

Article 3: Regulated Uses & Dimensions

- 3.1 Zoning Districts & Uses
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3.1 ZONING DISTRICTS & USES

The Regulated Uses Table in this Article lists by land use category (i.e., residential, commercial, etc.) where a particular land use is allowed in a respective zoning district.

3.1.1 Interpreting the Regulated Uses Table

- A. Permitted Uses: The symbol [P] indicates land uses permitted by right in a zoning district.
- B. Uses Requiring Special Use Permit: The symbol [S] indicates land uses permitted after review and approval as a special use permit in accordance with Article 9 of this Ordinance.
- C. Uses With Supplemental Standards: The symbol [*] indicates land uses that have supplemental regulations provided in Article 7 of this Ordinance.
- D. Uses Not Allowed: If a land use type is not allowed in a zoning district, it is blank without a [P] or [S].

3.1.2 Determination of Use

If a proposed use is not listed or identified in the Regulated Uses Table, the Zoning Administrator shall decide as to whether or not the proposed use is similar enough to fit within the definition of an existing listed use and should be accommodated based on the intensity of use, traffic generation, hours of operation, noise, and odors. The determination of the Zoning Administrator regarding unclassified uses may be appealed to the Zoning Board of Appeals for a final determination. If a proposed use is found not to be similar enough to an existing listed use to be accommodated, a request to add the proposed use through an amendment may be made, subject to the procedures and standards in Article 13.

