CITY OF PLYMOUTH
PLANNING COMMISSION – REGULAR MEETING
WEDNESDAY, MARCH 9, 2016
7:00 P.M.

Planning Commission Mission Statement:
The Planning Commission considers the development and current and future land use within the City of Plymouth so as to preserve the health, safety and welfare of our residents and business owners. We are an unpaid volunteer body of City residents appointed by the City Commission. We act as an advisory body considering land use, zoning and planned developments making recommendations for the City Commission to vote upon to become policy.

Meeting called to order at _____ P.M.

1. PLEDGE OF ALLEGIANCE

ROLL CALL

Jennifer Frey	Jim Frisbie	Jennifer Kehoe
Charles Myslinski	Joseph Philips	Conrad Schewe
Scott Silvers	Jim Mulhern	

2. CITIZEN COMMENTS

3. APPROVAL OF MINUTES
Regular Meeting – February 10, 2016

4. APPROVAL OF AGENDA

5. PUBLIC HEARINGS
None.

6. NEW BUSINESS:

1. CHANGE OF USE: From Office to Dance School/Studio

SP16-01 Pure Barre Plymouth
585 Forest
Zoned: B-2- Central Business District
Applicant: Paul Salloum, Owner

2) Discussion of Potential Ordinance Amendments for:

1. Elimination of double fences on property lines

2. Finished grade must match the original grade

7. OLD BUSINESS:

1. Zoning Ordinance Amendments 78-43 and 78-53, Front Porches in front setback (new and existing homes)

2. Ordinance Revision- Adjacent Driveways

3. Ordinance Revision- Porte Cocheres

4. Zoning Ordinance Amendments 78-21-Definitions, 78-191- Notes to Schedule, 78-205-Residential Entranceway, 78-208- Residential Fences, 78-260- Regulations, 78-270-Off –Street Parking Requirements, and 78-291, Automobile Car Wash.
(Required Yard and Non-Required Yard modified to setback)

8. REPORTS AND CORRESPONDENCE:
Master Plan Review Update

9. COMMISSIONER COMMENTS:

10. MOTION TO ADJOURN

City of Plymouth
2016 Goals

The City Commission met on January 4th to conduct a formal goals setting session for 2016. These goals were formally adopted on January 18th. Below are the goals adopted by the City Commission for all City Boards, Commissions and Administration members.

* Resolve Last Issues Regarding Dissolution of Plymouth Community Fire Department Agreement (Primarily Pension issues)

* Work Collaboratively with Plymouth Arts & Recreation Complex (PARC) organization, the Plymouth Canton School Board, and the greater Plymouth Community to continue the repurposing of Central Middle School into a high quality Arts & Recreation Complex.

* Developing a succession plan for the city's key employees, especially considering the long tenures of many of our senior staff.

* Develop funding plan for future capital improvements

* Work collaboratively with the DDA, community leaders, and other organizations to plan for Plymouth's 150th Birthday in 2017. This includes obtaining funding for new Kellogg Park Fountain and Kellogg Park upgrades.

CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us

PLANNING COMMISSION - REGULAR MEETING MINUTES
Wednesday, February 10, 2016

The regular meeting was called to order at 7:00 P.M. by Chairperson Mulhern.

1. ROLL CALL

MEMBERS PRESENT:	Jennifer Frey, Jim Frisbie, Jennifer Kehoe, Charles Myslinski, Joseph Philips, Conrad Schewe, Scott Silvers and Jim Mulhern
OTHERS PRESENT:	John Buzuvis, Community Development Director Sally Elmiger, City of Plymouth Planner

2. CITIZEN COMMENTS:
None.

3. APPROVAL OF MINUTES
A motion was made by Comm. Philips supported by Comm. Frisbie, to approve the meeting minutes from the January 13, 2016, as amended.
MOTION CARRIED UNANIMOUSLY.

4. APPROVAL OF AGENDA:
A motion was made by Comm. Frisbie supported by Comm. Philips, to amend the agenda adding "Planning Commission Goals" under Old Business.
MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARINGS:

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENT OF:

1. Zoning Ordinance 78-21, Definitions

2. Zoning Ordinance 78-217, Projections into Yards

Sally Elmiger, Planner, explained the reason for the proposed amendments of projections into yards, was to clarify a section of the Ordinance that was difficult to understand. The new table, Section 217, clearly identifies the architectural elements on a building that may project into a required front, side or rear yard setback. The definitions were also updated for those architectural features.

Chair Mulhern Opened Public Hearing at 7:05 pm
There were no comments from the audience.

Planning Commissioners Comments:
Comm. Schewe drove around the City and described most of the home's air conditioner condensers were located in the side yard. Comm. Schewe would prefer if his own air condenser unit was hid behind the chimney, located in the side yard setback. If your air conditioner is located in the side yard, this new Ordinance change would not allow the homeowners replacing theirs to stay in the same location and some people have decks and do not have the room in the rear yards. Air condensers should be located near the furnace, making them more efficient.
Comm. Frisbie suggested putting a grandfather clause within the Ordinance, for existing air conditioners to be allowed to remain in the same location.
Comm. Myslinski spoke about screening the air conditioner condensers, instead of not allowing them in the side yards and would like to rethink the air conditioner condensers and also the chimneys being allowed to remain in the side yards. Comm. Myslinski suggested restricting the Ordinance change to be directed at new homes only.
Comm. Kehoe spoke about her neighbor's air conditioners not being screened and running half of the year.
Comm. Philips said the owners prefer the air conditioner units in the side yard, not in the rear or the front yards.
Comm. Frey suggested allowing them one or two feet off the property line, so that when they are serviced you would not be going onto your neighbor's property.

The PC came to a consensus that air conditioners would be permitted into the side yard setbacks and suggested to add language requiring their screening.

Planning Commissioners Comments regarding encroachments into the side yard setbacks:
Comm. Myslinski drove around looking at all the new homes and additions and spoke about the chimney chase or fire boxes being done in an appealing way architecturally so that the façade wasn't so flat. Comm. Myslinski asked about a compromise (if allowed to encroach into the side yard setbacks) for a requirement of a percentage of glass, for a window.
Comm. Philips wanted the chimney chase to reach up to the overhang of the roof. Comm. Philips stated not allowing chimneys in the side yard strips the character of the home. Bay windows were also discussed.
Mr. Buzuvis spoke about not creating a gray area by telling people how to do their construction and possibly causing someone contesting it thereby suing the City.
Comm. Myslinski felt some of the new homes recently built do not fit the character of the homes around them
Sally Elmiger, spoke about the single family home standards within the Zoning Ordinance were created to dissuade the manufactured homes.

There was discussion regarding design standards and guidelines and Sally Elmiger suggested creating some proposed design guidelines.
Chair Mulhern would like first to define the design standards and then state more of what is encouraged within the City.
Comm. Philips suggested working on improving the walkability.

Comm. Myslinski recently spoke with new owners who want everything they had in their previous larger homes here in the City, but now on a much smaller lot.

There was discussion on chimneys and encroachment into the side yard setbacks.

Comm. Philips felt if the chimneys are allowed to encroach then bay windows should also be allowed.

Comm. Philips suggested to reducing the mass of homes by cutting down a typical 10/12 down to a 6/12 roof and thereby lowering the average height down.

Chair Mulhern Closed Public Hearing at 7:55 pm

1st Motion

A motion was made by Comm. Schewe, seconded by Comm. Frey, to modify Zoning Ordinance, Section 78-21, Definitions , for recommendation to the City Commission for approval.

YES FREY, FRISBIE, KEHOE, MYSLINSKI, SCHEWE, SILVERS AND MULHERN.

NO PHILIPS,

MOTION PASSES.

2nd Motion

A motion was made by Comm. Schewe, seconded by Comm. Frey, to modify Zoning Ordinance, Section 78-217, Projections into Yards, for recommendation to the City Commission for approval.

YES FREY, KEHOE, MYSLINSKI, SCHEWE, SILVERS AND MULHERN.

NO FRISBIE AND PHILIPS

MOTION PASSES.

