

GENERAL SITE DESIGN CRITERIA (Section 8.05)

1. General Zoning Ordinance Compliance: (Sections 6.02 & 6.03)
- a. Zoning classification of development site: _____
- i. Is proposed use allowed in Zoning District? [] Permitted
[] **Conditional (Must be approved by BOA)**
[] **Pre-existing, nonconforming (BOA variance may be required)**
[] **Not specified (ZA Interpretation may be required under Section 2.02.02)**
[] **Prohibited (Rezoning will be necessary)**
- ii. Applicable overlay zone? _____ [] N/A
- iii. Special Principal Use Provisions apply?... (Section 8.06)
- [] Multi-Family or Single Family Attached housing (Go to Section 6.07)
 - [] Automobile Sales & Service Establishments (Go to Section 8.06 [1])
 - [] Auto Repair Stations & Garages (Go to Section 8.06 [2])
 - [] Auto Service Stations (Go to Section 8.06 [3])
 - [] Bed & Breakfast (Go to Section 8.06 [4])
 - [] Clubs, Lodges, or Social Buildings (Go to Section 8.06 [5])
- iv. Are accessory structures proposed? (Section 6.04.01) [] Yes [] No (Skip to #1b)
- Are proposed accessory structures on same lot as principal use? [] Yes [] **No**
 - Are all accessory structures 5+ feet from nearest principal bldg. wall? [] Yes [] **No**
 - Are any accessory structures located within a front yard setback? [] **Yes** [] No
 - Do any accessory structures exceed 20 feet in height? [] **Yes** [] No
 - Do any accessory structures exceed 50% of the max. bldg. height? [] **Yes** [] No
 - Will the lot coverage of all accessory bldgs. exceed 30% of the yard? [] **Yes** [] No
- v. Special accessory use/structure provisions apply? (Section 6.04)
- [] Residential antennas (**Section 6.04.02 requirements must be satisfied**)
 - [] Domestic Farm Animal structures (**Section 6.04.03 – requirements must be satisfied**)
 - [] Automatic Teller Machines (**Section 6.04.05 – requirements must be satisfied**)
 - [] Public Art (**Section 6.04.06 – requirements must be satisfied**)
- b. Lot size and development density requirements: (Section 6.03)
- i. Minimum *base* lot size for zoning district: _____
- ii. Minimum lot area per dwelling unit for zoning district (*res. uses only*): _____
- iii. Maximum number of units permitted on site (*multi-family res. only*): _____
- iv. Does project site comply with applicable lot size requirements? [] Yes [] **No**
- c. Minimum lot width for zoning district: _____ Does plan comply? [] Yes [] **No**
- d. Minimum building setback requirements for zoning district...
- i. Front yard: _____ Does plan comply? [] Yes [] **No**
- ii. Side yard: _____ Does plan comply? [] Yes [] **No**
- iii. Rear yard: _____ Does plan comply? [] Yes [] **No**
- iv. Corner lot (secondary street setback 15+ feet) Does plan comply? [] Yes [] **No**
- v. Front/rear setbacks shall be reduced to correspond to buildings within 100 feet (Section 6.03.03 [4] [a])

