRINCIPAL BUILDING	STANDARD
Front Setback	N.A.
Side Setback – Building less 35 feet or less	60'
Side Setback – Building greater than 35 feet	100'
Rear Setback	N.A.
Maximum Height (Non-Dormitory)	35'
Maximum Height (Dormitory)	60 feet with no more than 45 feet above adjacent street elevation of Howard or Atkins Street grades
Surface Parking	1,097 Spaces

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**Additional Requirements**

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- a) All roof-mounted equipment, including satellite dishes and other communication equipment, HVAC, and solar panels, shall be screened by a parapet or similar architectural feature. Screening shall incorporate exterior building materials similar or complementary to those of the building on which the equipment is located.
- b) Outdoor storage or loading areas shall be screened in accordance with the following requirements:
  - i. Any storage or loading area facing or visible to a residential zoning district shall meet the requirements for an opaque screen.
  - ii. (b) Any storage or loading area located on the interior of the campus or not facing or visible to a residential zoning district shall meet the requirements for a semi-opaque screen.
- c) Outdoor performance facility/amphitheater.
  - i. All parts of an outdoor performance venue, including stage and seating areas, shall be at least 500 feet from any residential district and 100 feet from any public street.
  - ii. Lighting shall be oriented toward the interior of the campus and shall not be directed outward toward any residential district or public street, and shall not be illuminated when not in use.
  - iii. Amplified sound shall be permitted; provided, sound levels at the district boundaries shall not exceed 60 dB(A) or ambient levels, whichever is greater.
  - iv. Events, including practices, shall not commence before 10:00 a.m. and must conclude no later than 10:00 p.m.
- d) Temporary driver certification course.
  - i. The driver certification course shall be limited to parking lots within the campus.
  - ii. The certification course shall not be located within 300 feet of any residence.
  - iii. Use of the course shall not commence before 9:00 a.m. and must conclude by 5:00 p.m. No activity shall be permitted on weekends or holidays.
- e) Heating and electrical generating plant.
  - i. The facility shall be an accessory use for the sole purpose of serving buildings and uses within the college campus.
  - ii. Facilities shall not use coal to generate power.

- 309                   iii. All power generating equipment, not including solar panels, shall be located within a
- 310                   building which shall be designed and built to prevent objectionable noise impacts
- 311                   upon surrounding **property**.
- 312                   iv. (d) The building housing generating equipment shall be at least 500 feet from any
- 313                   residential zoning district.
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- 315                   f) Master sign plan requirements. A master sign plan shall include an inventory of all existing
- 316                   exterior signs with photos or illustrations of each sign type and also include information on
- 317                   the number, size, location, and illumination method of all exterior signs in the C-College
- 318                   District. This includes entrance, directional/wayfinding, kiosks, parking lot, and exterior
- 319                   building signs. In addition proposed new exterior signs shall be illustrated and include the
- 320                   number, size, location, illumination method, materials and landscaping for freestanding signs.