6. NEW BUSINESS- Discussion:

    1. Zoning Ordinance Amendments 78-43 and 78-53, Front Porches in front setback. (new and existing homes)
    2. Ordinance Revision- Adjacent Driveways
    3. Ordinance Revision- Porte Cocheres
    4. Ordinance Revision- Sec. 58 Solid Waste
    5. Ordinance Revision- Noxious Weeds- Division 3
    6. Ordinance Revsion- Sidewalks to be Cleared- Sec. 62. Chpts. 89-90

Sally Elmiger, Planner, explained the new language for single-family dwellings allows new homes where the owner retains the existing rear garage to have a front porch located within the setback and for existing homes with an existing garage that would like a front porch is now changed to be exactly the same, in both R-1 & RT-1 districts, also new information on Porte Cocheres was added with the definition and language on how they may be done and language for residential driveways was also added. In addition, the definition of required yard was changed to setback.

The Planning Commissioners had discussion of Porte Cocheres regarding the following items: (For single family and single family within the RT-1 Zoning.)

1. Page 2, (10) change the wording to: six feet behind the front façade of the house or behind the front of the covered porch.
3. Page 3, change the wording of existing to: existing prior to the introduction of the Ordinance (before the actual date).
4. Page 3, 4, and 8, for future use of a garage, changing the word future to continued.
5. Change the illustration on page 1, to a shallower roof (to coincide with page 3, C-5).
6. No part of the construction is to be within two feet of the property line, with no overhang projections beyond that.
7. Page 5, b, the Porte Cocheres shall meet the front yard setback requirement and may not be closer than two feet from the side property line, including overhangs.
8. The fascia of the Porte Cocheres maximum height at the top of the floor shall be no taller than the finished 2nd floor elevation, and the roof cannot exceed a 3/12 pitch.
9. An existing house would be one that is built before or as of January 1, 2016.
10. Matching the construction materials of the home.
11. When possible locate the driveway opposite of the adjoining neighbor's driveway.
12. Remove the requirement of curbs with driveways.
13. The main structure with a porte cochere setback to property line, is twelve feet; this would be excluding the gutters, with the driveway width minimum of nine feet and excluding any columns.
14. Varying Maximum Heights- The maximum height of the top of the roof shall be as follows: A Flat roof no taller than eleven feet, being no taller than the finished floor of the second floor, or not to exceed the band at the second floor.
15. Porte cochere's are only allowed one per lot and may not be enclosed.
16. Change the definition of Porte Cochere, adding, not to be enclosed.
17. Making porte cochere consistent in both single family zoning areas.

Ordinance Revision- Sec. 58 Solid Waste

John Buzuvis, Comm. Dev. Dir, explained all Ordinance changes shall go before the Planning Commission, the main change was for the placement of garbage cans- to be kept in the garage, rear yard or if in the side yard it must be screened. Comm. Myslinski suggested adding a definition of tag.

Ordinance Revision-Noxious Weeds- Division 3

John Buzuvis, Comm. Dev. Dir, explained the current Ordinance only allows them to mail a letter to people with high weeds, taking up to two weeks for Certified mail delivery, and the change now would allow them to post the notices directly at that address.

Ordinance Revision- Sidewalks to be Cleared- Sec. 62. Chpts. 89-90
John Buzuvis, Comm. Dev. Dir, explained the current Ordinance needed some language clarification and also clarified the time frame of payment (from 30 days to 35 days) for the expense of the City to clear the sidewalks.

Mr. Buzuvis explained these three Ordinance revisions will go before the City Commission for a Public Hearing and two readings.

7. OLD BUSINESS:

1. Zoning Ordinance Amendments 78-21-Definitions, 78-191- Notes to Schedule, 78-205-Residential Entranceway, 78-208- Residential Fences, 78-260- Regulations, 78-270-Off –Street Parking Requirements, and 78-291, Automobile Car Wash.
(Required Yard and Non-Required Yard modified to setback)

Sally Elmiger-Carlisle Wortman, Planner, spoke about Zoning Ordinance 78-21 Amendment - Projections into Yards.
Ms. Elmiger explained that all the references (within the Ordinance) of required yards has been changed to setback and are consistent throughout the Ordinance and Section 78-336 was changed to reserved.

Comm. Philips asked about the illustrations and would like the entire fence also shown on both illustrations (one & two) for the homes on Street 3, to add an illustration of inside lots, to add fences(side & across) on Illustration 3; street 3, and also extend the fence to the lot line on Illustration 2, Street 1.

Chair Mulhern would like detached garages added to the illustrations.
Comm. Frey suggested that the same three graphics be used for fences and also accessory structures.

Mr. Buzuvis suggested scheduling a Public Hearing when all of the Ordinances have been revised and completed.

The commissioner decided to wait to schedule the Public Hearing when all of the Ordinance changes are complete.

2. Planning Commission 2016 Goal Setting

Comm. Frisbie distributed drafts and went over the proposed goals:

1. Deliver to the City Commission a revised & modernized Master Plan and collaborate with City Commission on the Capital Improvement plan process.
2. Recommend a sustainable reforestation plan.
3. Review Residential, Single Family Ordinances.
4. Review Lighting Ordinances for required updating.
5. Develop and participate in new and ongoing Planning Commissioner training.

8. Reports and Correspondence:

Master Plan Review Update

Mr. Buzuvis spoke about the administrative portion, when completed, will be sent out to the Planning Commissioners and the draft budget will be started in April going into effect on July 1st.

There was discussion regarding communication and collaboration with the City Commissioners regarding the Capital Improvements.

9. Commissioner Comments:

Comm. Philips asked about the tree City sign's meaning. Mr. Buzuvis responded that it is an Arbor Day Foundation plaque - to plant a certain amount of trees per year.

Comm. Frisbie asked about the Starkweather Lofts development progress. Comm. Schewe explained that Starkweather lofts have just recently completed the HUD backed loan closing. and the underground work is scheduled to start on Monday.

Comm. Kehoe spoke about the Starkweather School project located at 550 N. Holbrook, the Brownfield Committee approved their Brownfield plans and they should be closing on this sometime next week. Mr. Buzuvis stated a historical representative is working on the National Historic portion and PUD plans are under review, and is expected to be held on the March 7th City Commission Mtg.

Comm. Schewe was against allowing temporary tents on City sidewalks for downtown restaurants. Comm. Schewe explained the DDA is looking into this and if any changes are made, it would then go to the City Commission, for their review. This is under the Sidewalk Café Policy reviewed through the DDA.

10. MOTION TO ADJOURN

A motion was made by Comm. Frisbie and supported by Comm. Philips to adjourn.

Meeting adjourned at 10:20 PM.

Respectfully Submitted,
Marleta S. Barr,
Community Development Department,
Office Manager

Pure Barre Plymouth
SP 16-01 585 Forest
Change of Use-
Office to Dance School/Studio
PC Mtg 3/3/16

CITY OF PLYMOUTH
LICATION FOR SITE PLAN REVIEW

RECEIVED
FEB 25 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

A. THE FOLLOWING INFORMATION IS TO BE COMPLETED BY THE BUILDING AND ENGINEERING DEPARTMENT AT THE TIME OF APPLICATION SUBMITTAL:

SITE PLAN NUMBER: _____

B. THE FOLLOWING IS TO BE COMPLETED BY APPLICANT PRIOR TO SUBMITTAL OF SITE PLAN (PLEASE PRINT OR TYPE).

ADDRESS OF PROPOSED DEVELOPMENT **585 Forest Avenue Plymouth MI 48170**

1.

Developers Name Pure Barre Plymouth

Address 263 Leroy Ferndale, MI 48220

Phone/Fax Number 989-714-1775

Email Address rebeccajbohn@gmail.com

(ALL CORRESPONDENCE FROM THE CITY WILL BE MAILED TO THIS ADDRESS)

2.

Legal Property Owner Paul Salloum

Address 585 Forest Avenue, Plymouth, MI 48170

Phone/Fax Number (734) 667-8424

Email Address psalloum@comcast.net

3.

Site Plan Designers Name _____

Firm Name _____

Address _____

Phone/Fax Number _____

Registration No _____

Email Address _____

Applicant MUST receive invoice from Comm. Dev. Dept. before payment

4. Description of Proposed Development. New Addition

1

To white box the space, create a group room and attach mirrors and ballet barres throughout.