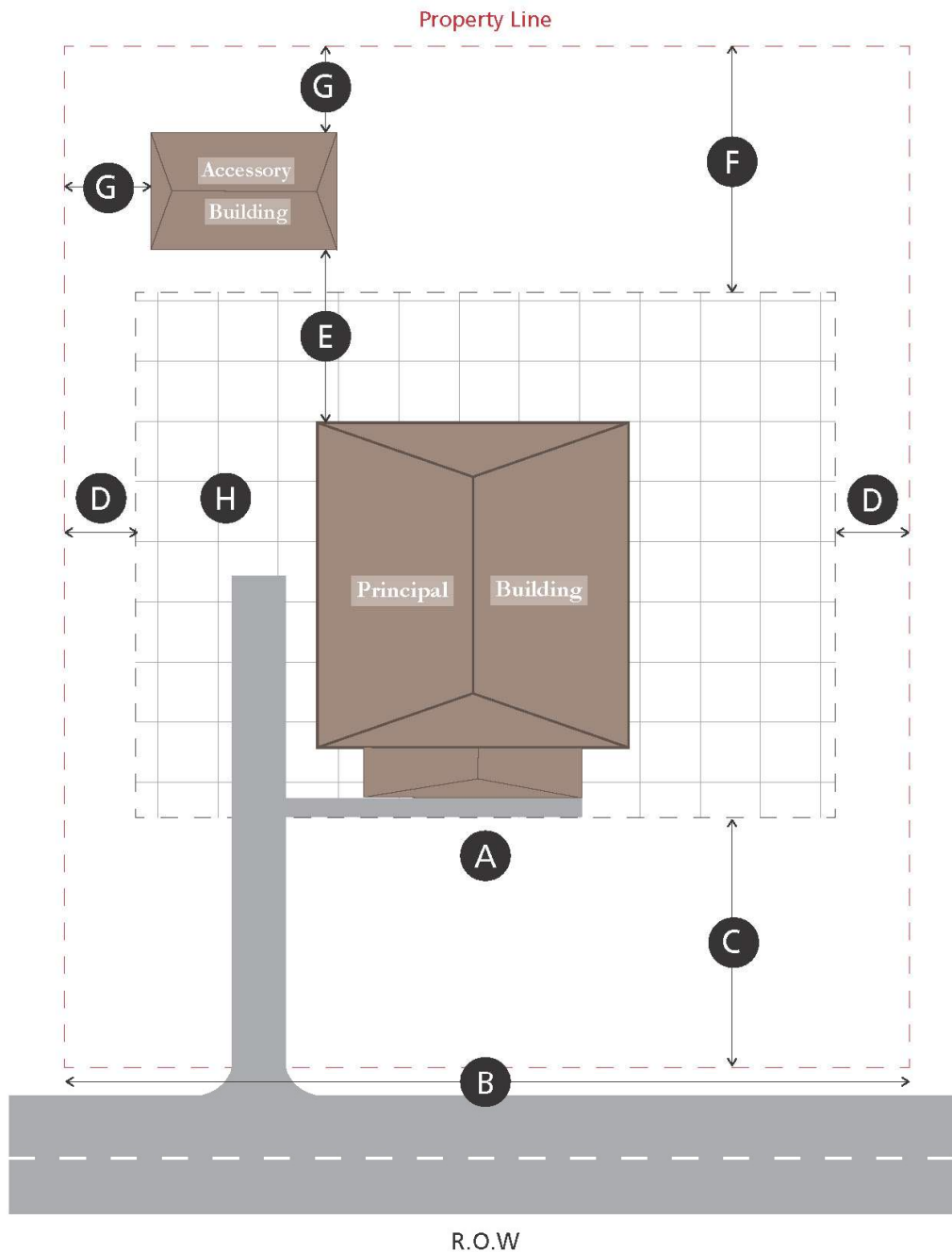
3.2 REGULATED USES TABLE BY DISTRICT

REGULATED USES	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-Hospital	C-College
RESIDENTIAL												
Accessory Buildings	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*	P*
Accessory Dwelling Units ADUs)	S	S	S									
Boarding Houses (Upper Floors)				S		P						
Co-Living Units (Below Grade)						S						
Co-Living Units (Upper Floors Only)				P		P	P					
Cottage Courts		P	P	P								
Duplex (2 Units)	P	P	P	P								
Triplex (3 Units)		S*	S*	S*								
Quadplex (4 Units)			S*	S*								
Dwellings 5 to 12 Units			P	P								
Dwellings 13 or More Units			S	P			P					
Live/Work Units			P		P		P	P				
Residential above 1 st Floor Commercial					P	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								
COMMERCIAL												
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		P			
<i>Small Wine Maker</i>						S	S		P			
<i>Tasting Room</i>					P	P	P					
Animal Clinic/Hospitals									S*			
Bakery/Confectionery			S		S	P	P		P			
Bar/Tavern					S	P	P					

REGULATED USES	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-Hospital	C-College
COMMERCIAL												
Childcare Facilities		S	S	P	P		P	P		P	P	P
Club, Lodge, or Fraternal Organization			S		S	S	P	S	S			
Convalescent/Nursing Home							S			S	P	
Drive-In/Drive-thru							P					
Dry Cleaning						S	S		P			
Food Market		S	S	S	S	P	P					
Funeral Home							P					
Health/Fitness Facility			S	S	P	P	P	P	P	P	P	P
Greenhouse							P		P			
Home Businesses	P*	P*	P*	P*	P*	P*						
Hotel/Motel						P	P					
Medical Marihuana							S					
Mortuaries							S				P	
Nursing and Convalescent Facilities				P			P					
Open-Air Business					S	S	S		S			
Outdoor Entertainment					S	S	S			S		S
Personal Services			S		P	P	P	P	S	S	P	
Pharmacy, no drive-through						P	P				P	
Pharmacy, drive-through							P					
Plant Nursery							S		S			
Professional Offices					P	P	P	P	P	P	P	P
Radio & Television Facilities							S		P			P
Residential Treatment Facilities											P	
Restaurants					S	P	P	S				
Retail, General			S		P	P	P	P	S		S	
Sales & Rental Facilities, Outdoor							S	S	P	S		
Sexually Oriented Businesses									P			
Studio			S		P	P	P	P	P			
Urgent Care Facility					S		P	S			P	
Vehicle Fueling Stations							S					
Vehicle Repair Services							S		P			
Vehicle Sales & Rental							S		P			
Veterinary Services (w/o boarding)							P		P			
Wholesale Establishment							S		P			

