

ARTICLE XX. PD PLANNED DEVELOPMENT

Intent: The PD Planned Development District is intended to permit the private or public development or redevelopment of areas throughout the city which shall be substantially in accord with the goals and objectives of the City of Wyandotte master plan in providing for a balanced land use pattern for homes, business, industry, community facilities and services. Homes shall be single-family or condominium projects with the obligation of being developed for owner occupants. The land use patterns of the areas involved shall provide a desirable environment and shall be harmonious to the general surrounding uses permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience and general welfare. It is further the intent of this district to provide for development which will be carried out in such manner as to preserve natural features such as waterfront areas and their accessibility to the public and to promote energy efficient development. Such Planned Development District may embrace a mixture of one (1) or more uses or zoning categories all in accord with the City of Wyandotte Master Plan for Future Land Use.

Sec. 2000. Procedure for application.

Sec. 2001. Stage I preliminary site plan.

Sec. 2002. Stage II final site plan.

Sec. 2003. Stage III final site plan approval.

Sec. 2004. Required conditions.

Sec. 2000. Procedure for application.

Application shall be made to the city council under this district. The person applying shall be required to make a submittal of the following material for review and recommendation by the planning commission:

- A. A proof of ownership of land where land is being requested for rezoning.
- B. A property area survey of the exact area being requested (scale: one (1) inch equals one hundred (100) feet).
- C. A topography map of the entire area at a contour interval showing one (1) foot changes in elevation. This map shall indicate all natural and man-made features (scale: one (1) inch equals one hundred (100) feet).
- D. A preliminary plan of the entire area carried out in such detail as to show the land use being requested, the business area, industrial buildings and uses, the housing densities being proposed where applicable, the system of collector streets, and off-street parking system.
- E. Building elevation drawing and proposed building materials.
- F. A written statement explaining in detail the full intent of the sponsor indicating the specifics of the development plan as it relates to the type of dwelling units contemplated and resultant population; the extent of nonresidential development and the resultant traffic generated and parking demands created; and providing
- G. supporting documentation such as but not limited to: market studies, supporting land use request, and the intended scheduling of development.

Sec. 2001. Stage I preliminary site plan.

The preliminary site plan shall be referred to the city engineer or his designee, to other city agencies or consultants to the city as may be deemed necessary to provide guidance to the planning commission and the city council in their review of the project.

In reviewing and approving the preliminary site plan, the following procedures and conditions shall be followed:

- A. The proposed development in a PD district shall be of such area as to represent a sound carrying out of the master plan of land use, it not being the intention of this district that an unrelated parcel-by-parcel development be effectuated.
- B. The preliminary site plan shall be reviewed and a report with recommendation shall be made by the planning commission to the city council relative to the plans meeting the intent and the requirements of the Master Plan of Future Land Use and the requirements of the Zoning Ordinance.
- C. Recommendation by the planning commission shall be given only after public hearing. Such hearing shall be carried out in accord with requirements of Act 110 of 2006 as amended.
- D. Approval of the preliminary plan by the city council shall not constitute approval of the final site plan. It shall be deemed as approval of the land use plan submitted and shall serve as a guide in the preparation of the final plan.
- E. Acceptance of the preliminary site plan by the city council shall be effective for a period of two (2) years.
- F. In an area zoned PD District, no development shall take place therein nor use made of any part thereof except in accordance with the site plan as originally approved, or in accordance with an approved amendment thereto.

Sec. 2002. Stage II final site plan.

The final site plan shall be submitted to the city council and referred to the city engineer or his designee, and to other city agencies or consultants to the city as may be deemed necessary to provide guidance to the planning commission and the city council in their review of the project.

In reviewing the final site plan, the following conditions shall be followed:

A. A final overall site plan for the entire area being requested under this PD District shall be submitted. This plan shall be worked out in detail showing specific uses, building location, off-street parking, street alignment changes, open spaces and other physical plan details being proposed. Supporting documentation in the form of building floor plans, building elevation drawings, type of building material and schedule of construction shall be submitted.