5. Address and General Location of Property.

585 Forest Avenue, Plymouth, MI 48170

6. Legal Description of Property.

49 009-06-0321-005

7. Provide the following data: N/A

a. For churches, temples, stadium and sports arenas or indoor or similar outdoor place of assembly.

Seating capacity or length of proposed pews or benches.

_____ Seats

_____ Feet

b. For hospitals, sanitariums, homes for the aged, convalescent homes.

Number of beds.

_____ Beds

c. For fraternities or sororities.

Number of permitted active members _____

Members _____

d. For private clubs, lodges, theaters, auditoriums, multi-purpose rooms, pool halls, establishments for sale and consumption on premises of beverages, food or refreshment, dance halls, and assembly halls without fixed seats.

Number of persons allowed within the maximum occupancy load as established by the fire marshal.

_____ People

e. For auto washes.

Number of employees and the number and length of wash

_____ lines. Employees

_____ Feet of lines

f. For beauty parlors, barbershops, bowling alleys, laundromats and coin operated dry cleaners, motels or hotels, motor vehicle sales and service establishments and banks.

_____ Number of chairs

_____ Number of lanes

_____ Number of washing (or dry-cleaning) and drying machines

_____ Number of auto service stalls in the service room

_____ Number of teller cages/windows

g. For gasoline/service stations.

Number of lubrication stalls, racks or pits and number of gasoline pump

_____ stands. Lubrication stalls

_____ Pump stands

h. For professional offices of doctors, dentists or similar professions.

Number of examining rooms, dental chairs or similar use areas.

_____ Chairs

i. For industrial, furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician or similar trade, shoe repair and other similar uses.

Maximum number of shift employees per shift.

_____ Employees

Prior to submittal of a site plan, the applicant shall review the following elements for inclusion, where applicable, on the proposed plan. All such required information shall be clearly noted on the site plan, and not on any attachment to the site plan, and shall be in sufficient detail to meet the intent and purpose of the review process.

The applicant shall make a check mark in the left hand column marked "Applicant" only and shall mark all applicable elements. If a particular item is not applicable to the site plan, the letters "n/a" should be written in the space. A check mark by the applicant for each of the applicable elements shall indicate that the applicant has checked that element against the site plan and that the information called for in that particular element is properly noted on the site plan.

If the applicant is satisfied that all such information required herein is properly noted on the site plan, the applicant shall sign and date the check list in the place provided and submit the signed application with the site plan to the Building and Engineering Department.

Element to be included on Site Plan	**Checked by Applicant**

1. Name of Development: Pure Barre Plymouth

***Please refer to attached 'as built' and design plans, as there is no site plan

2. Name, address & phone number of plan:
   a. Developer: Craig Varady
   b. Legal owner: Rebecca Lictawa and Elizabeth Hynes
   c. Designer/firm: Varady Associates Inc.
   d. Designer's registration number and seal (*)

(*) If the designer is a registered professional, the site plan shall include the designer's seal. For projects of less than $15,000 and single family residential buildings of less than 3,500 square feet, the designer need not be a registered professional, but should have sufficient experience and knowledge of site plan design to satisfactorily prepare a plan in accordance with the guidelines set forth herein. A seal of a registered professional is required on all Multiple Residential and all Non-Residential projects greater than $15,000.

3. Scale of Drawing/Paper Size

   a. Scale - Engineers scale on plan view appropriate to size of site to adequately detail the layout but in no case less than 1"=100'. Building elevations (exterior wall facade) drawings and floor plans may use architects scale of 1/8"=1' or a suitable scale of similar size.

   b. Paper size – **not to exceed 24" x 36**

4. Date
   performed on February 10, 2016

Element to be included on Site Plan	**Checked by Applicant**

5. North Point Yes

6. Complete legal description of the entire site (i.e. Metes and Bounds) description if acreage parcel, lot number(s), and subdivision name. All legal descriptions shall include: N/A
   a. Gross number of acres
   b. Net usable acres
   c. Section Number

7. Vicinity sketch or site location map which does not have to be drawn to scale. Please refer to Google Earth image attached below.

8. The location of all existing and proposed in ground and above ground on site utility easements including their connection capability to off-site utility easements. The applicant shall provide a statement verifying that he has researched the availability of all public utilities involved in the site development and is satisfied that same is available and of adequate capacity to meet development needs (*).N/A

(*) The applicant may want to retain the services of a professional engineer to conduct a utility feasibility survey for the site. When such studies are made, a copy shall be submitted as a part of this check list. The site plan should also include a dimensional survey

9. The provision of a water supply adequate to serve the development for both potable water and for fire emergency use shall be satisfactorily shown to exist or to be provided for. N/A

   The location of all existing fire hydrants within 300 feet of the development shall be shown on the site plan. N/A

Element to be included on Site Plan	**Checked by Applicant**

***Please refer to architectural drawings for all below, if not shown, items are N/A

10. Grading plan and floor elevations. Drainage of the site shall be shown to adequately assure storm water run-off will not adversely effect off-site properties	_____	_____
11. Water retention or detention ponds are designed to provide a natural appearing pond with side slopes of no greater than 6 on 1 appropriately landscaped and without fencing	_____	_____
12. Location of woodlands, wetlands and waterways shall be shown on the site plan and on property immediately abutting the site under consideration at the adjacent property line	_____	_____
13. Existing zoning classification	_____	_____
14. Existing zoning classification of adjacent parcels	_____	_____
15. Existing land use on adjacent parcels	_____	_____
16. The location of all existing buildings and structures within 100' of the parcel	_____	_____
17. The location of all buildings and structures on site including photos of such structures if they are to remain (*).	_____	_____

(*) Photographs are optional - they will be useful in the review process if provided.

Element to be included on Site Plan		Checked by Applicant	
18.	All building structure heights. (Existing & Proposed)		
19.	Location of all off-street parking spaces, including required handicapped spaces, vehicle maneuvering lanes, and service drives.	_____	_____
20.	Location of all loading/unloading facilities.	_____	_____
21.	Location of all driveways, drives and turning lanes.	_____	_____
22.	Location of all drives, driveways and intersections across abutting streets from parcel.	_____	_____
23.	Names, locations, existing and projected right-of-way widths as shown on City, County thoroughfare ROW plans, centerline, and pavement widths of all bordering roads, streets, and easements.	_____	_____
24.	Location of all sidewalks, footpaths and bikeways.	_____	_____

Element to be included on Site Plan		Checked by Applicant
25.	Critical site dimensions:	the site plan.
	a. Along property lines.	_____ _____
	b. Between buildings.	_____ _____
	c. Between parking and buildings.	_____ _____
	d. Between parking and parcel lines.	_____ _____
	e. Between principal and accessory buildings.	_____ _____
	f. Parking space width and length (typical).	_____ _____
	g. Vehicle maneuvering lane/service drive widths.	_____ _____
	h. Curb radius (entrances).	_____ _____
	I. Between buildings and parcel lines.	_____ _____
	j. Between buildings and retention/detention ponds.	_____ _____
26.	Building layouts (typical floor plan) including:	
	a. Principal entrances and service entrances.	_____ _____
	b. The relationship between units within a building.	_____ _____
	c. Exterior building wall facade drawings of all exposed walls.	_____ _____
27.	The type and color of exterior building wall facade materials to be used.	_____ _____
28.	The location and extent of any outdoor storage areas noted on site plan. If no outdoor storage is proposed it shall be so noted on	_____ _____

Element to be included on Site Plan		Checked by Applicant	
29.	The type, height and extent of screening for outdoor storage areas.	_____	_____
30.	The type and height of screening for trash receptacles including the types of materials to be used in the screen and the color of the material, and the location of the receptacle and screen on the site.	_____	_____
31.	The location, type and extent of any required screening devices. When architectural masonry walls are used a section drawing of the wall shall be provided detailing footings, the type of wall materials to be used, color and height. When landscaped earth berms are used, they shall be shown on the site plan.	_____	_____
32.	A complete landscape planting plan identifying all landscape plantings by location, type and height. Where earth berms are used, their height and width shall be noted and a cross section of the berm included. Plant material sizes shall be noted on the site plan.	_____	_____
33.	The location and type of all outdoor lighting by symbol denoting location or by a typical detail drawing of the lighting standard proposed, its lumination power, its height and color of standard, including a photometric layout of the site	_____	_____