REGULATED USES	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-Hospital	C-College
INDUSTRIAL												
Alternate Energy Sources									P			
Distribution Centers									S			
Energy Facilities									P			
Equipment Rental Establishments									P			
Indoor Storage Facilities									P			
Manufacturing Facilities									P			
Milling Facilities									P			
Research/Development							S		P		P	P
Recycling Facilities									P			
Renewable Energy Facilities									P			
Transportation Facilities									P			
Utility and Public Service	S	S	S	S	S	S	S	S	P	S	S	P
Warehouse & Distribution Facilities									P			
Wireless Communication Equipment									P	S	S	S
PUBLIC (City, County, State and Federal)												
Administration Facilities									P	P	P	P
Assisted Living							S			S	S	
Athletic Facilities										P		P
Cemeteries										P		
Classrooms/Lecture Halls										P	P	P
Federal Buildings						P		P		P		
Hospital/Medical Facilities										P	P	
Jail										P		
Library										P		
Marina										P		
Municipal Buildings										P		
Museum						P				P		
Parks/Recreation Facilities										P		
Public Services (Critical, Essential, Supporting)	P	P	P	P	P	P	P	P	P	P	P	P
Religious Institutions										P	P	P
Schools (Public/Private)										P		

3.2 GRAPHIC 1 – DIMENSIONS and SETBACKS



- A. Minimum Lot Area – The average lot size of lots on the same side of the block.
- B. Minimum Lot Width – The average width of lots on the same side of the block.
- C. Front Yard Setback – Front yard setbacks shall be within the range of existing setbacks on the block and shall not be less than 10 feet (10') or greater than twenty-five feet (25').
- D. Side Yard Setback – 12% of the lot width, or six feet (6') - whichever is greater.
- E. Detached Accessory Building Setback to Principal Building – Ten feet (10').
- F. Rear Yard Setback – Twenty-five feet (25').
- G. Detached Accessory Building Side/Rear Setback – Five feet (5') if one story, ten feet (10') if two stories.
- H. Buildable Area

3.3 SCHEDULE OF DIMENSIONAL REQUIREMENTS

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

3.4.1 Residential Districts

LOT OCCUPATION	Districts	
	RS, RN and RF	RM
Minimum/Maximum Lot Width	Minimum/Maximum lot width is the average of lots on the same side of the block.	Minimum Lot Width 50 Feet
Minimum Lot Area	Minimum lot size is the average lot size of lots on the same side of the block.	6,000 square feet for the first unit, then 2,000 square feet for each additional unit
Maximum Lot Coverage (Percent)	40%	50%
PRINCIPAL BUILDING		
Front Setback	Front yard setbacks shall be within the range of existing setbacks on the block, and shall not be less than 10 feet (10') or greater than twenty-five feet (25').	
Side Setback	12% of the lot width, or six feet (6') whichever is greater.	
Rear Setback	30'	30'
Corner Lot—Side Setback	Corner front yard side setbacks shall be within the range of existing setbacks on the block, and shall not be less than 10 feet (10') or greater than twenty-five feet (25').	
Maximum Height	30 Feet	35 Feet
Stories	2 1/2	3
Minimum Floor Area/Unit (Square Feet)	560	Footnote (a)
ACCESSORY BUILDING		
Permitted Location, Detached	Behind the Principal Building	
Permitted Location, Attached	Shall be placed at least 2 feet back from the front face of the principal building.	
Side/Rear Setback	5 Feet if One Story; 10 feet if two stories	
Separation from the Principal Building	10 Feet	
Maximum Height	22 Feet, or not to exceed the height of the principal building.	

Additional Requirements for RM (Multiple-Family) Districts

- a) Minimum Floor Area per Unit:
 - i. Efficiency: 560 square feet
 - ii. One-Bedroom: 750 Square Feet
 - iii. Two-Bedroom: 850 Square Feet
 - iv. Three-Bedroom: 1,000 Square Feet
 - v. Four-Bedroom: 1,200 Square Feet
- b) Duplexes, Triplexes, and Quadplexes shall comply with the standards in Section 7.2.6.