B. The final plan shall reflect and adhere to those use patterns as approved in the preliminary plan. Standards for building, density, height, bulk, setbacks from public streets and the riverfront, and off-street parking shall be equal to at least the minimum standards set forth for like uses in the schedule of regulations and off-street parking requirements of this ordinance, provided however, the planning commission and city council may modify these standards where the objectives of the district can be proved to be better served by such modifications. Density standards for multiple-family dwellings shall generally follow the requirements of the RM-1 districts for one (1), two (2) and three (3) story buildings and the RM-2 district requirements for buildings above three (3) stories subject to modification where it can be shown that such modification will provide a more desirable planned development. In no instance shall buildings be located closer than one hundred (100) feet to the waterfront unless good cause can be shown that buildings located closer than one hundred (100) feet will provide site amenities which will be beneficial to the overall development and to the city as a whole. In those instances where mixed uses utilize a PD District, the planning commission may vary setback and height requirements to accomplish a desirable planned development.

C. A presentation of the final site plan shall be made to the city council. Prior to action by the city council, the final site plan shall be forwarded to the planning commission for review and recommendation.

Sec. 2003. Stage III final site plan approval.

In approving the final plan, the following conditions shall be set forth:

A. Approval of the final site plan (Stage II) may be granted by the city council after review and recommendation is made by the planning commission. A public hearing shall not be required on the Stage II site plan, however, a resolution of the city council is required determining that such Stage II site plan is in compliance with the planned development representations made at the time of approval of the Stage I site plan, and also meets the requirements set forth in section 2004 which follows. Final approvals may be granted in stages provided such stages are in keeping with previously approved preliminary site plans.

B. All dedications of public rights-of-way or planned public open spaces shall be made prior to any construction taking place on the site.

C. Upon issuance of a certificate of site plan approval the site plan, building elevations and other development proposals including the proposed uses, shall become an integral part of the PD District and for purposes of recordation, shall be referred to as "Planned Development No. _____"

" which number shall be recorded on the appropriate properties of the city zoning map. All approved plans shall be filed with the city clerk.

D. Approval of the final site plan shall be effective for a period of three (3) years; providing that development is commenced within one (1) year, as evidenced, at a minimum, by issuance of a building permit. If development is not commenced within one (1) year or not completed within three (3) years, the planning commission shall review progress to date and make a recommendation to the city council as to action relative to permitting continuation under original approval.

Sec. 2004. Required conditions.

The following are the required conditions of the PD District.

A. Provisions satisfactory to the city council have been made to provide for the financing of any improvements shown on the plan for open spaces and common use areas which are to be provided by the applicant, and that maintenance of such improvements is assured by a means satisfactory to the city council. Such assurance may include bonding or other suitable guarantee of performance.

B. The cost of installing all streets, necessary utilities and site amenities has been assured by a means satisfactory to the city council.

C. The final plan of each project area of the approved plan is in conformity with the overall approved plan. Any changes or amendments requested shall suspend approval of the overall plan until such changes or amendments have been reviewed and approved as in the instance of the first submittal, it being the intent of this section that no other administrative or board of appeals action shall constitute official approval of such changes or amendments to the overall plan. Denial by city council of any requested changes or amendments shall not void the originally approved plan.

D. A change of occupancy, a change in type of use, or the alteration of a building or the site in a previously approved PD District shall require the review of the building official. The building official may request a review by the planning commission where a question arises relative to whether such change falls within the intent of the previously approved PD District.

E. Fees for review of plans and for services required to supplement city staff as may be required to provide background for decisions of the planning commission and the city council shall be established by resolution of the city council.

F. Design review shall be required for all properties within the Design Review District in accord with Article XXIII.

ARTICLE XXI. SCHEDULE OF REGULATIONS

Sec. 2100. Limiting height, bulk, density and area by land use.