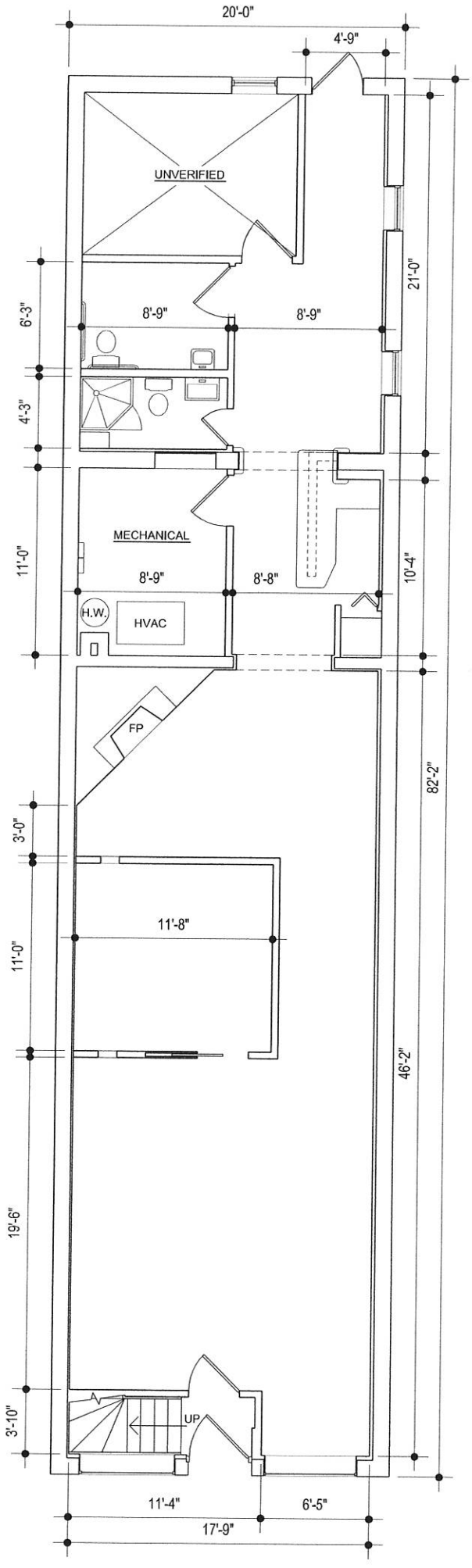
Element to be included on Site Plan		Checked by Applicant	
34.	If a site is to be developed in phases each phase shall be clearly identified on the site plan.	_____	_____
35.	This section is for Multiple Dwelling and Cluster Housing Developments.		
	a. The maximum lot coverage of all buildings shown	_____	_____
	b. Formula for distances between buildings shown	_____	_____
	c. Site density computations including total number of dwelling units and number of bedrooms per unit. When development is in phases, the requirements for b. and c. above shall be shown for each phase. Each phase shall meet density requirements or an appropriate guarantee acceptable to the City shall be provided assuring that suitable open space shall be reserved and improved to meet density requirements for the phase under development.	_____	_____
36.	The size, and location of any and all signs to be used on the site are clearly noted on the site plan.	_____	_____

Element to be included on Site Plan		Checked by Applicant	
37.	FOR NON-RESIDENTIAL USES		
a.	Proposed use	_____	_____
b.	Gross and net usable square footage of floor area	_____	_____
c.	Seating capacity or maximum occupancy permitted	_____	_____
		_____	_____
d.	Number of medical examining rooms, dental chairs, and square footage of waiting rooms or beds	_____	_____
		_____	_____
e.	Number of employees in largest working shift	_____	_____

I certify hereon that I have read and understand the above check list items and that those items that apply are included on the site plan submitted.