- e. Maximum bldg. height requirement for zone: _____ Does plan comply? [] Yes [] No
- f. Max. bldg. coverage for zone: _____% X Lot size: _____ = _____ Maximum total bldg. coverage
Does plan comply? [] Yes [] No
- g. Will project generate smoke dust, fumes, or other gases? (*\$6.08 [2]*) [] Yes [] No
 i. Is an Air Quality Control Permit from MDE required? [] Yes [] No
 ii. Has an Air Quality Control Permit been issued by MDE? [] Yes [] No
- h. Will project generate an industrial wastewater discharge? (*not specified in Zoning*) [] Yes [] No
 i. Is an NPDES Permit from MDE required? [] Yes [] No
 ii. Has an NPDES Permit been issued by MDE? [] Yes [] No
- i. Will project generate heat or glare? (*\$6.08 [3]*) [] Yes [] No
 i. Might heat or glare affect areas beyond property boundaries [] Yes [] No
 ii. Will such activities be confined within an enclosed building? (*Required*) [] Yes [] No
- j. Will the use generate vibrations on adjoining properties? (*\$6.08 [4]*) [] Yes [] No
 i. Such vibrations shall not be detectable beyond the subject property lines
- k. Will project involve outdoor lighting? (*\$6.08 [5]*) [] Yes [] No
 i. Will exposed lights be shielded/directed on site to avoid glare? (*Required*) [] Yes [] No
 ii. Will lights that shine on a public street exceed 1 candle foot at street C/L? [] Yes [] No
 iii. Will lights that shine into a residential zone or an existing residential use lot exceed 0.4 candles within the first 3 feet of the adjoining property? [] Yes [] No
- l. Will the use generate that could be disruptive on an adjoining lot? (*\$6.08 [6]*) [] Yes [] No
 i. Noise limits in Section 6.08 (6) (b), (c), & (d) shall be satisfied.
- m. Will proposed power facilities conform to the highest safety standards? (*\$6.08 [7]*) [] Yes [] No
 i. Will power generation facilities be architecturally integrated into bldg.? [] Yes [] No
 ii. Will the power generation facility extend into a required yard? [] Yes [] No
 iii. Is the power generation facility screened from streets and abutting lots? [] Yes [] No
- n. Material storage and waste disposal requirements: (*\$6.08 [8]*)
 i. Are all highly flammable or explosive bulk liquids, solids, & gases (except fuels connected directly to a power or heating device or appliance) stored in underground facilities? [] Yes [] No
 ii. Are all outdoor storage facilities for fuel, raw materials, and products enclosed by an approved safety/security fence? [] Yes [] No
 iii. Are all outdoor storage facilities located and secured on the site in a way that will prevent them from being transported off the lot by natural forces (floods, wind, etc.)? [] Yes [] No
 iv. Will all materials stored outdoors that might cause air emissions or a fire hazard be enclosed in containers that will prevent those hazards? [] Yes [] No

2. Are the proposed uses generally compatible with neighboring uses? (*Section 8.05 [2] [a]*)

- a. Is the proposed project consistent with the Comp. Plan Future Land Use map? [] Yes [] **No**
- b. Are the proposed uses of a similar nature or use category with adjoining uses? [] Yes [] **No**
- c. Do the proposed uses commonly occur in similar settings in the City? [] Yes [] **No**
- d. Do different adjoining zones allow or conditionally-allow similar uses? [] Yes [] **No**
- e. If proposed site contains a nonconforming structure or use, will the proposed use eliminate or reduce the degree of nonconformity? [] Yes [] **No (BOA variance may be required)**
- f. Does the project or parking lot (8+ spaces) abut existing residential lots or lots zoned R-E, R-O, R-S, or R-U? [] **Yes (Buffer Strip required under Section 13)**
[] No (Skip to #3)
- i. Is an 8-foot wide buffer strip shown on along all applicable lot boundaries? [] Yes [] **No**
1. Minimum buffer strip improvement requirements:
- a. Is a solid/continuous landscape screen shown? [] Yes [] **No**
- b. Are proposed trees/shrubs at least 3.5 feet high? [] Yes [] **No**
- c. Will proposed species grow to at least 6 feet tall w/in 3 growing seasons? [] Yes [] **No**
- d. Where buffer strip location is at a lower elevation than the areas to be screened, will the proposed plantings be tall enough to provide the additional height needed to overcome the difference in elevation? [] Yes [] **No**
- e. If buffer plantings are not practical, is a 6+ foot high fence provided? [] Yes [] **No**
2. **NOTE:** *Within B-C & I-G Zones, PC and BOA may require additional screening*
3. Is the project designed to be served by adequate... (Section 8.05 [2] [d])
- a. Public Water? [] Yes [] **No** [] N/A
- i. Has the City Engineer determined that a water study is needed? [] **Yes** [] No
- ii. Are improvement needs from study reflected in the Site Plan? [] Yes [] **No**
- b. Public Sewer? [] Yes [] **No** [] N/A
- i. Has the City Engineer determined that a water study is needed? [] **Yes** [] No
- ii. Are improvement needs from study reflected in the Site Plan? [] Yes [] **No**
- c. Streetlights (including placement and specifications)? [] Yes [] **No** [] N/A
- d. Stormwater management facilities? [] Yes [] **No** [] N/A
- i. Will the development disturb more than 5,000 square feet? [] **Yes** [] No (Skip to #3-e)
- ii. Was a stormwater management plan prepared for the site? [] Yes [] **No**
- e. Emergency services? [] Yes [] **No** [] N/A
- f. Refuse disposal and collection? [] Yes [] **No** [] N/A
- g. School Transportation (*Not specifically required*) [] Yes [] **No** [] N/A