Sec. 2100. Limiting height, bulk, density and area by land use.

Use Districts	Minimum Size Lot Per Dwelling		Maximum Height of Structure		Minimum Yard Setback (Per Lot in Feet)				Max. Per Cent of Lot Coverage
	Area in Sq. Ft.	Width in Ft.	In Stories	In Feet	Front	Sides		Rear	(Area of all Structures)
						Least One	Total of Two		
RA—One Family Residential	5,000	50	2	30	20(d)	4(b,c) (aa)	12(b,c)	25	35%
RT—One and Two Family Residential	5,000	35	2	30	20(d)	4(b,c) (aa)	12(b,c)	25	35%
RU—Recreation Unit Districts	1,000	20	—	30(r-2)	—	2(s-2)	4(s-2)	10	—
RM-1—Multiple-family Residential	(e,f)	(e,f)	2	30	20(h,d)	10(h,i)	20(h,i)	25(h,i)	35%
RM-1A—Multiple-family Residential	(f,q)	(f,q,s-1)	3	35	20(d)	5(b,i,r-1)	15(b,i,r-1)	20(h,i)	40%
RM-2—Townhouse Residential	(e,f)	(e,f)	3(ab)	35(ab)	10(d,ac)	7(h)	14(h)	20(h)	38%
RM-3—Multiple-family Residential	(j)	(j)	8(k)	80(k)	20(d)	3(i,b)	10(i,b)	20(i,l)	40%
OS—Office Services	—	—	2	30	5(m,w)	5(n)	10(n)	10(o)	—
B-1—Neighborhood Business	—	—	2	30	5(m,w)	5(n)	10(n)	10(o)	—
B-2—General Business	—	—	4	40	5(m,w,z)	5(n)	10(n)	10	—
CBD—Central Business	—	—	8(p) (ad)	80(p) (ad)	(v,w)	5(n)	10(n)	10	—
I-1—Industrial	—	—	8	85	20(d,t), (u,x)	5(n,t,x,u)	10(n,u,t,x)	10(o,u,x)	—
I-2—Industrial	—	—	—	—	20(d,t,u, x,y)	5(n,t,u,x)	10(n,t,u,x)	10(o,u,x)	—
I-3—Industrial	—	—	—	—	20(d,t,u, x,y)	5(n,t,u,x)	10(n,t,u,x)	10(o,u,x)	—
RO—Industrial/ Research/ Office	—	—	—	—	20(t,d,u)	5(n,t,u)	10(n,t,u)	10(o,u)	—

Notes to section 2100:

(a) [Reserved.]

(b) Where a side yard abuts a street, the minimum width of such yard shall be not less than five (5) feet except in the instance of a multiple dwelling such side yard shall not be less than ten (10) feet. A distance of not less than eight (8) feet shall be provided between the dwelling and a dwelling on an abutting lot.

(c) Any side yard for a principal use or a special use allowed in this district, other than one and two-family dwellings, shall not be less than one-half the height of the building at the side yard.

(d) In a block on one (1) side of the street fifty (50) per cent or more occupied, the depth of the front yard need not be more than the average depth of front yards of existing buildings and in no instance more than twenty (20) feet.

(e) The following minimum lot area per dwelling unit shall be provided:

- (1) Efficiency unit, one thousand one hundred (1,100) square feet per unit.
- (2) One-bedroom unit, one thousand six hundred (1,600) square feet per unit.
- (3) Two-bedroom unit, two thousand two hundred (2,200) square feet per unit.

(4) Three-bedroom unit, two thousand eight hundred (2,800) square feet per unit.

(5) Four-bedroom unit, three thousand four hundred (3,400) square feet per unit.

(f) A den or extra room shall count the same as a bedroom. Examples of an "extra room" include, but are not limited to the following: space in a basement, attic or other area that is planned or may be finished at a later date as a loft area, office, library, study, bonus room, an additional family or living room, or other additional room.