Signature of Applicant — Date: 2/25/16

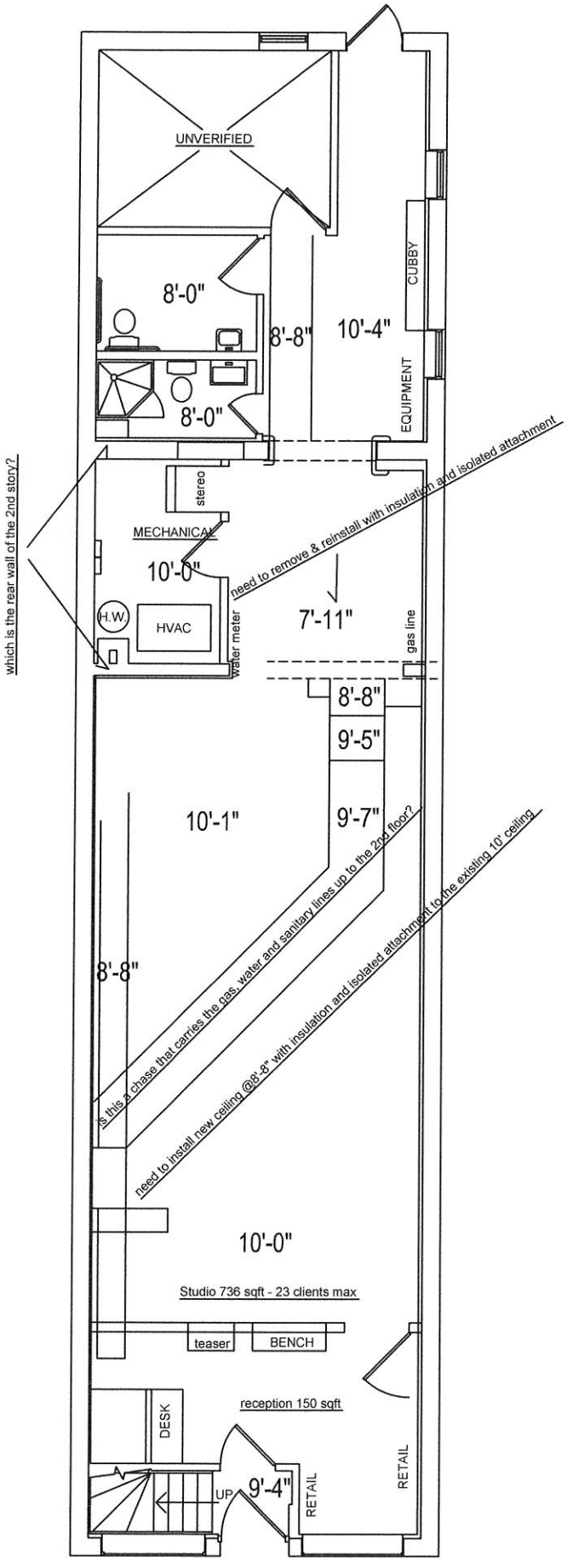
Signature — Date: 2/25/16



585 FOREST AVE
PLYMOUTH, MI
AS-BUILT FLOOR PLAN

NORTH

NOT TO SCALE

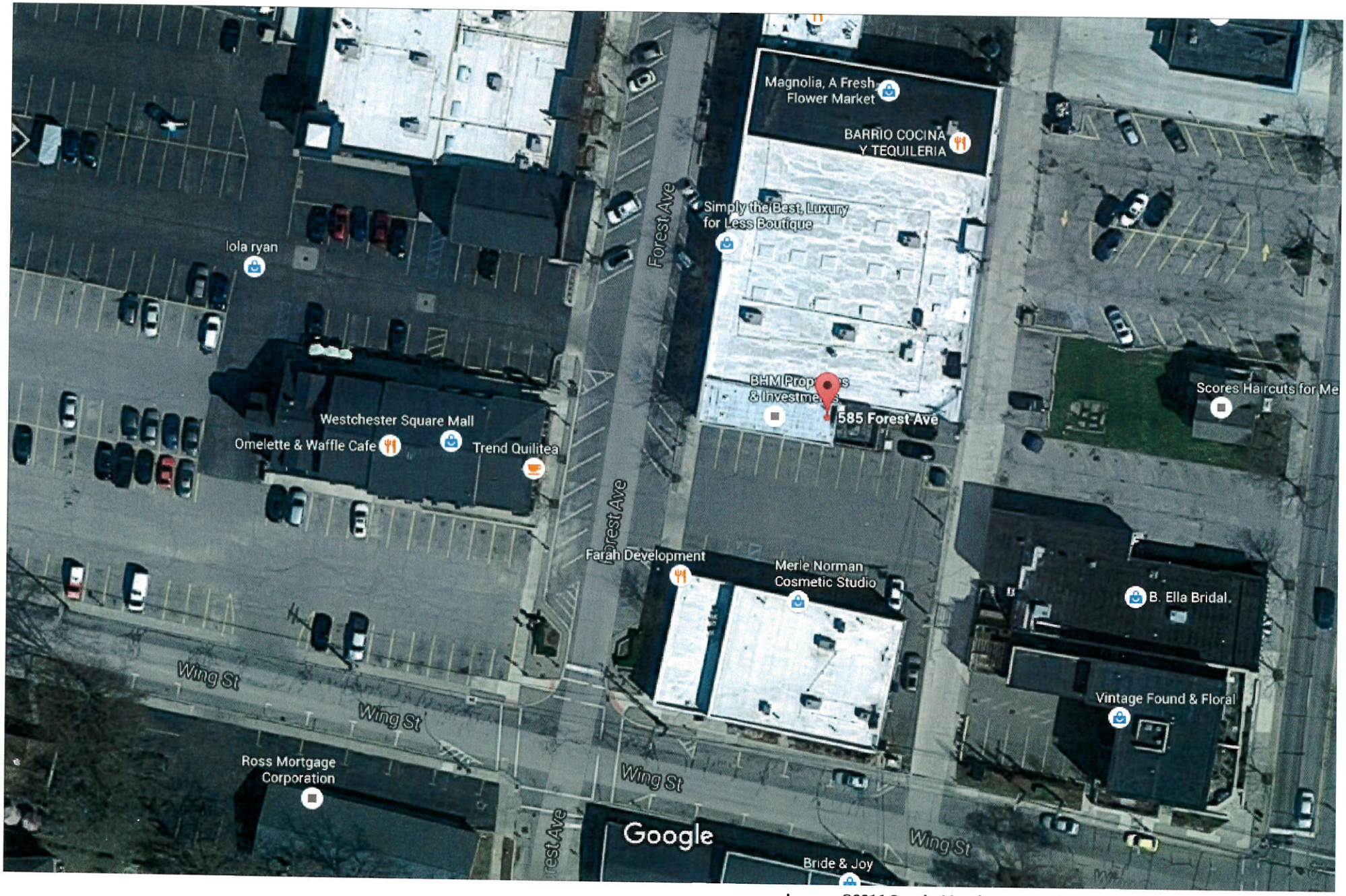


585 FOREST AVE
PLYMOUTH, MI
CEILING HEIGHTS

NORTH

NOT TO SCALE

Google Maps 585 Forest Ave



Imagery ©2016 Google, Map data ©2016 Google 50 ft

https://www.google.com/maps/place/585+Forest+Ave,+Plymouth,+MI+48170/@42.3682384,-83.470794,118m/data=!3m1!1e3!4m2!3m1!1s0x8824acd39a638949:0x48879630c93799d1

Pure Barre is a 55 minute exercise class that utilizes the ballet barre to perform small isometric movements. Set to fantastic music, Pure Barre is a total body workout that lifts your seat, tones your thighs, abs, and arms, and burns fat in record- breaking time. Pure Barre has over 300 locations nationwide and is now international with locations in Canada.

Partners Becky & Liz have four years of experience with the Pure Barre brand instructing and managing at several locations. Liz grew up in the Plymouth-Canton community and is an instructor at a local dance studio. Both are passionate and determined to bring the Pure Barre lifestyle to downtown Plymouth, and are eager to involve themselves in the community. The Pure Barre brand would be the only barre fitness studio of its' kind downtown, and it would develop an avenue of health & wellness that many in this community are currently seeking elsewhere.

The size of the studio room that will be used for exercise at 585 S. Forest Avenue will be 736 square feet. The class length is 55 minutes long. The average class size is between 10-15 clients. Morning classes and evening classes will be the heaviest attended with peak hours between 8am-10am and 4-6pm. Classes begin as early as 5am. Weekend classes will only be held in the early morning. All other hours of the day would be limited to the two partners, Becky & Liz, on the premises.

Scheduling is based upon regulations set by Pure Barre corporate, but scheduling is also relative to the studio's community. Becky & Liz would fine tune the schedule to meet the demand of downtown Plymouth. At locations Becky & Liz have worked for in the past, overflow classes are preferred in early morning/ afternoon times.

With downtown Pure Barre locations throughout the country, clients are used to parking from a distance if needed, and walking. To that end, many clients may walk to class from their homes and do not need to carry anything with them to attend classes; i.e. yoga mats or other equipment.

In comparison to our neighboring tenants on Forest Avenue, Pure Barre peak hours differ (aside from Plymouth Yoga Room). Every visit or meeting we have had on Forest recently for searching for an available site have been within the morning / early afternoon 'peak' hours, and parking has been plentiful and wide open on Forest in close proximity to the subject premises.

Becky & Liz have explored several options downtown, and know 585 Forest is the best option. It provides the character of downtown Plymouth with close proximity to public parking lots. Becky & Liz want to bring Pure Barre to downtown Plymouth as many in the community already know of the brand and wish to take classes, but locations are too far. Part of why downtown Plymouth is so appealing to clients is because there is accessible parking without a fee, differing from other communities with boutique fitness studios such as downtown Birmingham, Royal Oak, Detroit, etc. Becky & Liz want to provide downtown Plymouth with this brand with respect to the intimate community of Plymouth, bringing in clients who otherwise go out of their way, out of their daily routines, seeking what could be provided at 585 Forest, right in their backyard.

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PLYMOUTH
COMMUNITY DEVELOPMENT

Date: March 2, 2016

Site Plan Review
For
Plymouth, Michigan

Applicant:	Pure Barre Plymouth 263 Leroy Ferndale, MI 48220
Project Name:	585 Forest – Pure Barre
Plan Date:	February 25, 2016
Location:	585 Forest Ave.
Zoning:	B-2, Central Business District
Action Requested:	Site Plan Approval for Change of Use in Existing Building
Required Information:	Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant proposes to operate an exercise business on the first floor of an existing building. This business uses a ballet barre and offers a 55-minute, isometric workout to classes with 10-15 participants. This use is more similar to a dance school/studio than a typical gym. Dance schools are a permitted use in the B-2, Central Business District.

Section 78-242 requires site plan review for any change of use, except single-family or two-family residential. Since this change of use requires additional off-street parking, the Planning Commission must review the request.

An aerial of the subject site is shown below.

The existing property has two floors. The second floor is currently leased office space.

AREA, WIDTH, HEIGHT, SETBACKS

A summary of the B-2 Schedule of Regulations is provided below:

Table 1. Schedule of Regulations Summary

	Required	Provided
Lot Area	NA	Existing
Lot Width	NA	Existing
Setbacks		
Front	NA	Existing
Side	0 ft., or as required by the Building Code	Existing
Rear	10 ft.	Existing
Building Height	3 stories / 40 ft. max.	2 stories

The proposed use is not going to modify the exterior or footprint of the building.

Items to be Addressed: *None.*

EXISTING CONDITIONS/REQUIRED INFORMATION

Section 78-248 provides a checklist of required information for site plan approval.

The applicant has not submitted a site plan. They have submitted floor plans of the proposed studio space, and an aerial photograph of the building. However, no changes to the exterior of the building or site are proposed. Therefore, we would consider the information provided to be generally sufficient to evaluate this change of use. (Note that this review requests additional details regarding certain topics.)

Items to be Addressed: *None.*

PARKING, LOADING

This lot has two parking spaces on site.