3.4.2 Business Districts

	STANDARDS			
LOT OCCUPATION	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 Feet (f)	0 Feet	20 Feet (e)(f)	20 Feet
Side Setback	10 Feet	0 Feet	10 Feet (a)	10 Feet
Rear Setback	20 Feet	0 Feet	20 Feet (b)	20 Feet (b)
Maximum Height	30 Feet	45 Feet	37 Feet(g)	30 Feet
Stories, Maximum	2	3	3	2
Stories, Minimum	N.A.	2	N.A.	N.A.
ACCESSORY BUILDING				
Permitted Location	Behind the Principal Building			
Side Setback	5 Feet if One Story; 10 feet if two stories			
Rear Setback	5 Feet if One Story; 10 feet if two stories			
Setback from the Principal Building, Detached	10'	10'	10'	10'
Maximum Height, not to exceed the principal building	22'	22'	14'	22'

Additional Requirements

- a) No side yard setback shall be required along abutting side lot lines if approved by the Planning Commission.
- 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.
- d) Properties within the BD District shall also comply with the provisions of Section 4.3.
- e) Properties with frontage on US-131 between the south City limits and Charlevoix Avenue (US-31) shall have a front yard setback of fifty feet (50') and a rear yard setback of forty feet (40').
- f) Front yard setbacks may be modified by the Planning Commission, depending on the location of the property, viewshed considerations, adjacent setbacks, and abutting residential properties. Modification of the front yard setback shall also consider the adjustment to the rear yard setback.
- g) The building height for properties with frontage along US-131 between the southern City limits and Charlevoix Avenue (US-31) shall be limited to twenty-five (25) feet. The maximum building height may be increased, subject to Planning Commission approval based on a viewshed analysis; however, in no case shall the height exceed the maximum permitted height of the underlying zoning district.

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 Feet
Side Setback	20 Feet
Rear Setback	40 Feet (a)
Maximum Height	30 Feet
Stories	3
ACCESSORY BUILDING	STANDARD
Permitted Location	Side or rear yard
Side Setback	10 Feet
Rear Setback	10 Feet
Principal Building Separation	5 Feet
Maximum Height	35 Feet
1 Story Shed Rear and Side Setbacks	5 Feet

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		Front yard setbacks shall be within the range of existing setbacks on the block.
Side Setback		20 Feet (a)
Rear Setback		20 Feet (a)
Maximum Height		35 Feet (a)

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Additional Requirements

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- 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 District

STANDARDS	
Front Setback	25 Feet
Side Setback	25 Feet
Rear Setback	25 Feet
Maximum Height	35 Feet (d)
Surface Parking (Maximum) 416 Connable Avenue	1,155 Spaces (a)
Surface Parking, Other Facilities	(a)

Additional Requirements

- a) Site-specific buildings and parking facilities shall also be required to address the requirements and standards outlined in Article 6: Site Development Standards.
- b) 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.
- c) No material, equipment, or goods of any kind shall be stored on the roof of any building or outside unless otherwise allowed by ordinance.
- d) The Planning Commission has the discretion to vary the height of the structure based on the height of adjacent structures, other structures within the same neighborhood, or viewsheds.

Master Site and Facilities Plan

- a) 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, per subsection b) below, 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.
 - iii. Official review. The City Planner shall circulate the master site and facilities plan to the Department of Public Works and the Department of Public Safety to provide comment to the Planning Commission.
 - iv. Referral. After staff review and determination that the submittal requirements for the master site and facilities plan have been met, it shall be referred to the Planning Commission for review with a recommendation to approve, deny or modify the plan and said recommendation shall also be forwarded to the applicant.
 - v. Notification; action. The Planning Commission shall make no decision regarding a master site and facilities plan until a public hearing is scheduled and notification of said hearing is provided as required by the Michigan Zoning Enabling Act, MCL

125.3103. The planning commission shall review the master site and facilities plan according to the standards and requirements of this article.