4. Does the site provide for adequate parking & safe traffic/pedestrian access & circulation? (See *Section 12*)
- a. Has ZA (in consultation with City Engineer) determined that a traffic study is warranted for the project?
[] **Yes** [] **No** (Skip to #4-b)
 - i. Has required traffic study been submitted? [] **Yes** [] **No**
 - ii. Are any recommended improvements incorporated into the plan? [] **Yes** [] **No**

- b. Is project a renovation or expansion of an existing nonconforming structure? [] Yes [] No (Skip to #4-d below)
- i. Will bldg. floor area be expanded by 25%+? [] Yes [] No (Skip to #4-b-iii below)
- ii. If yes, off-street parking requirements in #4-c shall be satisfied for entire building.
- iii. If no, off-street parking requirements in #4-c shall be applied only to building addition.

c. Compliance with parking/loading requirements (Section 12)

- i. Is the site located within a Gateway Zone? [] Yes (Section 6.13 standards apply) [] No
- ii. Is the site located within a Rehab & Redev. Zone? [] Yes (Section 6.14 standards apply) [] No
- iii. If no to i & ii above, Section 12 standards must be satisfied as determined below...

1. Applicable parking space requirements for proposed uses:

- a. Is applicant seeking a reduction in minimum parking requirements?
[] No [] Yes (BOA Conditional Use approval required under Section 12.02.011 [2])
- b. Off-street parking for proposed uses (Section 12.02.03): _____

Does plan comply? [] Yes [] No

- i. Minimum space size requirements: (Section 12.02.012)
1. Parallel spaces (7 feet X 22 feet)? [] Yes [] No
 2. Standard size perpendicular space (8.5' X 18') [] Yes [] No
 3. Standard size diagonal space (§12.02.012 [6]) [] Yes [] No
 4. Compact car spaces (§12.02.012 [6]) [] Yes [] No
 - a. More than 20% compact spaces? [] Yes [] No
 - b. Are compact spaces designated? [] Yes [] No
 5. Will a column or obstruct. interfere w/car doors? [] Yes [] No
 - a. Is space width increased by 1 foot? [] Yes [] No
 - b. Is space size measured from obstruction face? [] Yes [] No
 - ii. Are parking aisles 20 feet+ wide for 2-way traffic? [] Yes [] No
 - iii. Do 1-way traffic aisles comply with §12.02.012 (10)? [] Yes [] No
 - iv. Are entrance and exit drives: (Section 12.02.012 [8])
 - v. Between 10 & 15 feet wide at curb line (1-way) [] Yes [] No
 1. Between 20 & 25 feet wide at curb line (2-way) [] Yes [] No
 - vi. For lots >3 spaces, will cars have to back into street? [] Yes [] No

- c. Handicapped parking requirements (Section 12.04): _____

Does plan comply? [] Yes [] No

- d. Loading area requirements (Section 12.02.02): _____

Does plan comply? [] Yes [] No

- i. Is more or less loading area needed for use? (up to ZA) [] Yes [] No
- ii. Are loading spaces 12' X 55' with 14' of clearance? [] Yes [] No
- iii. Will use of spaces interfere with parking or traffic? [] Yes [] No
- iv. Are loading areas w/in 50' of a residential zone? [] Yes [] No
 1. Within completely enclosed building? [] Yes [] No
 2. Enclosed on all sides by wall or 6+ foot high painted wood fence?
[] Yes [] No
- e. Will a dustless, durable, all-weather paved surface be provided for all parking areas and associated and associated driveways? (§12.01.01 [1]) [] Yes [] No