This site will have two separate uses, the office use on the second floor and the proposed exercise studio on the first floor. The parking requirements in section 78-271 for each use are shown in the table below:

Use	Required	Provided
Professional offices	1 space / 500 s.f. usable floor area 768 s.f./500 = 2 spaces	2 spaces
Athletic clubs, exercise establishments, health studios, sauna baths, judo clubs, and other similar uses	One space for each three (3) persons allowed within the maximum occupancy load as established by local, county, or state fire, building or health codes plus one space per employee, or one space for 1.5 clothing lockers, whichever is greater. Max. occ.* = 15; 15/3 = 5 spaces plus one space per employee	Not provided

*We estimated maximum occupancy from Section 1004, the Occupancy Load section of the Michigan Building Code, which calls for 50 s.f. per person for exercise rooms. Therefore, 736 s.f. / 50 = 14.72 or 15 person maximum occupancy.

The submission does not indicate the maximum number of employees on site during the largest shift. This information needs to be provided to determine the number of parking spaces required.

The accompanying memo states that studio clients will be able to park on Forest Street. However, the ordinance requires that *on-site parking* shall be provided per section 78-271.

The ordinance would consider use of existing *private* parking to meet this requirement if that parking were within 300 feet of this site. The aerial photo below shows existing parking within 300 feet of this site. If the applicant has been able to obtain an agreement from another property owner within 300 feet that has more parking than needed, documentation of this agreement is required. Written information indicating that these spaces are indeed in excess of those required for the adjacent owner's use also needs to be supplied.

Items to be Addressed: *1. Number of employees at largest shift. 2. Agreement with adjacent property owner (within 300 feet) permitting use of excess parking spaces, if any. 3. Written information indicating that excess spaces are not required for adjacent property owner's use, if applicable.*

SITE ACCESS AND CIRCULATION

As on-site parking for this use is not proposed, this topic is not applicable.

Items to be Addressed: *None.*

LANDSCAPING, DUMPSTER/REFUSE, AND LIGHTING

The proposed change of use will not modify the exterior of the building or site. Therefore, landscaping and exterior lighting provisions do not apply.

Regarding refuse, the applicant should describe how this will be handled.

Items to be Addressed: *Description of how refuse will be handled.*

SIGNS

Information regarding proposed signage has not been provided. Any sign erected must receive a sign permit from the Building Official.

Items to be Addressed: *None.*

FLOOR PLAN AND ELEVATIONS

A floor plan of the existing structure has been provided. It appears that interior renovations to raise the ceiling on the first floor are proposed. No changes are proposed to the exterior of the building or the site.

Items to be Addressed: *None.*

RECOMMENDATIONS

In our opinion, the proposed use should be consistent with the intent of the B-2, Central Business District as long as the parking issue can be resolved. We would recommend that information to address parking, satisfactory to the Planning Commission, be provided before any approval of the change of use is granted.

In summary, the applicant needs to address the following:

1. Number of employees at largest shift.

2. Agreement with adjacent property owner (within 300 feet) permitting use of excess parking spaces, if any.

3. Written information indicating that excess spaces are not required for adjacent property owner's use, if applicable.

4. Description of how refuse will be handled.

CARLISLE/WORTMAN ASSOC., INC.
R. Donald Wortman, PLA, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

cc: John Buzuvis, Community Development Director
Marleta Barr, Building Department
Rebecca Bohn (rebeccajbohn@gmail.com)

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MEMORANDUM

TO: City of Plymouth Planning Commission

FROM: Don Wortman
Sally M. Elmiger

DATE: March 2, 2016

RE: Single-Family and Two-Family Dwelling Standards

Per our conversation at the February, 2016 Planning Commission meeting, we have prepared draft ordinance language to address the following topics:

- Revisions to language allowing porte cocheres on single-family dwellings
- Applying the front porch exception to two-family dwellings.
- Modifications to the language regarding residential driveways.

The red text represents changes proposed last month; the purple text represents changes proposed this month.

Another issue brought up by the City's Community Development staff was whether an existing garage should "qualify" for the front porch exception if the garage were non-conforming in some way.

We look forward to discussing this with you further.

CARLISLE/WORTMAN ASSOC., INC.
R. Donald Wortman, PLA, AICP
Principal

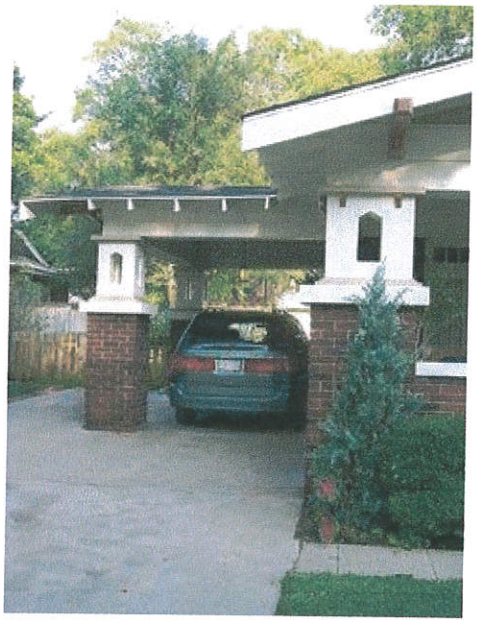
CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

cc: John Buzuvis

February 2, 2016
Rev. March 2, 2016

ARTICLE II. – DEFINITIONS

Porte Cochere means an unenclosed, roofed structure located on the same lot, which extends from the principal building over an adjacent driveway that is designed to let vehicles pass under and used for the shelter of those getting in and out of vehicles.



(NOTE TO COMMISSIONERS: EXAMPLE ILLUSTRATIONS TO CHOOSE FROM)

ARTICLE IV. – R-1 SINGLE FAMILY RESIDENTIAL DISTRICTS

[No changes proposed to Sections 78-40 through 78-42]

Sec. 78-43. - Single family dwellings unit standards.

No residential structure, garage (attached or detached), mobile home, manufactured home, modular home or prefabricated home shall be built unless the dwelling unit has been reviewed by the building official subject to the following conditions:

(1) Dwelling units shall conform to all applicable city codes and ordinances and state and federal requirements with respect to the construction of the dwelling.

(2) Dwelling units shall be permanently attached to a perimeter foundation. In instances where the applicant elects to set the dwelling on piers or other acceptable foundations which are not at the perimeter of the dwelling, then a perimeter wall shall also be constructed. Any such perimeter wall shall be constructed of durable materials and shall also meet all local requirements with respect to materials, construction and necessary foundations below the frost line. Any such wall shall also provide an appearance which is compatible with the dwelling and other homes in the area.

(3) Dwelling units shall be provided with exterior finish materials similar to the dwelling units on adjacent properties or in the surrounding residential neighborhood.

(4) Dwelling units shall be provided with roof designs and roofing materials similar to the dwelling units on adjacent properties or in the surrounding residential neighborhood.

(5) Dwelling units shall be provided with an exterior building wall configuration which represents an average width to depth or depth to width ratio which does not exceed three to one, or is in reasonable conformity with the configuration of dwelling units on adjacent properties or in the surrounding residential neighborhood.

(6) The dwelling shall contain storage capability in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten percent of the square footage of the dwelling or 100 square feet, whichever is less.

(7) The building official may request a review by the planning commission of any dwelling unit with respect to subsections (3), (4), and (5) of this section. The building official or planning commission shall not seek to discourage architectural variation, but shall seek to promote the reasonable compatibility of the character of dwelling units, thereby protecting the economic welfare and property value of surrounding residential uses and the city at large. In reviewing any such proposed dwelling unit, the building official may require the applicant to furnish such plans, elevations and similar documentation as is deemed necessary to permit a complete review and evaluation of the proposal. When comparing the proposed dwelling unit to similar types of dwelling areas, consideration shall be given to comparable types of homes within 300 feet. If the area within 300 feet does not contain any such homes, then the nearest 25 similar type dwellings shall be considered.

(8) Attached garages that face the street are allowed on lots that are 60 feet wide or greater.

(9) The total width of a garage attached to a single family dwelling shall:

   a. Not exceed 50 percent of the width of the entire front façade of the residential dwelling; and

   b. Is a minimum of 22 feet wide, measured from the exterior of the garage walls.

(10) Attached garages shall not protrude more than six feet in front of the front façade or covered porch of the living area for the residential dwelling.