(g) The following minimum lot area per dwelling unit shall be provided:

(1) Efficiency unit, six hundred (600) square feet per unit.

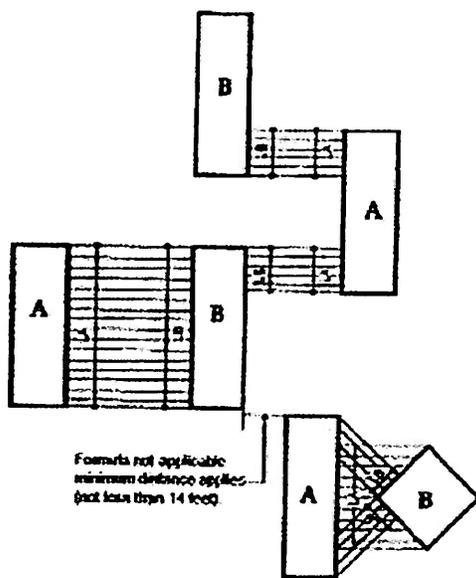
(2) One-bedroom unit, nine hundred (900) square feet per unit.

(3) Two-bedroom unit, one thousand two hundred (1,200) square feet per unit.

(4) Three-bedroom unit, one thousand five hundred (1,500) square feet per unit.

(5) Four-bedroom unit, one thousand eight hundred (1,800) square feet per unit.

(h) In all RM-1 and RM-2 Multiple-Residence Districts, the minimum distance between any two (2) buildings, excluding buildings where the side yards of each building are directly opposite one another, shall be regulated according to the length and height of such buildings. The formula regulating the required minimum distance between two (2) buildings is as follows:



MINIMUM DISTANCE BETWEEN BUILDINGS

$$= LA + LB + 2(HA + HB)$$

DISTANCE SPACING BETWEEN BUILDINGS

$S = LA + LB + 2(HA + HB)$

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where:

S =	Required minimum horizontal distance between any wall of building A and any wall of building B or the vertical prolongation of either.
LA =	Total length of building A.
	The total length of building A is the length of that portion or portions of a wall or walls of building A from which, when viewed directly from above, lines drawn perpendicular to building A will intersect any wall of building B.
LB =	The total length of building B.

	The total length of building B is the length of that portion or portions of a wall or walls of building B from which, when viewed directly from above, lines drawn perpendicular to building B will intersect any wall of building A.
HA =	Height of building A.
	The height of building A at any given level is the height above natural grade level of any portion or portions of a wall or walls along the length of building A. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.
HB =	Height of building B.
	The height of building B at any given level is the height above natural grade level of any portion or portions of a wall or walls the length of building B. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.

(i) Any side or rear yard for a principal use or a use permissible on special approval allowed in this district, other than RA, RT and multiple-family dwellings shall not be less than the height of the structure at the side or rear lot line.

(j) No principal use shall be built upon a lot having less than two thousand (2,000) square feet for the first two (2) families plus five hundred (500) square feet for each additional family.

(k) Buildings or parts of buildings, not exceeding two (2) per cent of the lot area may be erected to a height of one hundred (100) feet if the side yard is increased to one-third of the height of such part at the eighty-foot level.

(l) For each story in excess of two (2), one (1) additional foot of rear yard in excess of the minimum twenty (20) feet shall be provided.

(m) A front yard of five (5) feet, however, and a minimum of ten (10) feet for buildings adjacent to a street right-of-way.

(n) Side yards may be omitted if walls abutting a side yard are of fireproof construction and the building is not adjacent to a street right-of-way.

(o) Floors of buildings used in whole or in part as a dwelling shall provide a minimum rear yard of twenty-five (25) feet. Not less than fifteen (15) feet of depth of such yard shall be useable as outdoor yard space for the occupants of such dwelling. If a rear yard abuts an alley, such yard may be measured from the center of the alley.