- f. Are proposed off-street parking areas adequately lighted and shielded to minimize glare on adjoining properties? Complies with Section 6.08 (5) standards
 Does not comply with Section 6.08 (5) standards or lighting data incomplete

- g. Is prop. nonresidential use parking provided in residential zone? (*Section 12.02.01 [6]*)
 Yes **No** – Skip this subsection
- i. Is proposed parking area within 600 feet walking distance from proposed bldg.? **Yes** **No**
- ii. Is proposed parking adequately screened from adjoining residential properties? **Yes** **No**
- h. Does parking lot have a low wall, curb, or bumper guard along all sides of lot that adjoin a lot line? (*Section 12.02.01 [9]*) **Yes** **No**
- i. Will parking facility contain more than 50 new spaces? **Yes** **No**
- i. Are bicycle parking requirements (§12.05) met? **Yes** **No**
- ii. Are motorcycle parking requirements (§12.05) met? **Yes** **No**
- j. Is a joint use parking lot proposed? (*Section 12.03*) **Yes** **No** – Skip this sub§
- i. Are any spaces designated to serve more than 1 use? **Yes** **No**
1. Are §§12.03 (2) & (4) shared space requirements met? **Yes** **No**
2. Are shared spaces in a satellite lot?
 No **Yes** – **Off-site parking modification (§12.06) shall be satisfied**
- ii. Is joint use facility w/in 600' walking distance from use? **Yes** **No**
- iii. Is joint use parking agreement needed? (§12.03[7]) **Yes** **No**

d. Intersection traffic visibility:

(*Section 6.05*)

Project shall provide a clear sight triangle at all intersections, with no visual obstructions between 30 inches and 10 feet above the curb level, in compliance with the following triangle dimensions...

- i. Intersection of 2 street ROWs – 15 feet from point of intersection? **Yes** **No**
- ii. Intersection of street & alley – 10 feet from point of intersection? **Yes** **No**
- iii. Intersection of street & driveway – 8 feet from point of intersection? **Yes** **No**

- e. Is site served by adjoining sidewalks? (*generally needed under §8.05 [2] [b]*) **Yes** **No**
- i. Are sidewalk improvements needed to serve site? **Yes** **No**
- ii. Does plan include sidewalks/crosswalks to promote safe pedestrian traffic? **Yes** **No**

5. Open space & Sensitive Natural Area Protection: (*Sections 6.08 [1], 6.11, 8.05 [2] [c] & [6]*)

- a. Is project subject to open space requirements (subdivision)? **Yes** **No**
- i. Is required open space shown on Site or Subdivision plan? **Yes** **No**
- b. Will project preserve natural drainage areas (streams) and sensitive natural features through minimal grading and preservation of forest areas? (*Section 6.08 [1] [b]*) **Yes** **No**
- c. Do Threatened/Endangered species potentially exist on the site? (§6.11.02-03) **Yes** **No**
- i. Has habitat assessment been performed & coordinated with DNR? **Yes** **No**
- ii. Is a Habitat Protection Plan necessary? **Yes** **No**
- iii. Does plan properly avoid/minimize impacts to protected species habitats? **Yes** **No**
- d. Does the site contain a wetland (National Wetland Inventory)? **Yes** **No**
- i. Wetlands to be investigated by Soil Conservation District

ii. Is wetland disturbance subject to MDE Non-tidal Wetland Permit?

Yes

No

6. Does development impact slopes or more than 25%? (*Section 8.05 [4]*) **Yes** **No**
- a. Developments impacting steep slopes must comply with Section 6.09
- b. Are Section 6.09 requirements satisfied? **Yes** **No**
7. Does development impact a 100-year floodplain? (*Section 8.05 [5]*) **Yes** **No**
- a. Developments impacting floodplains/floodways must comply with Section 6.10 & Ordinance #3104
- b. Are Section 6.10 & Ordinance #3104 requirements satisfied? **Yes**
 No
8. Is the site located within a Gateway Zone? (*Section 8.05[7]*) **Yes (Section 6.13 standards apply)** **No**
9. Is the site located within a Viewshed Protection Overlay District? (*Section 8.05[8]*) **Yes (Section 6.15 standards apply)** **No**