(11) **Front Porch Exception for New Single Family Dwellings:**

New single family homes are encouraged to positively contribute toward neighborhood enhancement and the walkability of the city. Walkability is the extent to which walking is readily available as a safe, connected, accessible and pleasant mode of transport. One way to accomplish walkability is to locate garages at the rear of a lot. Garages at the rear of a lot (whether attached to the home or as a free-standing detached garage) help to support walkability by:

- Minimizing the width of the driveway at the front of the house, allowing more space in the front yard for trees and vegetation, and more space along the street for street trees;
- Minimizing the potential of parked cars left in front of the garage door to block the sidewalk;
- Allowing space on the home's front façade for windows and other human-scaled architectural elements; and
- Allowing space on the home's front façade for a porch, where residents can interact with neighbors on the sidewalk and observe activities on the street.

a. To encourage locating garages at the rear of a lot, new single family residential projects that locate the garage in the rear, or retain an existing garage at the rear, may also locate a covered front porch in the front yard setback by up to four feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the proposed construction must meet all of the following standards:

1. The project includes construction of a new single family residence on the lot; and
2. The project includes construction of a new garage which is located either in the rear of the new building (attached) or in the rear third of the lot (detached), or retains an existing detached garage for ~~future~~continued use as a garage which is located in the rear third of the lot; and ~~Projects that do not include a new garage are not eligible for the front yard porch exception.~~
3. The front porch that is located in the front yard setback must be:
    1. Single-story in height, no higher than fifteen (15) feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and
    2. No less than four inches or more than eight and one-quarter inches from the elevation of the front door (i.e., at-grade decks and patios are not eligible for the front yard porch exception); and
    3. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and
    4. Covered with a roof; and
    5. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades~~.~~; and
4. The front setback line used to determine where the front porch can be located on the lot shall equal the setback required by sections 78-190 and 78-191.
5. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "a1" through "~~d~~4" above.

(12) Front Porch Exception for Existing Single Family Dwellings

To support walkability throughout the city as described in (11) above, existing single family homes which construct a new garage in the rear, or have an existing garage in the rear, may also locate a covered front porch in the front yard setback by up to six feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the existing home must be occupied as of January 1, 2016. Also, the proposed construction must meet all of the following standards:

a. The project includes construction of a new garage which is located either in the rear of the existing residential building (attached) or in the rear third of the lot (detached), or retains an existing detached garage for ~~future~~continued use as a garage which is located in the rear third of the lot; and

b. The front porch that is located in the front yard setback shall be:

1. Single-story in height, no higher than fifteen (15) feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and

2. No less than four inches or more than eight and one-quarter inches from the elevation of the front door (i.e. at-grade decks and patios are not eligible for the front yard porch exception); and

3. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and

4. Covered with a roof; and

5. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades.; and

6. ~~N~~Does not exceed 80 percent of the width of the existing front elevation of the dwelling.

c. The front setback line used to determine where the front porch can be located on the lot shall be established using all of the following standards:

1. The front setback line shall equal the setback required by sections 78-190 and 78-191; and

2. Front yard setback averaging, as described in section 78-191(o) shall not apply; and

3. For existing dwellings whose front exterior wall closest to the street is greater than the minimum front yard setback required in Section 78-190, then the distance between the front setback line and the exterior wall shall be subtracted from the width of porch allowed in the front setback. For example, if a residential dwelling is setback 27-feet (or two-feet more than the 25-foot minimum front yard setback), then two feet shall be subtracted from the porch width allowed within the front yard setback. This results in a maximum width porch in the front yard setback of four feet.

d. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "a" through "c" above.

e. Existing residential buildings with an existing attached garage that faces the street are not eligible for this front porch exception.

(13) **Porte-Cocheres on Single Family ~~Residential~~ Dwellings**

One porte cochere, as defined by this ordinance, may be attached to a single family dwelling over a driveway to provide shelter for passengers entering and existing vehicles parked in the driveway. A porte cochere may only be attached to a residential dwelling if the residential dwelling is set back a minimum of twelve (12) feet from the front property line. A porte cochere shall be included in the lot coverage calculation and shall be constructed to meet all of the following standards:

a. Only one porte cochere is allowed per lot.

~~a.~~b. The porte cochere shall not be greater than 250 square feet in area.

~~b~~c. The porte cochere shall meet the front yard setback requirement, and no element of the porte cochere shall be located ~~no~~ closer than two feet from the side property line, including overhangs and similar elements, but excluding gutters.

~~c~~d. The clearance between the ground and the ceiling of the porte cochere shall be a minimum of eight (8) feet.

~~d~~e. The maximum ~~overall~~ height to the top of the roof shall ~~not exceed 11 feet, but shall~~ be no taller than the finished floor elevation of the second floor. The roof structure ~~shall be no more than two feet deep~~shall not exceed a 3/12 pitch.

~~e~~f. The porte cochere shall be entirely open and shall be supported only by the residential dwelling on one side and modest columns on the other. It shall be unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future~~not be enclosed in any way by walls or other barriers other than the residential dwelling wall~~.

~~f~~g. The roof of the porte cochere shall not be enclosed with railings, shall not be accessible from an opening in the residential dwelling, and shall not be used as a porch, balcony, or similar use.

~~g~~h. ~~On corner lots, only one porte cochere is allowed per lot.~~ The porte cochere shall be constructed of materials consistent with the main structure.

ARTICLE V. – RT-1 TWO FAMILY RESIDENTIAL DISTRICTS

[No changes proposed to Sections 78-50 through 78-52]

Sec. 78-53. - Single family dwellings unit standards.

No residential structure, garage (attached or detached), mobile home, manufactured home, modular home or prefabricated home shall be built unless the dwelling unit has been reviewed by the building official subject to the following conditions:

(1) Dwelling units shall conform to all applicable city codes and ordinances and state and federal requirements with respect to the construction of the dwelling.

(2) Dwelling units shall be permanently attached to a perimeter foundation. In instances where the applicant elects to set the dwelling on piers or other acceptable foundations which are not at the perimeter of the dwelling, then a perimeter wall shall also be constructed. Any such perimeter wall shall be constructed of durable materials and shall also meet all local requirements with respect to materials, construction and necessary foundations below the frost line. Any such wall shall also provide an appearance which is compatible with the dwelling and other homes in the area.

(3) Dwelling units shall be provided with exterior finish materials similar to the dwelling units on adjacent properties or in the surrounding residential neighborhood.

(4) Dwelling units shall be provided with roof designs and roofing materials similar to the dwelling units on adjacent properties or in the surrounding residential neighborhood.

(5) Dwelling units shall be provided with an exterior building wall configuration which represents an average width to depth or depth to width ratio which does not exceed three to one, or is in reasonable conformity with the configuration of dwelling units on adjacent properties or in the surrounding residential neighborhood.

(6) The dwelling shall contain storage capability in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten percent of the square footage of the dwelling or 100 square feet, whichever is less.

(7) The building official may request a review by the planning commission of any dwelling unit with respect to subsections (3), (4), and (5) of this section. The building official or planning commission shall not seek to discourage architectural variation, but shall seek to promote the reasonable compatibility of the character of dwelling units, thereby protecting the economic welfare and property value of surrounding residential uses and the city at large. In reviewing any such proposed dwelling unit, the building official may require the applicant to furnish such plans, elevations and similar documentation as is deemed necessary to permit a complete review and evaluation of the proposal. When comparing the proposed dwelling unit to similar types of dwelling areas, consideration shall be given to comparable types of homes within 300 feet. If the area within 300 feet does not contain any such homes, then the nearest 25 similar type dwellings shall be considered.

(8) Attached garages that face the street are allowed on lots that are 60 feet wide or greater.

(9) The total width of a garage attached to a single family dwelling shall:

a. Not exceed 50 percent of the width of the entire front façade of the residential dwelling; and

b. Is a minimum of 22 feet wide, measured from the exterior of the garage walls.

(10) Attached garages shall not protrude more than six feet in front of the front façade or covered porch of the living area for the residential dwelling.