(p) Buildings or structures may be constructed to a height not to exceed one hundred fifty (150) feet where adequate fire protection of such building or structure is provided to supplement the protection available from municipal sources in the judgment of the fire chief.

(q) The following minimum lot area per dwelling unit shall be provided:

(1) Efficiency unit, nine hundred (900) square feet per unit.

(2) One-bedroom unit, one thousand two hundred (1,200) square feet per unit.

(3) Two-bedroom unit, one thousand five hundred (1,500) square feet per unit.

(4) Three-bedroom unit, one thousand eight hundred (1,800) square feet per unit.

(5) Four-bedroom unit, two thousand one hundred (2,100) square feet per unit.

(r-1) Every lot on which a multiple dwelling is erected shall be provided with a side yard on each side of such lot. Each side yard shall be increased by one-half-foot for each ten (10) feet or part thereof by which the length of the multiple dwelling exceeds forty (40) feet in overall dimension along the adjoining lot line. In no instance shall a side yard of less than ten (10) feet be provided on those sides which provide front entrances to buildings.

(r-2) Above established grade level as determined by the city.

(s-1) No multiple-family dwelling shall be built on a parcel of less width or depth than forty-five (45) feet.

(s-2) Side yards may be eliminated where fireproof common walls are provided.

(t) A front and side-yard setback of not less than fifty (50) feet shall be provided for industrial sites on major thoroughfares where the use is warehousing, wholesale, manufacturing, major vehicle repair, metal plating, storage, incinerators, smelting, processes utilizing furnaces, or other similar uses. Such yard shall be landscaped with plant materials (trees, shrubs, and lawn area). All outdoor storage areas shall be screened from public streets by means of walls and/or landscape planting and shall not be visible from public streets. Buildings fronting on public streets shall be constructed of finished materials.

(u) A setback of not less than one hundred (100) feet shall be provided for all buildings on those sites abutting the Detroit River.

(v) Buildings in the Central Business Districts shall be setback no further than five (5) feet provided, when buildings exist abutting

both sides of a site that exceed this setback an average setback of buildings abutting the site may be provided. No curb cuts are permitted on a street which is adjacent to a front yard.

(w) Fencing in any front yard shall be prohibited provided this shall not preclude provision for pedestrian safety barricades for outdoor cafes.

(x) Building setbacks abutting a residential district shall not be less than twenty (20) feet for a front yard, five (5) feet for each side yard and ten (10) feet for a rear yard, provided an additional one (1) foot of front yard setback and an additional two (2) feet of side and rear yard setback for each foot of building height over a building height of twenty (20) feet shall be provided. This provision for added yard requirements shall not apply to none industrial buildings.

(y) In I-2 and I-3 Industrial Districts not on a major thoroughfare, there shall be a minimum of twenty (20) feet of front yard setback from the property line except where the one (1) side of the street is fifty (50) per cent or more developed, the depth of the front yard need not be more than the average depth of front yards of existing buildings.

(z) Setbacks for drive-in and drive-through restaurants shall be not less than twenty (20) feet.

(aa) For existing single-family homes in RA and RT districts, additions to principal buildings may be equal to the side yard of the existing structure but shall not reduce the side yard to less than three (3) feet.

(ab) A minimum height of two (2) stories is required.

(ac) If the building does not front on a public street, i.e. the building faces an interior lot line, and no other principal dwelling on the same property faces the structure, a minimum front yard setback of twenty-five (25) feet is required. When two (2) or more buildings face one another, either for its entire length or a portion thereof, the front yard setback shall be in accordance with the formula provided in subsection 2100(h).

(ad) A minimum height of two (2) stories and not less than thirty (30) feet in height is required for all buildings fronting on Biddle Avenue.

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(Ord. No. 1364, § 1, 6-11-12; Ord. No. 1380, § 1, 1-14-13; Ord. No. 1390, § 1, 11-11-13)