- vi. Compliance. After approval of a master site and facilities plan, the land to which it pertains shall be developed and used in its entirety only as authorized and described in the master site and facilities plan, as approved by the city. No zoning permit or building permit shall be issued without an approved master site and facilities plan and approved site plan in accordance with the provisions of this article.
- vii. Amendments to standards and procedures. Requests for changes or revisions to an approved master site and facilities plan may be initiated by the applicant. The City Planner shall determine which category of plan revision applies to the request. In the event an applicant wishes to appeal such an interpretation, the request shall automatically be presented to the Planning Commission for review.

(1) *Minor change.* A slight modification to a master site and facilities plan involving the siting of buildings, the adjustment or extension of utilities, walkways, traffic ways and parking areas and similar modifications may be approved by the City Planner.

(2) *Major change.* A change or amendment to a master site and facilities plan, involving a significant change in the number and location of access points to public streets, alleys and parking areas, a major relocation or re-siting of buildings, a significant increase in the building footprint or height of a building, a significant reduction in open space and similar major changes shall require the approval of the Planning Commission.

b) Master site and facilities plan submittal requirements.

- i. The plan shall be drawn to scale, rendered on a minimum sheet size of 11 inches by 17 inches, and include the following:

- (1) The property owner and applicant/preparer name and address;
- (2) A legal description of the property;
- (3) The plan scale, date, north arrow, and vicinity map;
- (4) The zoning classifications of the surrounding properties;
- (5) The lot lines, yard designations, and setbacks;
- (6) Existing and proposed private and public street names with right-of-way and pavement width indicated;
- (7) Natural features such as topographic features, boundaries of regulated wetlands, 100-year flood plain elevations, and water features such as lakes, rivers, creeks, springs, etc.;
- (8) Location of existing and proposed building envelopes and their sizes in three dimensions (length, width and height);
- (9) The percentage of property allocated for buildings, parking areas/structures, and open space;
- (10) A general circulation plan for pedestrians and motorists;
- (11) A general parking plan, taking into account parking requirements established in section 1704;
- (12) Open space and landscaping plan; and
- (13) A preliminary stormwater management plan.

Site Plan Requirements

a) Site development standards.

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

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

ii. Open space and site landscaping.

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

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.
 - 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

288 be a minimum of six feet in height and may include a masonry
289 wall, fence, landscaped berm, or evergreen landscaping. In the
290 case of a wall or fence, the finished side shall face the adjoining
291 property or public right-of-way. Any landscaping shall provide a
292 complete visual buffer when planted.
293

- 294 a) Master Sign Plan Requirements. Master sign plan requirements. A master sign plan shall
295 include an inventory of all existing exterior signs with photos or illustrations of each sign type
296 and also include information on the number, size, location, and illumination method of all
297 exterior signs in the H-Hospital District. This includes entrance, directional/wayfinding, kiosks,
298 parking lot, and exterior building signs. In addition proposed new exterior signs shall be
299 illustrated and include the number, size, location, illumination method, materials and
300 landscaping for freestanding signs.
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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 Feet
Side Setback – Building greater than 35 feet	100 Feet
Rear Setback	N.A.
Maximum Height (Non-Dormitory)	35 Feet
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

Additional Requirements

- b) Site-specific buildings and parking facilities shall also be required to address the requirements and standards outlined in Article 6: Site Development Standards.
- c) 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.
- d) 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. 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.
- e) 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.
- f) 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.
- g) 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.
- iii. All power generating equipment, not including solar panels, shall be located within a building which shall be designed and built to prevent objectionable noise impacts upon surrounding **property**.
- iv. The building housing generating equipment shall be at least 500 feet from any residential zoning district.

- h) Master sign plan requirements. A master sign plan shall include an inventory of all existing exterior signs with photos or illustrations of each sign type and also include information on the number, size, location, and illumination method of all exterior signs in the C-College District. This includes entrance, directional/wayfinding, kiosks, parking lot, and exterior building signs. In addition proposed new exterior signs shall be illustrated and include the number, size, location, illumination method, materials and landscaping for freestanding signs.