(11) **Front Porch Exception for New Single Family and Two Family Dwellings**

New single family and two family homes are encouraged to positively contribute toward neighborhood enhancement and the walkability of the city. Walkability is the extent to which walking is readily available as a safe, connected, accessible and pleasant mode of transport. One way to accomplish walkability is to locate garages at the rear of a lot. Garages at the rear of a lot (whether attached to the home or as a free-standing detached garage) help to support walkability by:

- Minimizing the width of the driveway at the front of the house, allowing more space in the front yard for trees and vegetation, and more space along the street for street trees;
- Minimizing the potential of parked cars left in front of the garage door to block the sidewalk;
- Allowing space on the home's front façade for windows and other human-scaled architectural elements; and
- Allowing space on the home's front façade for a porch, where residents can interact with neighbors on the sidewalk and observe activities on the street.

a. To encourage locating garages at the rear of a lot, new single family residential projects that locate the garage in the rear, or retain an existing garage at the rear, may also locate a covered front porch in the front yard setback by up to four feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the proposed construction must meet all of the following standards:

~~a~~1. The project includes construction of a new single family or two family residence on the lot; and

~~b~~2. The project includes construction of a new garage which is located either in the rear of the new building (attached) or in the rear third of the lot (detached), or retains an existing detached garage for ~~future~~continued use as a garage which is located in the rear third of the ~~lot~~ lot; and~~Projects that do not include a new garage are not eligible for the front yard porch exception.~~

~~c~~3. The front porch that is located in the front yard setback must be:

~~1~~i. Single-story in height, no higher than 15 feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and

~~2~~ii. No less than four inches or more than eight and one-quarter inches from the elevation of the front door (i.e., at-grade decks and patios are not eligible for the front yard porch exception); and

~~3~~iii. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and

~~4~~iv. Covered with a roof; and

~~5~~v. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades~~.~~; and

~~d~~4. The front setback line used to determine where the front porch can be located on the lot shall equal the setback required by section 78-190 and 78-191.

~~e~~5. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "~~a~~1" through "~~d~~4" above.

(12) Front Porch Exception for Existing Single Family and Two Family Dwellings

To support walkability throughout the city as described in (11) above, existing single family and two family homes which construct a new garage in the rear, or have an existing garage in the rear, may also locate a covered front porch in the front yard setback by up to six feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the existing home must be occupied as of January 1, 2016. Also, the proposed construction must meet all of the following standards:

a. The project includes construction of a new garage which is located either in the rear of the existing residential building (attached) or in the rear third of the lot (detached), or retains an existing detached garage for ~~future~~continued use as a garage which is located in the rear third of the lot; and

b. The front porch that is located in the front yard setback shall be:

1. Single-story in height, no higher than fifteen (15) feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and

2. No less than four inches or more than eight and one-quarter inches from the elevation of the front door (i.e. at-grade decks and patios are not eligible for the front yard porch exception); and

3. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and

4. Covered with a roof; and

5. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades.; and

6. ~~N~~Does not exceed 80 percent of the width of the existing front elevation of the dwelling.

c. The front setback line used to determine where the front porch can be located on the lot shall be established using all of the following standards:

1. The front setback line shall equal the setback required by sections 78-190 and 78-191; and

2. Front yard setback averaging, as described in section 78-191(o) shall not apply; and

3. For existing dwellings whose front exterior wall closest to the street is greater than the minimum front yard setback required in Section 78-190, then the distance between the front setback line and the exterior wall shall be subtracted from the width of porch allowed in the front setback. For example, if a residential dwelling is setback 27-feet (or two-feet more than the 25-foot minimum front yard setback), then two feet shall be subtracted from the porch width allowed within the front yard setback. This results in a maximum width porch in the front yard setback of four feet.

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a. Only one porte cochere is allowed per lot.

b. The porte cochere shall not be greater than 250 square feet in area.

~~b~~c. The porte cochere shall meet the front yard setback requirement, and no element of the porte cochere shall be located ~~no~~ closer than two feet from the side property line, including overhangs and similar elements, but excluding gutters.

~~c~~d. The clearance between the ground and the ceiling of the porte cochere shall be a minimum of eight (8) feet.

~~d~~e. The maximum ~~overall~~ height to the top of the roof shall ~~not exceed 11 feet, but shall~~ be no taller than the finished floor elevation of the second floor. The roof structure ~~shall be no more than two feet deep~~shall not exceed a 3/12 pitch.

~~e~~f. The porte cochere shall be entirely open and shall be supported only by the residential dwelling on one side and modest columns on the other. It shall be unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future ~~not be enclosed in any way by walls or other barriers other than the residential dwelling wall.~~

~~f~~g. The roof of the porte cochere shall not be enclosed with railings, shall not be accessible from an opening in the residential dwelling, and shall not be used as a porch, balcony, or similar use.

g. ~~On corner lots, only one porte cochere is allowed per lot.~~ The porte cochere shall be constructed of materials consistent with the main structure.

ARTICLE XVII. – SCHEDULE OF REGULATIONS

[No changes proposed to Sections 78-190]

Sec. 78-191. – Notes to schedule.

[No changes proposed to Sub-sections (a) through (u)]

(v) For projects that meet the standards listed in section 78-43(11) or (12), or section 78-53(11) or (12) and construct an eligible front porch, the area of the eligible front porch located in the front yard setback shall be excluded from the lot coverage calculation.

ARTICLE XVIII. – MISCELLANEOUS PROVISIONS

[No changes proposed to Sections 78-200 – 78-216]

Sec. 78-217. – Projections into setbacks.

Projections into setbacks shall be permitted as follows:

Projection...	...Into Front Yard Setback	...Into Side Yard Setback	...Into Rear Yard Setback
At or Below Grade:			
Egress window/areaway recess*	Not permitted	3 feet from face of structure (interior dimension)	3 feet from face of structure (interior dimension)
Stairs from basement	Not permitted	Not permitted	4 feet (interior dimension)
Patios	4 feet, but no closer than 10 feet from the front property line	Not permitted	10 feet from property line
Above Grade but Below Roof:			
Architectural features, as defined	4 inches	4 inches	4 inches
Awning/canopy	3 feet	Not permitted	3 feet
Balcony	4 feet	Not permitted	4 feet
Bay window (limited to 8 feet in width; maximum 2 per side)	2 feet	Not permitted	2 feet
Cantilevered floor area (Box Out)	2 feet	Not permitted	2 feet
Cellar door	Not permitted	Not permitted	8 feet
Chimney (limited to 8 feet in width)	1 foot	Not permitted	1 foot
Deck**	Not permitted	Not permitted	12 feet, but limited to three feet high
Mechanical equipment (i.e. air conditioning condensers, generators)	Not permitted	Not permitted	4 feet
Porch, uncovered	6 feet	Not permitted	12 feet, but limited to three feet high
Porte cochere	Not permitted	2 feet from property line	Not permitted
Roof Area:			
Cornices, eaves, overhangs, brackets, soffits (excluding gutters)	2 feet	2 feet	2 feet
Dormers	1Not permitted	Not permitted	Not permitted

*Areaway construction can project above grade no more than 12 inches.

**The portion of a deck which occupies the rear yard setback shall not be converted into any enclosed habitable spaces.

(1) Projections containing floor area, including decks, shall be included in the lot coverage calculation. See Sections 78-43 and 78-53 for the front porch exclusion from lot coverage.

ARTICLE XXII. – PARKING, LOADING REQUIREMENTS

[No changes proposed to Sections 78-270 – 78-272]

Sec. 78-273. - Residential driveways.

(1) ~~Driveways used~~New driveways constructed for residential access within the R-1 and RT-1 Districts shall meet all the following standards:

a. ~~be~~ Shall be a minimum of nine feet in width and clear of encumbrances such as columns.

b. Shall be located on the side of the new dwelling that is opposite any existing driveway on an adjacent parcel, when possible.

c. Shall be located at least one foot from the side property line. The one-foot buffer area shall be landscaped with appropriate plant material such as turf grass, perennials or shrubs.

~~d. To block stormwater runoff from discharging onto the neighboring property, a curb shall be installed along the outer edge of the driveway.~~

(2) Existing driveways within the R-1 and RT-1 Districts may be reconstructed in the same location. Where two existing driveways abut one another, they may continue but shall be relocated if possible; continuation of this condition is discouraged.